



PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE

TUESDAY 15 DECEMBER 2020

1.30 PM

VENUE: [Peterborough City Council Youtube page](#)

AGENDA

Page No

1. **Apologies for Absence**

2. **Declarations of Interest**

At this point Members must declare whether they have a disclosable pecuniary interest, or other interest, in any of the items on the agenda, unless it is already entered in the register of members' interests or is a "pending notification " that has been disclosed to the Solicitor to the Council.

3. **Members' Declaration of intention to make representations as Ward Councillor**

4. **Development Control and Enforcement Matters**

- | | | |
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| 4.1 | 19/01244/OUT - Gloucester Centre Morpeth Close Orton Longueville Peterborough | 3 - 66 |
| 4.2 | 20/00843/HHFUL - 85 Outfield Bretton Peterborough PE3 8JP | 67 - 78 |
| 4.3 | 20/00001/TPO - 45 Peterborough Road, Castor | 79 - 94 |
| 4.4 | Local List Update - Conservation | 95 - 644 |

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Committee Members:

Councillors: G Casey (Vice Chairman), C Harper (Chairman), P Hiller, R Brown, Warren, Hussain, Iqbal, Jones, B Rush, Hogg and Bond

Substitutes: Councillors: N Sandford, Simons, M Jamil and E Murphy

Further information about this meeting can be obtained from Karen Dunleavy on telephone 01733 452233 or by email – karen.dunleavy@peterborough.gov.uk

CASE OFFICERS:

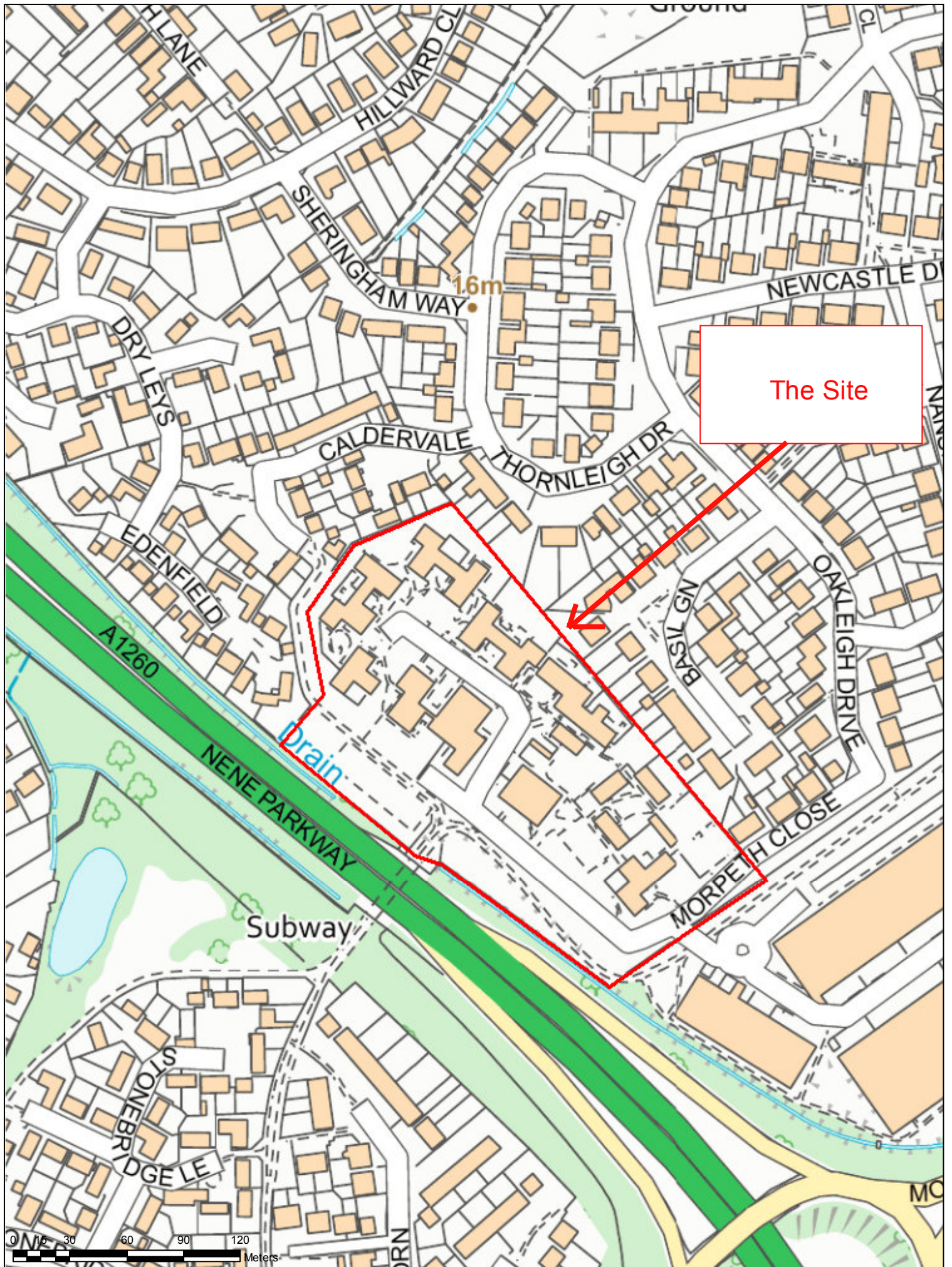
Planning and Development Team: Nicholas Harding, Sylvia Bland, Mike Roberts, Janet Maclennan, David Jolley, Louise Simmonds,, Amanda McSherry, Matt Thomson, Asif Ali, Michael Freeman, Jack Gandy, and Carry Murphy

Minerals and Waste: Alan Jones

Compliance: Clive Dunnett, Julie Robshaw, Glen More, Andrew Dudley

NOTES:

1. Any queries on completeness or accuracy of reports should be raised with the Case Officer, Head of Planning and/or Development Management Manager as soon as possible.
2. The purpose of location plans is to assist Members in identifying the location of the site. Location plans may not be up-to-date, and may not always show the proposed development.
3. These reports take into account the Council's equal opportunities policy but have no implications for that policy, except where expressly stated.
4. The background papers for planning applications are the application file plus any documents specifically referred to in the report itself.
5. These reports may be updated orally at the meeting if additional relevant information is received after their preparation.



Committee Location Plan 19/01244/OUT Gloucester Centre Morpeth Close Orton Longueville Peterborough PE2 7JU NTS

Scale 1:2,500
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Application Ref: 19/01244/OUT

Proposal: Outline application for the erection of up to 100 dwellings, following demolition of existing buildings, with all matters reserved except for access, together with associated public open space, highways and drainage infrastructure works

Site: Gloucester Centre, Morpeth Close, Orton Longueville, Peterborough

Applicant: C/O Agent
Homes England

Agent: Mr Paul Rowland
Savills (UK) Ltd

Site visit: 13th September 2019 and 4th November 2020

Case officer: Mrs J MacLennan

Telephone No. 01733 4501733 454438

E-Mail: janet.maclennan@peterborough.gov.uk

Recommendation: **GRANT** subject to relevant conditions

1 Description of the site and surroundings and Summary of the proposal

Site and surroundings:

The site is approximately 3.23 hectares, is relatively flat and rectangular in shape and contains the Gloucester Centre; a site comprising a number of former health/hospital buildings and associated parking areas. There are existing trees scattered throughout the site.

The site is predominantly surrounded by residential land use, to the north-west is Edenfield, to the north Caldervale, to the north east is Thornleigh Drive comprising mainly two storey dwellings. To the east is Basil Green and Morpeth Close which are mainly bungalow/chalet bungalow developments. Wainmain Road industrial estate lies to the south-east. To the west there is existing hedgerow and trees which bound the Nene Parkway/A1260, beyond which are estates of detached and semi-detached residential properties.

The site is accessed off Morpeth Close, a residential estate road leading from a residential development to the north east of the site. There is also a further access to the south east through Wainman Road industrial development. The Wellingtonia Cycleway runs adjacent to the south-eastern and western boundary, passing below Nene parkway and leading to residential development beyond. Pedestrian access is possible off the Caldervale residential estate.

There is a red brick substation located in the south-eastern corner of site, adjacent to Morpeth Close.

Proposal

The application seeks outline consent for the erection of up to 100 dwellings with details of access to be approved and all other matters relating to the appearance, landscaping, layout and scale are reserved to a later stage.

30% of the dwellings would be affordable.

The indicative plan submitted indicates the following house types:

Private	No. of units	Affordable	No. of units
Detached units	20		
Semi detached/terraced	43	Semi detached/terraced	9
Coach House	1	Coach House	3
Apartments	6	Apartments	18

It is stated that the development would provide a mix of house sizes from 1 bed to 4 bed dwellings, which would be predominately 2 storey.

Access would be provided by an existing access to the Gloucester Centre from Morpeth Close. The access to Wainman Road would be closed.

The development would provide an area of 0.77 hectares of on-site Public Open Space.

The existing buildings within the site are to be demolished.

An amended layout plan and updated information on Trees, Flood Risk/Drainage and Bat Report have been received since the original application was submitted. A re-consultation has been undertaken on these revised details.

In summary, the indicative mix of house types has changed increasing the number of detached dwellings, the introduction of coach houses and apartments provided in 4 smaller blocks.

In addition, one drainage attenuation basin is now proposed to the south west of the site.

It is acknowledged that there was a problem with the City Council Portal system during the second consultation period. This resulted in a duplication of representations which have now been deleted. A few comments were initially not published on the portal however, this has now been rectified.

2 Planning History

Reference	Proposal	Decision	Date
20/00282/FUL	Proposed construction of Bat Barn and erection of bat boxes on telegraph poles	Permitted	01/05/2020
20/00411/PRIOR	Phased demolition of all buildings within the site	Prior Approval Permitted	16/06/2020

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

National Planning Policy Framework (February 2019)

Paragraph 47 - Determination of Applications

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Paragraph 108 - Transport Impacts

Any significant impacts from development on the transport network (capacity and congestion) or on highway safety should be cost effectively mitigated to an acceptable degree. Development should only be prevented or refused on highway safety grounds if there would be an unacceptable impact on highway safety or the residual cumulative impact on the road network would be severe.

Paragraph 117 - Making Effective Use of Land

Exception to Presumption in Favour of Sustainable Development. The presumption does not apply where development requiring appropriate assessment because of its potential impact on a habitat site is being planned or determined.

Paragraph 175 - Habitats and Biodiversity

Permission should be refused if significant harm to biodiversity would result which cannot be avoided, adequately mitigated or as a last resort compensated for. Development on land within or outside of a Site of Special Scientific Interest and which is likely to have an adverse effect on it should not normally be permitted. The only exception is if the benefits clearly outweigh both its likely impact on the features for which it is designated and any broader impacts on the national network of Sites of Special Scientific Interest. Development resulting in the loss of or deterioration of irreplaceable habitats should be refused unless there are wholly exceptional circumstances and suitable compensation strategy exists.

Paragraph 175 - Biodiversity Enhancement

Development whose primary objective is to conserve or enhance biodiversity should be supported. Opportunities to incorporate biodiversity in and around developments should be encouraged.

Paragraph 180 - Pollution

New development should be appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment. In doing so they should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development and avoid noise giving rise to significant adverse impacts on health and quality of life, identify and protect tranquil areas which have remained relatively undisturbed by noise and limit the impact of light pollution from artificial lighting on local amenity, intrinsically dark landscapes and nature conservation.

Peterborough Local Plan 2016 to 2036 (2019)

LP01 - Sustainable Development and Creation of the UK's Environment Capital

The council will take a positive approach that reflects the presumption in favour of sustainable development within the National Planning Policy Framework. It will seek to approve development wherever possible and to secure development that improves the economic, social and environmental conditions in the area and in turn helps Peterborough create the UK's Environment Capital.

LP02 - The Settle Hierarchy and the Countryside

The location/scale of new development should accord with the settlement hierarchy. Proposals within village envelopes will be supported in principle, subject to them being of an appropriate scale. Development in the open countryside will be permitted only where key criteria are met.

LP03 - Spatial Strategy for the Location of Residential Development

Provision will be made for an additional 21,315 dwellings from April 2016 to March 2036 in the urban area, strategic areas/allocations.

LP08 - Meeting Housing Needs

LP8a) Housing Mix/Affordable Housing - Promotes a mix of housing, the provision of 30% affordable on sites of 15 or more dwellings, housing for older people, the provision of housing to meet the needs of the most vulnerable, and dwellings with higher access standards

LP8b) Rural Exception Sites- Development for affordable housing outside of but adjacent to village envelopes maybe accepted provided that it needs an identified need which cannot be met in the village, is supported locally and there are no fundamental constraints to delivery or harm arising.

LP8c) Homes for Permanent Caravan Dwellers/Park Homes- Permission will be granted for permanent residential caravans (mobile homes) on sites which would be acceptable for permanent dwellings.

LP13 - Transport

LP13a) New development should ensure that appropriate provision is made for the transport needs that it will create including reducing the need to travel by car, prioritisation of bus use, improved walking and cycling routes and facilities.

LP13b) The Transport Implications of Development- Permission will only be granted where appropriate provision has been made for safe access for all user groups and subject to appropriate mitigation.

LP13c) Parking Standards- permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

LP13d) City Centre- All proposal must demonstrate that careful consideration has been given to prioritising pedestrian access, to improving access for those with mobility issues, to encouraging cyclists and to reducing the need for vehicles to access the area.

LP16 - Urban Design and the Public Realm

Development proposals would contribute positively to the character and distinctiveness of the area. They should make effective and efficient use of land and buildings, be durable and flexible, use appropriate high quality materials, maximise pedestrian permeability and legibility, improve the public realm, address vulnerability to crime, and be accessible to all.

LP17 - Amenity Provision

LP17a) Part A Amenity of Existing Occupiers- Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

LP17b) Part B Amenity of Future Occupiers- Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

LP19 - The Historic Environment

Development should protect, conserve and enhance where appropriate the local character and distinctiveness of the area particularly in areas of high heritage value.

Unless it is explicitly demonstrated that a proposal meets the tests of the NPPF permission will only be granted for development affecting a designated heritage asset where the impact would not lead to substantial loss or harm. Where a proposal would result in less than substantial harm this harm will be weighed against the public benefit.

Proposals which fail to preserve or enhance the setting of a designated heritage asset will not be supported.

LP21 - New Open Space, Sport and Recreation Facilities

LP12 Part A New Open Space, Outdoor Sport and Recreation Facilities- Residential schemes of 15 or more dwellings will be required to make appropriate provision for new or enhanced open space, sports and recreation facilities in accordance with the standards. The council's first preference is for on site provision.

LP21 Part B: Indoor Sports and Recreation Facilities- All residential development below 500 dwellings will contribute to the provision of 'off site' strategic indoor sports and recreation facilities by way of CIL. For sites of 500 dwellings more a S106 Planning Obligation will be sort.

LP21 Part C Designated Sites- Mitigation of Recreational Impacts of Development- Where development has the potential to have a significant adverse effect on the integrity of a designated international or national site for nature conservation as a result of recreation pressure, the development maybe require to provide open space of sufficient size, type and quality over and above the standards to mitigate that pressure.

LP23 - Local Green Space, Protected Green Space and Existing Open Space

Local Green Space will be protected in line with the NPPF. Development will only be permitted if in addition to the requirements of the NPPF there would be no significant detrimental impact on the character and appearance of the surrounding areas, ecology and heritage assets.

LP28 - Biodiversity and Geological Conservation

Part 1: Designated Site

International Sites- The highest level of protection will be afforded to these sites. Proposals which would have an adverse impact on the integrity of such areas and which cannot be avoided or adequately mitigated will only be permitted in exceptional circumstances where there are no suitable alternatives, over riding public interest and subject to appropriate compensation.

National Sites- Proposals within or outside a SSSI likely to have an adverse effect will not normally be permitted unless the benefits outweigh the adverse impacts.

Local Sites- Development likely to have an adverse effect will only be permitted where the need and benefits outweigh the loss.

Habitats and Species of Principal Importance- Development proposals will be considered in the context of the duty to promote and protect species and habitats. Development which would have an adverse impact will only be permitted where the need and benefit clearly outweigh the impact. Appropriate mitigation or compensation will be required.

Part 2: Habitats and Geodiversity in Development

All proposals should conserve and enhance avoiding a negative impact on biodiversity and geodiversity.

Part 3: Mitigation of Potential Adverse Impacts of Development

Development should avoid adverse impact as the first principle. Where such impacts are unavoidable they must be adequately and appropriately mitigated. Compensation will be required as a last resort.

LP29 - Trees and Woodland

Proposals should be prepared based upon the overriding principle that existing tree and woodland cover is maintained. Opportunities for expanding woodland should be actively considered.

Proposals which would result in the loss or deterioration of ancient woodland and or the loss of veteran trees will be refused unless there are exceptional benefits which outweigh the loss. Where a proposal would result in the loss or deterioration of a tree covered by a Tree Preservation Order permission will be refused unless there is no net loss of amenity value or the need for and benefits of the development outweigh the loss. Where appropriate mitigation planting will be required.

LP32 - Flood and Water Management

Proposals should adopt a sequential approach to flood risk management in line with the NPPF and council's Flood and Water Management SPD.. Sustainable drainage systems should be used where appropriate. Development proposals should also protect the water environment.

LP31 - Renewable and Low Carbon Energy

Development proposals will be considered more favourably where they include measures to reduce energy demand and consumption, incorporate sustainable materials, incorporate decentralised or renewable energy or carbon off setting. Proposals for non wind renewable energy will be considered taking account of the impact of the landscape including heritage assets, amenity, highways and aviation. Wind proposals will also only be considered if in additional to

these factors the site is in an adoptable Neighbourhood Plan and the proposal has local support.

LP37 - Urban Area Allocation

Identifies sites within the Urban Area that are allocated primarily for residential use.

4 Consultations/Representations

Archaeological Officer – No objection. The proposed development site and surrounding area (500m radius) contain no scheduled monuments and only sparse archaeological assets, probably as the result of limited archaeological investigations rather than being a true reflection of lack of archaeological remains. However, the available evidence would point to activity dating from the prehistoric period, with finds of Neolithic implements having been reported from the general area.

To the south of the subject site aerial photographs show cropmarked remains of undated, possibly prehistoric, ring ditches, and traces of a number of conjoined small enclosures and other ditched features possibly representing a Romano-British settlement site.

Aerial photographs also show extensive patterns of medieval/post-medieval ridge-furrow and headlands which would have been associated with the open fields of the parish. Cartographic evidence shows that after Enclosure the site was still used as arable, witnessing no major development until the recent construction of the Gloucester Centre.

To the east of the site at least two Anglo-Saxon sunken-floored buildings were recorded during gravel working in the 1930s (no further information). Residual Saxon pottery was also found during archaeological investigations off Oundle Road, suggesting activity nearby.

On the basis of the available evidence, remains dating from the prehistoric period may be present within the proposed development site. If present, these are expected to have been truncated and/or disturbed during the construction of the Gloucester Centre with associated services and landscaping, as indicated by the geotechnical survey undertaken on the site. However, remains may survive in undisturbed pockets of land or in deeply stratified contexts. Given the anticipated extent of ground disturbance, the implementation of a pre-determination programme of non-intrusive techniques of investigations would be largely ineffective. I would therefore recommend that an evaluation by trial trenching is secured by condition, together with monitoring of preliminary groundwork for site preparation and, subjects to the results of the evaluation, monitoring of all other groundwork, including excavations for foundations, drainage features, service trenches, landscaping, etc.

PCC Pollution Team – No objection. Demolition and construction should be carried out in such a manner so as not to cause nuisance to neighbouring dwellings. Noise: A noise assessment considering the effects of the local noise climate on the proposed use of the site has been provided, this is noted and accepted. It demonstrates that compliance with the national standards for acceptable noise levels in both internal and external amenity area can be achieved with some mitigation measures i.e. buffering, screening, orientation and façade mitigation and the use of noise barriers where necessary. Further work is therefore at design stage.

Contamination: The submitted phase 1 and 2 reports are noted and accepted, the investigations to date have shown the site to be largely free from contamination. A conservative ground gas designation of CIRIA CS2 (or NHBC Amber) has been applied because of the elevated concentrations of carbon dioxide reported in two locations. The conclusions of the report are that either "further ground gas monitoring visits should be undertaken to further assess the elevated carbon dioxide concentrations identified during monitoring" or "to install ground gas protection measures designed in compliance with the CS2 classification provided herein, and supervised and verified by a competent engineer". A condition is required that ensures that either further works are undertaken and / or a remedial plan (and verification report) is produced by the applicants and agreed by the LPA. As the site is still currently in use the investigation has not included areas currently

covered by buildings. As such it would also be prudent to apply the unsuspected contamination condition if this application is approved.

PCC Peterborough Highways Services Initial comments: – No objection. The road within the site should be 5.5m rather than 6.0m. The 2 x 2.0m footways are acceptable. Given the agreement to close off Wainman Road to vehicular traffic, following PCC's recommendations during the pre-app process, it would be sensible to widen Morpeth Close to 5.5m. The square kerblines on the entrance may be an issue so consideration of a radius outer kerblines should be provided. The LHA expects proposals to amend the Wainman Road access at this stage with the cycle track shown as a continuous path without interruption from the current link through. Currently Wainman Road has priority with dropped kerbs for the cycle track entrances. A design showing the proposals in advance of a section 278 submission would be my preferred solution with details of the changes to the kerbing, surfacing, signs and lines etc. being provided. The refuse vehicle used for the tracking of the access road is incorrect. Please see the attached specs for the PCC RCV.

Second comments: Further to the LHA's previous comments. As stated previously, a maximum road width of 5.5m wide will be required, but could even be reduced to 5m wide as discussed recently with the developer's consultant. Widening on bends is likely to be necessary, and will be determined by tracking of a refuse truck and car passing one another.

The trip rates, traffic generation and trip distributions are appropriate and due to the proposed development creating less trips than the existing usage of the site, it would be agreed that the proposed development would have no detrimental impact on the highway network.

Whilst there are inconsistencies and incorrect statements made about the current situation in the Transport Assessment, as the proposed trips are expected to be less than the current use of the site, the development is considered acceptable in terms of traffic generation. As mentioned previously and above, the geometric layout must be revised to address road widths, etc. and we still require details for the off-site highway improvements including severing the connection to Wainman Road and footway/cycleway improvements. Widening of Morpeth Way to match the new access road is required, but the LHA are currently seeking clarification as to the status of the land to the south (currently verge). An update on this point will be sent as soon as possible. Revised tracking as previously requested is still outstanding. In the event you intend to determine this application, as it currently stands, please re-consult for final comments, but ideally the LHA seeks revised plans before making final comments/recommendations.

It has since been confirmed by the Local Highways that Morpeth Close is 5.4m wide along the whole length up to the turning head, therefore does not need widening.

PCC Peterborough Highways Services final comments on revised scheme: No objection subject to conditions.

Proposed Access: The access location will be acceptable subject to it meeting the width requirements for both footway and carriageway as detailed by the previous case officer in 2019, but as the access will be subject to a Section 278 agreement and the appropriate technical vetting the LHA have no objection to the access arrangements.

Wainman Road: This cannot be left as it is or just severed so additional section 278 works will be required at this location but the LHA is content that this can be conditioned or agreed at a later stage should outline consent be granted.

Footway Cycleway Eastbound from the Underpass: The width of the cycleway should be 3m throughout and a connecting route should be provided from the south end of the development through to the route that runs parallel to Morpeth Close, this would provide a new route for existing and future residents and avoid unofficial routes being used to cross the grassed areas.

Landscape Technical Officer – Initial comments: Areas on the plan have been identified as POS. These areas will be highway and the plan should be amended. The POS needs to be “usable” for recreational purposes, one of the main issues here is that it is proposed that the main two areas of POS is to be for SUDS. These would need to be dry green basins that would not “hold water” and can be used for informal recreational use.

The following required offsite commuted sums are required.

Children's Play: PCC expect an offsite contribution of £13,218.65 + 5 years maintenance costs for Oakleigh Drive Play Area. (Note: Land cost not applied).

Allotments: PCC expect an offsite contribution for Belzise Avenue Allotment site of £5,313.93 + 5 years Maintenance costs (Note: Land cost not applied)

Second comments: The proposed POS/NGS quantities would be within tolerance for the units outlined. Again the POS needs to be usable for Recreational purposes. A low flow channel will be installed in the base of the basin to convey more frequent rainfall events and limit the waterlogging of soils” this does not confirm on the point directly which is “can the POS/SUDS Green Basin be usable for Recreational activities (outside of a 1 in a 100 year storm event). Furthermore I also note while other PCC Officers/Departments comments have been reflected upon/clarified PCC’s Open Space Management Team’s comments have not been addressed within this document.

Parking Bays should be removed from POS Areas. Smaller Area of POS needs to be enlarged to make it a “usable area for Recreational activities”. The stone wall within the SuDs basin will provide an area for ASB, in particular graffiti, this needs to be looked into and confirmed by the Applicant.

PCC Travel Choice - Having reviewed the document I can confirm that the framework travel plan is satisfactory.

PCC Strategic Housing – No objection. In accordance with our housing needs policy, we would expect a contribution of 30% on this site of up to 100 dwellings – 30 affordable dwellings. No information is provided on bedroom sizes.

The current tenure split we would expect to see delivered for affordable housing in Peterborough is 70% affordable rented tenure and 30% intermediate tenure. This would equate to the delivery of 21 affordable rented homes and 9 intermediate tenure in this instance. I note from the Design & Access Statement that the applicant acknowledges this higher need for affordable rented dwellings. I am happy to discuss the details of the tenure mix at a later date, if required. In terms of intermediate tenures, the provision of shared ownership tenure remains the council's priority for meeting the need for affordable home ownership products in Peterborough. This is because of its capacity to cater for a wider range of household incomes by varying the initial share required to enable access to home ownership.

In accordance with Policy LP8 of the Peterborough Local Plan, all dwellings should meet Building Regulations Part M4(2), unless they are exceptional design reasons for not being able to do so (e.g. Listed Building constrains or site specific factors such as vulnerability to flooding or site topography). On all development proposals of 50 dwellings or more, 5% of homes should meet Building Regulations Part M4(3)(2)(a). Policy LP8 also says that all new rented tenure affordable housing will be required to be built to meet minimum National Space Standards (as defined by Building Regulations).

Second comments: As above. In addition, we would like to see at least 1 of the M4(3)(2)(a) units to come forward as a rented tenure affordable home and in the event that this is one of the apartments proposed, we would anticipate that this would be a ground floor dwelling.

Lead Local Drainage Authority – No objection. As it stands, we have no concerns with the

proposals of the development. Recommends the details of the design, implementation, maintenance and management of the sustainable drainage scheme, in accordance with the Gloucester Centre Flood Risk Assessment and Drainage Strategy (FRA001 - dated July 2019) be secured by condition.

Second comments: No objection. Recommends the details of the design, implementation, maintenance and management of the sustainable drainage scheme, in accordance with the Gloucester Centre Flood Risk Assessment and Drainage Strategy (FRA001 –dated September 2020), be secured by condition.

Waste Management - I can confirm we have no immediate objection in terms of waste services and provisions. Upon submission of the FULL application then the developer must refer and adhere to advice in the RECAP Waste Management SPD, but from the offset we have no objections.

PCC Wildlife Officer – No objection. The application is accompanied by a Preliminary Ecological Assessment (July 2018) and subsequent Preliminary Bat Roost Assessment (Nov 2018). Further information submitted - Bat Survey Report (Oct 2019).

Protected Species - Bats: The bat roost survey recorded confirmed evidence of five bat roosts in four of the buildings proposed for demolition, which includes two maternity (summer) roosts of soprano pipistrelle and common pipistrelle bats. Because the roost survey was carried out during the late autumn, it wasn't possible to establish the exact numbers of bats using the roosts and therefore what the impacts of the proposed development would be on bat species. All bats and their roosts are fully protected by the Habitat Regulations. Therefore prior to any demolition works commencing, a European Protected Species licence will be required from Natural England (NE). NE will not issue a licence until planning permission has been obtained. Therefore the LPA must be satisfied that sufficient information has been provided to be able to assess whether a NE licence could be issued.

Ideally the three bat activity surveys recommended in the bat report should be carried out (between May and August) to inform mitigation measures prior to determination of this planning application. However I note that the applicant has instead proposed a detailed precautionary "worst case scenario" bat mitigation strategy.

Subsequent to the submission of the application a Bat Survey Report has been submitted. The additional bat activity surveys have now provided adequate details regarding the impacts the proposed development on bat species.

I am satisfied that the submitted mitigation measures set out in the 2019 Bat Survey Report are likely to ensure that the favourable conservation status of bat species. It is essential that all avoidance, mitigation and compensation measures set out in section 5 of the 2019 Bat Survey Report are fully implemented, including: construction of a permanent compensatory bat roost structure, installation of minimum of ten tree mounted bat boxes plus integral boxes on 10% of all new dwellings; pre-demolition mitigation works; Restrictions on timings of demolition works to avoid summer breeding and winter hibernation period; and lighting design to avoid disturbance to bats.

I would request that full details of all bat avoidance, mitigation and compensation measures (including locations and specifications of the bat building and bat boxes) are submitted for approval prior to commencement of any site clearance or demolition works. I would also request that a minimum five year monitoring of the bat roost structure is carried out to demonstrate its successful use by bats. The strategy including monitoring requirements may be secured by condition.

Nesting Birds: The proposal involves the removal of both vegetation and demolition of buildings which may support nesting birds. I would therefore recommend that a standard bird nesting Informative be attached to the planning decision.

To mitigate for the loss of nesting habitat, I would request that a range of nesting boxes are

installed that cater for a number of different species such as House Sparrow, Starling & Swift. Full details regarding numbers, designs and locations of nest features should be provided by the applicant which may be secured by condition.

Hedgehogs: Suitable habitat is present within the application site to support hedgehogs which are a UK Biodiversity Action Plan priority species and listed as a Species of Principle Importance under s41 of the NERC Act 2006. I would therefore recommend that impenetrable barriers are avoided by allowing adequate gaps to be retained under all new sections of fencing. Full details such measures may be secured via a suitably worded condition.

Site Layout & Landscaping: The Masterplan Layout Drawing appears broadly acceptable, noting that the site layout will need to incorporate a permanent compensatory bat roost structure which is indicated to be located in the south west of the site at an acceptable location adjacent to the tree belt and SuDS features.

I would advise that the existing trees and shrubs which form the western site boundary are retained and strengthened with additional native species planting. The use of native planting is recommended throughout the development, including the use of marginal aquatic plants around the SuDS features. Full landscape planting details may be secured by condition.

External Lighting: It is essential that the lighting scheme is carefully designed to ensure bat species are not negatively impacted, particularly in relation to the western area of the site where the bat roost structure is proposed to be constructed, along with bat foraging/ commuting areas around the tree belt and SuDS features. Full lighting details may be secured by condition.

I can advise that subject to my recommendations being fully incorporated into the approved scheme the development will in my opinion result in no net loss in biodiversity.

Ecologist (Northamptonshire – acting for PCC) comments: The proposal does not require a reconsideration of the advice provided by PCC Wildlife Officer given in November 2019. I note that he'd asked for the bat mitigation to be conditioned, and with regard to the compensation roost and its design. I agree with his advice. I would also recommend the standard BS42020 protected species licence condition in this case, as that will ensure that the licence has been obtained and all mitigation agreed with Natural England. Nothing further to add.

PCC Tree Officer – Objects. Initial comments: The above Arboricultural Report by WSP dated July 2019 includes the standard information expected within an arboricultural impact/implication assessment (AIA), as recommended within the British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'. The Report includes a 'walkover survey of all arboricultural features within the study area' which includes the above application site.

I do not agree with many of the assessments/categories of the trees as assessed, especially within the Category C trees and some Category B trees and I consider these should be reviewed with some of the supporting text, as many of the Category C trees have a greater 'estimated retention span of 10 years' and have a far greater public amenity value than that expressed, especially as the current site is a 'public' site and a large part of the proposed development site will retain its public accessibility. The same can be said for at least six of the Category B trees in as far as they have a greater 'estimated retention span of 20 years' and have no significant arboricultural defects.

Please note also that the number of trees quoted in the Report are misleading, as a number of the 'arboricultural features' are not actually on the development site but within the greater 'study area' covered by the Report, beyond the site boundary.

There does not appear to be a tree survey plan with trees identified on an existing site plan or on a Tree Constraints Plan however, there is a Tree Protection Plan, showing tree positions. Unfortunately, T.20 does not appear to be on the plan but is recommended for removal? There are two T.27's and two G.107's on the plan, one of which is recommended for removal? G.99 & G.100 do not appear to be on the plan but are also recommended for removal?

The AIA has been completed on the basis of an outline - preliminary design which is obviously reflected in that 10 of the 12 Category B trees are recommended for removal on the proposed outline development site with 55 of the 56 Category C trees being removed, 3 out of the 5 tree groups being removed and 2 of the 3 hedges removed. This leaves only 3 trees on or adjacent to the boundaries of the site T.33, 51 & 72 and two groups, again on the boundaries G.103 & 106 and 1 hedge H.111 therefore, there will be no existing trees retained across the entire central parts of the site.

I consider this to be unacceptable and demonstrates a clear disregard for the value and importance of existing and established tree/canopy cover on a development site and I believe, is contrary to the Council's Local Plan Policy, LP 29 Trees & Woodland, therefore I consider this should be reviewed and amended in light of a new layout to be considered as a part of a full detailed design stage.

Access - I have no objection to the proposed access, except to point out that the above Report and its Tree Protection Plan (TPP) & Arboricultural Method Statement (AMS) in Appendix B does not cover this part of the development site and appears to stop at the site boundary, whereas there are proposed works to re-instate the turning head in close proximity to T.19.

Drainage - I do object to the proposed design of the 'Attenuation Basins' if works to form the basins as shown on the submitted plans include the removal of trees T.2 Sycamore, T.5 Oak & T.90 Ash all Category B, T.15 Cherry & T.91-94 Purple Leaved Plums all Category C and Group G.98, a tight group of 10 Silver Birch Category C. I believe, the attenuation basins can be formed/shaped to incorporate/retain the above trees/group given the existing topography of the site.

Public Open Space (POS) - With regard to the POS, I've no objection in principle however, how accessible and how user friendly will all the areas of POS be?

I object to the proposed layout due to the excessive tree removals, I believe, a redesign of the layout could retain a greater number of trees across the site.

PCC Tree Officer comments on revised indicative layout: Objection: Comments on detailed Arboricultural Report October 2020. I'm not prepared to accept or agree to the detail within this document, on three grounds. One, because it does not acknowledge the true value of a number of the trees, with reference to the BS5837 Categories, as referenced in my original comments; two, because I do not consider it to be relevant to the current Proposed Scheme, as discussed within the report, because the entire layout except for the access, is subject to change in the future; and thirdly, because there are too many inaccuracies and contradictions in several parts of the report.

The only part of the report, I'm prepared to accept, at this time, is Sub-Section 5.2.2 which identifies the individual trees to be removed to facilitate the pre-development demolition on site. The reason, I say individual trees, is because, all the individual trees are included, but not Group G.107. This has been agreed by way of the planning permission, for the prior approval application 20/00411/PRIOR, that the trees can be removed to facilitate the demolition.

The report highlights in Sub-Section 5.2.3 that trees T.6 and T.9 are to be removed 'as a matter of good practice' but T.9 is off site?

Sub-Section 5.2.4 says 'Implementation of the Proposed Scheme will require the removal of one moderate quality tree T.86'? T.86 is a Category B tree which I consider, could easily be incorporated into the Proposed Scheme or a similar revised Scheme, simple by deviating a footpath.

The Sub-Section goes on to reference the removal of tree T.47 (a Category C tree, which should be a Category B tree) which is shown to be retained within the Proposed Scheme, tree T.76 which is highlighted for Translocation with Sub-Section 5.2.5 of the report, is shown for removal.

Trees T.78 & T.79 are both mature Crab Apples with 20+yrs of safe, useful, life expectancy remaining but have a Category C rating, instead of a Category B and are shown for removal. However, I

consider both of these trees are worthy of retention and can be accommodated within a revised Scheme. The same can be said for the four trees. T.91-94. However, it appears that T.91 is missing from the report?

Again, Group G.98, a group of 12 Silver Birch has been identified for removal and wrongly Categorized, as above, but is shown on the Proposed Scheme as being retained?
Groups G.99, G.100 & G.101 are shown for removal but G.99 & G.100 are off site and G.101 does not appear to be marked on a plan?

Please note within Appendix B, Arboricultural Method Statement (AMS), there are further contradictions, including under the heading REMOVAL OF ARBORICULTURAL FEATURES AND PRUNING, Table B-1 Current schedule of identified tree work, within the Table various trees are referenced by number for recommended works - Fell to ground level.

The first; is T.5 a mature, Category B Oak, clearly shown for retention within the Proposed Scheme; T.20 is a mature, Category B London Plane, clearly off site; trees T.39, T.41, T.44, T.45, T.55, T.59 & T.76 are all shown for Translocation in Sub-Section 5.2.5, mentioned previously; tree T.47 a mature, ornamental Pear, a Category C tree, which should be a Category B tree, is again clearly shown for retention within the Proposed Scheme; and trees T.78, T.79, T.86, T.91, T.92, T.93, T.94, G.98, G.99, G.100 & G.101 are all mentioned previously and considered for retention or off site?

PCC Property Services - No comments received

Childcare Market Facilitation Manager - No comments received

Police Architectural Liaison Officer (PALO) – No objection. This is an area of low vulnerability to the risk of crime at this time. This appears to be an appropriate layout in relation to crime prevention and the fear of crime providing reasonable levels of natural surveillance from neighbour's properties with many of the homes facing each other and some overlooking the public open space. Pedestrian and vehicle routes are aligned together, well overlooked and pedestrian safety has been considered. Permeability on the whole has been limited to essential areas/routes only, which should provide some level of territoriality amongst residents. Vehicle parking is mostly in-curtilage between and to the sides of properties. Most homes have back to back protected rear gardens which reduces the risk and vulnerability to crime and have been provided with the potential for some defensible space where possible to their front. Recommend that all adopted and un-adopted roads, private roads, shared drives and parking areas including the flat parking area, should be lit with columns to BS5489:1 2013. I would like to see an external lighting plan when available. No details are provided on boundary treatments – will the car park to the flats be gated? Footpaths to the side/rear of the terraced houses need to be gated - communal gates should be fitted with closers and the private gates fitted with closers and be lockable from both sides. What access control will there be to the flats - including cycle and bin stores?

Second comments following reconsultation: No further comments to add.

Cambridgeshire Fire & Rescue Service – No objection. Adequate provision should be made for Fire Hydrants to be secured by condition of a S106 agreement.

Anglian Water Services Ltd – No objection subject to appending a surface water management condition.

Environment Agency – No objection. Recommend condition regarding unsuspected contamination.

Natural England - Consultation Service - Natural England has no comments to make on this application.

Orton Longueville Parish Council – Objects. Orton Longueville Parish Council wholeheartedly back the residents in their objections to this outline application and we would be grateful if, under the

Council's adopted scheme of delegation, you would 'call in' this application by Members if officers are minded to accept the scheme. We believe this to be in the public interest and the interest of the proper planning of the area. We have summarised the main objections and material considerations as:

- Detrimental impact upon residential amenities and the visual impact of the redevelopment (i.e. what it will be like to look at, NOT the loss of a view). This includes the impact on the character of an area, availability of infrastructure, density, over-development, layout, design and external appearance of buildings and landscaping.
- Noise pollution.
- Adverse impact on protected species such as bats and rare butterflies.
- Loss of privacy and overlooking due to 2 and 3 storey properties proposed within the redevelopment.
- Overshadowing/loss of light (NOT loss of acquired rights to light)
- Highway safety is compromised: traffic generation, road capacity, means of access, visibility, car parking and effects on pedestrians/cyclists.
- Development is contrary to latest government national planning policy framework in terms of making the viability assessment publicly available - especially around education and local amenities; promoting healthy and safe communities; promoting sustainable transport; meeting the challenge of climate change; conserving and enhancing the natural environment; conserving & enhancing the historic environment (existing builds are predominantly single storey); plus open space & recreation.
- We have also reattached the outstanding questions that Savills have asked us to refer to you as the case officer.

Second comments following re-consultation on revised layout: Objection

Residents are aghast to find that this is the second time that PCC has issued an application to redevelop the Gloucester Centre during a national lockdown! The demographics for this locale are available to PCC planners - yet they have had no regard to this. Some residents are still shielding from lockdown 1. We remain concerned over the impact of those who do not have electronic access who are therefore being disadvantaged and not able to comment fully on the devil in the detail, as the plans are not visible/available to them, and they have no way of requesting them by post -due to the lockdown plus tight deadline for comments being 17 November .

Specifically, we are appalled at the proposed increased density – with several blocks of flats now proposed with additional detached properties which is akin to erecting up to 100 toothpaste homes -so tightly squeezed together. We also note that the natural green space is 0.77ha in a site development of 3.23ha.

Whilst the number of flats and scale of a single block has been mitigated to x4 smaller blocks distributed throughout the development – we note that 6 will be private and 18 affordable. The housing mix is 70 private and 30 affordable. The latter x 24 flats sits out with the existing surrounding built environment.

The Highway layout still only has access and egress via Morpeth Road which remains contentious as far as we and our residents are concerned. We would respectfully request a traffic survey be conducted on feeder roads (like Royston Avenue) onto arterial roads like Shrewsbury Avenue and Oundle Road when traffic is back to normal.

We raised concerns regarding surface water disposal and note that any known historical floods on site is unanswered, as the Gloucester Centre estate roads are all private, and as such WSP engineers have stated in reports that they are not aware of the extent of their drainage network and suitability.

The proposed development site area is said to contain sparse archaeological assets, but this is more to do with limited archaeological investigations rather than being a true reflection of archaeological

remains. We know that activity dating from the prehistoric period, with finds of Neolithic implements have been reported from the general area. The site may well have assets which have yet to be uncovered.

We note the mitigation on existing residents' gardens with more of the site's trees and shrubs being retained for privacy as well as combating noise pollution. Thus, reducing the felling of mature trees. That said, the removal of some mature trees and shrubs which are habitats for varied wildlife remains a significant concern – even taking account of the mitigation to leave some in the new build gardens. The mitigation of planting saplings which will take decades to mature is of no recompense.

We remain concerned about the car parking provision with the potential of 200 – 300 cars flooding the already congested highway by roadside parking. It was acknowledged that 'rat running' does occur through the estate and the addition of 200-300 more cars can only add to this problem. The assertion that the Transport Assessment contains evidence to show that the traffic flows through Morpeth Close will not increase as a result of the development remains incongruous to us and our residents.

As regards the ecology, particularly bats – we are adamant that no demolition should take place without ecological consent with particularly reference to bat licencing.

We are unsure about the asbestos risk to neighbouring properties once demolition starts and what mitigation is planned.

The Design and Access Statement from 'Building for Life' for this application has not been accessible and we have not had sight of their checklist as promised by Savills and Homes England.

Residents and ourselves feel that the site would be best redesigned to accommodate sheltered housing with warden/special supervision for the elderly population of this area, or given the shortage of bungalows of "Lifetime Homes" be utilised for the disabled or aged population of this area. Even providing multiple occupancy properties for students at Peterborough's new Technical University.

Shailesh Vara – MP – Objects to the application and shares a number of concerns raised by local residents. The application site is in a residential area and the addition of up to 100 dwellings would be over development of the area, putting additional pressures on local services including GP surgeries and schools. Consideration should be given to reducing the number of dwellings to ease pressures on local services.

The height of the proposed apartment block is not in keeping with the local area and it should be kept at a level that is similar to existing neighbouring housing. Additionally the apartment block as currently envisaged would overlook many of the new housing units which would cause loss of privacy.

Concern regarding the increase in vehicular traffic and vehicular access from the site on to local roads. The proposal is to close the Wainman Road access and all traffic would be directed solely on to Morpeth Close. This would put additional pressure onto already congested local roads leading on to Oundle Road. Keeping Wainman Road access open would alleviate any further congestion problems.

The traffic assessment undertaken is inaccurate and inconsistent and should not be relied upon.

Cllr Graham Casey – Objection. Requests application is called in to planning committee. The proposed development will adversely affect the amenity of neighbouring residents in Orton Longueville Ward. I am particularly concerned about the reallocation/re-signposting of the access to the Gloucester Centre site which has been, for over 25 years, via Wainman Road, off Shrewsbury Avenue. Indeed, this route is even signposted opposite the entrance near Big Sky. Why has PCC requested that Wainman Road be closed off? Have Highways carried out an assessment of the

traffic impact on the access/exits of the estate (via Royston Ave, Newcastle Drive, Oakleigh Drive) at peak times? Has an assessment been made on the increased wear and tear on the current road surfaces which are already having to be regularly repaired due to heavy over use at peak times (e.g. Thornleigh Drive, Sheringham Way).

Cllr Farooq Mohammed – Objection – Requests the application is called in. I have been inundated with the requests from residents (from Orton Longueville) to 'call-in' the planning application for the Gloucester Centre Development. The increase in traffic (particularly in Oakleigh Drive, Morpeth, Newcastle Drive etc). Ideally a separate access to the new development is required. This will have a severe impact on the lives of the current residents. The impact on local amenities. Such as transport, schools, medical services and other public services. The density and property type is not in keeping with the existing estate. Wildlife habitat issues, especially relating to bats. Adequacy of parking within the proposed development.

Cllr Irene Walsh – Objection. The amount of housing. 100 houses crammed into an area that size doesn't seem in keeping with the area. The proposal to close of Wainman road industrial estate access and use Morpeth close only as the access is a terrible idea. It will turn a lovely quiet area into a constant stream of traffic. The surrounding roads like Oundle road are at bursting point as it is every day as it is.

Local Residents/Interested Parties

It should be noted that following a public exhibition prior to this application being submitted a petition containing 506 signatures was submitted to the City Council.

Initial consultations: 115
Total number of responses: 204
Total number of objections: 198
Total number in support: 2

Summary of Objections received – first round

Principle of development

- Strongly object to the amount of proposed homes being up to 100.
- Peterborough, is already over populated, over built.
- There is ample space around Peterborough for houses to be built
- There is significant building going on around Peterborough. I therefore do not see any justification in developing 'low costing / need to buy' housing on the 'Gloucester' site.
- More houses in the area of Orton Longueville is not necessary or wanted.
- It will ruin our community
- Over-population of the area
- The desire is purely to make as much profit as possible.
- The outlying areas of Peterborough are more than enough to handle the demand of new homes – the planned development of the Gloucester Centre as pure greed from the developer.
- Location not suitable for proposed development.

- The site could be better used for Independent Living/Retirement apartments for the over 60s but on a smaller scale than what is proposed.
- Housing for the elderly residents which would not only be in high demand but also blend with the existing development and are less likely to be multiple car owners or need access to the road network each day at peak times.
- The plans do not take account that Orton Longueville is a 'village'
- The land behind the Co-op was also allocated for the building of new homes several years ago - surely sites such as this should be finished first before more land is allocated off for consideration of a new estate.
- Perhaps a new doctors surgery could be built in place of some of the homes.
- The site would be better used for a small development of offices no higher than two storeys to reflect the current areas architecture. This would increase opportunities for small business to locate to Peterborough and increase revenue to the Council in the form of business rates.
- Why do we need to crowd more homes into the city area when Hampton has plenty of capacity to cope with these housing requirements.

Character

- The proposed dwellings are not in keeping with the surrounding area.
- 30, 3 storey apartments or flats does not fit in with this established estate. There are no flats or modern 3 storey town houses on the estate.
- This proposed plan features mainly terraced houses and apartments, the apartments making up 30% of the total houses. This will destroy the peaceful, tranquillity atmosphere of this area and turn it into another area of condensed housing.
- Dramatic change in the style of housing within the area of Orton Longueville
- A large block of 29 flats would not respect the street plots, spaces between buildings, building form, size, scale or massing of the surrounding area and would certainly not positively contribute to the character and local distinctiveness of the area. Contrary to policy LP16
- There should NOT be any flats. These (flats) buildings will lie parallel to my home.
- Building should be detached properties of high value.

Overdevelopment

- The statement of community involvement 2.19 admits that "Following receipt of the initial written pre-application response" it was "difficult to accommodate the number of dwellings expected by the local plan". It seems therefore that the decision to change the originally planned layout to include 29 flats was not based adhering to planning policy but just trying to reach the maximum number of dwellings allocated in the local plan.
- A layout in keeping with the surrounding area should be of higher importance than squashing in the maximum number allowed.
- The plans do not take the existing environment, buildings or purpose into consideration and is designed to make as much profit as possible by building as many houses as possible.
- A reduction in the number of houses by building more executive style homes, more detached units and generally more expensive properties can easily bring the developers the same profits.
- 100 houses crammed into an area that size doesn't seem in keeping with the area.
- The density is much greater than the rest of the estate

Highways

Transport Assessment

- A new traffic survey is required with accurate recordings of all roads on the estate.
- The traffic survey undertaken is unreliable, it does not include Royston Avenue which suffers from long queues – cars back up with cars through to Sherringham during morning rush hour.
- The comment that there are no queues on the Nene Parkway does not match my experience, in particular the queues on and approaching the slip road to the Gordon Arms.

- The documents do not contain risk assessments directly relating to the increased traffic flow.
- The flawed approach to the transport study area is evidenced further by the over simplistic traffic assignment methodology which only considers direct journey to work trips. This fails to assign the significant number of diverted link vehicle trips within the neighbourhood from parents dropping their children off at St. Botolph Primary School/Nene Park Academy prior to continuing their journey to work.
- The junction capacity assessments could also be accused of being over simplistic, focusing entirely on capacity 'flags' and failing to consider the significant delays that could be experienced by motorists on minor arms wishing to enter Shrewsbury Avenue. This could lead to poor gap acceptance and resultant collisions.
- The TA fails to establish valid baseline traffic patterns, has major flaws in the trip assignments/capacity assessment and therefore the conclusions of the no significant impacts cannot be relied on.
- The TA should address the omissions and flaws prior to the application being determined.
- The traffic and accident data for the transport assessment was carried out at the end of June and beginning of July and so not reflective of all seasons.
- More and more cars are cutting through Oakleigh Drive / Royston avenue to avoid the traffic in Oundle road; the addition of 150 to 200 cars will only add significant congestion.
- It is bumper to bumper in peak hours and most of the day, especially the off ramp to Oundle Road with traffic backing up past the on ramp from Thorpe Road. An additional 150 / 200 cars is only going to make this even worse. Only today was there a serious accident on the corner of Shrewsbury and Newcastle roads.
- The Travel Plan (pages 8-9) provides the widths of all the nearby residential roads with the exception of Morpeth Close - Why has this measurement been omitted?
- The DCLG guidance published in 2014 states that 'Travel Plans can positively contribute to lessening traffic generation and improving road safety. It suggests that ideally plans should reduce the need for new developments to increase existing road capacity or they should provide new roads. - Where do current plans address these issues?
- No new access road, just a statement that they will persuade everyone to reduce car usage.
- In the WSP Framework Residential Travel Plan (1.5.1), they say that they aim to provide better air quality and reduced congestion. No mention of how 100 extra homes will avoid producing vehicle exhaust gases nor how adding extra vehicles and closing Wainman Road will reduce congestion onto Oakleigh Drive.
- Is there evidence on other developments that such measure as listed in the Table 7.1 - Action Plan actually work.
- The WSP Framework Residential Travel Plan states that currently 76% of all journeys in the Ortons are made by road transport and that up to 80% of residents of Orton Longueville journey to work using a car or van. They go on to state that they can reduce this to 50% by educating the car drivers on the benefits of alternative travel arrangements. This does not deliver robust control measures for the unavoidable sharp increase in road traffic along our streets.

Existing situation

- The development would have a massive impact on the amount of traffic in the neighbourhood.
- 100 hundred homes will surely bring more cars onto the local roads.
- Traffic is already gridlocked mornings and night.
- 100 houses likely equates to 200 cars or more.
- People use the estate as 'rat runs'.
- The local roads are not suitable.
- The estate was not designed with the additional vehicular access in mind
- The current state of the tarmac is testament to the already overburdening – this will be made worse
- Vehicles already parking on the roads it will not be long until an accident involving a cyclist or pedestrian occurs.
- All of the roads on this estate are narrow and by definition of 'Drive' and 'Way' in the road

names.

- The majority of residents' driveways are on a bend, some on blind bends. Local residents are aware of this and drive more carefully.
- Those who race along our roads to cut through and so avoid the Shrewsbury Avenue traffic lights, tend to drive in the centre of the road and too fast.
- Traffic calming measures need to be put in place along roads such as Thornleigh Drive. However, speed humps etc would also be a disaster for people with disabilities using adapted bikes, scooters and mobility vehicles.
- There are other planned developments in the surrounding areas with impact on the roads.
- Over the years there have been various traffic calming measures proposed for Oakleigh Drive & Newcastle Drive because of "too much traffic"; all of which suggested because the roads were too dangerous.
- As a resident near the junction of Newcastle drive and Shrewsbury Avenue I have seen 2 accidents in 6 months caused by the volume of traffic using the estate as a rat run.
- There will be more parking outside of our houses. It's too much already with the industrial estate let alone with a further 100 dwellings!!
- At peak times, cars queue to join the Oundle Road up and past my property all the way to Sheringham Way.
- The increase in cars will make leaving my home by car even more of a problem.
- Local shops in this area near the Post Office regularly overflow with parked cars making the road congested and the pavement blocked. This is a danger road users, children and other pedestrians in and around the entrance to the playing field.
- Home owners in Botolph Lane would have more people walking past their property; more people using it will add pressure on them to maintain it more often.
- Existing roads such as Oakleigh Drive, Thornleigh Drive, Sheringham Way and Royston Avenue will struggle to handle the volume of traffic from the new development. Accesses directly to Shrewsbury Avenue and Oundle road must be looked into.
- I already have problems with people blocking driveways
- Are the highways department going to paint yellow lines to ensure the smooth flow of traffic, inconveniencing local residents even more?
- Emergency vehicles trying to access the new development could result in potentially fatal consequences.
- A high volume of large modern vehicles are just not compatible with roads that are short, narrow and with sweeping bends.
- There are several other projects that will also feed traffic and pollution into the area (Sugar Way / Showground)
- It's an accident waiting to happen with a lot of children walking to school and back.
- Safety concerns on roads - elderly people and very young children
- Traffic should be prevented from using Royston Avenue, Sheringham Way & Thornleigh Drive as thoroughfares.
- Morpeth Close is effectively a single lane road due to the frequent parking down one side, possibly by people who park there for the Wainman industry area. More so now that the large carpark in Wainman industry has recently been closed.
- Concern for the safety of children who cycle/walk through the estate with such an increase in cars.
- The Nene parkway is illegally and dangerously jammed with traffic that is unable to exit onto Oundle Road.
- Further traffic under that parkway will increase the traffic unable to exit the parkway and endanger lives. The police do not deal with this and those unable to exit will exit at the next junction and then cut through the estate making the rat run worse.

Access

- Morpeth Close is a narrow road with only seven properties who have to park on the road as they haven't sufficient driveways making it essentially a one way street.
- Even if this road is marginally widened it is still making well over 200 cars leaving & returning

24/7 an absolutely ridiculous prospect.

- Basil Green is mostly elderly residents who will be directly affected and the chance of an accident far higher.
- Access to the site should only be from Wainman Road which should be improved to cope with the additional traffic.
- The developer should also be required to assess and improve the cycle access along the proposed vehicular access, at least as far as Oundle Road.
- At a time when it is universally agreed that airborne pollution must be reduced, your proposed access will have the opposite effect.
- There is only one entrance to the development – there would be a problem with emergency services getting in and out.
- Access could be created around the industrial area, perhaps consideration to opening the public footpath parallel to Morpeth Close leading to the proposed site.
- I strongly recommend improving the access from Morpeth Close to Wainman Rd. and its exit on to Shrewsbury Avenue (perhaps a mini roundabout, as this junction already suffers from traffic build up) to help alleviate traffic throughout the estate.
- Concern with two way traffic for the safety of cyclists using Morpeth Close.
- I work at the Gloucester Centre and see how busy Morpeth Road can get.

Closure of Wainman Road access

- With the Wainman Road access closed off, all traffic will be funnelled through Morpeth Close to gain access to Oundle Road or Shrewsbury Avenue.
- The closure of Wainman Road access will turn a lovely quiet area into a constant stream of traffic.
- Why is the access to the industrial site being closed off?
- I can confirm that every car using the parking facilities at the Gloucester Centre enters and exits through the Wainman Road Trading Estate.
- Industrial unit staff at Wainman road are expected to load and unload using fork lifts and power trucks in the middle of the road on a regular basis.
- On the basis of road safety alone the access should be closed as a matter of urgency.
- We have already lost a large car park of approx. 100 spaces, leaving us with no choice but to park on the roadside, causing obvious Health and Safety issues. The car park appears to be going to be turned into a car lot, which if access is granted to the proposed dwelling area is going to cause absolute mayhem.
- Wainman Road businesses are suffering enough due to not being able to load/unload deliveries etc and I am sure if this access remains open it will only be a matter of time before there is a serious accident.
- This is a major point of contention, the existing use is non-domestic use, its management instructed its staff to enter and leave via the industrial estate.
- The proposal is all domestic and all of the vehicles will be prevented from using the industrial estate by removing the vehicular connecting road.

Cycleway

- Concern regarding the removal of cycle path used by schoolchildren who use this to avoid congested Oundle Road.
- It looks as if the pathway between Caldervale road and the subway under the A1260 is going to be turned into a road servicing houses and all 30 apartments.
- By turning the pathway into a road you significantly increase the possibility of there being accidents especially with young children and elderly who might have used the pathway for years.
- Peterborough is well known for its many safe walkways and cycle paths, this plan totally ignores this by building the apartment block which could house up to 60 cars.
- It is important that the east-west cycle route (part of the National Cycle Network) be given high quality treatment and width. It is welcome that the awkward crossing at Wainman Road will be

eliminated.

- The walkway behind my house is very much used as a walkway for school children as its one path to the underpass and no roads to cross which is safe environment , with the proposed plans this would mean another road that the children have to walk by and not good for the wildlife that has the greenery space.
- This shared footway / cycleway runs parallel to the south of Morpeth Close, from Shrewsbury Avenue to Wainman Road". This takes residents away from the local shops and post office. Currently local cyclists use Oakleigh Drive. Surely new residents will do the same. This puts all of them at increased risk from the increased road traffic yet no suitable risk control measures are contained in the plans.
- There is an existing footpath / cycleway running around the site, how will this be affected?
- Children who attend Nene Park Academy are advised by the school to use this back cycle path (right next to the Gloucester centre) , as its safer than children using the path along Oundle Road, yet your planning of putting a extra 200+ cars into a area used twice daily by young children aged from 11 years old up .
- The loss of a valuable safe cycle path is not acceptable as school kids use this for access to school.

Parking

- There is insufficient parking space allowed for the 30 apartments - residents and visitors to the apartments will park on the road/road verges making it extremely unsafe for walking and cycling on.
- There doesn't even seem to be adequate parking space on the plan.
- The area of Orton Longueville is well established and the current properties all have generous proportions and land, including plenty of frontage for parking. I fear that new builds and especially the proposed flats will not be allocated enough accessible parking.
- In view of the prospect of excellent cycle access for the proposed dwellings it is important that the City's levels of cycle parking be equalled or exceeded. This is especially important for the apartments, for which secure, covered resident cycle parking, preferably within the building itself, and very convenient to the building entrance be provided, as well as visitor cycle parking adjacent to the building entrance.
- The dimensions on the illustrative master plan for the apartment car park are roughly 21 by 24 metres – it has not been demonstrated that the car park can accommodate the required parking spaces.
- Construction Traffic
 - The traffic generated by the building work will also be extremely heavy and noisy.
 - The roads in this area are not wide enough to accommodate large vehicles and are already in a bad state of repair.
 - The building work is set to last for 2 years, hence we are going to be subjected to much noise, dust and a general building site environment.
 - Concern regarding access for construction vehicles - Morpeth Close is a narrow Close
 - If cars are parked in Morpeth Close it will be extremely difficult for these trucks to pass by without damaging any parked cars let alone the safety of all pedestrians.
 - The light industrial area is bursting at the seams with cars and traffic so any additional heavy vehicles going through the industrial area is going to very dangerous to all.
 - There is no detail how the construction is going to be carried out but assume it will be 1 building site, if so what happens to the path while building work is going on, will it be closed if not how are you going to ensure the safety of cyclists and walkers of all ages?

Noise and Pollution

- Noise pollution is also a concern to a peaceful neighbourhood.
- Has any consideration been given to preventing noise from the adjacent Parkway?

- This is an unsuitable place for residential development due to the lack of sound baffling from cars and motorbikes, the continued increase in traffic from the excessive Hampton development, repeated overnight road works that endanger all residents and other road users due to the tiredness of responsible residents who went home to sleep and were kept awake all night by an irresponsible and dangerous council policy.
- Existing home close to the parkway are blighted and difficult to sell due to the road noise.
- Current residents are unable to enjoy their gardens due to road noise.
- Pollution from diesel cars is known to impact on youngsters intellect and is a hazard to those with conditions such as Asthma and other breathing issues
- The quality of life would be appalling for any residents of this proposed development due to the unsuitable location.

Facilities/amenities

- Has the impact of 200 to 400 additional people on local facilities been undertaken, if so please can they be publicised?
- Facilities in the area are not coping
- Local doctors surgeries are few and far between.
- Already there is a limited number of medical practices in the area, the closest medical practises are, Nene Valley Medical Practice, Orton Bushfield Medical Practice, Botolph Bridge Community Health Centre all of which are not in the immediate vicinity and all overloaded.
- Local schools have already expanded their buildings and intake to accommodate the already burgeoning population in Peterborough. All local schools have waiting lists as they are full.
- There are no shops within walking distance apart from a small parade in Oakleigh Drive which does not have a food shop.
- In terms of Dental services once again there is a limited amount and also fairly full.
- By building this development as proposed will place a huge additional strain on all these facilities.
- There are going to be no extra NHS provisions put in place for GP surgeries that are already over stretched (I know this for a fact as work for the NHS) in fact you are taking away vital mental health provisions within the community, and NHS staff will be potentially out of pocket having to be relocated and possibly pay their own parking fees!

Biodiversity

- There are a number of bat colonies roosting in the current buildings poised for demolition, that have established flight paths and hunting grounds within the site.
- To suggest that the introduction of a few bat boxes will preserve the biodiversity of the area is ludicrous. The bats won't find temporary accommodation whilst their land is being overhauled and then return, they will simply leave.
- How can one bat building and boxes placed in the far corner near the 'flats', parkway and industrial estate be considered as the best and only place to provide alternative roosts.
- If a member of the public were to remove the species, they would be subject to legal action, but paying money for a certificate seems to warrant action carte blanche.
- The development will result in a net loss in biodiversity.
- The garden spaces have remained undisturbed for many years and there is a wealth of wildlife - foxes, squirrels, deer, many species of birds and hedgehogs are all present on this site.
- As a protected species, I understand that a very large fine exists for each bat that is destroyed in any development, especially as their existence is known and has been documented. It is not enough to simply obtain a license to move them, it rarely works.
- With the inevitable erection of wooden fences around each plot, will the developers follow guidelines to leave gaps or hedgehog thoroughfares so that they may continue to remain in this area?
- What strategies will be employed to save and rescue wildlife when the bulldozers move in?
- The pack mentions Ecology in a very brief paragraph with no detail and appears to brush off any impact. Has a study being undertaken and if so can this be made public, if not why not? Is

the proposed moving of bats in line with the law and has application been made for a Bat migration license?

- Peterborough labels itself as an environment city, this plan completely contradicts this ideology.
- Doubling Biodiversity is not achieved by cutting down 67 mature trees and destroying their supported wildlife.
- Getting a licence first to destroy bat roots, might be legal but it's still wrong'
- Understand 67 trees are to be destroyed. This will be a huge loss to the area at a time when trees are recognised to have a positive affect absorbing traffic fumes etc. The trees provide habitats for wildlife including bats. The offer of new roosts for them will not work. There is an endangered butterfly too. These pockets of wildlife need protecting.
- Also there are bats currently nesting in and around the Gloucester Centre, how can this be seen as feasible when the ozone is depleting.
- The local thriving and protected bat population will also be directly affected not only due to loss of habitat but also the inevitable long term disruption that building in the area will cause.

Trees

- There are a good many mature trees on this site, which need to be retained and ideally more planted.
- At the recent meeting, it was said that none of the trees are of 'good quality'. Yet, none are diseased, mostly mature and are all beautiful specimens.
- How can Peterborough call itself the Environmental Capital, when it intends on allowing wanton destruction of an eco system that requires preserving, not destroying.
- The planning application now states that out of 97 counted trees and several tree groups, that 66 trees will be DESTROYED and several groups of trees.
- The extensive planned removal of mature trees and shrubbery will reduce the current amenity value of the area for walkers and those like me backing onto the proposed development area.
- The mature trees also provide a sound barrier from the nearby parkway as well as hiding it from view.
- Trees and hedges are a vital part of vital part of any built up area for humans and wildlife
- What is being done to replace the trees? Note that these trees have taken 30 / 40 years to establish. Mature trees do not grow overnight !!
- The plans should be reworked leaving all the trees in place and planting at least on new tree per house
- We are reminded daily about our environment & climate change and how we need to look after it, yet they want to chop 64 trees down. where is the sense in that.
- Peterborough should be trying to improve and lead the way with Climate change, yet your allowing money to take over and have these trees destroyed to have a have homes built that we don't need, shame on you Peterborough council if you allow these trees to be cut down.
- Although the developers claim these are not grade A trees, it will take 20-30 years to grow new trees to this size.
- This will increase the local carbon pollution in the area.
- God made the trees, birds and animals long before we as human beings were made and now we are destroying by increasing pollution and limiting the wild life for animals and birds, you should be ashamed of yourselves as you don't care about it.
- This nature life is not only for birds and animals, for us as we can enjoy walking with or without dogs that we need to go somewhere to do our wellbeing daily exercises by what the GPs tell us to do! Where else can we go for a walk locally if some of us can't walk very far?
- In addition, having trees at the back of my garden does make me feel safety and secure living where I am.

Public open space

- Lack of public open space within the new development plan also a great concern.
- With the exception of the attenuation basins it looks as if the public open space has been an after thought and is on the whole fragments of land where it would be difficult to put houses,

rather than high quality usable open space.

- What is the purpose of the 'Pond'? This could be a danger to children etc.
- Lack of recreation areas for children on proposed plan.

Amenity

- The proposed houses are to be built right up to our boundary fences, it was stated by Savills that houses will not be built above two floors, no plan shows this.
- Many existing properties are lower down than Gloucester Site, this will cause issues with new properties over looking residents bedrooms, bathrooms etc.
- A high concentration of families living closely, inevitably brings its own problems. T
- This is a quiet estate with very few problems, the population being mostly middle age to older residents. The majority of residents having moved here to escape more problematic areas in Peterborough.
- There is no reference in the proposed plan of how the developers plan to limit air pollution, general pollution and noise pollution that comes standard with any large development. The amount of dust generated during construction will have an impact on all who live in the area whether it is dust in their houses or health impact especially on the many elderly people who live in the area.
- Proposed plan not in keeping with local area as site has many boundaries with bungalows
- We have a park in the area where lots of children play this will have an impact on that as parents won't want to bring the children here, being a grandparent I won't blame them
- How much consideration has been given to the folk who live peacefully on this very narrow road- Morpeth Close?
- The construction traffic and commuter traffic thereafter will make life intolerable; surely they deserve better than this.
- Also being over looked with houses where when I brought the property this was not the case and was one of the reasons for doing so.
- We already have enough dog poo / litter left at the back of my house and apparently the bushes at the back of my fence belong to us which we have to cut down every year.
- The building works will effect me directly ...my husband works night shifts so sleeps in the day.
- Having houses built near my back garden will make me uncomfortable, insecure and edgy which isn't good for my mental wellbeing, especially men who could spying on any children
- Home life within the community should be happy, comfortable, safe, secure and friendly environment to live for many years ahead, not over crowded houses and limited nature wild life.
- The plans put forward, will alter the areas housing dramatically and affect all existing residents quality of life on a daily basis
- What about the residents of Basil Green, the Bungalows were built in the 1960's they have not been overlooked for more than 50 years, what about our privacy.
- Concern regarding the quality of life that the residents who have lived on this estate for many years will have, many of these are elderly and changes of this scale can have an effect on people's mental health.
- Increase antisocial behaviour in our very quiet and friendly neighbourhood.
- Work on a compromise to keep our development to a sensible size and ensure the peacefulness of it, which many of us have moved to for that very reason.
- Also there is potential for noise pollution to my property with extra persons using the play area on the corner of Thornleigh Drive and Newcastle Drive.

Affordable Housing

- If policy makers insist of 30% social housing to be incorporated into all developments, how is it that the new Fletton Quays development, (several hundred apartments) do not or intend to have any social housing built within that development?

- Affordable housing does not need to be provided by way of flats. It should be done with house types that are in keeping with the surroundings.
- You can only get so much in to a pint pot, build your new affordable house else where
- I'm concerned about the potential increase of the 30 social housing planned to be dumped on our doorsteps and the value of our property dropping. We bought into this area as its more private homes not social, why should we be expected to put up with it.
- Social housing and flats are the worst scenario because it would ruin our sense of community that could turn our neighbourhood into crime and drugs

Misc

- The application should be called in for Determination by Members if officers are minded to accept the scheme. I believe this to be in the public interest of the proper planning of the area.
- Are the traffic plan, transport plan and associated risk assessments available for review
- I feel that the housing values will decrease unless properties are built to a similar standard as those already there.
- My previous objections have been ignored
- It would appear that the developer's mentality is " See a space - build houses - make a profit - then vanish," leaving existing residents to cope with the problems.
- Environment Capital - Greenwash?
- You have a duty of care in your role in Development Control. Hold yourself personally accountable for your actions.
- The application has been supported by some very dubious reports, which have been exposed by PCC own Officers. For example, the WSP Arboricultural Report has been shown to be "misleading". Similarly, the Wildlife Report is an over-simplification of the complex issue of re-homing displaced animals. No one has mentioned any rare fauna. Natural England has no comments to make on this application, which shows their support for political solutions.
- Similarly, the Pollution Team appears to know nothing about the subject and do not see any pollution by the very presence of up to 100 new houses, each generating tons of waste every day.
- The number of objections to this proposal has been unprecedented and nearly all of the supporting reports supplied by the developers have been flawed. Yet, I have serious concerns that political needs will over-ride residents' concerns
- Impact on public transport
- Our properties will lose value for a considerable while and some, such as Morpeth Close, will certainly depreciate.

Building for life – resident critique

- So far the public presentation, resident feedback and joint discussions, show no signs of following the spirit of BfL12
- We think that at the point of planning permission is too soon, if the decanting of bats from their numerous existing long term roots to an inappropriate shape for the species, inadequately sized for the colony, modern construction probably incompatible materials, poorly chosen and remotely located, over-lit and disturbed by pedestrians and cyclist, dedicated roost, is unsuccessful this should not be a given as a premature credit when the long term success of this (licensed but otherwise illegal action) is not assured success

1b Should there be pedestrian and cycle only routes into and through the development? If so, where should they go?

- Original scheme eroded this existing amenity towards the north-west of the site, the new scheme has not resolved this. - The site plan currently shows no connection through to Caldervale.
- The dedicated and stand alone footpath/cycleway from the underpass to Caldervale has been turned into a road with footpaths putting cyclists at higher risk and pedestrians at risk of HOHO

(half on half off car parking).

- The route of this footpath and cycleway on the road is now contorted and no longer visible; without inter-visibility the users may be discouraged from exploring to determine if there is a way through.
- If the existing route is maintained, a corner of one plot's back garden is lost to maintain the route.
- Secured By Design principles related to landscape and site layout principles need to be considered with the only three small scraps of public open space on the site, these may encourage anti-social behaviour, intimidation or worse and discourage or prevent the use of this important public route used by school children and residents on foot and bike.
- The proposed changes to the south west route is an improvement by providing a highway with footpath both sides, near to the rerouted cycleway/footpath, and adding a new route to Morley way inside the site boundary running parallel to the existing cycleway/footpath outside of the boundary, improving on the publicly displayed site plan.
- It will be important to consider the risk of over-lighting this route near the proposed bat roost putting them at risk of predation; consideration of reclaiming the existing photovoltaic cats-eyes and reusing them or installing new with Photovoltaic and retro-reflective cats-eyes (still work when the rechargeable batteries flatten or die).

1c Where should new streets be placed, could they be used to cross the development site and help create linkages across the scheme and into the existing neighbourhood and surrounding places? Thinking carefully before blocking or redirecting existing routes, particularly where these are well used.

- An existing exit from the proposed estate via the industrial estate is to be closed and reconnection prevented by the close proximity of the proposed social housing
- The existing Morpeth Close narrow residential street is being proposed as the only option for connections from proposed residential development into and through existing estate streets
- Emergency services will no longer get access from the existing link via the industrial estate
- There is only one other option for vehicular traffic access and egress from this site is at the existing North west cycle path route through the existing estates. This option will be most unwelcome by the residents of Caldervale drive as it is too narrow for this purpose, whilst it could be seen as a desirable exit direction.

1d How should the new development relate to existing development? What should happen at the edges of the development site?

- The current proposals shows a combination of house back gardens and road verges up against the site boundary and a road dead end up to a brick wall on the boundary

1e Does the development provide No (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

- The development makes no non-residential provisions
- Some community facilities are close but all are full; shops will always welcome more business
- Proposed new retail store by others at Sugarbeet Office site north-east, if it happens,
- Tesco and Coop are in the area along Oundle road to the North and East of the site.
- Public Houses are on Oundle road and in the adjacent villages

2 Facilities and Services

2a Are there enough facilities and services in the local area to support the development?

- No they are already overcrowded or oversubscribed

If not, what is needed?

- - Schools, Doctors, Dentists, Cafes

Where new facilities are proposed:

- None are proposed

2b Are these facilities what the area needs?

2c Are these new facilities located in the right place? If not, where should they go?

2d Does the layout encourage walking, cycling or using public transport to reach them?

3 Public Transport

Does the scheme have good access to public transport to help reduce car dependency?

- Footpaths to bus stops, but the bus routes are hidden from roads so there is little visibility to encourage switching.

3a What can the development do to encourage more people (both existing and new residents) to use public transport more often?

- Bring bus route through adjacent residential estate again?

3b Where should new public transport stops be located?

- No change needed

BfL12 We recommend that you avoid

- For example, bus only routes (or bus plugs) can be used to connect a new development to an existing development and create a more viable bus service without creating a 'rat run' for cars.
- We have 6 rush-hour rat-runs already, we do not need anymore
- One rat-run will be closed off by this development

4. Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

4a What types of homes, tenure and price range are needed in the area (for example, starter homes, family homes or homes for those downsizing)?

- There is a national and local need for more bungalows for elderly, downsizing and disabled
If bungalows were built here existing elderly residents could move to this site and stay local to their friends and families, freeing up more homes for families
Bungalows for the elderly would potentially reduce the overall numbers of cars in the development and reduce the number of journeys through the surrounding estate
1-2 bedroom homes are required apparently, so that is what is proposed for the Social housing

4b Is there a need for different types of home ownership (such as part buy and part rent) or rented properties to help people on lower incomes?

- 15% of the site is intended for 29% rented social housing (objected to by residents)
No opportunities are being offered to Self-builders

4c Are the different types and tenures spatially integrated to create a cohesive community?

- No the original scheme put the social housing on the west side of the site was inadequately planned
- The later version keeps all the social housing in one u shaped block of terraces turning its back on the remainder of the site, not blended in
- The other 69% of properties are a mixture of sizes and formats: terraced (objected to by residents), semi- and detached.
- A mixture of 5 Detached, 30 Semi-detached, 34 terraced

5 Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

5a How can the development be designed to have a local or distinctive identity?

- A mixture of 5 Detached, 30 Semi-detached, 34 terraced
- Predominantly flat site
- Site is surrounded by tall mature trees give an impression of surrounding countryside

- Dense tree and hedge row to site perimeter against views of dual carriageway Parkways and slip roads and its street lighting
- Scattered and 67 mature trees throughout the site, plus hedgerows, bushes and shrubs
- Predominantly single storey buildings with shallow monopitch roofs

5b Are there any distinctive characteristics within the area, such as building shapes, styles, colours and materials or the character of streets and spaces that the development should draw inspiration from?

- The existing site is predominantly single storey, but includes a two storey building despite assurances to residents at the time of construction that all would be single storey
- The surrounding estate buildings include: Bungalows, Chalet Bungalows and 2 Storey Homes
Yellow and pale pink, red, brown, coloured bricks and dark grey roof tiles
No Terraces and no blocks of 3 storey buildings.

6 Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), trees and plants, wildlife habitats, existing buildings, site orientation and microclimate?

- Trees and Plants: No advantage to be taken of the over 40 years old trees, the whole site is to be clear felled of trees (only 1 of 67 is shown to be retained) and plants and put back tarmac roads and pavements, houses and gardens
- Topography: The site is predominantly flat with 3 raised banks and under pass ramps, to the west.
- The site of a raised bank with silver birch tree coppice is proposed to become a SuDS settlement pond requiring felling, leveling and excavating
- Landscape features: Trees: 67 mature >40 year old trees, the intention is that the 'trees are unlikely to stay'
- Many trees with hedgerows or bushes are dense and continuous or in clusters
Foxes, Muntjac deer, Hedgehogs all frequent the area, but we do not know where there habitats are
- We do know that bats occupy parts of the site and occupy numerous exiting buildings
- A survey has revealed the existing buildings that have been empty for over 20 years, do have bat colonies, the intention is to demolish them and provide compensatory, accommodation and bat roost in a risky location on the site adjacent to an illuminated footpath and cycleway.
- All of this is presumptuous and risky for the bat colonies.
- All the buildings are intended for demolition rather than refurbishment to make sheltered housing using the existing bungalows
- The site runs North-South and it lends itself to easterly, southerly and westerly solar access.
- The current layout ignores solar orientation and only some properties benefit from easterly and westerly rear elevations and with potential for summer evening overheating of bedrooms

6a Are there any views into or from the site that need to be carefully considered?

- One conical tree forms the focal point and makes a great view north onto the site from the industrial estate link road from the south and can continue to do so.
- It should be retained weather there is a link road or not.
- There are two more of the same species trees in close proximity
- 4 Cherry trees demarcate a pedestrian route and vista into the site from the north
- Numerous Silver Birch form a coppice on the western side of the site on a raised bank, it is a popular site for picnics and wedding photographs
- One Lime tree is known to support a bat population foraging for food at the north end of the site, we suspect there may be more of the same species near the site entrance.

6b Are there any existing trees, hedgerows or other features, such as streams that need to be carefully designed into the development?

- 67 existing mature trees, could be saved and designed into the scheme adding dispersed public open spaces

- Site perimeter trees and hedgerows
- "The tree lines that currently provide a barrier between the site and the Parkway and the industrial estate are likely to be retained"
- 'Likely' is not strong enough, we want assurances.
- The hedge rows along the A1260 Parkway will be completely removed in the scheme shown in the Public exhibition.
- The site plan included in the Outline Planning Application avoids the problem outlined above.
- However the trees and shrubs may be deemed to be incompatible with SuDS settlement ponds and may still be removed.
- The suggested, in words only, Sustainable Urban Drainage Scheme (SuDS) has two proposed settlement pond where a raised back and much loved trees exist, there are no evident swales or other components to the SuDS show in the plans.

6c Should the development keep any existing building(s) on the site?

- Yes many of the special supported housing could be saved refurbished and reused
- All the buildings containing bat colonies should be retained and refurbished

If so, how could they be used?

Bungalows or Sheltered housing for the elderly from the exiting local community

7. Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

- No, the scheme proposed in the public exhibition was just a number crunching exercise to see how many plots can be crammed in without any enhancement, place making or safe neighbourhood children play areas, or retaining existing trees
- The revised scheme submitted for outline planning application makes little difference, but removes one block of public open space fills it with social housing and car parking and the remaining open space is dedicated to SuDS settlement ponds.
- The Social Housing in the second scheme creates a 3 sided quadrangle enclosing potentially shared communal space potentially with a westerly orientation, it could be the best place in the development bathed in summer evening sun.
- However it appears to be used entirely for car parking which will become a noisy courtyard with much disruptive activity at night time
- The car parking could have been relocated around the perimeter of the block, leaving the smaller courtyard for social housing health and wellbeing and a focus for communal activity

7a Are buildings and landscaping schemes used to create enclosed streets and spaces?

- Plots with obligation-minimum car-parking provision, but for larger older families insufficient car parking spaces will force considerable on street parking
- Half on half off (HOHO) parking on pavements is inevitable eroding the provision of footpaths for pedestrians, children on bikes, prams and wheelchairs
- Endless roads with on-street parking does not conger up a 'sense of place'

7b Do buildings turn corners well?

- No, many corners are planned as car parking drives at the side of houses in terraces, up to corners
- Cars on those drives will block the views at the corners, potentially making them more dangerous

7c Do all fronts of buildings, including front doors and habitable rooms, face the street?

- A question for Reserved Matters or Full Application rather than Outline Application?

8. Easy to find your way around -Is the development designed to make it easy to find your way around?

8a Will the development be easy to find your way around?

- The original scheme had 3 loop roads, 9 tee junctions, 3 dead end at site boundaries, 1 dead end facing open space, making it difficult to find your way around
- The revised scheme has 3 loop roads, 6 tee junctions, 1 dead end at site boundary is a small

improvement.

- One single road the full length of the site could be something of a drag strip with speeding cars between on-street or HOHO parking

If not, what could be done to make it easier to find your way around?

- Retaining mature trees will provide landmarks to navigate by?

8b Are there any obvious landmarks?

- The undeveloped side of the site with 2 settlement ponds, footpath and cycleway, distinguish themselves from the car lined street on the other
- 1 mature tree retained in a back garden will not help navigate round the site
- Mature trees would be preferred to a 3 storey bulky block of flats may make it easy to find your way around.

8c Are the routes between places clear and direct?

- In the second scheme; one long straight road from one end of the site to the other
- Routes linking these two sides will be simple

Three lengths of road joined by chicanes should not be too difficult to navigate

9. Streets for all - Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

- The 3 loop roads potentially create a loop road race track
- Loop roads and many off set junctions prevent highest speeds, but may encourage accelerating and breaking between junctions
- Tee junctions are generally considered safer than cross roads which this scheme avoids.
- 6 Tee junctions will mean much breaking and accelerating around the streets

9a Are streets pedestrian friendly and are they designed to encourage cars to drive slower and more carefully?

- Nothing about the original scheme or the submitted scheme suggests this is a consideration
- These are car and other vehicle friendly so that does not make them pedestrian or cycling friendly
- Demarcation of vehicle and pedestrian lines is part of the national requirements standards
- The public exhibition described a scheme free from safety-focused raised crossing tables
- Its is not clear if any are included in the submitted scheme
- The use of dropped curbs makes crossings easier with prams, wheelchairs and bikes

9b Are streets designed in a way that they can be used as social spaces, such as places for children to play safely or for neighbours to converse?

- In the submitted scheme one long straight road from one end of the site to the other may encourage speeding
- Inevitable on-street parking will make the streets unsuitable for street play
- There is no public open space left for play and socialising, just slitters of left over strips, this site is overdeveloped
- Front garden to footpath conversations can occur anyway.
- The social housing block inner courtyard could have been a good place for socializing but it will be completely covered in 60 car parking spaces, making no room for children's play, health and wellbeing or socializing.

10. Car parking - Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

10a Is there enough parking for residents and visitors?

- 2 parking spaces for homes is standard requirement, on-street parking will be inevitable with larger older families
- No dedicated space for visitors parking anywhere, other than on-street parking in east-west link roads
- The social housing layout is void of any details indicating numbers of car parking paces, motor

bike or cycle parking, there is insufficient room for 30 let alone 60 car parking spaces.

- The social housing is an insufficiently developed part of the proposals and is probably inadequate to put 30% of the housing into 15% of the site

10b Is parking positioned close to people's homes?

- 2 frontage car parking spaces, could be permeable pavement for SuDS
- 2 side drives at road junctions making corner visibility bad, could be permeable for SuDS
- Additional spaces could be in the east west link roads on-street parking or HoHo parking (Half on Half off pavements)
- Insufficient car parking for Social Housing may push parking further away, possibly into surrounding streets

10c Are any parking courtyards small in size (generally no more than five properties should use a parking courtyard) and are they well overlooked by neighbouring properties?

- Social Housing car parking need is far greater than is provided for and will push some parking on street and remote from the block and possible off site into neighbouring roads.
- 30 social housing units will share the car parking, all will be overlooked and have the potential to disturb people's sleep evening and morning.

10d Are garages well positioned so that they do not dominate the street scene?

- No garages are indicated all provision is frontages, side drives, and courtyard
- A question for Reserved Matters or Full Application rather than Outline Application?

11. Public & private spaces - Will public and private spaces be clearly defined and designed to have appropriate access and be able to be well managed and safe in use?

11a What types of open space should be provided within this development?

- All public open space on the site is now occupied by buildings or SuDS settlement ponds suggesting overdevelopment
- Make the settlement ponds safe for children's play with places for parents to observe
- Cycle routes and footpaths ran along grass verges, raised banks and coppices, these will now be turned into SuDS settlement ponds
- Retain the existing coppice on the mound, it is a popular spot for local residents
- Design the building layout to fit between the trees and create public open space around them
- Retain all the mature trees and make something of them, make them places in their own right
- Make the most of the shade and cooling provided by mature trees and hedgerows as we progress towards Climate Emergency conditions
 - SuDS settlement Pond might provide foraging for bats and other wildlife if the right plants and trees are provided in their vicinity.
- Retaining the existing mature trees (lime trees in particular) may well provide the necessary foraging sources for bats and birds

11b Is there a need for play facilities for children and teenagers?

- Yes but nothing indicated so far and no open space is left for them
- Consider exercise equipment for children and oldies along the footpath/cycleways if there is any room left
- If so, is this the right place or should the developer contribute towards an existing facility in the area that could be made better?
- There is no room on this overdeveloped site, under-develop this site and make space of health and wellbeing, or spread it further afield

11c How will they be looked after?

- SuDS should need little maintenance
- Settlement ponds will need some maintenance or margin planting
- PCC landscape maintenance department, unless they want to pay the community to do the job for them

12. External storage and amenity space -Is there adequate external storage space for bins and recycling, as well as vehicles and cycles?

- A question for Reserved Matters or Full Application rather than Outline Application?
- Probably more important an issue for Social Housing layout
- The social housing layout is void of any details indicating numbers of segregation bins for recycling, spaces for cars, motor bike or cycle parking, there is insufficient room for 30 let alone 60 car parking spaces.
- The social housing is a insufficiently developed part of the proposals and is probably inadequate to put 30% of the housing into 15% of the site

12a Is storage for bins and recycling items fully integrated, so that these items are less likely to be left on the street?

- The social housing is a insufficiently developed part of the proposals and is probably inadequate to put 30% of the segregation bins into 15% of the site
- To contain segregation bins for recycling and encourage reuse by others

12b Is access to cycle and other vehicle storage convenient and secure?

- The social housing is a insufficiently developed part of the proposals and is probably inadequate for convenient and secure storage for cycle and other vehicles
- But with car parking on front garden/drive there may not be enough provision for bike storage

A reconsultation was undertaken on 3rd November 2020. The representations received are summarised below.

Summary of Objections received – second round

Principle

- Despite public comments, little has changed from the first planning application.
- Why not a village hall, a community centre? Leaving the area green and not another concrete jungle.
- This is a quiet, desirable estate on which to live that he going to be spoilt for the greed of the developers and fulfilling the quota of housing for PCC.
- Why can we not do something for the children update the parks or build something that will encourage our children.
- There is plenty of room for new development sites on the outskirts of Peterborough
- You are ruining a beautiful place. Peterborough has become a joke!
- The land can be used for better purposes.
- The site itself lends to the construction of high quality family homes.
- Is it needed - thousands of homes are being built on the outskirts of Peterborough(Hampton)
- Another council decision - cramming in more housing while not developing in parts of the city where there is adequate space.

Character

- The revised plan is still not in-keeping with the local area.
- The layout has changed to accommodate several blocks of flats, rather than just one eyesore.
- Flats are not in keeping with the surrounding properties, especially if they exceed two storeys.
- This whole estate was built in the 1960's and is of low density housing.
- The plan now has 20 detached houses, with garages – will these be 3-4 storeys high?
- Do we have any assurance that houses will be limited to 2 storey not 3
- The area has a quiet village feel which is why most of us live here, why change that?
- Botolph Green/Gretton Close, less houses, but bigger houses, this is something that would work much better in this quiet and attractive residential location.

- The homes would be of much lower value than the surrounding area potentially changing the makeup of the community.

Overdevelopment

- The housing density is different from the estate it is joining.
- The developers acknowledge the constraints and challenges – because they are trying to cram in too many houses on a small site.
- The number of houses is way too many for such a small site.
- Why do we have to have so many houses built on little nooks and cranny that become empty?
- 50 or 60 would make me a lot happier than 100.
- A limited build of 50 homes sensitively designed around the existing environment would be a reasonable compromise for this site.
- The area is predominantly pre 70's housing, spaced out housing with front gardens. In contrast the development would have banks of car parking, 1m deep front gardens.
- It is evident that the proposal is overdevelopment and too dense for the context.
- It seems this is a stack them high profit grab by the builders with no concern for safety.
- I support the building of houses but the number of houses seems to be a great concern.
- The high density will impact on the neighbourhood character.
- Lockdown has shown the importance of gardens, not postage stamp yards.
- Despite objections there is no reduction in dwellings.

Highway implications

Transport Assessment

- The revised plan does not address traffic impact concerns and the TA cannot be relied upon.
- No traffic survey was ever conducted on Royston Avenue and to do so now, in these unusual times, would not truly reflect the normal amount of traffic.
- Royston Avenue/Oundle Road junction is subject to significant congestion during am peak with queues being regularly observed backing up past Dry Leys.
- The proposed development would exacerbate queuing and delays – both junctions should be assessed.
- Flawed traffic distribution which only considers direct journey to work trips. This fails to assign the significant number of diverted link vehicle trips within the neighbourhood accessing Oundle Rd via Royston Avenue for St. Botolph Primary School/Nene Park Academy, Nene Park Way and Orton Southgate Business Park.
There will be an increase in traffic resulting from large housing developments/Lidl at Sugar Way and the Showground.
- MP Shailesh Vara objected to the previous plan and said the traffic assessment is inaccurate and should not be relied upon.
- Stationary traffic on Oundle Road cause tail backs on the Nene Parkway (A1260) at junction 32 all the way to junction 33 effectively creating 3 lanes of traffic - this is just a recipe for a serious accident – the police and emergency services should comment on this known blackspot.
- There needs to be an investigation into the root cause of the traffic problem down Oundle road and a commitment to rectify it.
- The TA fails to establish valid baseline traffic patterns, has major flaws in the trip assignments/capacity assessment and therefore the conclusions of the no significant impacts cannot be relied on.
- The TA should address the omissions and flaws prior to the application being determined.
- There is still no clear description of the impact of increased traffic.
- Given the Covid situation, another traffic survey will not be representative.

Existing Situation

- The area will not cope with the extra traffic and the damage to the area will never recover.
- 100 houses with at least 2 cars a property - nearly 200 cars to adding to the existing problematic Oundle road at peak times.
- The previous use is likely to attract vehicle traffic less so at peak times, as well as a different type of visitor, who are more likely to approach on the parkway highway network from across the city.
- Residential use of the site is likely to result in more local traffic at peak times.
- The traffic in Royston Avenue will be queuing past Sheringham Way making it difficult to get out of my driveway.
- It will also affect traffic turning right onto Shrewsbury Avenue from Oakleigh Drive and Thornleigh Drive.
- There is always a lot of traffic through Newcastle Drive and Shrewsbury Avenue. This development will add to this.
- Drivers take a shortcut via Tollhouse Road speed down Latham Avenue and then use Hillward close to join the rat run on Royston Avenue.
- We are now at a point where anybody living in the Orton Longueville estate has no easy way out of the estate during the rush hour.
- It takes over half an hour to travel less than the one mile.
- Oundle Road is at a standstill in the mornings.
- In the mornings, cars are queuing on the parkway back to the holiday Inn roundabout.
- There is a lot of congestion between 07:30 and 09:00.
- To get from my house to the slip road onto the A1260 Nene Parkway, can take 20-30 mins to complete.
- Cars speed down Newcastle Drive as it is to cut through when the traffic is built up from Shrewsbury Ave and Oundle Road.
- Even now during this covid pandemic the levels of traffic can be quite high.
- The local authorities should focus on improving the traffic flow not adding another development.
- Thornleigh drive, Sheringham and Royston are too narrow for heavy traffic, makes passing other cars difficult. It's a miracle there isn't more accidents.
- The existing roads are extremely narrow which makes passing other cars difficult, pushing cars closer to and impacting on the pavements.
- The problematic rat runs are throughout the estate on every road that links the two main roads of Shrewsbury Avenue and the Oundle Road.
- The crossing on Shrewsbury Ave causes queues in the rush hour making leaving the estate very hard.
- Not enough room on our small estate to cope with extra traffic!
- We have enough problems with people using the cycle path and back streets as a rat run - nothing has been done about it.
- Oakleigh drive will become a rat run for the site.
- The quality of the road surfaces in the area is already poor with the added vehicular this would be made worse.
- I have asked in the past if new road markings could be put down be to no avail and perhaps speed bumps but again to no avail.
- It is a wonder that we do not experience accidents daily on our narrow and tight cornered roads around the estate, with drivers that do not live locally, flying along at full speed in their haste to avoid the traffic lights.
- There will be accidents with the additional 200+ cars and delivery vehicles from the new development.
- During the school run in the mornings the traffic queues all the way up Royston Avenue and I have great difficulty exiting my drive to get to work.

- There are a number of blind spots i.e. junction of Newcastle Drive/Oakleigh Road/Caldervale/Thornleigh Drive and Sheringham Road due number of cars parked on the left.
- Roads leading from the Oundle Road to Oakleigh Drive (Royston Ave, Sherringham Way, Thornleigh Drive) are incredibly narrow, with some sharp/blind bends, and are precarious enough, particularly at busy times, when traffic is queuing around parked cars
- Parking is at a premium already in this area and with the increase of traffic, this would make the situation intolerable.
- There is no suitable access road for this application without clogging narrow roads with cars parked on each side.
- Local roads which will feed into this estate were never designed for this amount of traffic.
- Increase the danger of crossing the roads, especially for the elderly & children.
- The pavements are also frequently used by children walking to the nearby schools – the development would increase risk of harm to them by way of road traffic accidents.
- The extra traffic will also place a greater risk on school children who use the adjoining streets to avoid the main Oundle Rd.
- As a local resident and local business owner I will be affected both personally and professionally, my business entry/exit is onto Shrewsbury Avenue which can be challenging already!
- Who will take responsibility for the injury or god forbid death of a child as not all drivers abide by the speed restrictions?
- Within the last 12 months there has been at least 5 minor/major accidents where Shrewsbury avenue turns into Newcastle drive. One of a few reasons is that residents and work-vans (from businesses and home improvements happening) park on both sides of the street and always up on the kerbs.
- People and commercial vehicles park on these roads and access for emergency vehicles is already hazardous.
- Are all the existing footpaths/cycle ways being retained
- If this development does go ahead then Traffic calming needs to be implemented on the roads and the narrow roads/pavements should be made safer for pedestrians.
- It puzzles me how the planners expect an already busy thoroughfare, to cope with additional traffic.
- The layby at the shops on Oakleigh Drive is already inadequate. This causes more congestion, both in the daytimes and evenings as there are 2 takeaways.
- Has anyone making these decision even visited these areas and at peak times.
- I suggest the planning committee take to their cars and see for themselves the dangers this size of development would bring to the area traffic wise.

Access

- Without broader amendments to the highway access, there will be significant impact on local residents for such a dense development.
- The size and nature of the development is not suitable for the relatively difficult access.
- The access is inadequate and would involve all traffic to the new development using the existing housing estate roads.
- The existing housing areas which are not suitable and to increase traffic flow would be more dangerous for users of vehicles cyclists and pedestrians.
- Morpeth Road is less suitable, narrow and congested with parking associated with the existing house frontages.
- You need to block off the end of Morpeth close to ensure the safety of children and current residents.
- There needs to be separate road access created.
- A new access road could also be constructed along the alignment of the existing cycleway foot path which runs between the housing area and the Wainman Road estate.

- Morpeth Close is supposed to be a close, not a road.
- It is unbelievable that the Highways Department and the Planning Department think that one exit/entrance to the new development is sufficient.
- Morpeth Close is not fit for 200 plus cars going through several times a day.
- The increase in traffic down Oakleigh Drive is going to be detrimental to the area unless another access point is put in place
- Many children use Talbot Avenue and Morpeth Way as their cycle route.

Closure of Wainman Road Access

- Objection to the closure of Wainman Road
- Wainman Road is the main access to the Gloucester Centre and has not caused any problems.
- Closing Wainman Road as it is deemed a rat run through the estate appears the priority.
- Rat-runs will only be made worse by the closing off the access which has existed for over 30 years.
- Where is the sense of increasing traffic and reducing access putting the elderly and young people at risk.
- If there is no alternative access how can you expect any resident nearby to agree to this application?
- Currently, although Wainman road access reduces traffic on Oakleigh Drive.
- To close access from Wainman road and in addition building 100 homes is most ill advised.
- Wainman Road is a public highway and it will still be required to access this site.
- Sharing the options to access the development would reduce the through flow of traffic and avoid a bottleneck on Oakleigh Drive.
- Wainman Road could be left open and improved.

Parking

- There is never enough car parking on new estates so we foresee an overspill on to the surrounding roads - namely Morpeth Close and Oakleigh Drive, creating extra hazard when travelling around the estate.
- The proposed plans wouldn't allow for private parking for each dwelling. Morpeth Close is a narrow road and with the potential of parked cars building up would impact on flow of traffic.
- Flats will need 12 -14 car parking spaces per block, plainly there is not enough provision

Construction Traffic

- HGV and other heavy vehicles would be rolling down the streets for the next year.
- The current roads are not going to cope with the heavy construction traffic
- Construction traffic poses a risk to the young and elderly residents.
- How are the construction lorries gaining access to the site with only one entry?
- Mud will be spread through the estate especially on Newcastle Drive and Oakleigh Drive.

Pollution

- An extra 200-400 cars will generate extra noise & pollution.
- We are trying to reduce pollution, but more and more is being created in areas where it is already high with the parkway.
- This will have many safety concerns and environmental impact which feels like Peterborough City Council are not taking into consideration.
- This area already has to live with the constant noise from surrounding factories and businesses.
- The noise pollution created would be damaging to our elderly community and to our wildlife.
- Pollution is already at a dangerous level and will get worse,
- Residents wellbeing will suffer causing more people sent to already over stretched doctors and hospitals.

- The air quality of the new houses being so close to a busy dual carriageway would be very poor at busier times.
- Our kids already breathe in enough toxic fumes from stationary traffic.
- There are no significant comments from the Pollution Officer on the impact of this on the local community .

Facilities/Amenities

- There are not enough facilities, or doctors and you struggle to get appointments now.
- The schools, doctors can't cope as it is.
- There's not enough schools, doctors surgery's etc already and that's without the new sugar way build and this proposal
- Local residents accept that this land will be developed, but 100 houses, 250-400 additional people and no additional services, does not make a happy community.

Biodiversity

- Bats - No licence has yet been obtained. Bats are now hibernating and will not come out of hibernation until March, when the proposed demolition will take place.
- No mitigation for the bat habitation has taken place to date and it is already too late for next spring.
- The Barn scheme remains grossly inadequately sized (in all three dimensions) for the bat species it is intended to serve.
- Bat habitats are protected and if no provision is made and destruction is carried out, this will be against the Wildlife and Countryside Act and illegal.
- Environmentally you are proposing to destroy mature trees and affect the bat and bird colonies nesting. This must be illegal right?
- There seems only lip service is being paid to environmental concerns regarding the bat colonies.
- I object to trees being removed and bats being dislodged from their homes.
- No one is convinced the new bat boxes to a new site will help the bats but instead kill them off.
- Natural England has endorsed the plan, since it is not a Site of Special Scientific Interest. However, they have clearly not been informed of the fauna and flora, including endangered species that inhabit the site and must be protected by law.
- Peterborough Planning very much follows this view, since they have not requested placement of the bat boxes, justification of their siting, monitoring to see whether anybody is requesting a viewing (bats, of course) and how long it will take for any bats to decide to occupy these bat boxes or bat barn.
- What will happen to all the other displaced species is anybody's guess.
- Rare butterflies seen in the area. Demolishing their habitat is wrong when too many animals, wild flowers being made extinct by over building.
- I urge planning to deny this planning and live up to the signs entering Peterborough - ENVIRONMENT CAPITAL
- The flora will disappear, as they are no significance to Peterborough City Council green credentials.
- The area has all kinds of wildlife living in this area like Jack deer, hedgehogs and newts.
- Loss of trees equals loss of bird habitat and bat feeding grounds.

Impact on trees

- Trees will be destroyed and pollution will go up.
- You haven't said exactly what is going to happen to the trees and wildlife.

- The environmental impact of felling trees is huge trees absorb large amounts of toxic gases from around the area.
- Some trees and shrub areas are now to be retained, which is positive, but still, 60 plus mature, healthy trees are to be destroyed.
- Some existing trees clash with the housing layout.
- It is not a full planning application so more trees could be lost.
- Please can we have assurances that indicated new trees and bushes are part of the developer commitment.
- It also shows that some of the beloved trees (E.g. the 4 cherries will be in the SuDS pond) are to be translocated – they should be retained with root ball protected.
- Some trees will be in the new property's gardens, what is to prevent the new owners from chopping them down?
- The proposed demolition is March 2021 – the bird nesting season. This will be against the Wildlife and Countryside Act and illegal.
- Loss of trees and habitat isn't very environmental, especially as Peterborough is 'The Environmental Capital'.
- PCC want to be known as the greener city, yet your allowing perfectly healthy mature tree's cut down.
- The WSP Arboreal is a work of fiction, since it clearly demonstrates no knowledge of bat behaviour and the tree management plan is confusing and simply does not make sense.
- The mature trees block a lot of sound and pollution from the parkway.
- It says these trees are going to be dug up with a root ball taken with them but moved to other areas not stated, these should be added back into the plans so they can be enjoyed by the local people that they were meant for!
- They are destroying mature trees, yet have pushed for tree planting schemes.
- Residents would rather keep existing mature trees – It will be years or decades before saplings replace the full function of a mature tree.
- Peterborough Planning are pushing through this application without regard to the concerns of residents and the plight of the fauna and flora of this quiet haven.

Open space

- It would be nice to see more green areas, aligning with Public Health England's report - "Improving access to greenspace - A new review for 2020". It emphasis green space as an important asset for supporting health and well-being.
- It is important to have more greenspace by reducing the house numbers and this will positively impact the mental health of new and existing residents.

Amenity

- My property backs onto the Gloucester Centre and I object to the proposed building of 100 new homes on the Gloucester Centre due to increase in noise, pollution, traffic.
- I will personally feel the impact of over 200 cars passing my house 24/7 enormously.
- There will be more litter around the area.
- Please do consider the local community that already exists here.
- You need to listen to the residents that live here and act accordingly.
- Property along boundary wall to Gloucester Centre ground level lower by approx 1 half meters allowing new residents to overlook into our properties.
- New builds will also cause loss of light and overshadowing to properties along boundary.
- I also understand from planning flats not built because they don't blend in with surrounding area?
- The development will impact on views of open spaces/trees.

- It would also increase the noise significantly in what is supposed to be a peaceful residential area.
- This proposal also ruins the quiet paths from Caldervale to the underpass which almost every dog walker uses at least twice a day with no other quiet walk with decent length.
- We bought this house due to the quiet nature of the area, the friendly and local feel and minimal traffic past my address, especially as I have young children.

Drainage

- From an environmental perspective it is not good to concrete over so much land. Is there capacity for all the runoff rainwater?

Crime

- Flats - just look at the areas in Peterborough that have crime and you want to create another area for the crime rate to go up.
- Finally, it has been known in other areas of the UK when building 'affordable housing' and flats that crime increases, this would be devastating as burglaries in Orton Longueville are already an ongoing issue.

Consultation

- This is the second time that PCC has issued a planning application during a national lockdown.
- While the country is in the midst of the worst pandemic in over 100 years, PCC planning decided to published the revised planning application – during the second lock down
- At the start of the pandemic and subsequent lockdown in March 20, PCC planning published two very important and controversial applications - the Bat Barn and bat boxes on telegraph poles (ref 20/00282/FUL) and - phased demolition of all buildings (ref 20/00411/PRIOR).
- I objected to the "approval by stealth" approach and PPC Planning's complete disregard of residents' objections and was told that they were simply following the Government guideline of "business as usual".
- I was informed by the head of Peterborough Planning that the prior notification application had the council not decided the application within the timeframe specified in the legislation then the demolition would have gained automatic consent.
- If automatic consent was a given, why did Peterborough Planning advertise the application on the portal and invite comments when the application was not even required to be considered?
- There were revised important documents that were placed on the portal the day before Peterborough Planning approved it (even though it was unnecessary).
- Was it Peterborough showing bias and supporting this proposal ie rubber stamping it to make it legal, despite the effects it would have on the local community.
- Further, the head of Peterborough Planning stated "As the buildings are of no architectural or historical merit we could not have reasonably refused consent". The buildings may be of no architectural or historical merit, but they are habitats for many species of fauna, including endangered bats.
- The 2 week time scale for residents to respond is unacceptable.
- PCC have also failed to notify every resident by post.
- Many residents are elderly and do not have access to the internet and following government guidelines, staying home and not going out to buy stamps and posting letters.
- It will be impossible for their voices to be heard.
- The time scale may be the normal response time, but we are not living in normal times.
- Peterborough Planning appears to be following the "business as usual" rules to the extreme.
- The whole issue of public consultations on this development has been underhand, and a sham from the start. Shame on you PCC.

- Little has changed from the previous outline plan - simply re-arranged a few house and appear to be saving some trees.
- The supporting documents produced from various City Council service groups simply give "no comment" or views remain the same as previous.
- There was no obvious site plan so what are we commenting upon at this stage?
- It is not colour coded so it is unclear where pavement stops and landscape starts/ and to determine if there is enough parking
- 4 Units are not easily distinguished (Houses or Social Housing?)

Misc

- I often wonder whether the planning department really think about what developments they allow to be built.
- I am concerned that my property is going to lose value due to the planned redevelopment.
- The value of nearby houses will be affected, especially if they were to be used as social housing/bought by landlords wanting to buy cheap to rent out.
- PCC has not looked into this proposal with any professionalism or depth. The lack of understanding you continue to display is alarming.
- Those who are supporting this development is a case of it's ok as long as it's not in my back yard.
- I find it an absolute disgrace that all of the objections that were previously made on this development have been completely disregarded
- The fact that you ask residents their opinion and then take absolutely no notice says it all for me.
- What is the point of objecting if we are not listened to?
- This is all being now pushed through when we are in pandemic situation and many unable to object.
- Too many houses, which I can only assume is to give the developers the biggest return. Where is all the water and waste going to go?
- I am fully aware of how the developers work, and if enough money is put forward, they will get their own way.
- The correspondence between Savills and the Planning Officer (letter dated 19/10/20) is a typical "Boris Letter" (vague and without details). It is full of jargon, eg "pinch point", vague comments about the impact on Morpeth Close (what about Newcastle Drive, Oakleigh Drive, Thornleigh Drive, etc, etc), mentions "blocks of flats" (not in keeping with the houses on the estate) and glosses over the plight of wildlife on the site (bat licences !, bat boxes!, monitoring ?, etc).
- Peterborough Planning is following the Peterborough Plan and will push through this development regardless of the impact on residents and the environment.
- They are determined and have power to do anything they want regardless of the distress caused to residents.
- They are insisting on Social housing on this site, yet have none in the Fletton Keys development.
- They are destroying habitat of endangered species, yet claim green credentials.
- The legacy of the Great Leader will be a concrete jungle, surrounded by huge warehouses and beware if you go into zombie city centre at night.

Support

- Contrary to the numerous objections being voiced and petitions being brought to my door I have no objections to the proposed development and in fact see it as an opportunity for the Conservative led council to "walk the walk" rather than their usual practice of "talking the talk"
- I would suggest that one of the petitioners at my door let the real reason for their objections slip when ,after her list of reasons, added that the development would include "social housing".

5 Assessment of the planning issues

a) Background

The hospital buildings are considered surplus to requirement by the NHS and therefore the site has been sold to the applicant - Homes England. The applicant has entered into pre-application discussions with the Local Planning Authority.

A planning application has been approved for the construction of a Bat Barn and the erection of 5 poles to accommodate Bat Boxes. The proposal is for the provision of mitigation and compensation measures for when the buildings housing the bat roosts are demolished. – ref. 20/00282/FUL.

An application for Prior Approval has been approved for the demolition of the buildings within the Gloucester Centre site - ref. 20/00411/PRIOR.

b) The Principle of Development

The application site is allocated for residential development within the adopted Peterborough Local Plan (LP37.21) for up to 100 dwellings. This allocation establishes the principle for residential development at this site.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise (NPPF para. 47). At para. 11 of the NPPF it is advised that decisions should apply a presumption in favour of sustainable development and development proposals that accord with an up to date development plan should be approved without delay.

Furthermore, there is a presumption in favour of the redevelopment of Brownfield land. The NPPF para. 118 advises that substantial weight be given to the using of suitable brownfield land within settlements for homes and other identified needs.

The proposal would also contribute towards the City Council's housing land supply and the Government's objective of significantly boosting the supply of homes.

The site lies within the urban area boundary and is well related to existing facilities within Orton Longueville including a public house, recreation area, convenience store, post office, primary school, secondary school and medical practice; all within a reasonable distance to the site.

Up to 100 dwellings are proposed at the site, 30% of which will be affordable housing in accordance with policy LP8 of the Adopted Peterborough Local Plan. This would be secured through a S106 agreement. It is envisaged that the new homes will be a mix of sizes and house types in accordance with the latest Strategic Housing Land Availability Assessment (SHLAA).

Representations:

A number of the neighbour representations received have queried the need for the development stating that Peterborough is already over populated and significant building of residential areas is taking place all around Peterborough. They query the need for low cost housing, that outlying areas of Peterborough are more able to accommodate the demand for new homes and suggest alternative uses such as homes for the elderly, office development, a community centre and so on.

As stated above the decision to build houses on this site has already been made with allocation of the site for residential development and the adoption of the Local Plan. Despite the number of developments that are taking place across Peterborough there is a need for 942 dwellings per year,

starting in 2016. The overall housing need for the plan period is therefore 18,840 homes between 2016 to 2036. This development would meet some of this housing need.

Comments have also been made on the impact on the existing character of the area. There is significant objection to the proposed flats. The layout has been amended showing 4 no. flatted developments rather than one larger flatted development on the initial layout. It is not considered that the development of the site for residential use would impact on the surrounding area as this comprises primarily residential development. The design and scale of the development would be considered at reserved matters stage, when consideration will be given to the impact on the existing character of the area. It is accepted that there are currently no flats within the immediate surroundings and developments are a maximum of two storey in height, however providing any proposed development is sensitive to existing neighbouring amenity, development higher than two storey could be accommodated on site without impacting on the visual amenity of the area.

It is also accepted that the existing residential developments do occupy more generous plots, however they are of their time and unfortunately with modern developments there are more land constraints. However, the development would need to respect the surrounding character whilst at the same time make efficient use of the site.

Concerns have also been raised regarding the provision of affordable homes on this site. Policy LP8 requires that for sites of 15 or more dwellings, 30% of dwellings should be affordable to ensure new housing delivers a balanced mix of housing tenures to meet all housing needs. The applicant proposes that 30% of the dwellings would be affordable and has provided an indication of the affordable house types, however, this would be agreed at a later stage.

It has been queried as to why some developments, for example, Fletton Quays do not provide any social housing. Each case is considered on its merits and in the case of Fletton Quays a viability appraisal demonstrated that providing affordable housing on site would not be viable.

Some concerns have been raised regarding the impact which this development will have in terms of pressures on existing services and that there are already insufficient facilities. Whilst these concerns are noted the site is allocated for development so the principle of locating development here is established. The application will make a payment toward local infrastructure under the Council's Infrastructure Levy charge (CIL).

There are a number of objections to the density of the development. The allocation proposes an indicative number of 100 dwellings on the site. The application proposed is for up to 100 dwellings. The illustrative plan indicates that the site could accommodate up to 100 dwellings however, it is not known at this stage what the number of bedrooms would be and the number of car parking spaces required, and so on. Therefore it is not known at this stage whether 100 dwellings could be accommodated on site and the numbers could well be less.

The principle of residential development on this site would accord with policy LP8 and LP37 of the Adopted Peterborough Local Plan and is supported subject to meeting the criteria of other relevant planning policy and material considerations.

c) Highway implications

Transport Assessment

A Transport Assessment (TA) has been submitted in support of the application in order to assess the likely impacts of the proposed development. A study has been undertaken covering the surrounding highway network to the north, east, south and west and includes Morpeth Close, Oakleigh Drive, Newcastle Drive, Wainman Road, Shrewsbury Avenue, Morley Way, the A605 Oundle Road and the A1260 Nene Parkway. Data on the existing traffic patterns and flows, a number of junctions, turning counts, queue lengths and Automatic Traffic Count (ATC) was obtained by surveys undertaken at the end of June 2018.

The TA states that as the proposed development will be replacing an existing land use the change in the overall number of trips generated by the site will be insignificant. In addition, the vehicle movements generated by the proposed development will also become dispersed across the surrounding highway network, and as such the impact of the trips from the proposed development on these routes will be negligible.

The Local Highways Authority has assessed the information contained within the TA. Whilst the TA makes the assertion that there was no significant queueing for any length of time at any of the main junctions on Shrewsbury Avenue, observation of the A605 Oundle Road / Shrewsbury Avenue / Botolph Green signalised junction and the modelling within the TA show that it is congested and operating at capacity.

Furthermore, it has been acknowledged within the TA that there is queueing, observed from video footage, from the A605 Oundle Road / Shrewsbury Avenue / Botolph Green signalised junction that extends through to the Shrewsbury Avenue / Wainman Road junction. However, this has not been acknowledged as being an issue at other junctions in between. It would also be expected that the significant queueing and blocking back through junctions along Shrewsbury Avenue would likely result in queueing along Wainman Road, Newcastle Drive and Oakleigh Drive. LOS values should be shown where RFC values cannot be reported within the junction modelling to help demonstrate whether the junctions are operating within capacity.

Nevertheless, the trip rates, traffic generation and trip distributions are appropriate and due to the proposed development creating less trips than the existing usage of the site, it would be agreed that the proposed development would have no detrimental impact on the highway network. Therefore whilst there are inconsistencies and incorrect statements made about the current situation in the TA, the LHA concedes that as the proposed trips are expected to be less than the current use of the site, the development is considered acceptable in terms of traffic generation.

Concerns have been raised regarding the proposed impact of the development on the existing level of vehicular movements within the area. However, the differences between the existing and proposed person trip arrivals and departures is due to the nature of these land uses. For the existing development the majority of person trip arrivals will be in the AM peak hour as people arrive at work, and the majority of person trip departures will be in the PM peak hour, as people leave work. Whereas, the proposed development is for residential use and as such the majority of person trip arrivals will be in the PM peak hour as people arrive home, and the majority of person trip departures will be in the AM peak hour as people leave home.

The Parish Council and other representations raised the question of why the traffic survey did not include the Royston Avenue junction. This matter has also raised by a number of neighbouring occupiers due to concerns that this is a heavily trafficked junction with intermittent queueing and causes significant congestion problems on the roads surrounding the site and adds to the issue of rat runs causing traffic jams and congestion on other narrow roads. The LHA has advised that this junction was not considered as part of the study area given that the impact of the traffic would be below the minimum threshold for traffic flows, which is in accordance with National and local guidance. Therefore the Local Highway Authority cannot request junction surveys or testing in this.

Furthermore, it is acknowledged that 'Rat Running' does occur through the estate. However this is an existing problem. The situation would not materially change as the development will generate fewer vehicles than the previous use of the Gloucester Centre. This being the case, the Local Highway and Planning Authorities cannot require interventions from the developer.

The question of the cumulative impact arising from planned development on Oundle Road and how/if this will effect Skanska delivering the widening of A605 Oundle Rd between Alwalton & Lynchwood Business Park scheduled to start early next year. The LHA has advised that site at Lynchwood, Alwalton and East of England showground have been factored into the future year modelling for the

A605 widening scheme. In addition there has been an allowance for background growth from developments in other areas of the city.

Concerns have been raised regarding the impact on construction vehicles on the existing roads. It is not known at this stage what the haul route will be however a pre-condition highway survey/inspection would be carried out prior to development. A similar inspection will take place on completion of the development.

In order to maximise the opportunities for sustainable travel to and from the proposed development for future residents, so as to reduce the limited impact of vehicle flows associated with the proposed development, the primary site access road into the site will form part of a number of proposed improvements; these include:

- 2m wide footways along both sides of the primary site access road;
- an uncontrolled pedestrian crossing point with dropped kerbs and tactile paving across the primary site access road where it meets Morpeth Close;
- a number of uncontrolled pedestrian crossing points with dropped kerbs and tactile paving across the internal estate roads; and
- walking and cycling links from the site to connect with the surrounding footway / cycleway network.

Access

The means of access to and from the site is a matter for determination under this outline application. Vehicular, pedestrian and cycle access to and from the site will be taken via Morpeth Close via the existing access.

The Local Highways Authority (LHA) had initially requested that Morpeth Close be widened to 5.5m to match the new estate road within the site. However, the width of Morpeth Close is 5.4m which is considered to be acceptable.

The access location will be acceptable subject to it meeting the width of the access being 5.5m with 2m wide footways. As the access will be subject to a Section 278 agreement and the appropriate technical vetting the LHA have no objection to the access arrangements.

A Grampian condition is proposed requiring that no dwelling be occupied unless and until the vehicular access serving the development from Morpeth Close has been completed to the satisfaction of the Local Planning Authority.

Closure of Wainman Road Access

During pre-application discussions the applicant was advised that the Wainman Road access be permanently closed due to safety issues. There have been a number of objections raised to the closure of the access however, it is not deemed appropriate for a residential development to be accessed through an industrial area.

A recent application has been approved for a change of use of a former communal car park within the Wainman Road industrial estate for car sales ref. 19/00924/FUL. This has reduced the number of car parking spaces within the industrial estate. At the time concerns were raised regarding the impact the loss of the parking area would have on Wainman Road and the likelihood that this would result in cars parked on Wainman Road. Thus this situation is likely to make Wainman Road an even less suitable option for access to the Gloucester Centre.

A condition would be appended to the decision requiring the details for the closure of Wainman Road to be approved by the Local Planning Authority. In addition this would be subject to technical vetting as part of additional section 278 works.

A Tracking Plan will be secured as part of the reserved matters application to ensure a refuse vehicle can access and manoeuvre within the site.

Cycle Network

There is currently no footway provision along the south side of Morpeth Close for its entire length, however there is a shared footway / cycleway that forms part of the Sustrans National Cycle Network Route (NCNR) No. 53, which runs parallel to the south of Morpeth Close, connecting to the footway /cycleway network surrounding the site and beyond.

The illustrative plan shows changes to the cycleway/footway to the north west of the underpass which would be required to implement the drainage basin. The cycleway/footway would continue to the south east of the underpass however, there is currently no link shown with the proposed development. It is considered appropriate for a connecting route to be provided from the south end of the development through to the cycleway that runs parallel to Morpeth close, this would provide a new route for existing and future residents and would avoid unofficial routes being used to cross the grassed areas. These details would be secured by condition.

Concerns have been raised regarding the impact on the quiet paths from Caldervale to the underpass which is regularly used by dog walkers. The illustrative layout proposes a slight change to the alignment of this cycleway/footway however this would not substantially change as a result of the development.

Parking

The illustrative plan submitted demonstrates that there would be sufficient parking to serve the development. However, this would be agreed at reserved matters stage when the number of bedrooms are known. The layout will need to provide car parking and visitor parking in accordance with the parking standards within the Local Plan to ensure there is no impact of vehicles associated with the development on nearby streets.

Construction Traffic

A Construction Management Plan would be secured by condition. This would agree the details of a route for construction vehicles, wheel cleansing, noise and dust mitigation, working hours and so on. It is inevitable that construction traffic will have some impact on residents but this can't be a reason to refuse permission as a matter of principle.

Travel Plan

A Framework Travel Plan has been submitted in support of the application. The Travel Plan contains various measures and initiatives to encourage more sustainable modes of travel and to minimise the use of the car. This is promoted under policy LP13 of the Adopted Local Plan and para. 111 of the NPPF. Upon occupation of each dwelling Travel Information Packs will be provided to the occupier which will contain information regarding travel choices. The pack will also include either a cycle voucher or a Mega rider bus pass. The Travel Information Packs would be secured by a S106 agreement.

The Travel Choice Team has assessed the Travel Plan and advises that the Framework Travel Plan is acceptable.

Having considered all of the above and subject to conditions the highway impacts of the development are considered to be acceptable in accordance with policy LP13 of the Adopted Peterborough Local Plan (2019).

d) Meeting Housing Need

As stated under section a) the proposal would provide 30 affordable dwellings. The current tenure split expected to be delivered on this site is 21 affordable rented homes and 9 intermediate tenure in this instance. This would be agreed at a later stage.

In addition, the policy LP8 requires that all dwellings which would be available as social rented tenures will be required to be built to meet minimum National Space Standards (as defined by Building Regulations). The details submitted under the reserved matters application will be required to demonstrate compliance with this policy.

Policy LP8 also requires that all new dwellings should meet the part M4(2) of the Building Regulations to ensure that the dwellings would be adaptable for the changing needs of future applicants. On all development proposals of 50 dwellings or more, 5% of homes should meet Building Regulations Part M4(3)(2)(a). The details submitted under the reserved matters application will be required to demonstrate compliance with this policy.

The proposal would therefore accord with policy LP8 of the Adopted Peterborough Local Plan (2019).

e) Noise

A Noise Survey was undertaken in December 2018 and comprised both attended and unattended measurements designed to capture representative noise levels from road traffic and commercial activities at the Wainman Road Commercial Estate. The survey acknowledges the site is relatively exposed to road traffic noise and therefore comprises a high-risk development site in terms of noise exposure. Noise assessment work has informed the evolution of the indicative layout to ensure that it responds appropriately to noise as a constraint.

The established commercial uses at Wainman Road were also considered early in the design process to ensure that the development would not result in unacceptable commercial noise impacts for future occupiers or create conditions likely to be detrimental to the continuation of those commercial uses in the future.

The Survey concludes that the indicative layout responds appropriately to noise constraints via buffering, screening, orientation, façade mitigation and the use of noise barriers, where necessary and that acceptable noise levels can be achieved in all internal and external residential amenity areas, subject to relevant detailed design calculations being undertaken at the design stage.

The Noise Pollution Officer has assessed the information submitted and considers that the assessment demonstrates that compliance with the national standards for acceptable noise levels in both internal and external residential amenity area can be achieved with some mitigation measures. Further work is therefore required during the final design process, a condition is required to ensure that suitable mitigation is provided.

It is accepted that the indicative layout has changed since the submission of the noise report. However, the layout is only indicative at this stage and the reserved matters application will need to demonstrate that acceptable noise levels, both internal and external, would be achievable.

It is considered that based on the information within the noise survey a design solution and appropriate mitigation measures would be available to address the noise implications of the site. The proposal therefore accords with para. 180 of the NPPF and policy LP17 of the Adopted Peterborough Local Plan (2019).

There will inevitably be noise from construction but this will be managed as best as it practically can via a construction management plan.

The occupation of the proposed houses will not be unacceptable with the adjacent dwellings on noise grounds.

f) Drainage

The application is located in Flood Zone 1 and supported by a Flood Risk and Drainage Strategy. A Sustainable Drainage System (SuDS) hierarchy has been followed in applying the use of sustainable drainage techniques to the proposed development.

As stated above the initial scheme proposed two drainage basins, however due to the number of trees which would have been lost this has been reduced to one basin. The basin would be used as the primary means of surface water attenuation. This will provide a level of treatment, notably with the inclusion of a sediment forebay, as well as biodiversity benefits on top of being an efficient means of surface water attenuation. Swales may be used to convey and/or attenuate surface water. Permeable surfacing is proposed in car parking areas across the site as a method of collecting water from the hard standing and providing source control as well as an element of upstream storage and pre-treatment.

Infiltration is not feasible within the site due to the presence of clays. No watercourses were identified as suitable for surface water discharge. It is therefore proposed to discharge to the existing Anglian Water surface water sewer located at the northwest site boundary. It is proposed that the discharge rate would provide a marked level of betterment over the existing offsite discharge.

Anglian Water has requested that a surface water management condition be appended to the decision as whilst it is accepted the percolation test results confirms that infiltration is not viable, there is no evidence to demonstrate that discharge via a watercourse etc has been thoroughly investigated in accordance with part H of the Building Regulations.

The Drainage Team have considered the drainage strategy for the site and are supportive of the information submitted subject to further details being secured by condition.

The proposal would therefore accord with policy LP32 of the Adopted Peterborough Local Plan (2019).

g) Ecology

The site comprises of a predominately urban landscape with some connectivity to other habitats provided by the strips of scrub forming the site boundaries. A Preliminary Ecological Appraisal (PEA) was submitted in support of the application and states that the site supports habitats of negligible conservation interest (buildings, amenity grassland, introduced shrub, bare ground and hardstanding) and also habitats of a site value only (dense/continuous scrub and scattered trees). These habitats support common and widespread plant species which were recorded during the field survey. Habitats present within the site are suitable for bats, badgers and birds.

Bats: A Preliminary Bat Roost Assessment (Nov 2018) submitted with the application confirmed evidence of five bat roosts in four of the buildings proposed for demolition, which includes two maternity (summer) roosts of soprano pipistrelle and common pipistrelle bats. The roost survey was carried out during the late autumn and it wasn't possible to establish the exact numbers of bats using the roosts and therefore what the impacts of the proposed development would be on bat species.

All bats and their roosts are fully protected by the Habitat Regulations. Therefore prior to any demolition works commencing, a European Protected Species licence will be required from Natural England (NE). NE will not issue a licence until planning permission has been obtained. Therefore the LPA must be satisfied that sufficient information has been provided to be able to assess whether a NE licence could be issued.

Bat activity surveys as recommended in the bat report should be carried out (between May and August) to inform mitigation measures prior to determination of the planning application, however the applicant proposed a detailed precautionary "worst case scenario" bat mitigation strategy. The

Wildlife Officer assessed the report and considered the proposed mitigation measures to be acceptable and that these could be secured by condition.

Subsequently a Bat Survey Report (Oct 2019) containing additional bat activity surveys was submitted. From June to August 2019 all of the buildings on the site were subject to dusk emergence and/or pre-dawn re-entry surveys. The results found that 16 bat roosting locations were present on the site within five buildings. This also included a maternity bat roost.

Para. 175 of the NPPF advises that 'if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequate mitigation or, as a last resort, compensation, then planning permission should be refused.'

In addition, policy LP28 of the Adopted Peterborough Local Plan states 'development should avoid adverse impact on existing biodiversity and geodiversity features as a first principle. Where adverse impacts are unavoidable they must be adequately and proportionately mitigated. If full mitigation cannot be provided, compensation will be required as a last resort where there is no alternative.' Para. 1d) goes on to say 'where adverse impacts are likely, development will only be permitted where the need for and benefits of the development clearly outweigh these impacts. In such cases, appropriate mitigation or compensatory measures will be required.'

In order to implement development on site all the existing buildings would be demolished and therefore features within the site known to be used by roosting bats cannot be retained or incorporated into the proposed development. Bat mitigation will be required to be implemented.

There are no mature trees on site, or trees with features considered to be suitable for roosting bats. The site does have some suitability for foraging and commuting bats, with the strips of scrub and scattered trees along its south-western and south-eastern boundaries. These habitats provide connectivity to the wider landscape, especially towards Nene Park north of the site. It is considered that the site has moderate suitability for foraging and commuting bats.

As stated above planning permission has been granted for a permanent compensatory bat roost building (Bat barn) for common and soprano pipistrelles. A condition has been appended to that consent requiring that no demolition would be undertaken on the buildings within the site housing the maternity roosts until the bat barn has been constructed, approved and signed off by a licenced bat ecologist. As part of the protected species mitigation licence requirement, WSP as the named ecologists will monitor the success of the replacement maternity roost (the proposed Bat Barn) for a minimum of five years post construction. This has also been secured by condition.

The location of the approved bat barn has been revised since the initial submission and would be located to the north west of the site adjacent to the drainage basin which is in proximity of the bat flight lines and away from the current cycle path route.

10 bat boxes are being provided on site, as well as a number of roosting features within the bat barn structure, including bat soffit boxes and Schwegler bat tubes.

The Wildlife Officer is satisfied that the submitted mitigation measures set out in the 2019 Bat Survey Report are likely to ensure that the favourable conservation status of bat species. As conditions have been appended to the decision for the Bat Barn/Boxes regarding demolition and monitoring it is not necessary to re-append the conditions here. The Bat Survey Report would be an approved document. A condition would be appended requiring integral bat boxes on 10% of all new dwellings and a condition requiring details of lighting to be agreed.

The mitigation/compensation strategy proposed is acceptable and would maintain the favourable conservation status of bat species identified on site and therefore accords with para. 175 of the NPPF and policy LP28 of the Adopted Peterborough Local Plan (2019).

The strip of deciduous woodland running adjacent to the site on the opposite side of the A1260 could potentially support badger. Due to urban nature of the site and the surrounding area, the limited foraging and resting places within the site, and the barrier created by the busy A1260, it is unlikely that badger would use the site.

Habitats on site are generally sub-optimal for breeding birds (well maintained, landscaped shrubs and scrub). However, the scrub strips forming the boundary of the site, larger shrubs and scattered trees could be used by breeding birds for nesting, as well as the built-structures on site. As such, it is recommended that any demolition of buildings or vegetation removal works that occur during the bird breeding season (March-August), should be subject to a pre-check by a suitably experienced ecologist before any works to remove these habitats take place, to identify whether any birds, nests, eggs or young or present.

Although records of wintering birds were presented in the desk study data, the site is considered to be unsuitable for wintering birds, and no further survey is recommended.

To mitigate for the loss of nesting habitat, the Wildlife Officer requests that a range of nesting boxes are installed that cater for a number of different species such as House Sparrow, Starling & Swift. Full details regarding numbers, designs and locations of nest features should be provided by the applicant which may be secured by condition.

Suitable habitat is present within the application site to support hedgehogs which are a UK Biodiversity Action Plan priority species and listed as a Species of Principle Importance under s41 of the NERC Act 2006. The Wildlife Officer recommends that adequate gaps to be retained under all new sections of fencing.

The development proposals for the site will seek to enhance the current biodiversity at the site with the addition of extensive new planting and landscaping and retention of trees. The Wildlife Officer has advised that the existing trees and shrubs which form the western site boundary are retained and strengthened with additional native species planting. The use of native planting is recommended throughout the development, Full landscape planting details would be considered at reserved matters stage and conditional of this application.

Concerns have been raised regarding the impact on rare butterflies - black hairstreak, which use the site. The Wildlife Officer has advised that no suitable habitat was identified during the ecological survey of the site, and no records exist for this site, therefore this species is unlikely to be affected by the proposal.

The proposal has been assessed by the Ecologist and has no further comments to add following the PCC Wildlife Officer comments, other than requests the addition of a condition requiring the standard BS42020 protected species licence condition in this case, as that will ensure that the licence has been obtained and all mitigation agreed with Natural England.

Taking into account the above and subject to conditions development would not result in a net loss in biodiversity and would accord with policy LP28 of the Adopted Peterborough Local Plan (2019).

h) Landscape Implications

The site is not within a conservation area and there are no trees protected by a Tree Preservation Order. An Arboricultural Report supports the application. The report advises that a total of 112 arboricultural features were surveyed. A total of 20 moderate quality B category trees were identified during the arboricultural survey. These features were identified based on their arboricultural and landscape merits and include 19 trees and one group of trees. The trees comprise various native and non-native tree species including alder (*Alnus glutinosa*), ash (*Fraxinus excelsior*), birch (*Betula pendula*), lime (*Tilia* sp.), London plane (*Platanus X hispanica*), oak (*Quercus robur*), pear (*Pyrus*

sp.), poplar (*Populus* sp.) and sycamore (*Acer pseudoplatanus*). These are established trees with the capacity to provide a measurable degree of public amenity value.

A total of 89 low quality C category arboricultural features were identified during the arboricultural survey. These features were identified based on their arboricultural and landscape merits and include 75 trees, ten groups of trees and four hedges. Low quality features comprise of various native and non-native tree species. Three very-low quality features have been identified and include trees T6, T9 and T42.

The initial layout would have required the removal of 11 moderate quality trees and the removal of 55 low quality trees, four low quality tree groups and two low quality hedges. Furthermore, a short section of low quality hedge H111 will also be removed at its north-eastern end. The trees identified for removal were predominately located within the interior of the site. It was proposed that the removal of arboricultural features would be mitigated through a robust programme of post development tree planting.

The Tree Officer was consulted on the application and did not agree with many of the assessments/categories of the trees as assessed, especially within the Category C trees and some Category B trees. The Officer considered that many of the Category C trees have a greater 'estimated retention span of 10 years' and have a far greater public amenity value than that expressed, especially as the current site is a 'public' site and a large part of the proposed development site will retain its public accessibility. The same is said for at least six of the Category B trees in as far as they have a greater 'estimated retention span of 20 years' and have no significant arboricultural defects.

In addition, the Officer considered the information on the number of trees to be misleading, as a number are not actually on the development site and there is not tree survey plan or Tree Constraints Plan. There are also a number of inconsistencies with the report with trees referred to in the report which do not appear on the plan. The Officer objected to the number of both 'B' and 'C' category trees being removed and that the proposal would result in there being no existing trees retained across the entire central parts of the site. The Officer objected to the excessive removal of trees and requested a revised a redesign of the layout to retain a greater number of trees across the site.

In addition, the report did not consider the impact on trees near the access where works would be required to reinstate the turning head.

Furthermore, the Officer objected to the proposed drainage basins which would include the removal of trees T.2 Sycamore, T.5 Oak & T.90 Ash all Category B, T.15 Cherry & T.91-94 Purple Leaved Plums all Category C and Group G.98, a tight group of 10 Silver Birch Category C.

As stated in section a) of the report, prior approval has been granted for the demolition of the buildings with in the Gloucester Centre site ref. 20/00411/PRIOR. The demolition of the Gloucester centre buildings will result in the removal of 16 no. trees and a small group of trees within the site and the translocation of 9 no. trees.

A revised Arboricultural Report has been submitted with the revised layout. The report proposes the retention of a greater number of trees to those proposed for removal under the initial layout. This is particularly so along the north-east boundary with existing residential properties which is welcomed. The Arboricultural Report states that the proposal scheme will require the removal of one moderate quality tree and 24 low quality trees, 4 low quality tree groups and partial removal of a low quality hedge. However, there are again, a number of inconsistencies within the Arboricultural Report.

The Tree Officer does not accept or agree to the detail within the report. Firstly because the Officer disagrees with the categorisation of a number of the trees as it does not acknowledge their true value. Officers consider that this will remain a matter of disagreement.

Secondly, because as the layout would not be considered for approval at this stage and is subject to change and therefore there is the opportunity for a greater number of trees to be retained. It is accepted that the layout is not approved at this stage however, the trees within the site are a material planning consideration. The Tree Officer has pointed out a number of trees which could be retained within a revised layout. For example tree 'T86' a B Category tree which is located close to the cycle way which is shown for removal. It is agreed that this tree could be retained within a revised layout; Tree 'T9' is shown for removal, however this is an off-site tree and the applicant has no right to remove trees on third party land; Tree 'T47' the Tree Officer considers to be a Category B tree, shown to be retained on the layout plan but the report states its removal; Tree 'T76' which is highlighted for Translocation however, it is stated within the report to be removed; Trees 'T78' and 'T79' are Categorised as Category C trees, however the Tree Officer considers these a Category 'B' tree and could be retained within a revised layout. Officers agree with the possible retention of some of the trees, however Trees 'T91-T94' are located within the area proposed for the drainage basin. These trees (Purple Leaved Plum) are Categorised as C/B.

The initial layout proposed two drainage areas which would have resulted in a significant number of trees being removed. The revised layout shows one drainage basin area, thus retaining a number of trees. It is accepted that this is an outline application and the final layout to be agreed at a later stage, however it is unlikely that the drainage basin could be located anywhere else on the site. The main reason for this is the need to position the dwellings back from the western boundary due to the noise constraints posed by the location of the Parkway. As tree 'T91-T94', if retained, would be located in the lower part of the basin, it is not considered that the integrity of these trees could be maintained.

The supporting text to Policy LP29 of the adopted Peterborough Local Plan states that any unprotected trees (especially those as defined as Category A or B trees) will be expected to be retained if possible. Policy LP29 advises that where the proposal will result in the loss of trees not covered by a TPO or located within a Conservation Area, it is expected that trees that make a significant contribution to the landscape or biodiversity value of the area be retained, provided this can be done without compromising the achievement of good design for the site.

Therefore as the retention of trees 'T91-T94' would compromise the layout of the proposal in that there is no alternative location for the drainage basin, on balance, the loss of these trees is considered acceptable. The applicant proposes a significant number of replacement trees as part of the proposal and in accordance with policy LP29 of the Local Plan which would be secured by condition to be approved as part of a reserved matters application.

The Tree Officer is proposing to secure the retention of the trees he considers appropriate to safeguard, under a Tree Protection Order and these details are still to be finalised.

At the time of writing this report, the Arboricultural details are not agreed. An update would be provided to Members of the Planning Committee prior to the meeting. However, it is likely that a condition would be appended to the decision requiring any layout, to be considered under a reserved matters application, to be supported with an updated Arboricultural Report which clearly identifies the trees to be retained/removed and specifically has regard to the trees to be protection under a Tree Protection Order.

It should also be noted that a tree report was submitted by the applicant as part of a pre-application proposal. The Tree Officer, at the time, agreed with the categorisation of the trees, and advised that B category trees be retained as part of the layout.

The loss of trees on site has resulted in a significant number of objections from neighbouring occupiers. As stated above, the revised layout has reduced the number of trees to be removed from the site, particularly retaining trees along the boundary with properties to the north east and along the south western part of the site by the removal of one of the drainage basins. It is also the intention that a number of trees proposed for removal could be retained within a revised layout. In accordance with policy LP29 of the Local Plan consideration will be given to the retention of as many trees as

possible, particularly those which are category B trees. However, the site is allocated for residential development and is it considered inevitable that some of the trees will be lost due to the noise constraints of the site and the built development having to be set back from the Parkway. Policy LP29 accepts that where higher value trees would be lost then compensatory tree planting would be required. These details would be considered at reserved matters stage and subject to a condition.

Questions have been raised regarding the retained trees which are to be located within the gardens of the new dwellings and preventing these from being removed. This could be secured by condition, however, the Tree Officer is proposing that some trees are protected under a Tree Protection Order.

Concerns have been raised regarding the demolition of building during the bird nesting season. As stated above prior approval for the demolition of the buildings has been granted. Nesting birds are protected under the Wildlife and Countryside Act 1981 and an informative has been appended to the decision.

Comments have been made regarding Peterborough as the Environment Capital and yet approved the felling of perfectly healthy trees. As stated above the objective is to retain as many trees on site as possible particularly those with high value. The loss of lesser quality trees will have to be balanced with the need to provide housing in order to meet the City Council's housing figure and the fact that the site is allocated for residential development.

Questions have been raised regarding the trees to be translocated and where they would be positioned. It is anticipated that these trees would be relocated within the development. These details would be considered as part of the landscaping scheme under the reserved matters application.

i) Open Space

An area of 0.77 ha of on- site open space would be provided and this would be secured by a S106 agreement. Although the details of the location for the on-site open space is not agreed at this stage the illustrative layout plan shows the majority of open space to be located along the western boundary, some of which would be located within the area proposed for the drainage attenuation. The Technical Landscape Officer has advised that the area within the POS containing the SuDs basin feature will need to be dry green basins that would not "hold water " and can be used for informal recreational use. The Drainage Strategy proposes that this area would provide for recreational use, however, these details would be agreed as part of the reserved matters application.

The Technical Landscape Officer agrees with this provision subject to commuted sums being secured for an offsite contribution of £13,218.65 + 5 years maintenance costs for Oakleigh Drive Play Area; and an offsite contribution for Belsize Avenue Allotment site of £5,313.93 + 5 years Maintenance costs. These sums would be secured under a S106 agreement.

The development is therefore considered to accord with policy LP21 of the Adopted Peterborough Local Plan.

j) Contamination

A Preliminary Risk Assessment has been undertaken and submitted in support of the application to understand the potential for contamination of the site. The investigations to date have shown the site to be largely free from contamination. However, because elevated concentrations of carbon dioxide were reported in two locations, the report recommends further ground gas monitoring or that ground gas protection measures are provided which are to be agreed by the Local Planning Authority. The Pollution Control Officer recommends this is secured by condition. The Officer also recommends that as the site is still currently in use the investigation has not included areas currently covered by buildings, it would be prudent to append the unsuspected contamination condition. This would accord with para. 178 of the NPPF.

k) Neighbouring Amenity

Although the layout is illustrative at this stage it is considered that it does show that an acceptable relationship to the neighbouring properties can in principle be achieved. At this stage the layout is not approved and the details shown on the indicative layout may change.

The development would abut residential development in Basil Green and Thornleigh Drive to the north east. An indicative plan shows a minimum of 21m separation distance to these dwellings.

To the north-west the development abuts residential properties in Caldervale and Edenfield. The illustrative layout shows an adequate separation distance to these properties.

As stated above the application is at outline stage and further consideration would be given to separation distances to existing dwellings as well as orientation and layout of the proposed dwellings at reserved matters stage to ensure that there would be no unacceptable adverse impact on existing neighbouring occupiers.

It is considered that a suitable layout could be achieved without compromising the occupiers of existing residential development within the vicinity of the site and therefore the proposal would accord with policy LP17 of the Adopted Peterborough Local Plan (2019).

Concerns have been raised regarding the potential for increase in noise, pollution and traffic as a result of redevelopment of the site for residential development. However, it is not considered that this would be significantly different to the existing use, were the Gloucester Centre to be fully occupied.

Comments have been made regarding the difference in land levels between the application site and neighbouring land and the potential for overlooking into these properties. The layout of the development is not considered at this stage, however potential overlooking would be a material consideration at reserved matters stage.

There is concern from neighbouring residents that the development would result in the loss of light and overshadowing. The positioning of dwellings and impact on existing properties would be considered at reserved matters stage.

Comments have been made regarding the impact of a concentration of families on an area which is occupied primarily by middle age to older residents. The LPA cannot determine who will occupy the properties.

l) Residential Amenity

The illustrative plan has demonstrated that the dwellings would be provided with a satisfactory level of amenity with adequate sized gardens, separation distances between plots, parking provision. The layout of individual plots will be considered at detail design stage/reserved matters stage. This will include noise mitigation measures as discussed above. However, at this stage, it is considered that the amenity of future occupants would accord with policy LP17 of the Adopted Peterborough Local Plan.

m) Archaeology

An Archaeological Desk-Based Assessment supports the application. The City Council's Archaeologist has commented on the proposal and advises that the development site and surrounding area (500m radius) contain no scheduled monuments and only sparse archaeological assets, probably as the result of limited archaeological investigations rather than being a true reflection of lack of archaeological remains. However, on the basis of the available evidence, remains dating from the prehistoric period may be present within the proposed development site. If

present, these are expected to have been truncated and/or disturbed during the construction of the Gloucester Centre, however, remains may survive in undisturbed pockets of land or in deeply stratified contexts. The Archaeologist recommends that an evaluation by trial trenching is secured by condition, together with monitoring of preliminary groundwork for site preparation and, subject to the results of the evaluation, monitoring of all other groundwork, including excavations for foundations, drainage features, service trenches, landscaping, etc. This would accord with policy LP19 of the Adopted Peterborough Local Plan (2019) and para. 189 of the NPPF.

n) Fire

Cambridgeshire Fire and Rescue Service has advised that adequate provision should be made for fire hydrants through the S106 or conditions. This would be secured by condition.

o) Water Management

In accordance with policy LP32 of the Adopted Peterborough Local Plan (2019) a condition would be appended to the decision requiring the development to achieve the 'Optional' Technical Housing Standard for water efficiency as described by Building Regulation G2. This standard is intended to reduce water consumption and achieve water efficiency in new dwellings to a level equivalent to 110 litres per person per day (rather than the standard 125 litres), and is described in Building Regulation.

p) Building for Life

The Orton Longueville Parish Council has requested a copy of the 'Building for Life 12' document for this specific site. The applicant has included a section referring to this document within the Design and Access Statement setting out how the proposed scheme rates against the criteria for Building for Life.

Building for Life 12 - The sign of a good place to live (BFL12) is the industry standard for the design of new housing development. Para 129 of the NPPF advises that such design and assessment frameworks such as BfL are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments.

It is neither a national or local plan policy requirement for BFL to be 'passed' in order for a development to be considered acceptable. The questions posed by BFL have to be considered in relation to the scale of development proposed e.g. is it impractical for it to provide on-site shops, health facilities, education facilities and the fact that this is an outline application.

q) S106

As indicated above the provision of affordable housing will be secured through a S106 Agreement. The S106 will also include the provision of Householder Information Packs and securing the area of on site open space and a mechanism for the open space to be offered for adoption by the Council, and of-site contributions.

A community infrastructure levy will be applied to this development. This is to meet the infrastructure needs arising from it including for things such as school places.

r) Other Comments

Consultation

Comments have been made regarding the consultation taking place during a national lockdown. It is accepted that the Government advice has been for people to stay at home where possible. The Local Planning Authority has followed its statutory duty to consult with residents who abut the site and in the case of this application the LPA consulted widely. The Government advice to the LPA

has been to continue to consult residents on application and to erect site notices. It remains a statutory requirement to publish the application.

Comments received from residents have been summarised within this report and have been taken account of in the various sections of the report.

Reference has been made to a prior notification application for the demolition of the buildings within the Gloucester Centre site ref. 20/00411/PRIOR. These applications are 'permitted development' however the LPA must advise the applicant if the prior approval is required for the method of demolition. The LPA is required to erect site notices.

A two week consultation period was given for residents, however the re-consultation was advertised in the Peterborough Telegraph and site notices were erected. The overall expiry date for public consultation was 3rd December.

Pollution

Concerns have been raised regarding the position of the homes so close to a busy dual carriageway and the impact of noise and air pollution. However it is considered that the relationship would be similar to adjacent residential development and in this case the buildings would be set back from the Parkway. It is not considered that the impact would be significant and the site is allocated for residential development. No specific concerns in this respect have been raised by the Council's Pollution Control Officer.

Crime

Concern has been raised regarding the incidents of crime in areas of affordable housing and flatted developments. It is a policy requirement for 30% of the dwellings to be 'affordable homes'. There is no reason to suggest that these developments result in the increase in crime however, this is not a material planning consideration.

Impact on the value of existing properties

This is not a material planning consideration.

Comments from Residents/number of objections

It is stated that objections have been completely disregarded. The applicant has made changes to the scheme and therefore the LPA has undertaken a reconsultation. All representations are taken account of and considered within this report. It is accepted that some objections to the proposal will remain.

Consideration of the application is based on planning policy and not on the benefit of profits to the applicant/developer.

Custom Build/Self-build Homes

Comments have been made regarding the provision of custom build/self build homes on this site. LP9 of the Local Plan states that proposals for residential development will be considered more favourably if they provide appropriate opportunities for custom build and self build. There is no policy requirement for custom build or self build homes on this site. Sites over 500 dwellings will be expected to provide serviced plots for custom build and self build homes.

6 **Conclusions**

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- The site is allocated for housing development in accordance under policy LP37 of the adopted Local Plan and therefore the principle of residential development is supported;
- A safe and convenient access can be provided and the development would not have any unacceptable adverse impact upon highway safety in accordance with policy LP13 of the Adopted Peterborough Local Plan;
- The development would provide 30% affordable dwellings in accordance with policy LP8 of the Adopted Peterborough Local Plan;
- Subject to appropriate noise mitigation the proposal would provide a satisfactory level of amenity for future occupants of the development in accordance with policy LP17 of the Adopted Peterborough Local Plan;
- Subject to condition the site is capable of being drained in accordance with policy LP32 of the Adopted Peterborough Local Plan;
- Subject to conditions it is considered that the proposal would not have any unacceptable ecological impact in accordance with policy LP28 of the Adopted Peterborough Local Plan;
- Subject to conditions any contamination within the site will be identified and satisfactory remediation would be secured in accordance with the National Planning Policy Framework; and
- In principle it is considered that the site can be developed without any unacceptable adverse impact upon neighbour amenity in accordance with policy LP17 of the Adopted Peterborough Local Plan.

7 **Recommendation**

The Executive Director of Place and Economy recommends Outline Planning Permission is GRANTED subject to:-

- (1) relevant conditions and authority being delegated to Officers to make any necessary or appropriate adjustments to these conditions including the imposition of new conditions; and
- (2) the completion of a S106 Agreement to secure affordable housing and delivery of open space as set out above.

C 1 Approval of details of the appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To ensure that the development meets the policy standards required by the development plan and any other material considerations including national and local policy guidance.

C 2 Plans and particulars of the reserved matters referred to in condition 1 above, relating to the appearance, landscaping, layout and scale shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason: To ensure that the development meets the policy standards required by the development plan and any other material considerations including national and local policy guidance.

- C 3 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

- C 4 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

- C 5 No demolition/development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to, and approved by, the local planning authority in writing. The details shall include an evaluation by trial trenching, together with monitoring of preliminary groundwork for site preparation and, subject to the results of the evaluation, monitoring of all other groundwork, including excavations for foundations, drainage features, service trenches, landscaping, etc.

No demolition/development shall take place unless in complete accordance with the approved scheme. The approved scheme shall be implemented in full including any post development requirements e.g. archiving and submission of final reports.

Reason: To secure the obligation on the planning applicant or developer to mitigate the impact of their scheme on the historic environment when preservation in situ is not possible, in accordance with Policy LP19 of the Peterborough Local Plan (2019) and Chapter 16 of the National Planning Policy Framework (2019). This is a pre-commencement condition because archaeological investigations will be required to be carried out before development begins.

- C 6 The development hereby permitted shall not be commenced until either further ground gas monitoring has been undertaken to assess the elevated carbon dioxide concentration and/or a remedial plan and verification report has been produced in accordance with the recommendations within the Preliminary Risk Assessment 2018. The details shall be agreed in writing by the Local Planning Authority.

The development shall be implemented in accordance with the approved details.

Reason: To ensure potential risks arising from previous site uses have been fully assessed in accordance with Policy LP33 of the Peterborough Local Plan (2019) and paragraph 178 of the National Planning Policy Framework (2019). This is a pre-commencement condition because contamination must be adequately identified and remediated prior to construction works taking place to prevent risks of pollution during the ground works and construction process.

- C 7 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the National Planning Policy Framework.

C 8 The plans and particulars to be submitted for reserved matters approval under condition 1 shall include an updated Noise Impact Assessment based upon the reserved matters layout and shall include details of proposed mitigation measures. The development shall thereafter be carried out in accordance with the approved mitigation measures which should be installed prior to the first use of the dwelling to which they relate.

Reason: In order to ensure adequate amenity for the future occupiers in accordance with policy LP17 of the Adopted Peterborough Local Plan (2019).

C 9 The plans and particulars submitted under condition 1 shall include details for all dwellings to meet Building Regulations Part M4(2), 5% of the dwellings to meet Building Regulations Part M4(3)(2)(a); and all rented tenure affordable housing to meet the minimum National Space Standards (as defined by Building Regulations).

Reason: In order to meet housing needs in accordance with policy LP8 of the Adopted Peterborough Local Plan (2019).

C10 No development shall take place on site, including the demolition of any building unless the local planning authority has been provided with a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the development/demolition to go ahead.

Reason: To ensure the survival and protection of important species (a feature of nature conservation importance) and those protected by legislation that could be affected adversely by the development, in accordance with Policy LP28 of the Peterborough Local Plan (2019) and paragraphs 170 and 175 of the National Planning Policy Framework (2019). This is a pre-commencement condition because the details must be before development/demolition commences.

C11 The development shall be implemented in strict accordance with the approved avoidance, mitigation and compensation measures set out in section 5 of the Bat Survey Report 2019.

Reason: To ensure the survival and protection of important species (a feature of nature conservation importance) and those protected by legislation that could be affected adversely by the development, in accordance with Policy LP28 of the Peterborough Local Plan (2019) and paragraphs 170 and 175 of the National Planning Policy Framework (2019).

C12 The plans and particulars to be submitted under condition 1 shall include details of integral bat boxes to be installed on 10% of all new dwellings.

The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure the survival and protection of important species (a feature of nature conservation importance) and those protected by legislation that could be affected adversely by the development, in accordance with Policy LP28 of the Peterborough Local Plan (2019) and paragraphs 170 and 175 of the National Planning Policy Framework (2019).

C13 The plans and particulars to be submitted for reserved matters approval under condition 1 shall include details of the external lighting, including lighting for private roads, driveways or parking areas. The details shall include the design of the lighting columns, their locations and LUX levels.

The lighting shall be arranged so that no danger or inconvenience is caused to users of the adjoining existing or proposed public highway.

The lighting scheme shall be designed to ensure bat species are not negatively impacted, particularly in relation to the western area of the site where the bat roost structure is proposed to be constructed, along with bat foraging/ commuting areas around the tree belt and SuDS features.

The external lighting scheme shall thereafter be implemented in accordance with the approved details before the area which it will serve is first occupied.

Reason: In the interests of amenity, highway safety and the protection of protected species and in accordance with policies LP13, LP17 and LP28 of the Adopted Local Plan (2019).

C14 The development hereby permitted shall not be begun until full and up to date details of the design, implementation, maintenance and management of the sustainable drainage scheme, in accordance with the Gloucester Centre Flood Risk Assessment and Drainage Strategy (FRA001 –dated September 2020), have been submitted to and approved in writing by the local planning authority. Those details shall include but are not limited to:

- * Evidence to demonstrate that discharge via a watercourse etc has been thoroughly investigated in accordance with the surface water drainage hierarchy (Building Regulations – Part H).
- * Information about the design storm period and intensity, discharge rates and volumes, temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
- * A full and up to date drainage layout plan, which also shows details of the private surface water drainage.
- * Construction / technical details of all drainage assets.
- * Cross sectional drawings of the proposed attenuation basin.
- * Overland flood flow and exceedance routes both on and off site; this should include how flows will be managed near the underpass.
- * Management and maintenance schedules for all drainage assets for the lifetime of the development, which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: In order to ensure that the site can be adequately drained in accordance with policy LP32 of the Adopted Peterborough Local Plan.

C15 Notwithstanding the submitted information no development above ground works shall take place until provision has been made for fire hydrants in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details.

Prior to the first occupation of any dwelling/building to be served by the scheme written confirmation shall be submitted to and approved in writing by the Local Planning Authority that the scheme has been implemented in full and is certified as being ready for use.

Reason: In the interest of community safety and to ensure that adequate supplies are available for fire fighting to support policy LP16 of the adopted Peterborough Local Plan (2019).

C16 The hard landscaping scheme to be submitted as plans and particulars under condition 1 shall include the following details:

- Hard surface materials
- Boundary treatments (to allow adequate gaps hedgehog/small mammals);
- Details of gates to footpaths to the side/rear of the terraced houses
- Building security for flatted development, including refuse and cycle stores - an access control system
- Refuse areas;
- Cycle parking provision for any flatted schemes
- A 3m wide footway/cycleway link to the existing footway/cycleway to the south of the site.
- A vehicle tracking plan.

The development shall thereafter be carried out in accordance with the approved details prior to the first occupation of the area or building to which they relate or in accordance with any alternative timeframe as maybe agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual and residential amenity in accordance with policy LP13, LP17 and LP28 of the Adopted Peterborough Local Plan (2019).

C17 The soft landscaping scheme to be submitted as plans and particulars under condition 1 shall include the following details:

- * Proposed finished ground and building slab levels;
- * Planting plans including retained trees, species, numbers, size and density of planting;
- * details of open space provision and a timetable for the delivery of the open space.
- * A section drawing showing level of drainage basin to demonstrate its usability for recreation purposes.
- * Maintenance schedule;
- * Landscape Management Plan;
- * Details of the design, numbers and location of bird boxes to cater for different species i.e. House Sparrow, Starling and Swift.

The development shall thereafter be carried out in accordance with the approved reserved matters application prior to first occupation/ use of the element to which it relates. In the case of soft landscaping works these shall be carried out no later than the first planting/seeding season following the occupation/use of the element to which it relates.

If within a period of five years from the date of the planting of any tree or shrub that tree or shrub which forms part of the public landscaped areas (not rear gardens) or any tree or shrub planted in replacement for it is removed uprooted or destroyed or dies or becomes in the opinion of the Local Planning Authority seriously damaged or defective another tree or shrub of the same species and size as that originally planted shall be planned at the same place unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the visual appearance of the development and the enhancement of biodiversity in accordance with policies LP16, LP28 and LP29 of the Adopted Peterborough Local Plan (2019).

C18 The plans and particulars to be submitted under condition 1 shall include an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Scheme.

The layout of the development shall ensure the retention of the following trees – to be agreed.

The development shall thereafter take place in accordance with the approved details and Tree Protection Measures. The tree protection measures shall be erected prior to the commencement of development or site works and therefore after retained until development within that area is completed.

Reason: In order to protect retained trees and hedges in accordance with policy LP16 and LP29 of the Adopted Peterborough Local Plan 2019. Policies DPD.

- C19 The development hereby approval shall achieve the Optional Technical Housing Standard of 110 litres per person per day for water efficiency as described by Building Regulation G2.

Reason: To reduce impact on the water environment and achieve water efficiency in accordance with policy LP32 of the Adopted Peterborough Local Plan (2019).

- C20 No dwelling shall be occupied unless and until the vehicular access serving the development from Morpeth Close has been completed to the satisfaction of the Local Planning Authority.

Notwithstanding the details shown on the approved plan ref. 6071-WSP-00-XX-DR-003 P02 the width of carriage way shall be 5.5m with 2m wide footways.

Reason: In the interest of highway safety, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

- C21 No dwelling shall be occupied until the vehicle access linking that dwelling to the public highway has been completed to a minimum of base course level and footways/cycleways shall be completed to surface course level. In the event the dwelling is occupied with the roads at base course level then a timetable and phasing plan for completing the roads shall be submitted to and approved in writing by the Local Planning Authority. The roads shall thereafter be completed in accordance with the approved timetable and phasing plan.

Reason: In the interests of highway safety in accordance with Policy LP13 of the Adopted Peterborough Local Plan.

- C22 The existing access to Wainman Road shall be permanently closed to vehicular traffic prior to first occupation/use of the site or within 3 months of the new access being brought in to use, whichever is sooner in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

Suitable temporary barriers shall be placed near but off the public highway as an interim measure if required.

The details shall include the removal of the carriageway and reinstatement of cycle way and landscaping.

Reason: In the interests of highway safety in accordance with Policy LP13 of the Adopted Peterborough Local Plan.

- C23 Forward visibility measuring 20 metres measured at 1m intervals at an offset of 1m from the channel line shall be provided at all bends in the horizontal alignment of the access roads and thereafter the visibility envelope maintained and retained free from any obstructions over a height of 600mm above finished ground level.

Reason: In the interest of highway safety in accordance with Policy LP13 of the Adopted Peterborough Local Plan (2019).

- C24 Development shall not commence until a fully operational jetted drive-thru bath type wheel cleaning apparatus has been installed within the site on all exits and the area between this and the public highway is hard surfaced in either concrete or tarmac and maintained free of mud, slurry and any other form of contamination whilst in use. All vehicles leaving the site shall pass through the wheel cleaning apparatus which shall be sited to ensure that vehicles are able to leave the site and enter the public highway in a clean condition and free of debris which could fall onto the public highway. The wheel cleaning apparatus shall be retained on site in full working order for the duration of the development.

Reason: In the interest of highway safety in accordance with Policy LP13 of the Adopted Peterborough Local Plan (2019).

- C25 A scheme of off-site highway works shall be submitted to and approved by the Local Planning Authority, and thereafter implemented in full prior to first occupation/use of the building/site.

Reason: In the interests of highway safety and in accordance with policy LP13 of the Adopted Peterborough Local Plan (2019).

- C26 The developer must contact the Highway Control Team to agree the extent of a pre-condition highway survey and carry out a joint inspection of the condition of the public highway before site traffic uses the road/s. A similar inspection will take place on completion of the road.

Reason: In the interests of highway safety, in accordance with Policy LP13 of the Adopted Peterborough Local Plan.

- C27 No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall the following:-

- a) A scheme for the monitoring, reporting and control of construction noise and vibration including hours of working and scope for remedial action.
- b) A scheme for the control dust and scope for remedial action in the event that dust is identified as an issue or any complaints are received.
- c) A scheme of chassis and wheel cleaning for construction vehicles to include the details of location and specification of a jetted drive-thru bath type wheel wash system together with the hard surfacing to be laid between the apparatus and public highway.
- d) A contingency plan including if necessary the temporary cessation of all construction operations to be implemented in the event that the approved vehicle cleaning scheme fails to be effective for any reason
- e)Haul routes to the site and hours of delivery.
- f)Measures to ensure that vehicles can access the site upon arrival to ensure that there is no queuing on the public highway.
- g)Details of site compounds and storage area.
- h)Details of contractors parking.
- i)Detail of the site enclosure or part thereof.
- j)Confirmation that tree protection measures are in place.
- k)Confirmation that the demolition will be carried out in accordance with the ecological assessment.
- l)A scheme for dealing with complaints.
- m)Details of any temporary lighting

The development shall thereafter be carried out in accordance with the approved Construction Management Plan.

Reason: In the interests of residential amenity and highway safety in accordance with policy LP13 of the Adopted Peterborough Local Plan (2019). This is a pre-commencement condition as the CMP needs to be in place before works start on site.

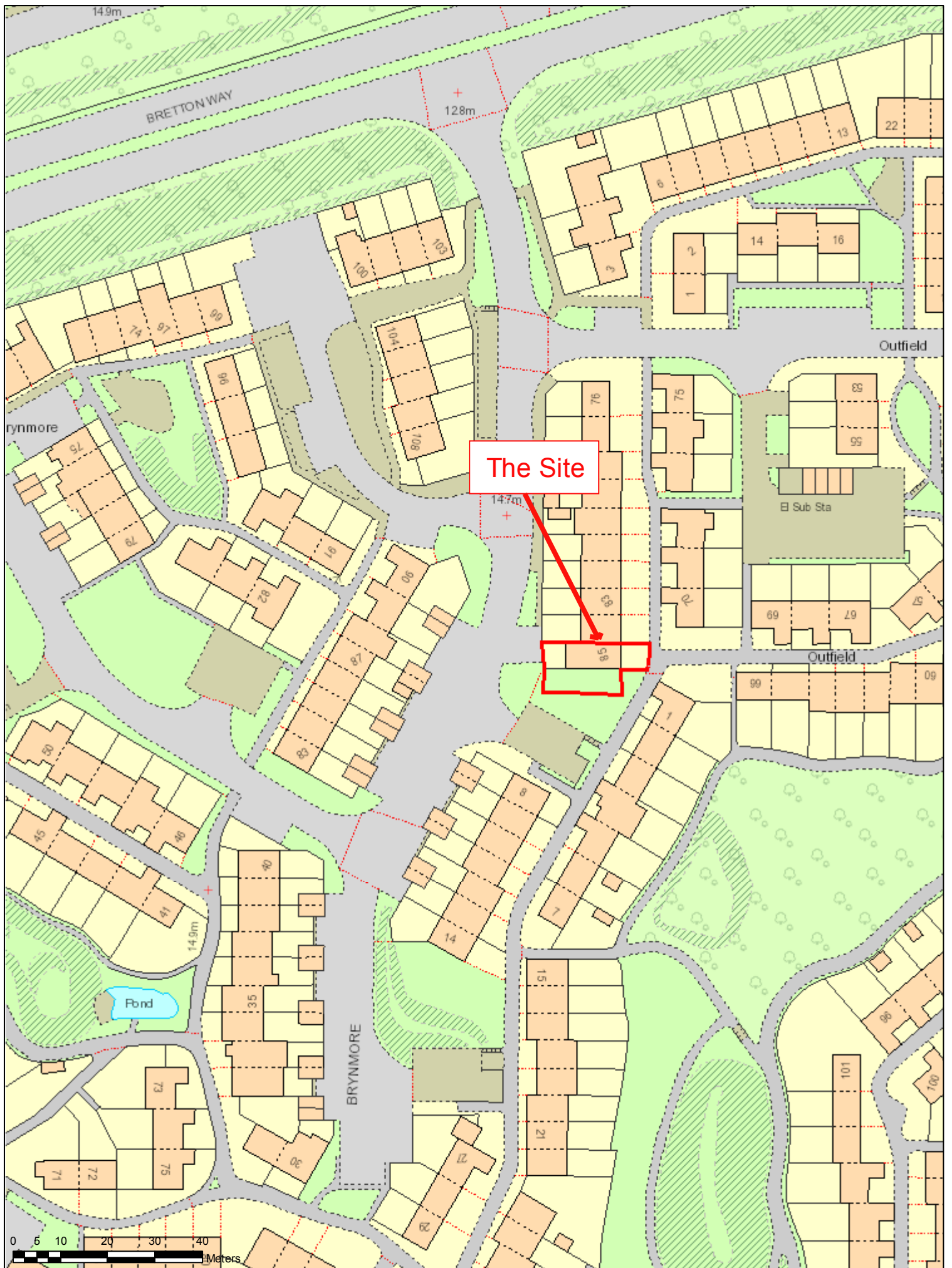
- C28 The plans and particulars to be submitted under condition 1 shall include details of existing and proposed levels. The plans shall include details of all finished floor levels, levels for associated garages and gardens, details of any earthworks, retaining features and confirmation that level access can be achieved. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of visual and residential amenity in accordance with policy LP16 and LP17 of the Adopted Peterborough Local Plan (2019).

- C29 The development hereby approved shall be carried out in accordance with the following approved plans and documents
- * Location Plan drg. no. 32131.001
 - * Proposed access drg. no. 6071-WSP-00-XX-DR-003 P02
 - * Preliminary Bat Roost Assessment 2018
 - * Bat Survey Report October 2019
 - * Noise Assessment July 2019
 - * Transport Assessment July 2019
 - * Flood and Drainage Strategy September 2020
 - * Detailed Arb Report (sections ?)
 - * Archaeological Desk-Based Assessment July 2019
 - * Preliminary Ecological Appraisal July 2018
 - * Utilities Report August 2018
 - * Framework Residential Travel Plan August 2018
 - * Preliminary Risk Assessment – July 2018

Reason: In order to ensure that the development complies with what has been applied for.

Copies to Councillors: Goodwin Janet, , Farooq Mohammed, Howard John



Committee Location Plan 20/00843/HHFUL 85 Outfield Bretton Peterborough PE3 8JP NTS

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Application Ref: 20/00843/HHFUL

Proposal: Ground Floor Side Extension with Hipped Roof, and change of use of public into residential open space garden land.

Site: 85 Outfield, Bretton, Peterborough, PE3 8JP

Applicant: Mr Damji

Agent: Mr Sajjad Panjwani

Referred by: Head of Planning Services

Reason: In the Public Interest

Site visit: 11th August 2020

Case officer: Mr Nick Harding

Telephone No.: 01733 454441

E-Mail: nicolas.harding@peterborough.gov.uk

Recommendation: **REFUSE**

1 Description of the site and surroundings and Summary of the proposal

Site and Surroundings

The application site comprises an end terraced 2 storey dwelling in the residential area of Bretton and has an area of public open space to its side. To the west of the site is public highway, to the north is the attached dwelling at 84 Outfield, to the east is a public footpath and beyond this are the properties on Brynmore with 1 Brynmore being the closest. To the south of the site is the rest of the area of public open space and the dwelling at 8 Brynmore is beyond this. The property has an existing single storey rear extension that was granted under a Certificate of Lawfulness in 1993.

Proposal

Planning permission is sought for the erection of a single storey side to the dwelling. The land required to build this extension is currently part of the adjacent public open space to the side of the dwelling, therefore this proposal also involves the change of use of the land into residential curtilage. The applicant is currently in the process of trying to buy a rectangular piece of land measuring approximately 5.5m in width by 16.5m in length from the Council, to accommodate this proposal, although ownership of the land isn't material to determination of this application.

The extension would be 4.5 metres in width, but 5.5 metres of the public open space would be required to enable a 1m pathway to be provided to the side of the proposed extension. The extension would be set back 0.225m from the property frontage and extend along the full side of both the two storey and single storey elements of property. Giving it a total length of approximately 12 metres. Approximately 4.5m depth of new rear yard/garden space would be provided behind the new extension, gained from the inclusion of the adjacent open space. The height of the proposed extension would be 2.5 metres in height to the eaves and 3.3 metres to the ridge. The extension would provide a ground floor en-suite bedroom, utility room and playroom. The extension would have a hipped roof and would use matching materials.

2 Planning History

Reference	Proposal	Decision	Date
93/CL009	Certificate of proposed lawful development - Erection of single storey extension at rear in accordance with revised ordnance survey plan illustrating position of extension and the detailed drawing submitted with this application dated April 1993	Permitted	12/07/1993

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

National Planning Policy Framework (February 2019)

Paragraph 97 - Open Space

Existing open space, sports and recreational buildings and land including playing field should not be built on unless an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements or the loss resulting from the proposed development would be replaced by equivalent or better provision in a suitable location or the development is for alternative sports and recreation provision, the benefits of which clearly outweigh the loss of the current or former use.

Paragraph 130 - Poor Design

Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an areas and the way it functions. Conversely where the design accords with clear expectations in plan policies, design should not be used by the decision maker as a valid reason to object to development. Local Authorities should seek to ensure that the quality of the development approved is not materially diminished between permission and completion.

Peterborough Local Plan 2016 to 2036

LP13 - Transport

LP13a) New development should ensure that appropriate provision is made for the transport needs that it will create including reducing the need to travel by car, prioritisation of bus use, improved walking and cycling routes and facilities.

LP13b) The Transport Implications of Development- Permission will only be granted where appropriate provision has been made for safe access for all user groups and subject to appropriate mitigation.

LP13c) Parking Standards- permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

LP13d) City Centre- All proposal must demonstrate that careful consideration has been given to prioritising pedestrian access, to improving access for those with mobility issues, to encouraging cyclists and to reducing the need for vehicles to access the area.

LP16 - Urban Design and the Public Realm

Development proposals would contribute positively to the character and distinctiveness of the area. They should make effective and efficient use of land and buildings, be durable and flexible, use appropriate high quality materials, maximise pedestrian permeability and legibility, improve the public realm, address vulnerability to crime, and be accessible to all.

LP17 - Amenity Provision

LP17a) Part A Amenity of Existing Occupiers- Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

LP17b) Part B Amenity of Future Occupiers- Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

LP23 - Local Green Space, Protected Green Space and Existing Open Space

Local Green Space will be protected in line with the NPPF. Development will only be permitted if in addition to the requirements of the NPPF there would be no significant detrimental impact on the character and appearance of the surrounding areas, ecology and heritage assets.

LP29 - Trees and Woodland

Proposals should be prepared based upon the overriding principle that existing tree and woodland cover is maintained. Opportunities for expanding woodland should be actively considered. Proposals which would result in the loss or deterioration of ancient woodland and or the loss of veteran trees will be refused unless there are exceptional benefits which outweigh the loss. Where a proposal would result in the loss or deterioration of a tree covered by a Tree Preservation Order permission will be refused unless there is no net loss of amenity value or the need for and benefits of the development outweigh the loss. Where appropriate mitigation planting will be required.

4 Consultations/Representations

PCC Open Space Officer

Objection - From the location plan included in the Application it would appear that there is an intention to develop an area of Public Open Space (POS) owned by Peterborough City Council (PCC).

As the site is dedicated Public Open Space maintained by Peterborough City Council (PCC) adhering to policy LP23 within the Peterborough Local Plan it should be protected, furthermore it indicates that new development that will result in the loss of POS will not be supported unless the criteria in the National Planning Policy Framework (NPPF) are met.

NPPF paragraph 97 states: Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Outside of the Planning process I can confirm PCC's Open Space Team (Client for the land) will not be declaring this POS surplus to requirements.

PCC Tree Officer

Objection - The above site is not within a conservation area and there are no tree preservation orders adjacent to the site however, the proposed development appears to be on PCC open space land and it would appear that there is a PCC owned tree namely a Norway Maple No.8852 within falling distance of the proposed development.

The submitted application states within Section 6 'Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?' Yes or No. The Applicant/Agent has stated 'No', this would not appear to be the case? Therefore, please request that a Tree Survey is submitted accordingly subject to our Local

Plan Policy LP29 Trees and Woodland, together with an AIA & AMS if considered necessary in the circumstances.

Updated comments received following receipt of the Arboricultural Impact Assessment and Method Statement:

The change of use of public open space is to accommodate the extension rather than providing garden land for the property. The proposed development will clearly impact upon a PCC owned tree, namely T.1 Norway Maple (No.8852) growing on PCC public open space, identified within the submitted Arboricultural Implications Assessment (AIA) & Arboricultural Method Statement (AMS) from Caroline Hall Arboriculture dated October 2020.

On principle, I object to this proposal because of the loss of POS, as it is contrary to the Council's Local Plan Policy LP23 and because of the unnecessary direct and indirect impact on the tree, including direct damage to the trees roots through excavation and compaction and indirectly through pressures being placed on the tree in the future, as highlighted in Section 4.8 of the AIA.

These will almost certainly include regular requests to the Council to prune the tree or to remove it, due to the close proximity of the tree to the dwelling, the impact with regards to shading of the dwelling with the tree being on the southern aspect of the property, leaf litter and other debris falling and being blown into and onto the dwelling/property, and of course the financial implications on PCC, in terms of the additional resources required to maintain the tree and the increased liability with regards to the tree being closer to a dwelling/building.

Police Architectural Liaison Officer

Over the last 4 years there have been no calls to the police re: fly tipping or anti-social behaviour in this area.

Bretton Parish Council

No comments received

Local Residents/Interested Parties

Initial consultations: 8

Total number of responses: 0

Total number of objections: 0

Total number in support: 0

No comments received.

5 Assessment of the planning issues

- The main considerations are:
- Background
- Principle of Development/loss of open space;
- Design and impact on the character and appearance of the site and the surrounding area;
- Neighbour amenity;
- Impact on Trees; and
- Highway safety and Parking provision.

a) Background

The applicant contacted the Council's Property Service department regarding the desire to buy some of the open space adjacent to the dwelling. Property services consulted James Collingridge, PCC's Head of Environmental Partnerships and Michael Britton, PCC's Senior Landscape Technical Officer and the responses have been given as follows in the property team report:

J Collingridge (budget holder) has commented that he would support the sale but like to see suitable remuneration included for replanting of shrubs in another area. M Britton has commented that he does not support the sale due to the break-up of the continued and uninterrupted open space landscape feature which runs along the entire property. He has also noted that the customer should be informed that the removal of the hedges may mean he has issues regarding ball games being played on the remaining open space land.

Property Services came to recommend the sale of the land saying:

The customer has been advised of the issues identified above and accepts that the changes may result in some issues with ball games etc. Regarding the break-up of land mentioned by M Britton, it is my feeling that the sale will not create any dog tooth boundaries to remaining PCC land and only represents a small loss to public open space (an area which has not been in public use due to the presence of hedges which have attracted asb and fly-tipping). There is also a benefit to Peterborough City Council due to the loss of maintenance responsibility in respect of the hedges.

and therefore instructed with regard the preparation of the legal documentation to advance the sale. It has always been made clear that the sale is subject to the grant of planning permission for the change of use of the land from open space to residential. Planning Services were not consulted on the sale of the land and only became aware of it, after the planning application was submitted.

It is important to note that the Property team when undertaking 'due diligence' look at the land title and if there is no clause that states that the land can only be used as public open space, it is considered to be 'surplus to requirements'. The city has many landscaped areas that make a very important contribution to the quality of the urban environment and it is considered by Planning Officers that this is not being considered by Property Services.

The conclusion reached by the Property team takes at face value the prospective buyer's suggestion that the area has been the subject to antisocial behaviour (asb). The Police were contacted as part of the consultation on this planning application and confirmed in the last 4 years, there had been no reported incidents of asb.

It has also come to light that at the time of the applicant's enquiry to buy the land and the sale being considered and consulted on, it was not made clear to the Council that the applicant wished to build an extension on the land. As can be seen later in this report to planning committee, the extension would impact on a retained tree on the open space and give rise for the need for ongoing works in order to keep it clear of the extension (though this would have to be balanced against there being a reduction in the area of shrubs that PCC as landowner have to manage.

b) Principle of Development/loss of open space

The proposed extension would be sited on part of an existing area of public open space, therefore the proposal would result in the loss of existing public open space. Policy LP23 of the Peterborough Local Plan (2019) and Paragraph 97 of the National Planning Policy Framework 2019 seek to protect and retain existing areas of open space as they are acknowledged as being important to the quality of the environment serving the residents.

Paragraph 97 of the NPPF states "Existing open space shall not be built upon unless: an assessment has been undertaken which has clearly shown the open space to be surplus to requirements; or the loss resulting from the proposed development would be replaced by an equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss".

Policy LP23 states: "Existing non designated open spaces will, in principle, be protected from development. New development that will result in the loss of existing open space will not be

supported, unless the criteria in the NPPF are met. In addition, if the requirements of the NPPF can be satisfied, the proposal must also demonstrate that:

- a. The open space does not make an important contribution to the green infrastructure network or connectivity of habitats, and the development would not result in landscape or habitat fragmentation or incremental loss; and
- b. The proposed development can be accommodated on the open space without causing significant detrimental impact on the character and appearance of the area, ecology or any heritage assets.”

The application site is located in the Bretton Ward. Bretton is one of the Development Corporation Townships, where fairly high density housing was built, together with small pockets of informal amenity space, with the main provision of green open space being provided in the Bretton Park. In this regard Peterborough Open Space Strategy (2016) states for this Ward has in quantity terms, there is a surplus of neighbourhood parks, which is the category this piece of informal open space would fall within. However Officers consider in addition to looking at the Ward as a whole, a more localised context in terms of what each area of open space provides and whether the loss of any open space would be harmful within its context.

The application site is located within an area of high density terraced housing, with hard landscaped parking areas and a tight urban form. Within this local context, there are small areas of open space, such as the application site which help to soften and break up the hard landscaped form. Their importance is emphasized as they provide visual greenery and amenity to the built form, providing areas where informal play and recreation can take place. These areas provide accessible, informal open spaces to the surrounding hard landscapes and become valued by local residents.

Therefore despite the surplus figure in Bretton Ward area, Officers do not consider that surplus figure a true reflection of the for the locality of this application site. Officers consider that the loss of this space would be unacceptably harmful given the visual and amenity value it provides in this context and particularly given its close proximity to the surrounding dense urban form. Alongside the loss of public benefits from loss of this space, its re-use to provide an extension and garden for the residents of No.85 Outfield, and that no alternative provision is being proposed, Officers consider that the proposal is unacceptable.

The applicant has stated that they believe the open space to be surplus to requirements for the following reasons:

- The extension would only be built on part of the open space and this is largely covered by bushes,
- The open space is regularly a location for anti-social behaviour, with needles and beer cans etc. regularly left and regular smells of drug use;
- Broken leaves and twigs from the bushes regularly result in drainage issues;
- The Council have agreed to sell the land to the applicant;
- There is plenty of other open space in the area including behind the property 1 Brynmore;

Whilst a lot of the land to be lost may be covered in landscaped bushes, they do add to the character and amenity of the remaining open space, and their loss would reduce the quality and amenity of the remaining open space. In terms of the applicant's concerns about anti-social behaviour on the land. The Police were consulted and confirmed that there had not been any reported incidents of anti-social behaviour on this land in the last 4 years. There are other pockets of small informal open space in the vicinity but they like the application site form an important visual and amenity benefit in the area and their loss like this site would likely also be resisted. As covered in the background section above, whilst the Property team may have in principle agreed to sell the land, this was always subject to the applicant gaining planning permission. These are completely separate processes with different considerations and not interdependent. So agreement to one does not automatically mean that agreement will be given to the other.

In light of the above, the principle of the change of use of the land is not considered to be

acceptable and would be contrary to paragraph 97 of the NPPF and Policy LP23 of the Local Plan 2019.

c) Design and impact to the character and appearance of the site and the surrounding area

The proposed extension would use matching materials to the house and whilst quite a long extension does follow the building lines and portions of the existing houses and so would be visually acceptable. The extension is considered to be acceptably designed to be in keeping with the existing house and no visual harm would result to the character and appearance of the surrounding streetscene.

The enclosure of the rectangular piece of open space into the residential curtilage of No.85 with 2m high close boarded fencing would result in an awkward piece of open space land being left over to both the front and rear of this fencing. The new proposed boundary fence does not fall a logical relationship with the remaining open space and would appear visually detrimental of the appearance of the remaining piece of open space. Enclosure and loss of the land would also result in the loss of a lot of landscape planting, and reduce the size and therefore amenity and usability of the remaining piece of open space to an unacceptable level. The existing piece of open space is not large in size and so it is considered any loss of it would be unacceptably harmful to the visual and amenity value it provides.

Therefore the loss of open space and new boundary fence would be visually harmful character and appearance of the area and remaining open space contrary to Policy LP16 of the Peterborough Local Plan 2019.

d) Neighbour amenity

The proposed extension would be entirely screened from the neighbouring property at 84 Outfield by the existing dwelling and there are no other properties in close enough proximity to the extension that they would be harmfully impacted upon by loss of light or overbearing impacts. The impact of the proposed extension on surrounding residential amenity is therefore considered to be acceptable and in accordance with Policy LP17 of the Peterborough Local Plan 2019.

e) Impact on Trees

The site does not lie within a Conservation area and there are no tree preservation orders covering the site. There is however, a category B Norway Maple tree owned by Peterborough City Council within falling distance of the proposed extension, and 2 of their category C Ash trees just outside the influencing distance of the extension. Therefore at the request of the Council's Tree Officer, the applicant has submitted an Arboricultural Impact and Method Statement.

The reports details that there will be direct and indirect impacts on the Maple tree, which is estimated to have a 20-40 year remaining lifespan. Direct impact through damage to its roots, as the extension will encroach into its root protection area. The report suggests that all construction works within the root protection area should be carried out by hand tools only, and surrounding construction treated with caution to prevent disruption to the roots and soil of the tree. It is also recommended that the crown height of the tree is lifted to 2.5m above ground level and 3m during construction. Maintaining this height clearance of the stem and branches will become a future maintenance requirement, in order to keep the branches clear of the roofline.

Aspect and proximity of the tree may also lead to future pruning demands, for example in relation to shading from the southerly side, or in relation to leaf litter and debris falling towards the extension from the direction of the prevailing wind. As the tree will remain in Peterborough City Council this maintenance of the crown height and branches to prevent nuisance to the proposed extension will be a maintenance liability for the Council as owner of the tree going forward.

In terms of the impact on the 2 x category C trees, these are located within the highway verge and

can be moderately pruned to create vehicle clearance, and can be retained to be of amenity value in the streetscene.

The proposal would involve the loss of some existing shrub planting adjacent to the existing property and would result in ongoing pressure to prune the category B tree to prevent nuisance to the new extension. This loss of landscaping without any mitigation planting and ongoing maintenance pressure placed on a category B tree is considered contrary to Policy LP29 of the Peterborough Local Plan 2019.

f) Highway safety and parking provision

There would be no impact on highway visibility as a result of the proposed development. Furthermore the development would not result in any loss of parking provision at the property or any increase in demand for parking provision. The impact of the proposed development on highway safety and parking provision is therefore considered to be acceptable and would be in accordance with Policy LP13 of the Peterborough Local Plan (2019).

g) Crime and Disorder

The Police have stated that there have been no reported anti-social behaviour incidents in the last 4 years. The existing boundary to 85 Outfield has shrub planting adjacent to it which acts as a buffer. The proposal would result in the new boundary fence directly abutting the grassed area potentially making the property at greater risk of being impacted upon by anti-social behaviour. The loss of part of part of the public open space to development does not appear to reap any benefits as regards to reducing anti-social behaviour, especially as the more than half the area existing open space will remain.

h) Other Issues

The bushes on site are low level so it is difficult to see how they impact on drainage at the property. Under this proposal the tree on the public open space would become closer to the property than presently, so it is likely any potential issues could be more of a problem than they are now.

6 Conclusions

The proposal is unacceptable having been assessed in light of all material considerations, including weighing against relevant policies of the development plan and for the specific reasons given below.

7 Recommendation

The Executive Director of Place and Economy recommends that Planning Permission is **REFUSED**

- R1 The proposed change of use, to enable the provision of an extension to No. 85 Outfield, would result in the loss of existing, useable public open space within the Bretton Ward and the specific locality of Outfield. The proposed use of the land is for extension and private garden rather than public open space and the scheme proposes no alternative re-provision of the public open space within the surrounding area. In addition, no wider public benefit would be gained from the loss of the public open space into residential curtilage for the adjacent property to facilitate an extension. Accordingly the proposal is contrary to Paragraph 97 of the National Planning Policy Framework (2019), and Policy LP23 of the Peterborough Local Plan (2019).
- R2 The proposal, by nature of its size, scale and position would unacceptably impact on

the character and appearance of the site and surrounding area. The enclosure of this land would leave a visually awkward boundary with the open space, would result in the loss of buffer landscape planting, and would reduce the usability and amenity of remaining open space. The loss of this open green space would have an adverse visual impact on the character and appearance of the surrounding streetscene. As such the proposal would be contrary to Policy LP16 of the Peterborough Local Plan (2019).

- R3 The direct and indirect impacts on the remaining category B Norway Maple, and the future pressures for maintenance to allow the proposed extension to co-exist with this existing tree is not considered to be acceptable. For high value category A and B trees development should be designed around the retention of these trees and minimising the impacts upon them. In this instance to facilitate the extension an ongoing long term maintenance burden is placed on this third party owned tree which is not considered acceptable. The proposal is therefore contrary to Policy LP29 of the Local Plan (2019).

Copies to councillors: Ellis Angus, Warren Scott, Burbage Chris

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& EP Committee: 15th December 2020

ITEM NO 3

PROPOSAL: Confirmation of Tree Preservation Order 20/00001/TPO

SITE: 45 Peterborough Road, Castor, PE5 7AX

REFERRED BY: Head of Planning

CASE OFFICER: Stephen Chesney-Beales

TELEPHONE: 01733 453465

E-MAIL: stephen.chesney-beales@peterborough.gov.uk

RECOMMENDATION: Confirm – Tree Preservation Order 20/00001/TPO

1. DESCRIPTION OF THE SITE AND SURROUNDINGS & SUMMARY OF THE PROPOSALS

Purpose of Report

A provisional Tree Preservation Order (TPO) 20/00001/TPO at 45 Peterborough Road, Castor was made and served on 15th July 2020 following a planning application (20/00775/FUL) to build a four-bed detached dwelling with integral garage in the rear garden.

The TPO has been the subject of consultation and because an objection has been received, the Committee are required to consider the objection, before determining the confirmation of the TPO, in accordance with para 2.6.2.2 (f) of the Council's constitution.

The main considerations are:

1. Are the trees subject of the TPO worthy of inclusion in a TPO in terms of their public visual amenity value?
2. Is the making of the TPO reasonable and justified having regard to the objections raised?

The Head of Planning recommends that the TPO is CONFIRMED without modification.

Site and Surroundings

The property 45 Peterborough Road, Castor is a Grade II Listed Building and all of the buildings are within the Castor Conservation Area. The entire garden area is within the curtilage of the listed building, however it is outside, but directly adjacent to the Castor Conservation Area.

Description of Tree/s

The trees subject of the TPO are predominantly maturing Sycamore consisting of ten trees T.2-T.11, a significant, mature Apple T.1 and a group G.1 consisting of four Sycamore and two mature Hazel - Cobnut. The Sycamore were described within an independent Arboricultural report, supplied by the applicant as part of the planning submission, as trees

with 'potential to offer a further 20 to 40 years contribution, with good screening and wildlife habitat, and are of benefit to the local landscape.'. It went on to say, two of the Sycamore T6 & T.11 'have exceptional stature.'

Please see **Appendix 1** for a copy of the TPO.

2. PLANNING HISTORY

Relevant Planning History

A planning application, 20/00775/FUL for the construction of a four-bed detached dwelling with integral garage was received, from the Applicant Mr Huckle via an Agent, and validated on 12th June 2020. The application recommended the removal of eight significant trees, seven of which are located adjacent to the eastern boundary. This application is still under consideration and yet to be determined.

A provisional TPO secures the protection of the trees for up to 6 months from the date of making the TPO and thus it deemed appropriate to proceed with confirmation of the order prior to the conclusion of the planning application, to ensure the trees remain protected

3. PLANNING POLICY

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise:

Town and Country Planning Act 1990, Section 198 states

S.198. - Power to make tree preservation orders

(1) If it appears to a local planning authority that **it is expedient in the interests of amenity** to make provision for the preservation of trees or woodlands in their area, they may for that purpose make an order with respect to such trees, groups of trees or woodlands as may be specified in the order.

The Town and Country Planning (Tree Preservation) (England) Regulations 2012

4. CONSULTATIONS/REPRESENTATIONS

Objection

An objection to the TPO was received, via e-mail on 29th July 2020, from the property owner of 45 Peterborough Road, Castor - Mr Huckle. Mr Huckle raised a number of objections, please see **Appendix 2** for details.

The main points of Mr Huckle's objection are outlined below:

Point 1. - with regards to the trees being in the rear garden and viewed from the public highway -

It is considered that large parts of all the trees protected, can be seen from a public viewpoint, i.e. from a public - highway, footpath, or publicly accessible place. This is clearly exhibited in the selection of photographs attached within **Appendix 3** where the trees demonstrate a significant impact on the local environment.

Point 2. - with regards to the trees being viewed from land to the rear of the property, and in terms of importance to the landscape -

The Tree Officer confirms that all trees are visible from a public place.

Point 3. - with regards to future developments, there are sufficient boundary trees to screen the land -

It is the opinion of the Tree Officer that without protection, the current screening would be lost, or significantly compromised if development were to proceed as originally intended. In accordance with government guidance Peterborough City Council (PCC) considers it expedient to serve the TPO, as there are perceived risks to the trees as a result of development pressure now and in the future.

Point 4. - with regards to serving a TPO in the interests of amenity and serving the TPO to solely prevent any future development -

All TPO's are made in the interest of public visual amenity, this can be demonstrated by the photographs in **Appendix 3**. The TPO has not been served with the sole purpose of preventing development, but because the trees are considered to be under threat from the proposed development, and because the trees offer significant public visual amenity value to the area, especially as they are situated adjacent to Castor Conservation Area boundary.

Point 5. - with regards to pointing out the trees are located outside the Castor Conservation Area but within the designated village envelope -

The trees are not in the Castor Conservation area and not protected by growing within a conservation area, and therefore, considered under threat from the proposed development and the reason the TPO was served.

Point 6. - with regards to TPO trees applying to trees within private gardens -

TPOs can be served on either private or public land. The decision to serve a TPO is based on the threat rather than land ownership.

Point 7. - with regards to entering the property unannounced -

A site visit was undertaken unaccompanied having first spoken with a relative of the applicant in the neighbouring property. The Tree Officer would however happily have served the TPO based solely on his observations - from a public place.

Point 8. - with regards to feeling unfairly treated, and with restrictions being placed upon your property -

The Tree Officer sympathised with Mr Huckle's feelings, however, as stated above, PCC has a duty and a right to protect trees in such circumstances, it is not personal.

Point 9. - with regards to the proposed TPO relating to all the trees of merit in the rear garden -

Please note the previous comments above, and that only 17 trees of the 31 plus trees identified within a Tree Survey by an independent Arboriculturist have been included within the TPO.

Point 10. - with regards to the point raised regarding concern that all trees within group G.1 were not perceived of equal value -

The trees are specified within the TPO as G1, consisting of 4 Sycamore and 2 Hazel, all of the trees within the group are considered worthy of inclusion and are considered to have public visual amenity value, please see the photograph in **Appendix 3** for details.

Point 11. - with regards to the worthiness of the Apple within the TPO -

TPO's can be served on any species, age or size of tree. It is because the Apple is very old, healthy and has not been pruned or managed for fruit and located immediately adjacent to the Castor Conservation Area boundary with the Village Hall, Milton Lane and Castor Barns, and has significant public visual amenity value, that it has been include within the TPO. It's also clear that the tree has 'value', as it has been retained in place, and a wooden building built specifically around the tree.

Point 12. - with regards to the Sycamore trees and their nature, and dying, dead and low branches -

A tree work application or 5 Days Notice can be made at any time to address these problems, and this had been communicated to the owner via email. A TPO does not stop appropriate management of any tree however does require consent to be granted for certain tasks.

Point 13. - with regards to the way this TPO has been carried out -

The serving of the TPO was not a blatant attempt to thwart the current planning application, but an accepted, recommended and reasonable way for PCC to protect trees with amenity value, when considered under threat from proposed development.

5. ASSESSMENT OF THE PLANNING ISSUES

Assessment of Trees

Government guidance recommends LPA's develop ways of assessing the 'amenity value' of trees in a structured and consistent way.

To this end PCC use an assessment criteria which considers the following:

Visibility, the trees subject of the TPO are clearly visible by the public from publicly accessible viewing points, displaying significant visual amenity value and contributing to the local environment, and have;

Individual Impact, due to their size and form, that has a visual impact on the landscape character of the area, and a;

Wider Impact, on the surrounding area, by contributing significantly to the character and appearance of the local environment and landscape, adjacent to the Castor Conservation Area in particularly, together with their intrinsic value.

Summary of Planning Issues

The objections to the TPO are understandable as outlined in the Points above however, it does not detract from the fact that the trees subject of this provisional TPO are both in good

condition, have a long life expectancy and have the potential to be under threat from being pruned inappropriately or felled if the TPO is not confirmed.

The issues regarding the planning application on this site are not to be considered within this committee report, however it should be noted that if PCC in future decides, following a balanced judgement, that the development should be consented then the loss of trees to enable the implementation of any full planning permission is permissible e.g the TPO is overridden, if a tree must be removed to make way for parts of a new building for which planning permission has been granted.

Overall, the objections and their implications do not outweigh the detrimental impact to the landscape if the trees were inappropriately pruned or felled.

6. CONCLUSIONS

The trees subject of the TPO, shown in **Appendix 1**, are all considered to offer significant, public visual amenity value from the public places, as shown in the photographs in **Appendix 3**. All the trees included were assessed to be worthy of TPO status and under threat from the proposed development both directly and indirectly, therefore the serving of the TPO was considered appropriate and reasonable in the circumstances, in order to safeguard the amenity value of the trees and the contribution they make both to the Castor Conservation Area and the wider landscape, it is therefore recommended the TPO is confirmed without any modifications.

7. RECOMMENDATION

The Head of Planning recommends that the PTPO is CONFIRMED without any modifications.

Copy to Councillors: Peter Hiller and John Holdich OBE

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TOWN AND COUNTRY PLANNING ACT 1990

45 Peterborough Road, Castor

Tree Preservation Order 20/00001/TPO

The Council of the City of Peterborough, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

1. Citation

- (1) This Order may be cited as 45 Peterborough Road, Castor Tree Preservation Order (20/00001/TPO).

2. Interpretation

- (1) In this Order "the authority" means the Council of the City of Peterborough
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

3. Effect

- (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
- (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

4. Application to trees to be planted pursuant to a condition

- (1) In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this *Wednesday 15th July 2020*

The Common Seal of Council of the City of Peterborough
was affixed to this Order in the presence of:

.....

Authorised by the Council to sign in that behalf

SCHEDULE

Specification of trees

Trees specified individually

(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Apple orchard	E512284 N298426
T2	Sycamore	E512260 N298386
T3	Sycamore	E512264 N298394
T4	Sycamore	E512255 N298388
T5	Sycamore	E512253 N298397
T6	Sycamore	E512243 N298390
T7	Sycamore	E512241 N298395
T8	Sycamore	E512236 N298397
T9	Sycamore	E512231 N298403
T10	Sycamore	E512248 N298406
T11	Sycamore	E512260 N298426

None

Trees specified by reference to an area

(within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
-------------------------	--------------------	------------------

None

Groups of trees

(within a broken black line on the map)

<i>Reference on map</i>	<i>Description (including number of trees of each species in the group)</i>	<i>Situation</i>
G1	6 trees, consisting of 4 Sycamore, 2 Hazel	E512275 N298408

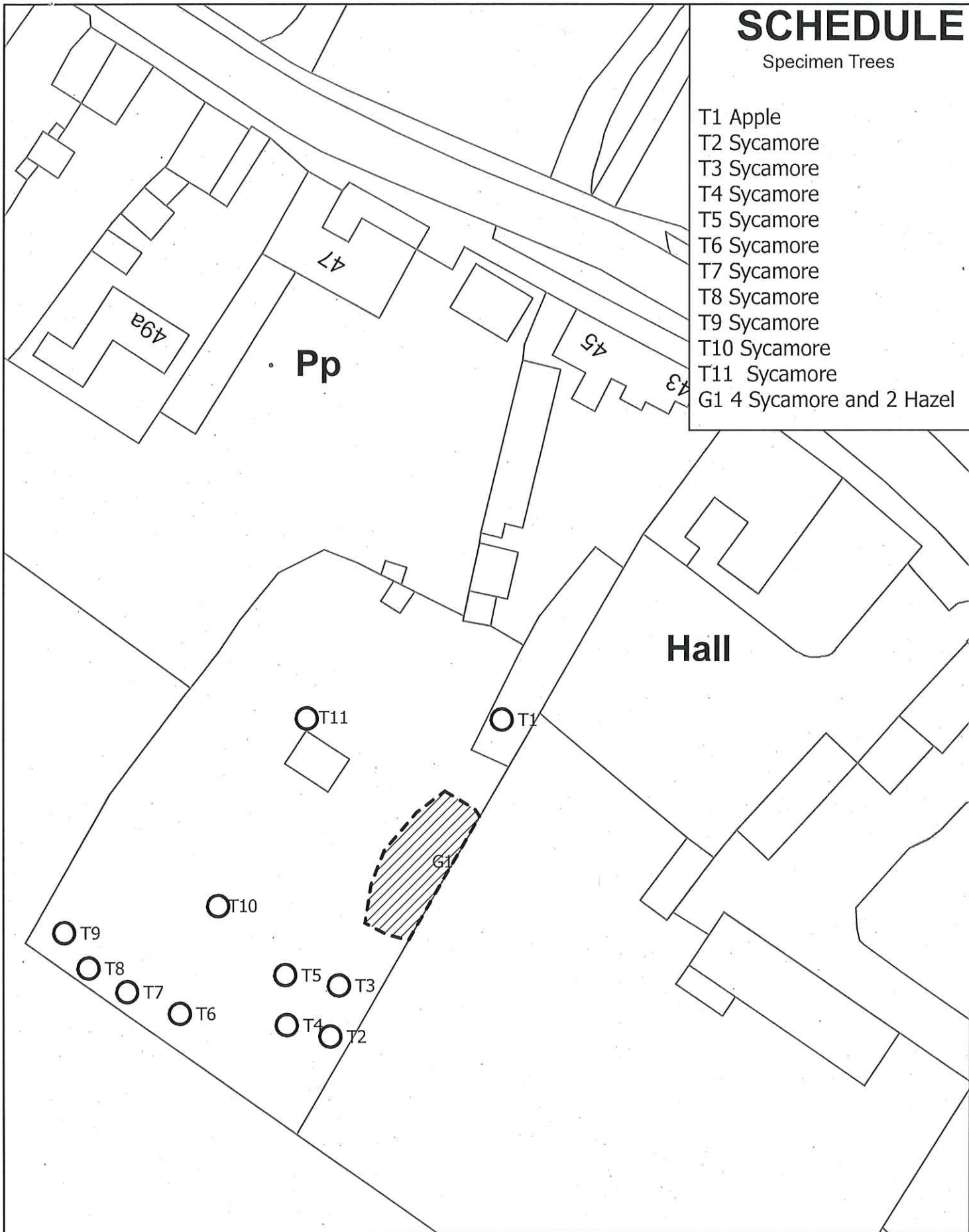
None

Woodlands

SCHEDULE

Specimen Trees

- T1 Apple
- T2 Sycamore
- T3 Sycamore
- T4 Sycamore
- T5 Sycamore
- T6 Sycamore
- T7 Sycamore
- T8 Sycamore
- T9 Sycamore
- T10 Sycamore
- T11 Sycamore
- G1 4 Sycamore and 2 Hazel



TREE PRESERVATION ORDER

45 Peterborough Road Castor 20/00001/TPO



Scale: 1:600

Drg.no. 20/00001/TPO

Date: 13th July 2020

Department

PCCGIS

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45 Peterborough Road
Castor
Peterborough
PE5 7AX

30 JUL 2020

The head of Planning Services
Planning Services
Peterborough City Council
Sand Martin House
Bittern Way
Fletton Quays
Peterborough
PE2 8TY

29th July 2020

Dear Sir,

RE: TPO reference 20/0001/TPO Site Location 45 Peterborough Road Castor

I write to object to the imposition of TPO referenced above dated 15th July 2020.

I had already commissioned an arboricultural report, prior to and included in my recent planning application No.20/00151/FUL to develop part of my large rear garden with a single dwelling. I was aware of the constraints to consider in terms of trees' retention categories

Any future development on the land would naturally be informed by this information, and the planning process could have taken its normal course.

As the trees are within a rear garden, viewing the trees from the public highway is limited, with the exception of those with particular stature which can still only be seen when standing adjacent to the front driveway.

Trees can be viewed from the land to the rear of the property, however, this area is not considered to be public.

In terms of importance to the local landscape, several of the trees can not be viewed at all.

In terms of future developments, there are sufficient boundary trees to screen the land from all sides, that could be retained.

As a TPO is usually served in the interests of amenity there does not appear to be a reason to make the TPO in this case. I feel the TPO is being served with the sole purpose of preventing any future development on my land.

I would point out that whilst my house is a listed building and is within a conservation area the garden area, where the trees are located is outside the conservation area but within the designated village envelope.

Surely it is not usual to apply TPOs to trees within the rear of private gardens for those reasons described above?

While I accept that the tree officer does have the right to enter property to make a TPO, I am surprised that there was a need to enter the property unannounced, particularly during the current climate of social distancing. I was not at home when he called and he informed my neighbour that he did not need to be accompanied. This suggests to me that he already had a plan prior to his visit and was happy not to find me present.

I feel that I have been treated unfairly, with restrictions placed upon my property, creating additional administration, both to myself, future residents and on the public resource.

The proposed TPO relates to all the trees of merit in the rear garden, and I would therefore make a representation with regard to some of the trees placed into the order, (ie those not visible from any public space) and any that would need to be removed to facilitate the subject of my planning application, namely T10 and T5

With regard to the group G1, I feel it may be more appropriate for the order to specify those trees that really are of sufficient amenity to justify long term protection, rather than adding every tree within the group to the order. The group comprises several self-sown sycamores so close together that none will grow to be decent specimens. The group also includes what is described as two hazels (actually cobnuts) which are not in fact properly formed trees but merely scrub. (see attached photo)

I am also mystified by the TPO on a very old apple tree T1 actually located in the garden of No 43. It has never been pruned in the 26 years that I have lived in my house and was already a large tree when I moved in in 1994. It is so large that the fruit cannot be picked and falls to ground in my garden creating a considerable mess.

To summarise the TPO is generally in respect of sycamore trees which by their nature are messy and prone to individual branches dying off and needing to be removed before they actually drop off.

T11 has low hanging branched that threaten to damage the adjacent building and I request permission to remove the offending branches. Perhaps a meeting could be arranged to discuss and agree a maintenance schedule. Every year there are hundreds, if not thousands of sycamore seedlings that spring up throughout the garden, all of which have to be pulled up by hand or the garden would turn into a forest in just a few years. All of these sycamores are self-sown and are only present due to the property being derelict for many years prior to my buying and renovating it.

The way that this TPO has been carried out suggests that It is a blatant attempt to thwart my planning application. I would point out that on both my previous planning applications to develop my garden the presence of the trees was not amongst the reasons given for refusal.

I would also draw your attention to the planning permission history of my property since I have owned it and you will see that whenever a tree was required to be removed approval was sought and readily granted.

The blanket approach in this TPO seems to suggest that the tree officer feared that I was about to embark on some sort of deforestation project but my history of seeking approval for major tree works demonstrates that I am not an environmental vandal.

I fully accept that trees are a valuable resource and need to be protected but surely this does not preclude the removal of the odd tree (bearing in mind that there are so many) to facilitate a modest one house development especially when supported by an agree compensatory tree planting scheme for elsewhere within the site?

To conclude I therefore respectfully request that the detail of this TPO be revisited in the light of the above comments.

If any further site visit is necessary please ensure that an appointment is made in advance and for a time when I can be present to discuss the merits or otherwise of all relevant trees. Please ensure that the officer complies with all current social distancing practices particularly as I am 70 years old.

Yours faithfully

P D Ruskie.

Appendix 3

Photo 1 from the footpath on Peterborough Road at the vehicular entrance to 43/45 Peterborough Road, showing trees or parts of trees - T.1, G.1, T.5, T.6, T.10 & T.11;

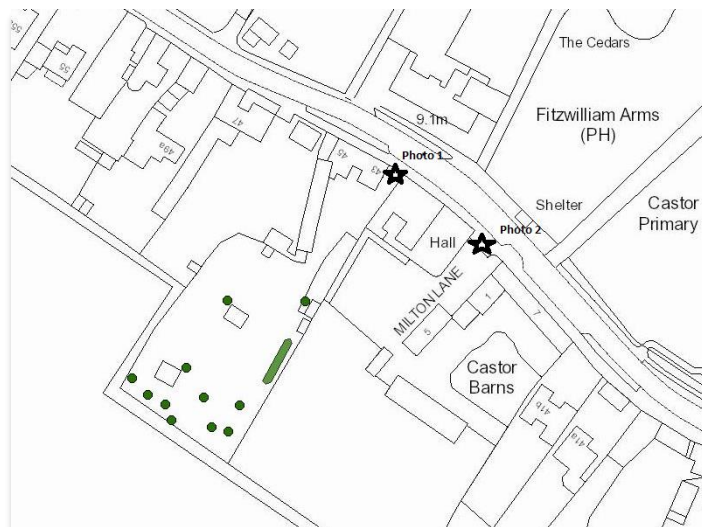


Photo 2 on the footpath on Peterborough Road at the entrance to Milton Lane and Castor Barns, next to the Village Hall, showing trees or parts of trees - T.1, G.1, T.2, T.3, T.4, T.10 & T.11;

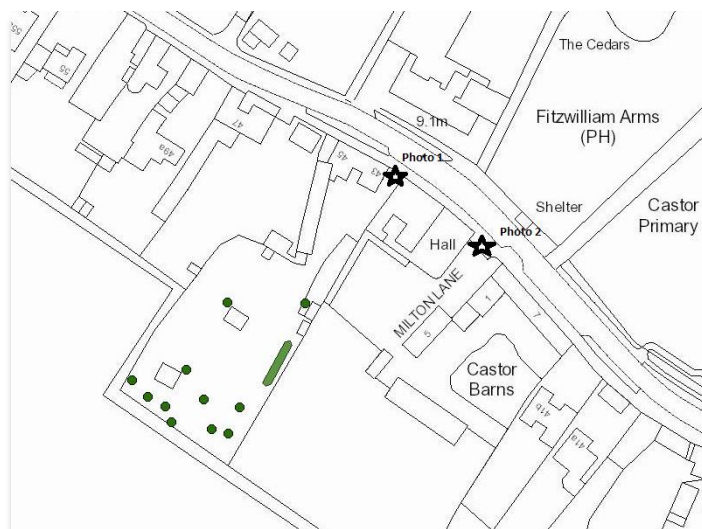


Photo 3 from Port Lane off of Peterborough Road opposite The Prince of Wales Feathers, which is also a footpath which connects to the Nene Way long-distance footpath, showing trees or parts of trees - T.11, T.10, T.9, T.8, T.6 & T.4.



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PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE	AGENDA ITEM No. 4.4
15 DECEMBER 2020	PUBLIC REPORT

Cabinet Member(s) responsible:	Cllr Hiller - Cabinet Member for Growth, Planning, Housing and Economic Development	
Contact Officer(s):	Sam Falco Principal Built Environment Officer Daniel Worley Senior Conservation Officer	Tel: 01733 454408 Tel: 01733 864487

Local List Additions

R E C O M M E N D A T I O N S	
FROM : Daniel Worley - Planning Services	Deadline date : N.A.
That Committee:	
<ol style="list-style-type: none"> 1. Notes the outcome of the public consultation on the inclusions to the Local List of Heritage Assets within Peterborough 2. Supports the inclusion of the proposed heritage assets within the Local List of Heritage Assets within Peterborough 3. Supports the inclusion of the existing Article 4 properties within the Local List of Heritage Assets within Peterborough 	

1 ORIGIN OF REPORT

- 1.1 At the time of creation of the Local List of Heritage Assets within Peterborough (hereinafter referred to as the 'Local List'), a series of buildings were served with Article 4 directions to protect their heritage significance as opposed to being included on the Local List. Recent changes to the Government's planning guidance has placed an expectation that any building with an Article 4 Direction placed upon it for heritage purposes, is a non-designated heritage asset and therefore should be placed on the relevant List.
- 1.2 In light of this, a review of the Council's Local List has been undertaken, and a number of additions are proposed. The proposed additions comprise 98 assets which are already subject to an Article 4 Direction, and a further 45 assets which have been identified. Those within the villages of Sutton, Pilsgate, Southorpe and Thornhaugh arose from recommendations within their respective adopted Conservation Area Appraisals, while the remainder were requested by the Civic Society or chosen by Officers responding to potential risk, especially to prominent features within various street scenes.
- 1.3 Various public consultations have been undertaken on these changes (which were based upon individual descriptions of each heritage asset), the results of which have been amalgamated into a single submission to Members within this report.

2 PURPOSE AND REASON FOR REPORT

- 2.1 This report is before Members for approval of one hundred and forty-three additional heritage assets to the Local List. The report also provides an update on the outcome of the public consultation that was carried out in regards to these additions.
- 2.2 The purpose of this report is to ensure that Members of the Committee are consulted on the changes and are able to give their views on the changes proposed.

3 **TIMESCALE**

Is this a Major Policy Item/Statutory Plan?	NO	If Yes, date for relevant Cabinet Meeting	N/A
Date for relevant Council meeting	N/A	Date for submission to Government Dept <i>(please specify which Government Dept)</i>	N/A

4 **BACKGROUND**

Planning Policy Background

- 4.1 Both paragraph 197 National Planning Policy Framework (NPPF) and the corresponding National Planning Practice Guidance (NPPG) recommends that ‘local planning authorities keep a local list of non-designated heritage assets’ and ‘all non-designated heritage assets be identified as such’. The addition of the proposed heritage assets to the Local List contributes to the effort to create a comprehensive list of identified non-designated assets within Peterborough.
- 4.2 Further, Policy LP19 of the Peterborough Local Plan (2019) requires particular emphasis, amongst others, on the ‘identification and protection of significant non-designated heritage assets and their settings’ The proposal to insert additional assets on the Local List in this respect constitutes identification which would subsequently more readily ensure their long term protection.

Selection Criteria

- 4.3 Since the creation of the Local List, guidance regarding selection criteria from Historic England has been updated. Whilst this guidance does not undermine the soundness of the existing local selection criteria, it has broadened both the potential scope of assets and reasons for inclusion within a Local List. The criteria for inclusion within the Local List is not affected by the revision to the guidance.
- 4.4 National Planning Practice Guidance (NPPG) is clear that it is important that decisions to identify properties as non-designated heritage assets are based upon sound evidence. The criteria used for this review of the Local List can be found at Appendix 4 and is considered sound by Officers.

Proposed additions to the Local List

- 4.5 It is proposed for 98 properties which are currently subject to an Article 4 Direction for heritage purposes, be included on the Local List. In addition, it is proposed for 45 further properties to be included owing to their heritage value. A full list of the additional assets to be included on the Local List can be found at Appendix 3.

Public consultation

- 4.6 As detailed above, the submission of this report follows various public consultations, which have been amalgamated into a single submission to Members.
- 4.7 No consultation has been undertaken with regard the Article 4 properties. The statutory protection afforded the buildings under the Local List is of a lower order than Article 4 restrictions and as such, no consultation is required. Furthermore, any building with an Article 4 Direction for heritage purposes is considered a non-designated heritage assets and therefore, by definition, must meet the selection criteria of the Local List.
- 4.8 With regards to the remaining proposed inclusions within the Local List, these went out to public consultation in ‘batches’, with the first consultation undertaken from 15 December 2016 for a period of 28 days and comprising 22 heritage assets. The second consultation related to those assets within Thornhaugh, carried out between 29 November 2018 and 17

February 2019, while the remainder were subject to consultation between the 2 August and 29 October 2019.

- 4.9 A copy of the description of each individual asset was published on the Council's website, and a letter sent to each respective property and other interested parties, including: Peterborough Civic Society; Historic England; the Parish Council; and the relevant Ward Councillors
- 4.10 Representations have been received from individual residents both in support and in objection to the respective properties being included on the Local List. These response can be found at Appendix 2 of this report. Those objecting to the inclusion of their respective property have objected to the principle of inclusion.

Other amendments to the Local List

- 4.11 A limited number of minor amendments, correcting factual and spelling errors have been incorporated resulting from consultation comments. The approved version will be made available on the Council's website.

5 ANTICIPATED OUTCOMES

- 5.1 The addition of the one hundred and forty-three heritage assets to the Local List would contribute to the fulfilment of the Local Planning Authority's obligations under:
- Policy LP19 of the Peterborough Local Plan (2019) to 'identify and protect significant non-designated heritage assets'; and
 - The NPPF (2019) and NPPG (2019) to 'keep a local list of non-designated heritage assets'.

6. REASONS FOR RECOMMENDATIONS

- 6.1 Inclusion of the additional one hundred and forty-three heritage assets within the 'Local Lists of Heritage Assets within Peterborough' would:
- Fulfil the Local Planning Authority's obligations under paragraph 197 of the National Planning Policy Framework, and corresponding guidance within the National Planning Practice Guidance;
 - Provides explicit guidance to homeowners and developers regarding the status of the heritage assets and consequent clarity regarding the expectations for development;
 - Have a positive impact upon the conservation of the heritage of Peterborough, by ensuring that development takes into consideration the impact upon the relevant non-designated heritage assets; and
 - The proposal would further the stated aim of Policy LP19 of the Peterborough Local Plan (2019).

7 ALTERNATIVE OPTIONS CONSIDERED

- 7.1 Do nothing – This would be contrary to Government guidance set out within the National Planning Policy Framework (2019) and Guidance on Local Heritage Listing by Historic England (2016).

8 IMPLICATIONS

- 8.1 There are no specific financial implications for the City Council identified in this report.

9 BACKGROUND DOCUMENTS

- 9.1 Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985):

- Local Heritage Listing, Historic England Advice Note 7 (2016)
- National Planning Policy Framework (2019)
- National Planning Policy Guidance (2019)
- Local List of Heritage Assets in Peterborough (2012)
- Peterborough Local Plan (2019)

10. APPENDICES

Appendix 1 Existing Local List

Appendix 2 Responses

Appendix 3 Proposed list of inclusions

Appendix 4 Proposed Local List

Local List of Heritage Assets In Peterborough

Draft for Consultation

December 2016

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Local List of Heritage Assets In Peterborough

1.0 Introduction

- 1.1 Historic buildings and structures that are nationally important for their architectural or historic interest are statutory listed, and more commonly known as listed buildings. Peterborough has many historic buildings and structures which, although they do not meet the national criteria for listing, are locally distinctive, and make a significant contribution to the historical, architectural and social character of our city. Once lost, they cannot be replaced and therefore should be valued and protected.
- 1.2 These buildings and structures add visual interest to the street scene. Some are part of the history of our city or are linked with key people from Peterborough's past. They may be good examples of a particular local building style, a significant landmark building, or illustrate an important part of our city's social, cultural or economic history. What is clear is that they all make a positive contribution to the character of the area, are locally distinctive and valued and contribute to the environmental and cultural heritage of Peterborough. This is why the Council has prepared a draft local list of buildings and structures of local architectural or historic interest.
- 1.3 In the following sections information is provided on the criteria for the Local list, the implications of listing, public consultation on the draft document, and a description of each entry and photograph. At the end of the document is a glossary of the architectural terms and names used.

2.0 Policy Context

- 2.1 The National Planning Policy Framework (1) (NPPF 2012) sets out the Government's planning policies. The NPPF advises Local Planning Authorities to set out 'a positive strategy for the conservation and enjoyment of the historic environment' in their Local Plan. Designating buildings and structures of local heritage importance (a 'local list') is consistent with that aim.
- 2.2 Historic England, the Government heritage adviser, encourages the promotion of 'local distinctiveness'. Residents are encouraged to identify those buildings, structures and objects (heritage assets) they consider important to them and be involved in their protection.
- 2.3 The term 'Heritage Asset' is described in in Annexe 2 of the National Planning Policy Framework (NPPF) as:

"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)".

Inclusion of an asset on the Local list means that its conservation as a 'heritage asset' is an objective of the NPPF and draft Policy LP 19 of the Further Draft Local Plan.

3.0 Consultation on the draft Local list of Heritage Assets in Peterborough

- 3.1 The current 'Buildings of Local Importance in Peterborough' (the current 'local list') contains 230 buildings and structures of local architectural or historic interest. This document supports Policy PP16 (Heritage Assets) of the current Peterborough Planning Policies Development Plan Document (DPD).
- 3.2 The Council is preparing a new Peterborough Local Plan. A draft Local List of Heritage Assets in Peterborough has been prepared which is an update of the existing local list and the addition of 22 further buildings and structures. The draft document supports, and is part of the evidence behind Policy LP19 (Heritage Assets) of the Proposed Submission Draft Local Plan. Details of all these buildings and structures are set out in this document.
- 3.3 Policy PP16 (Heritage Assets) of the current local plan will cease to have effect from the date of adoption of the new Peterborough Local Plan, and is proposed to be superseded by Policy LP19 (Heritage Assets) of the new plan
- 3.4 Public consultation on the Further Draft Local Plan and the Draft Local List of Heritage Assets in Peterborough runs from Friday 16 December 2016 until Thursday 9 February 2017.
- 3.5 You can comment on the Draft Local List of Heritage Assets in Peterborough at:

You can also email the comment form, downloadable from the website, to planningpolicy@peterborough.gov.uk or send a copy of the comment form to:

Local Plan Further Draft Consultation,
Growth and Regeneration,
Sustainable Growth Strategy,
Town Hall,
Bridge Street,
Peterborough,
PE1 1HF.

- 3.6 All comments received will be taken into consideration and will help inform the Draft Local List of Heritage Assets in Peterborough. Once the consultation ends all comments will be made available to view on the consultation portal at www.peterborough.gov.uk/localplan and the Council's responses to these.
- 3.7 As part of the local plan preparation process further public consultation will take place in summer 2017. This will be followed by an Independent Examination and it is anticipated that the local plan and the local list will be adopted by the end of 2017. The documents will be material considerations in planning decisions.

4.0 Criteria for the Local list

- 4.1 In September 2009 the Council's Planning Committee approved criteria for the assessment of buildings or structures for inclusion on the local list. The purpose of the criteria is to set a standard to ensure consistency of selection.
- 4.2 The criteria have been adapted from the statutory criteria for the selection of listed buildings (2 & 3) and Historic England's guidance for local lists (4) to reflect buildings and structures of local rather than national significance.

4.3 Buildings and structures are included on the draft local list if they meet one or more of the headline criteria:

- Age and rarity
- Historic Interest
- Architectural interest (quality)
- Historic street fabric

4.4 An entry is likely to have particular architectural interest and / or design quality but may have special significance as a good example of a particular local building style, a significant landmark building, or illustrate an important part of our city's social, cultural or economic history.

Age and rarity

- A1 If the building was built before 1840, does it survive in anything like its original external condition?
- A2 If it was built between 1840-1919 (Victorian/Edwardian), does it retain its original features? Is it of sufficient quality to distinguish it from other buildings of that period in Peterborough?
- A3 If it was built between 1919-1939, is it an outstanding example of the style of the period?
- A4 If it was built between 1939-1945, is it a rare surviving example of a wartime structure?
- A5 If it was built after 1946, is it a building of exceptional quality and design?
- A6 If it is a significant landmark building, folly or curiosity?

Historic interest

- B1 Is the building or structure associated with an important historic figure?
- B2 Is it a fine or rare example of a building that illustrates social or economic history, or a good example of town planning?
- B3 Does it illustrate an important part of Peterborough's cultural history? For example, schools, churches, public buildings, leisure, entertainment and commercial buildings.
- B4 Is it an important part of Peterborough's industrial history?

Architectural interest

- C1 Was the building designed by an architect important to Peterborough or the local area?
- C2 Was it designed by an architect of national importance?
- C3 Is it an example of a style of building that is unique to the local area?
- C4 Is it part of a group of buildings that together are a good surviving example of an historic architectural style?
- C5 Is it a good early example of a particular technological innovation in building type and technique?
- C6 Are the buildings important for the townscape and street scene?
- C7 Has the building received a national award or recognition?

Street furniture or other structures (boundary stones, post boxes, memorials, lamp posts, statues, and similar)

- D1 Is it a rare surviving example of street furniture that contributes positively to the local area?
- D2 Is it important in terms of local history?

5.0 Implications of inclusion on the Local list

- 5.1 The Local list is a recognition of the architectural or historic importance of a building or structure and this is likely to be reflected in its value to the owner. It is hoped that inclusion on the list will encourage owners to conserve the heritage asset.
- 5.2 The local list does not provide any additional statutory controls. Planning policy encourages the retention and protection of the special character and interest of a local list entry. Some external works to a building or structure will not require planning permission or approval under the Building Regulations.
- 5.3 The removal of historic details and features and inappropriate repairs can harm the special interest of a locally listed building. For example, retaining original windows is important to preserve character and appearance. Where these need to be replaced they should match the original in every detail. Buildings on the local list benefit from a more flexible application of the Building Regulations. Further advice is available from Planning Services.
- 5.4 Heritage assets often need to be altered and adapted to meet changing needs and inclusion on the local list will not prevent this. A local list encourages owners to consider the special interest of the building when carrying out repairs and considering alterations and extensions. Proposals should be sympathetic to the building's architectural character and interest. Alterations and extensions which respect the character of a property can add to its value.
- 5.5 When planning permission is required, the retention of the building's character and appearance will be a material consideration in determining the application. Annex 2 of the NPPF considers locally listed heritage assets to be non-designated heritage assets. Paragraph 135 of the NPPF states that the effect of an application on non-designated heritage assets, such as the local list, should be taken into account in determining applications. It also states:

"In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

There will be a presumption against the demolition of a building or structure on the local list.

- 5.6 The Council will assist owners in maintaining locally listed buildings by providing advice on repairs and alterations. The Council will monitor the local list and consider using planning controls if necessary. An Article 4 Direction can be applied to remove certain permitted development rights including demolition and alterations to elevations to preserve the character and appearance a building.
- 5.7 The local list is not a fixed document. The community are encouraged to propose additions that would meet the adopted criteria. The Council will review and update the local list periodically in response to nominations received and where there are changes to assets already identified.

6.0 Further Information

- 6.1 For help and advice on work to a locally listed building and structure please contact: Peterborough City Council, Planning Services, Town Hall, Bridge House, Peterborough, PE1 1HF; Tel: (01733) 747474; or e-mail: builtenvironment@peterborough.gov.uk

7.0 Acknowledgements

- 7.1 The current Buildings of Local Importance in Peterborough (the local list) was prepared with research and field work carried out by Peterborough City Council, Peterborough Civic Society, Parish Councils, Peterborough Central Library, Peterborough History Society and members of the community.

8 References

- 1 National Planning Policy Framework
<https://www.gov.uk/government/publications/national-planning-policy-framework-2>
- 2 Principles of Selection for Listing Buildings. Department for Culture, Media & Sport 2010
<http://www.english-heritage.org.uk/content/imported-docs/p-t/principles-of-selection-for-listing-buildings-2010.pdf>
- 3 Selection guides for buildings and structures. Historic England
<http://www.english-heritage.org.uk/caring/listing/criteria-for-protection/selection-guidelines>
- 4 Good Practice Guide for Local listing” Historic England 2012
<http://www.english-heritage.org.uk/publications/good-practice-local-heritage-listing/>

9. Description of buildings and structures

The buildings and structures are arranged by Council Ward to help locate where they are.

DRAFT LOCAL LIST OF HERITAGE ASSETS IN PETERBOROUGH

URBAN		List ref	Page
Central			
Westwood Park Road	15	C1	14
Westwood Park Road	17	C2	14
Westwood Park Road	19	C3	15
Thorpe Road	60 and 62	C4	15
Thorpe Road	64	C5	16
Gladstone Street	Faizane Medina Mosque (169)	C6	16
Taverners Road	48	C7	17
Norfolk Street	'Leighton House' (13)	C8	17
Cobden Avenue	57	C9	18
Cobden Avenue	148	C10	18
Lincoln Road	149 – 157 (odd)	C11	19
Lincoln Road	'Dryden House' (101)	C12	19
Lincoln Road	97 and 99	C13	20
Lincoln Road	91 and 93	C14	20
Lincoln Road	87 and 89	C15	21
Lincoln Road	'The Lindens'	C16	21
Lincoln Road	'St Mark's Villa' (79) and 'Raffles House' (81)	C17	22
Lincoln Road	Former vicarage to St Mark's Church (84)	C18	22
Lincoln Road	St Mark's Church	C19	23
Lincoln Road	'Gayhurst' (80)	C20	23
Lincoln Road	'Rothsay Villas' (63 – 71odd)	C21	24
Lincoln Road	61	C22	24
Lincoln Road	'Manor House' (57)	C23	25
Lincoln Road	Walling SE corner of 'Manor House' (57)	C24	25
Lincoln Road	16	C25	26
Lincoln Road	25	C26	26
Lincoln Road	Former Masonic Hall	C27	27
Manor House Street	St Theresa's House	C28	27
Manor House Street	19	C29	28
Burghley Road	10	C30	28
Burghley Road	44	C31	29
Towler Street	2 – 10	C32	29
Monument Street	68	C33	30
Brook Street	City College, Brook Street	C34	30
Crawthorne Street	1-15 (odd)	C35	31
Broadway	79	C36	31
Broadway	77	C37	32
Broadway	75	C38	32
Broadway	72 and 74	C39	33
Broadway	Broadway Theatre	C40	33
Broadway	Former Central Library (currently Imperial Bento)	C41	34
Broadway	Former Technical College	C42	34
Broadway	16 – 22 (even)	C43	35
Park Road	'The Gables' (123)	C44	35

Park Road	124	C45	36
Park Road	109 and 111	C46	36
Park Road	89	C47	37
Park Road	85	C48	37
Park Road	63	C49	38
Park Road	40	C50	38
Park Road	Park Road Baptist Church	C51	39
Park Road	4 – 16 (even)	C52	39
Park Road	2	C53	40
Fitzwilliam Street	'Fleet Villas' 24 & 26 & 'Ashley Villas' 32 & 34	C54	40
Fitzwilliam Street	16	C55	41
Park Road	Alma House	C56	41
North Street	'Kilwinning Terrace' (28 – 34 even)	C57	42
North Street	26	C58	42
North Street	The Ostrich Public House	C59	43
North Street	1	C60	43
Station Road	Great Northern Hotel	C61	44
Westgate	Brewery Tap	C62	45
Westgate	Westgate Methodist Church	C63	45
Westgate	44 – 48 (even) and 5-7 (odd) Lincoln Road	C64	46
Westgate	Westgate House Buildings	C65	46
Westgate	33	C66	47
Westgate	The Westgate Arcade	C67	48
Westgate	10 – 14 (Mansion House Chambers)	C68	48
Westgate	15	C69	49
Westgate	7	C70	49
Westgate	5	C71	50
Westgate	3	C72	50
Westgate	1	C73	51
Midgate	Milestone adj. Peterscourt	C74	51
Long Causeway	36	C75	52
Long Causeway	34 and 35	C76	53
Long Causeway	27	C77	53
Long Causeway	26	C78	54
Long Causeway	24 and 25	C79	54
Long Causeway	20	C80	55
Long Causeway	Market Chambers, Long Causeway Chambers	C81	55
Bridge Street	96 – 100 (even)	C82	56
Bridge Street	92	C83	57
Bridge Street	102	C84	57
Bridge Street	40 and 42	C85	58
Bridge Street	20-24 (even)	C86	58
Bridge Street	4 - 6	C87	59
Bridge Street	Peterborough Town Hall	C88	59
Bridge Street	Clock, Town Hall	C89	60
St Peters Road	Gateway to the Old Episcopal Stables	C90	60
Priestgate	41	C91	61
Priestgate	31	C92	61
Priestgate	25	C93	62
Priestgate	'The City Club' (21)	C94	62
Priestgate	18	C95	63
Cowgate	'Milton House' (38)	C96	63
Cowgate	32	C97	64

Cowgate	'The Drapers Arms' (29 &31)	C98	64
Cowgate	14 – 30 (even)	C99	65
Cowgate	Keebles Chambers, 18 Cowgate (Rear of 14-30)	C100	66
Cowgate	12	C101	66
Cowgate	8-10	C102	67
Cowgate	4 – 6	C103	67
Cowgate	2	C104	68
Cowgate	Former warehouse/granary (to rear of 2)	C105	68
Queen Street	Queen Street Chambers (2)	C106	69
Church Street	4	C107	69
Cathedral Square	6	C108	70
Exchange Street	10	C109	70
Cathedral Square	Building above part of McDonald's	C110	71
Cathedral Square	Building above Queensgate entrance and flanking shops	C111	71
Cathedral	Cathedral Clock Movement	C112	72
Cathedral Square	Edwardian Lamp Column (Inc. Column on Bishops Road Roundabout)	C113	72
Cathedral Precincts	Gate to Minster Precincts Wheel Yard	C114	73
Laxton Square	Former Courthouse	C115	73
Albert Square	70	C116	74
Albert Square	62	C117	74
Bourges Boulevard	Former GNR warehouses	C118	75
Bourges Boulevard	Old walling to former GNR railway warehouses	C119	75
Bishops Road Gardens	Memorial fountain to Henry Pearson Gates	C120	76
Bishops Road Gardens	Soldiers memorial	C121	76
Gravel Walk	St Peters House	C122	77
St Johns Street	60	C123	77
Star Road	27	C124	78
Granby Street	Section of old walling	C125	78
Bishops Road	Frank Perkins Bridge	C126	79
Williamson Avenue	42 and 44	C127	79
Mayors Walk	125 and 127	C128	80
Midland Road	West Town Academy. Facade of former memorial Hospital	C129	80
Aldermans Drive	1	C130	81
Aldermans Drive	3 and 5	C131	81
Dogsthorpe			
Welland Road	Our Lady of Lourdes Catholic Church	D1	82
Fletton Stanground			
Town Bridge	Abutments of Earlier Town Bridge	FS1	82
Town Bridge	Bas-relief to former Bridge House	FS2	83
East Station Road	Main Range, Whitworths Mill	FS3	83
London Road	16-22 (even)	FS4	84
London Road	Peacock Public House	FS5	84
Fletton Avenue	Cemetery Chapel	FS6	85
Fletton Avenue	107-113	FS7	85
Fletton Avenue	50 & 52	FS8	86
Fletton Avenue	48	FS9	86
Fletton Avenue	33	FS10	87
Fletton Avenue	29	FS11	88
Fletton Avenue	21-23	FS12	88

Mount Pleasant	The Thatched House	FS13	89
London Road	Phorpress House (189)	FS14	89
London Road	Old Fletton Primary School	FS15	90
Fletton and Woodston			
Thorpe Road	Friends Meeting House (21)	FW1	90
Thorpe Road	53 and 55	FW2	91
Thorpe Road	61 / 63	FW3	91
Thorpe Road	'Thorpe Lodge Hotel' (83)	FW4	92
Thorpe Road	87 and 87a	FW5	92
Thorpe Road	91	FW6	93
Thorpe Road	93	FW7	94
Thorpe Road	95	FW8	94
Thorpe Road	111	FW9	95
Thorpe Road	113 and 115	FW10	95
Thorpe Road	Pillar post box	FW11	96
London Road	84, 86 and 88	FW12	96
London Road	120-126	FW13	97
London Road	112-118	FW14	97
London Road	108-110	FW15	98
London Road	St Michael's House (185)	FW16	98
Oundle Road	Oundle Road Baptist Church	FW17	99
Oundle Road	145	FW18	99
Oundle Road	'Guild House (85 – 129)	FW19	100
New Road	Cemetery Chapel	FW20	100
Oundle Road	The Cherry Tree Public House	FW21	101
Oundle Road	Tesco (former Boys Head Public House)	FW22	101
North			
Lincoln Road	The Triangle, Ball Memorial Fountain	N1	102
Lincoln Road	St Pauls' Parish Church, The Triangle	N2	102
Lincoln Road	St Pauls' Parish Church Hall, The Triangle	N3	103
Occupation Road	New England Club and Institute	N4	103
Lincoln Road	Clock Tower Shelter, The Triangle	N5	104
Lincoln Road	Former St Pauls Secondary Modern School	N6	104
Gladstone Street	Ghousia Mosque (406)	N7	105
Lincoln Road	'New England House' (555)	N8	105
Taverners Road	St Barnabas Centre	N9	106
Francis Gardens	7a	N10	106
St Pauls Road	St Pauls Road Gospel Hall	N11	107
Orton Waterville			
Cherry Orton Road	40a (corrugated roofed barn to front garden)	OW1	107
Park			
Lincoln Road	Lincoln Road Centre	P1	108
St Martins Street	18	P2	108
Alma Road	Victoria Square	P3	109
St Martins Street	Former Congregational Church	P4	109
Highbury Street	The Hand and Heart Public House	P5	110
Lincoln Road	'Rutlands' (241)	P6	110
Dogsthorpe Road	220	P7	111
St Pauls Road	Sub Station Adj. 239	P8	111
Garton End Road	'Gablecote' (2)	P9	112
Princes Street	'Palm Villa' (21)	P10	112

Broadway and Eastfield Road Entrances	Broadway Cemetery: gates, piers and ironwork	P11	113
Broadway Cemetery	South West Quarter. Memorial to Smith/Walker families	P12	113
Broadway Cemetery	South East Quarter. Memorial to Thompson family	P13	114
Broadway Cemetery	South East Quarter. Gravestone to Robert Base	P14	114
Broadway Cemetery	South West Quarter. Memorial to SerGt. G T Hunter 'The Lonely ANZAC'	P15	115
Broadway Cemetery	Cross of Sacrifice Commonwealth War graves Commission	P16	115
Broadway	Entrance gates to Central Park	P17	116
Eastfield Road	270	P18	116
Park Road	Kings School	P19	117
Park Road	Electrical Sub-Station (adj. no.263)	P20	118
Park Road	150	P21	118
Broadway	200	P22	119
Broadway	Electrical Sub-Station (adjacent no. 195)	P23	119
Ravensthorpe			
Thorpe Avenue	4	R1	120
Thorpe Avenue	5	R2	120
Westfield Road	Former Baker Perkins Apprentice School	R3	121
Cottesmore Close	Former RAF Westwood Junior Officers Quarters and Mess	R4	121
Saville Road	Former RAF Westwood Station Office (No 5)	R5	122
Saville Road	Former RAF Westwood Sergeants Mess	R6	122
Atherstone Avenue	St Judes Church of England	R7	123
Stanground South			
High Street	118	SS1	123
Walton & Paston			
Windsor Avenue	Former Sages Factory Water Tower	WP1	124
Mountsteven Avenue	Discovery School (former Walton Junior & Infant)	WP2	124
Lincoln Road	1073	WP3	125
Mountsteven Avenue	Voyager School	WP4	125
Itter Park	Arthur Itter Memorial Fountain	WP5	126
West			
Longthorpe	Holy Well	W1	126
RURAL			
Ailsworth			
Peterborough Road	Memorial bus shelter	AI1	127
Ashton			
Bainton Green Road	Barn Lodge	AS1	127
Bainton Green Road	Hawthorn Farm	AS2	128
Bainton Green Road	First House	AS3	128
Eye			
Back Lane	Old Fire Station building	EY1	129
Eye Cemetery	Former mortuary building	EY2	129
Glington			
The Green	Village water pump	G1	130
The Green	Street lights	G2	130
Helpston			
Helpston Road	Railway signal and level crossing box	H1	131
Glington Road	Former Station Masters House (97)	H2	131
Glington Road	Old Schoolhouse	H3	132

St Botolph's Church	John Clare's gravestone	H4	132
Newborough			
Thorney Road	Decoy Public House	NE1	133
Peakirk			
St Pegas Road	St Pegas Granary	PE1	133
St Pegas Road	Former water trough commemorating reign of Queen Victoria (3a)	PE2	134
Junction of Thorney Road / St Pegas Road	Former village water pumps and near village cross	PE3	134
Sutton			
Sutton Heath Road	Heath House (former Station Master's House)	SU1	135
Off A47	Former Wansford Road railway station	SU2	135
Bridge on A47	Bridge No 6 Group value)	SU3	136
Thorney			
Thorney Toll	Canary Cottage, Knarr Farm	T1	136
Dairy Drove / Old Knarr Fen Road	'Paddy Kipps'. Former seasonal agricultural workers accommodation	T2	137
Wisbech Road	Duke of Bedford Junior School	T3	137
Bukehorn Road	Second World War 'Pill Box' east of Powder Blue Farm	T4	138
Gas Lane	Former Duke of Bedford Smithy (J Downing Forge)	T5	138
Abbey Place	Post box to wall of former Post Office	T6	139
Wisbech Road	Rose & Crown Public House	T7	139
Wisbech Road	The Tap Room, Rose and Crown Public House	T8	140
The Causeway	Thorney Bridge	T9	140
Wansford			
Old North Road	Gate Piers (23)	WA1	141
Old North Road	Swanhill House	WA2	141
Peterborough Road	ArcHaus	WA3	142
Wothorpe			
Second Drift	1 – 4 Primrose Villas	WO1	142
Second Drift	Karnack House and 1 – 6 Wothorpe Villas	WO2	143
First Drift	Terra Cotta House	WO3	143

Central
15 Westwood Park Road

Local List Ref:	C1
Group value:	Yes
Selection criteria:	A3 B2 C3 C6
Construction date:	c 1930
Use:	Residential



Reason for selection

Bespoke designed property from the early 1900's incorporating 'Arts and Craft' detailing and contributing to the spacious character of Westwood Park Road. A locally distinctive and important building. Extended, but retaining its period character.

Description

Irregular plan but essentially a linear building. Echo of the Arts & Crafts Movement in design and detailing. Two and one and a half storey structure in cream painted rendered brick under a projecting small clay tile roof. Small gable to front elevation. Two, three and four light multi paned leaded casement windows. Central entrance is recessed with stone surround detail with curved hood and shaped brackets. Part glazed timber doors. Slightly projecting tall external rectangular chimney to front elevation with stone coping and pots. Single rendered chimney and coping and pots to west gable. Small mono pitched roof above garage and secondary entrance. Cast iron rainwater goods.

Central
17 Westwood Park Road

Local List Ref:	C2
Group value:	Yes
Selection criteria:	A3 B2 C3 C6
Construction date:	c 1930
Use:	Residential



Reason for selection

Bespoke designed property from the early 1900's contributing to the spacious character of Westwood Park Road. Similar character though of a different design to neighbouring properties. A locally distinctive and important building. A well designed building from this period.

Description

Irregular plan. Large two storey property in white cream painted render above small red brick plinth. Small red clay tile roof with deeply projecting eaves cornice. Small forward projecting wing with hipped tile roof. Two, and three light multi paned wood mullioned and transomed windows. Recessed principal entrance with projecting and decorative brick door case incorporating a slight arched head. Projecting buff brickwork chimney to front elevation with tall stack and pot. Additive glazed car port to west.

Central
19 Westwood Park Road

Local List Ref:	C3
Group value:	Yes
Selection criteria:	A3 B2 C3 C6
Construction date:	c 1930
Use:	Residential



Reason for selection

Bespoke designed property from the early 1900's contributing to the spacious character of Westwood Park Road. Similar character though of a different design to neighbouring properties. A locally distinctive and important building. A pleasantly designed building from this period.

Description

Rectangular plan. Echo of "Elizabethan" style in timber work and panelling. Large two storey property of white painted render under small red clay tile roof. Projecting eaves cornice. Large forward projecting gable incorporates a timber frame structure formed of a plate and unbraced vertical studs and painted infill panels. Fenestration is mixture of two and three light timber multi paned leaded light casement windows. Linked to large double height garage with front gable incorporating mock timber frame and painted infill panels. Large tall square brick chimneys with projecting coursing and pots. Set behind mature and shaped hedges.

Central
60 & 62 Thorpe Road

Local List Ref:	C4
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason For Selection

A well proportioned pair of late Victorian houses, originally known as "Eastleigh" and Westleigh" which make a significant contribution to the character of this part of Thorpe Road and form part of a group with buildings of a similar date adjoining (We9) and opposite.

Description

Irregular plan. Pair of significant late 19th century houses, in a two storey semi detached form. Each of the pair has a two bay frontage to Thorpe Road but one of the pair has a 3 panel front door to the main frontage whilst the other extends around Aldermans Drive where the main front entrance, also with a 6 panel front door is located. The Thorpe Road elevation incorporates four gables with gabled and pyramid roof forms, with the main and bay roofs being in Welsh slate. There is a brick chimney to the west gable and a brick eaves dentil course. Walls are in red brick and incorporate a painted stone string course at first floor level. Main windows are contained within stone formed surrounds with moulded mullions and transoms. The fielded panelled front doors are contained within a stone doorcase with a half round arch incorporating a fanlight and side lights. The front elevation incorporates a datestone. Red brick and flint wall to part of the Thorpe Road frontage, which, whilst of later date and different character, is an attractive feature.

Central
64 Thorpe Road

Local List Ref:	C5
Group value:	Yes
Selection criteria:	A2 B3 C4 C6
Construction date:	1843
Use:	Commercial



Reason For Selection

Built as a public house called the 'Firs' or the 'Feathers'. Occupied in the early 20th C by family called Noble – Mr Noble was a plumber and his name appears on many cast-iron grates and stop taps around Peterborough. A commanding early Victorian building which largely retains its original character and makes a significant contribution to the character of Thorpe Road.

Description

Rectangular plan. Detached and formal double fronted facade of three bays. Two storey brick house in Flemish bond under a shallow pitched Welsh slate roof. Stone quoins to corners. Deeply projecting wooden eaves cornice and regular brackets. Finely detailed single and double windows to first floor with small glazed timber sashes with unusual half round stone window arches, central mullions with springers and linked by projecting stone band. Canted stone bays with 4 over 4 side and larger 6 over 6 central sash windows. Double timber front doors with fielded panels and three module fanlight above. Plain but well proportioned pedimented stone or stucco door case. Two large and substantial axial brick chimneys.

Central
Faizane Medina Mosque
169 Gladstone Street

Local List Ref:	C6
Group value:	No
Selection criteria:	A6 B3 C3 C6
Construction date:	c 1980's
Use:	Place of worship



Reason for selection

Distinctive architecture. Forms an important part of the street scene. Due to its scale and function it serves as a local landmark building.

Description

Like the nearby Ghousia Mosque this building is similarly a striking paraphrasing of Islamic forms and decorative motifs all executed in modern materials. The building also exerts a considerable impact in the townscape of the area. It is a building with considerable cultural and historic resonance.

Central
48 Taverners Road

Local List Ref:	C7
Group value:	Yes
Selection criteria:	A3 C4 C6
Construction date:	early 19 th c
Use:	Residential



Reason for selection

Believed to be former rectory to St Barnabas Church. A property having good composition and distinctive original detail.

Description

L shape plan. Detached two storey building of red brick in various bonds and effect. First floor pebble dash render. Tile roof with decorative moulded and corbelled brickwork eaves detail. Cross projecting gable with two storey cant bay with stone dressings and undivided timber sash windows. Tripartite and two light timber casement windows with stone surround divided by stone mullions and timber transoms. Gable elevation has secondary door under stone lintel. Above is a timber oriel window supported on timber brackets. Mock timber framing to gable with light pebble dash render infill panels. Cast iron rainwater goods. Small chimney stack.

Central
'Leighton House'
13 Norfolk Street

Local List Ref:	C8
Group value:	Yes
Selection criteria:	A2 C4, C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

The property retains all its original features. A good example of an Edwardian House. Makes an important contribution to the character of the area and complements the street scene.

Description

Rectangular plan. Abutted to no. 11 which was built at a different time. Detached two storey building built of light red brick in Flemish bond under a slate roof. Heavily dentilled eaves. Double height canted stone framed bay under a hip slate roof with stone dressings. Single undivided timber sash windows. Same sash window above entrance with stone dressings to lintel and cill. Name indented to stone lintel above entrance. Timber panelled door with toplight. Large rectangular chimney stack and pots at east gable with projecting courses. Small boundary wall, pillars and railing.

**Central
57 Cobden Avenue**

Local List Ref:	C9
Group value:	Yes
Selection criteria:	A3 C3 C6
Construction date:	early 20 th c
Use:	Residential



Reason for selection

Contrasting properly style and appearance amongst traditional Victorian yellow stock brick terraced cottages and inter-war housing. Good example of Tudor revival style – half timbered and rendered. The building adds to the variety of the street scene. Locally distinctive

Description

L shape plan. Two storey detached property with forward cross-gable with bargeboards. Stone rubble to ground floor with part jettied timber frame and render infill panels. Small clay tile roof with projecting eaves. Small dormer to front. Timber framed two light casement leaded window to gable. Small splay stone bay under gable with two light casement window. Timber entrance door. Prominent 'Tudor' style chimneys with two diagonally set stacks on square base with pronounced corbelling.

**Central
148 Cobden Avenue**

Local List Ref:	C10
Group value:	Yes
Selection criteria:	A3 C4, C6
Construction date:	early 20 th c
Use:	Residential



Reason for selection

The property retains all its original features. A good example of inter-war suburban 'pattern book' housing style. Makes an important contribution to the character of the area and complements the street scene.

Description

Rectangular plan. Two storey detached property. Red brick with painted rough cast render panels to first floor and lighter common bricks to other elevations. Small dentil course. Full height shallow bay with 5 light timber transomed and mullioned casement windows. At first floor, 4 light timber windows. Projecting gable above bay supported by timber brackets with mock timber frame and painted panels. Projecting brick arch off small capitals to entrance. Glazed timber frame with original part glazed door and toplight. Single chimney stack. Simple cross style wooden boundary fence.

Central
149-157 (odd)
Lincoln Road

Local List Ref:	C11
Group value:	Yes
Selection criteria:	A2 C3 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

Unusual three storey and finely decorated building. Provides definition and structure in the street scene.

Description

Rectangular plan. Three storey terrace in five bays. Built of yellow stock brick laid in Flemish bond with classical stone detailing to windows and doorways. Heavily dentilled eaves course. Pitched tile roof. Double storey rectangular stone bays with shallow hipped slate roofs. Fenestration comprises paired windows to bays divided by stone mullions. Few surviving original timber sash windows. Single timber sash windows to first floor above entrance with stone cills on stone brackets and red gauged brick segmental arches with stone haunches. Unusual heavy projecting red brick lintels to third floor windows, again with stone cills with stone brackets. Projecting red brick platbands to first and second floors through bays. Small plinth at ground floor. Some properties retain four panel timber doors, all have fanlights under red gauged brick segmental arches with stone haunches. Large rectangular brick chimney stacks with projecting red brick courses and pots to gables and centre.

Central
'Dryden House'
101 Lincoln Road

Local List Ref:	C12
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

One of a series of elaborate and attractive Victorian villas to east side of Lincoln Road adding definition to the street scene and the conservation area. A relatively rare surviving example in the city. All original features. Significant and distinctive architectural quality. Has a significant role in shaping the character and appearance of the street scene.

Description

Rectangular plan. Three storey detached villa in a vaguely gothic manner. Asymmetrical composition. Buff brick with red brick and stone detailing. Steeply pitched tile roof. Dentil course.

Pair of unequally gables to front with projecting eaves and elaborative fret cut and scalloped bargeboards. Bands of patterned tile and brick work to elevation. Large gable has asymmetrically placed two storey stone bay with hipped slate roof, decorative brick work with terracotta tiles above ground floor. Timber framed windows of single undivided sash with elaborate and projecting arched stone heads with light chamfer in front of timber frames with cills. Paired rectangular sash windows to first floor smaller gable divided by brick mullions with

arched stone lintels and cills. Single sash window with similar detailing to larger gable. Timber door with arched fanlight with similar arched stone lintel above. Large rectangular brick chimney stack to north gable with projecting courses of red brick. Cast iron rainwater goods.

Central
97 & 99 Lincoln Road

Local List Ref:	C13
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th C
Use:	Residential



Reason for selection

Unusual semi-detached late 19th c pair. Part of a series of elaborate and attractive Victorian villas to east side of Lincoln Road adding definition to the street scene and the conservation area. Near original features. Has a significant role in shaping the character and appearance of the street scene.

Description

Rectangular plan. Semi-detached symmetrical two storey double fronted Victorian building. Built of yellow brick in Flemish bond under a steeply pitch Welsh slate roof with ridge tiles. Pair of large forward projecting cross gables with elaborative scalloped bargeboards. Double height cant stone framed bays with stone dressings and flat roofs. Timber framed sash windows, divided 4 pane to front of bay. Modern four light window to gable. Single sash window above entrance with shallow flat hood architraves on console brackets. Smaller central half dormer gable also with bargeboard and finial containing two sash windows divided by brickwork under stone lintels with cills on brackets. Pleasantly detailed common paired timber porch with flat roof and flat canopy. Very large rectangular brick chimney stacks with pots to north and south gables.

Central
91 & 93 Lincoln Road

Local List Ref:	C14
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

One of a series of elaborate and attractive Victorian villas to east side of Lincoln Road adding definition to the street scene and the conservation area. A relatively rare surviving example in the city. All original features. Significant and distinctive architectural quality.

Description

Rectangular plan. Fine pair of 'Rogue'ish' gothic villas. Two storey semi-detached properties. Red brick under slate roof. Large forward projecting gables with bargeboards. No 91 has particularly decorative and fancy bargeboards. Pointed arch timber windows with brick

detailing. Smaller gables with bargeboards and arched timber framed sash windows. Collonnetts dividing ground floor sash windows leading to dark red brick arches. Unusual ground floor corner windows with timber frame and post to plinth. No 91 has rectangular projection with arched sash windows and similar corner window, under forward pitch roof. Lean-to open timber porch with recessed timber door. Tall chimney stacks with projecting courses and tall pots to gables.

Central
87 & 89 Lincoln Road

Local List Ref:	C15
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

One of a series of elaborate and attractive Victorian villas to east side of Lincoln Road adding definition to the street scene and the conservation area. A relatively rare surviving example in the city. All original features. Significant and distinctive architectural quality .

Description

Rectangular plan with side additions. Semi-detached two storey villas. Built of yellow brick with projecting red brick bands, particularly elaborate brick decoration to frieze and cornices. Hipped Welsh slate roof with central finial and with two front dormers. No 89 has canted stone framed bay with shallow pitched slate roof. No. 79 has rectangular stone framed bay with shallow pitched slate roof and three timber sash windows divided by stone mullions. Single divided sash windows to first floor with stone dressings. Large brick porch set to the angle of the building with stone arched openings, elaborate red cornice detail under a slate roof. Large rectangular chimney stack with red brick banding and yellow pots. Smaller secondary chimney to rear. Cast iron rainwater goods.

Central
The Lindens
Lincoln Road

Local List Ref:	C16
Group value:	Yes
Selection criteria:	A2 C1 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

Provides significant variety and interest to the area. An important part of the street scene. Has a significant role in shaping the character and appearance of the street scene.

Description

Irregular plan. Detached two storey building. Rendered and white painted with stone detailing. Small clay tile roof with projecting eaves. Original building dates from the late 19th century or early 20th century, and extended in sympathetic style. Symmetrical main frontage with two forward projecting mock timbered gables supported on timber brackets with painted infill

panels. Projecting ground storey stone bay containing entrance. Tripartite windows to bay with stone mullions and transoms. Timber mullion and transom windows to first floor with lead panes. Porch with stone detail to entrance set to the north angle of the building. Large chimney stacks, also white painted. Lightly course undressed stone boundary wall.

Central

'St Mark's Villa' 79 Lincoln Road & 'Raffles House' 81 Lincoln Road

Local List Ref:	C17
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

One of a series of elaborate and attractive Victorian villas to east side of Lincoln Road adding definition to the street scene and the conservation area. A relatively rare surviving example in the city. All original features. Significant and distinctive architectural quality .

Description

H shape plan. Two storey Semi-detached late 19th c. building. Built in a 'Rogue'ish' gothic manner. Yellow brick under small clay tile roof with projecting eaves. Dentil course in red brick off stone kneelers. Decoration in red and blue brick to relieving arches and red brick bands. Large forward projecting gables. Gable to no. 81 has small rectangular bay with six light timber mullioned and transomed casement window, stone dressings and a small tile roof. No bay to no 79 but matching window. First floor gable windows are four light timber mullioned and transomed with stone dressings and red and blue brick to relieving arches. Two light casement windows at first floor front. Fine detailed porch with supporting stone column set to the angle of the gable and front. Large rectangular chimney stacks with projecting red brick bands to each gable.

Central

Former Vicarage to St Mark's Church Lincoln Road

Local List Ref:	C18
Group value:	Yes
Selection criteria:	A2 C1 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

One of a series of elaborate and attractive Victorian villas to Lincoln Road, adding character to the street scene and the conservation area. All original features remain. Significant and distinctive architectural quality. Contemporary with St Marks Church (See C23)

Description

The building is believed to be contemporary with St Marks Church (1856 by E. Ellis). Pleasantly asymmetrical stone building under steeply pitched small clay tile roof with projecting eaves. Well detailed in yellow brick with stone dressings, including ashlar quoins and window surrounds. Large forward projecting gable to front elevation. Ground floor bay with four windows divided by stone mullions. Two light timber framed casement windows, divided by stone mullions, to gable. Projecting timber framed porch with pitched roof and fine decorative timberwork. Large external chimney to front elevation.

Central St Marks Church, 82 Lincoln Road

Local List Ref:	C19
Group value:	Yes
Selection criteria:	A2 B3 C1 C4 C6
Construction date:	1856
Use:	Place of worship



Reason For Selection

This very picturesque design. Forms a key feature to the lower part of Lincoln Road, particularly the tower and spire. It is a landmark in the view west in Church Walk. Has a significant role in shaping the character and appearance of the street scene.

Description

Designed by E. Ellis 1856 and built by locally renowned builder John Thompson. Early 'Decorated' style (Victorian revival). Constructed of local limestone with a clay tile roof. The entrance is a projecting gable to the south aisle. Corresponding north aisle. North east tower and spire. Large stone tripartite window with fine tracery to east elevation. Fanciful circular windows and half timbered dormer. Extensive buttressing.

Central 'Gayhurst' 80 Lincoln Road

Local List Ref:	C20
Group value:	Yes
Selection criteria:	A2 B2 C2 C6
Construction date:	1873
Use:	Residential



Reason for selection

Consonant in character with villas of similar later 19th c date on east side of Lincoln Road. One of a series of elaborate and attractive Victorian villas to Lincoln Road, adding character to the street scene and the conservation area. Many original features remain. Probably built for the Barford family (W. Barford 1832-1898 JP and seventh Mayor Peterborough).

Description

Substantial detached house (now residential with adjacent development) set well back from street frontage. Double-fronted and of two storeys, the main elevation is made slightly asymmetrical by virtue of a four-light ground floor window to the right. Red brick with stone dressings (sandstone & limestone) and with purple brick lacings to mullioned and transomed windows, the composition has something of a Tudor flavour overall. Slender, clustered stacks, their upper parts twisted on the square. However, around the entrance bay, which rises to an oddly shaped gable with cartouche and finial. A distinctly 'Rogueish' air about the detailing – fancy brickwork, square label over round arch, richly foliated carving to spandrels and extrados. Prominent tiled roof with hipped ends. Large canted bay to south elevation in similar style.

Central 63-71 Rothsay Villas Lincoln Road

Local List Ref:	C21
Group value:	Yes
Selection criteria:	A2 A6 C4 C6
Construction date:	Early 20 th c
Use:	Residential



Reason for selection

An imposing three storey stone terrace and forms an important part of the street scene. Well proportioned. The scale of the building serves as a local landmark.

Description

Rectangular plan. Three storey ashlar stone terrace under small clay tile roof. Prominent building in slightly French style. Two storey canted bays capped with hipped roofs. Large gabled dormers above. Full height end bays with steep pavilion roofs. Wood mullioned and transomed casement windows throughout. Believed to have reused material from the great medieval aisled Boroughbury Tithe Barn, demolished in 1890. (likely to be forming part of the plinth of the terrace). Solid timber doors with top lights.

Central 61 Lincoln Road

Local List Ref:	C22
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Office



Reason for selection

Whimsically detailed late Victorian house now offices. Contributes to the Victorian character of the area. Significant architectural quality in the street scene – has a local landmark quality in the conservation area at the junction of Lincoln Road and Manor House Street.

Description

Broadly rectangular plan. Two storey dark red brick building under a small clay tile roof. Projecting eaves and rafter feet. Forward projecting timbered gable with mock timber frame and rendered infill supported on curved timber brackets. Rectangular stone framed bay, mullioned and transomed with narrow windows. Smaller stone framed cant bay above under the gable. To right of entrance same rectangular stone framed bay with angled two light window above, under smaller gable with brackets and bargeboards. To south elevation rectangular stone bay with same stone and window detailing under shallow hipped clay tile roof. Above bay tripartite stone surround window with mock timber frame and rendered infill to projecting gable with bargeboards.

Central Manor House 57 Lincoln Road

Local List Ref:	C23
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	Early 20 th c
Use:	Office



Reason for selection

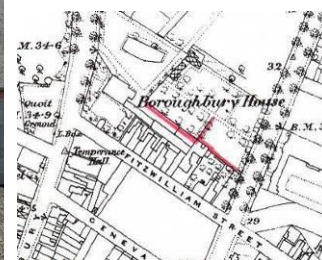
Former administrative headquarters of the Peterborough Building Society. Maintains the name of Boroughbury Manor House, demolished in 1921. An imposing two building forming an important part of the street scene. Well proportioned. The scale of the building serves as a local landmark.

Description

Rectangular plan with rear additions. Two-storey building with brick with stone dressings and mansard slate roof. Symmetrical frontage of three bays. Double height curved stone bays flanking the central entrance with 'Sparrow's House' or Ipswich windows. Stone band to gables with stone decoration to single windows. Parapets with cast iron rainwater goods. Prominent entrance with three divided lights above. Entrance piers with decorative lights and ornate gates. Wall and railings to boundary.

Central Walling SE corner 57 Lincoln Road

Local List Ref:	C24
Group value:	Yes
Selection criteria:	A6 B3 D2
Construction date:	unknown
Use:	Boundary



Reason for selection

Surviving remnant of boundary wall of part of the curtilage of the original medieval Boroughbury Tithe Barn.

Description

A short section of early walling marking the original manorial boundary (Boroughbury Tithe Barn formerly in the vicinity demolished 1890) Wall visible also at rear of 22-24 Fitzwilliam Street.

Central 16 Lincoln Road

Local List Ref:	C25
Group value:	Yes
Selection criteria:	A2 C1 C3 C6
Construction date:	1902
Use:	Office



Reason for selection

Well proportioned and retains most of its original features. Has distinctive detailing and its size make it a significant contribution to the area – local landmark function

Description

Stone-faced building, of two storeys and dormers, in style of mid seventeenth-century derivation. Believed to have been built in 1902 to the designs of Alan Ruddle. Detailed and executed façade in ashlar masonry. The flanks and rear building, now more exposed than originally, brick faced. Large gabled bay to rear; small timber oriel, with original glazing, to south. Composition made asymmetrical by virtue of prostyle porch to right hand bay, with Doric columns and segmental pediment. Two-storeyed central projecting bay inspired by east front of Thorpe Hall. Shallow pilasters rise to a cornice and a surmounting balustrade running between panelled dies. Three dormers behind, the central one emphasised, to slated roof with finely detailed terminal stone stacks.

Central 25 Lincoln Road

Local List Ref:	C26
Group value:	Yes
Selection criteria:	A2 C6
Construction date:	Late 19 th c
Use:	Residential



Reason for selection

High quality and well-proportioned detached Victorian house, elevated and dominant within the streetscene. Adds to the wide variety of Victorian dwellings in Peterborough, in a location where the domestic character has been lost.

Description

Strikingly original Victorian dwelling, quite original in its rogue-ish details. Single fronted rectangular plan of two-storeys with attic and basement, of late nineteenth-century construction in yellow stock brick with red brick detailing. Two storey rectangular projecting bay topped with a forward facing gable, fancy bargeboards and pendant drop. Paired sash windows to bay divided by slender stone colonettes, under red brick flat arches with relieving arch to ground floor and pointed arches to first floor. Shouldered stack. Entrance doorway with glazed sidelights has lost its pitched roof canopy porch.

Central
Former Masonic Hall
Lincoln Road

Local List Ref:	C27
Group value:	Yes
Selection criteria:	A2 B2 B3 C3 C6
Construction date:	c 1864
Use:	Restaurant



Reason for selection

Former Masonic Hall. The entrance formerly from North Street, though the principal elevation is to Lincoln Road (Entrance to the building seems to have varied, there is evidence of a blocked doorway towards the southern end of the main elevation). This main elevation is a curious likely expression of the symbolism of Masonic ceremonial activity. The origins of the Masonic Hall are unclear though it would appear to have been constructed in 1864, possibly using materials (the limestone rubble at least) from the Boroughbury Maltings which earlier occupied the site. The lower floor was, for nearly forty years, let to Messrs. Elgood, the brewers of Wisbech, for the storage of beer, before being converted by the masons for use as a dining room. Architect R. Chamberlain, of Peterborough. Unique building and local landmark.

Description

Construction is essentially of random limestone rubble with brown brick dressings, apron panels, parapet, stack and decoration. Slate roof. Some minimal use of stone to window labels and mullions, all oddly detailed. The elements are symmetrically arranged about the prominent, centrally placed, stack save that at the north end of the elevation what appears as an extension, but which seems in fact to be coeval with the rest, is entirely in brick and has a two-light gothic window of sorts.

Central
St Theresa's House
Manor House Street

Local List Ref:	C28
Group value:	Yes
Selection criteria:	A2 B3 C4 C6
Construction date:	1893
Use:	Commercial



Reason for selection

Former All Souls School. Well proportioned principle elevation and retains most of its original features. Provides variety and interest to the street scene and contributes to the Victorian character of the area.

Description

Irregular plan. Single storey red brick building, laid in Flemish bond under a pitched Welsh slate roof. Stone dressings to plinth, buttressing, kneelers and parapets. One large stone tripartite window with centre arch to gable. In the tympanum the date, a papal tiara and 'Leo XIII. Single storey flat roof side extension with pillastered arched door case. Two light windows

divided by stone mullions with stone surround and label moulding. Rectangular windows with stone lintels and cills to side elevations, divided into bays by brick pillars.

Central
19 Manor House Street

Local List Ref:	C29
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

An unusually complete and well maintained detached later 19th c dwelling house. Retains all original detailing. Forms an important part of the street scene.

Description

Rectangular plan. Detached building in yellow stock Fletton brick under a manufactured tile roof. Characteristic of much of the area. Painted stone dressings. Canted stone bay with undivided timber sash windows. Panelled door beneath arched fanlight with decorative and ornate scrolled pediment to architrave above with console brackets. Stone detailing to single timber sash window to first floor and three light sash window above bay separated by stone mullions under common chamfered stone lintels. Plain stone band to first floor. Decorative moulded and corbelled, brickwork eaves details to the roof. Brick chimney stack to east gable. Boundary wall with coping and metal railings.

Central
10 Burghley Road

Local List Ref:	C30
Group value:	Yes
Selection criteria:	A2 C3 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

Delightful late 19th c. building in unusual mock Tudor style. Retains all original detailing. Forms an important part of the street scene. Unusual style in Peterborough.

Description

L shape plan. Two storey detached property in red brick and clay tile pitched roof. Jetted first floor with brackets. Timber studding to first floor with arch bracing and rendered panels. Oversailing timber eaves. Highly decorative carved bargeboards. Two storey rectangular bay with hipped roof. Cruciform timber and leaded windows. Octagonal two storey bay with half hip roof to Burghley Road. Entrance in the angle with timber canopy. Octagonal chimneys in gauged brickwork with twists.

Central
44 Burghley Road

Local List Ref:	C31
Group value:	Yes
Selection criteria:	A2 A6 D2
Construction date:	late 19 th c
Use:	Residential



Reason for selection

Highly distinctive and unusual features to this simple cottage (carved stone string course and stone niche). A local curiosity.

Description

Rectangular plan. Two storey cottage rendered brick under a tile roof. Modern windows. Notable building for the intricately carved stone string course (frieze) and a gothic / church style stone niche in the style of c 1320. above the front door. Suggests a Gothic Revival feature. Suggested that the niche could be a remainder from Peterborough Cathedral refurbishment works carried out by Blore in the 1830's; or from Carter's pre-existing gothic work on the apse at the Cathedral. Likely that the feature arises from connection with Thompsons, a leading Peterborough building company in the 19th c who would have also been involved in Cathedral and other refurbishment works.

Central
2-10 Towler Street

Local List Ref:	C32
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

An elegant short brick terrace retaining original features. A relatively rare surviving example of intact 19th c workers cottages. Contributes to the Victorian character of the conservation area

Description

Rectangular plan. Short terrace of five dwellings. Two storey and built of buff brick under a slate roof. Simple layout of ground and first floor window above. Original timber six over three light pane sash windows Stone dressings to lintels including drip moulding and chamfer. Stone cills. Brick dentil course. Panelled doors with fanlight. Large chimneystacks with pots and projecting courses.

**Central
68 Monument Street**

Local List Ref:	C33
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

A fine detached house of high standard. Well proportioned and retains most of its original features. Representative of a fine mid-19th c detached villa. Contributes to the Victorian character of the area and complements the street scene.

Description

Rectangular plan. Symmetrical two storey detached villa. built of yellow stock brick under a Welsh slate roof. Red clay ridge tiles to roof. Heavily dentilled 'dogs tooth' eaves course. Red brick banding. Canted stone bays with elaborate balustraded parapets. Divided timber sash windows. Three windows above each bay comprising two narrow side sashes and central sash separated by stone mullions under common chamfered stone lintel. Single arched window with cill and stone arch above entrance. Recessed entrance with projecting and decorative stone arched and brick door case with shallow flat hood. Part glazed door within frame with margin and top lights. Large rectangular chimneystacks with pots and projecting courses and corbelled heads to each gable. Cast iron rainwater goods.

**Central
City College Peterborough
Brook Street**

Local List Ref:	C34
Group value:	Yes
Selection criteria:	A2 B3 C6
Construction date:	early 20 th
Use	Education



Reason for selection

The building is an important part of the street scene and borders Stanley Recreation Ground. The scale and variety of the building create a strong local landmark. Visually distinctive rhythm of gables.

Description

Irregular plan. Single storey building built of yellow brick laid in Flemish bond with red brick horizontal bands, and gable eaves 'dogs tooth' detailing. Slate roof with multiple pitches. Series of projecting gabled frontages. Extensive fenestration. Windows to each gabled section are modern with flat stone heads with projecting keystones and cills. Cast iron rainwater goods and hoppers. Successful recent additions in similar style, up to 3 storeys.

**Central
1-15 (odd)
Crawthorne Street**

Local List Ref:	C35
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	mid 19 th c
Use:	Residential



Reason for selection

These cottages are a good example of artisans housing from the mid 19th c. Renovated in mid 1980's with strong uniformity of appearance. The terrace provides structure in the street scene. Contributes to the Victorian character of the area.

Description

Rectangular plan. Two storey terrace of 8 properties, arranged in symmetrical 8 bays incorporating a central passage. Simple layout of ground and first floor window above. London stock brick in Flemish bond. Doorways to front have gauged brick headers and stone steps. Top hung timber sash divided windows. Stone lintels and cills. Solid timber doors most with narrow top light. Sequence of chimney stacks with pots. Footscrapper stones and ironwork to side of entrance doors.

**Central
79 Broadway**

Local List Ref:	C36
Group value:	Yes
Selection criteria:	A2 A6 C4 C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

One of a number of detailed buildings originally built as dwellings and characteristic of the immediate area having baronial character from large bays finished with hexagonal turret. (see C37, C39). Fine detached property of high standard, retaining much original detailing. Contributes to the Victorian character of the area. Locally distinctive building close to the Burghley Road, Park Road junction.

Description

Rectangular plan. Double fronted detached two storey with attics Victorian building built of red brick in Flemish bond under a hipped slate roof. Corbelled eaves. Rendered and painted plinth. Double height canted and stone framed bay with parapet and flat roof. Gable above with timber panels and rough render. projecting eaves, bargeboards and finial. Double height five sided bay to SW corner with stone mullions and headers below a tall six sloped pyramidal slate roof turret set on a brick attic plinth half a storey above the main eaves line. Sash windows with generally 6 over 1 panes. Narrow single sash window above entrance with stone dressing to lintels. Sash windows as front with stone detailing to south side elevation. Flat roof porch with supporting stone columns. Part glazed timber door.

**Central
77 Broadway**

Local List Ref:	C37
Group value:	Yes
Selection criteria:	A2 A6 C4 C6
Construction date:	late 19 th c
Use:	Social club



Reason for selection

One of a number of detailed buildings originally built as dwellings and characteristic of the area having baronial or chateau'esque character from large bays finished with hexagonal turret (see C36 and C39). Detached property of very high visual quality, retaining much original detailing. Contributes to the Victorian character of the area. Locally distinctive building at the Burghley Road, Park Road junction. Built by Martin Hall of Huntley Grove (dates unknown) Local landmark.

Description

Irregular plan. Large detached two storey building built of red brick in Flemish bond under a steeply pitched Welsh slate roof. Corbelled eaves detail. Double height four sided bay with stone dressings below a tall six sloped pyramidal slate roof turret set on a brick attic plinth half a storey above the main eaves line. Sash windows separated by brickwork. Two gables with projecting eaves and bargeboards to west and south elevations. Tripartite window to south gable with stone surround and detailing. Double height cant bay to west gable. Mixture of sash and casement windows. Large external chimney stack to south elevation and two others to east and north elevations.

**Central
75 Broadway**

Local List Ref:	C38
Group value:	Yes
Selection criteria:	A2 A6 C4 C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

A highly detailed building, one of a number of locally distinctive buildings close to the Burghley Road, Park Road junction. Fine detached property retaining virtually all original detailing. Contributes to the Victorian character of the area and positive feature of the conservation area.

Description

Irregular plan. Two storey dark red brick building under a slate roof. Projecting eaves and bargeboards. Two timbered gables with mock timber frame and plate and painted infill panels supported on flamboyant curved timber brackets. Two storey cant bays below with stone dressings and terracotta work. Larger bay to north elevation with timber sash windows 8 over 2 pane, and 6/4 over 2 pane to smaller bay. Two storey flat roof entrance in the angle. Full timber door and sash windows above and to side. Cast iron rainwater goods. Central chimney stack with corbelling.

**Central
72 & 74 Broadway**

Local List Ref:	C39
Group value:	Yes
Selection criteria:	A2 C2 C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

One of a number of detailed buildings originally built as dwellings and characteristic of the immediate area having baronial or chateau'esque character from large bays finished with turrets. (see C36, C37). Fine detached property of high standard, retaining much original detailing. Contributes to the Victorian character of the area. Locally distinctive building close to the Burghley Road, Park Road junction.

Description

Rectangular plan. Semi-detached double fronted two storey Victorian building built of Fletton brick in Flemish bond under a slate roof. Double height canted and stone framed bays under a six sloped pyramidal slate roof turret with finials. Timber framed sash windows, centre windows 2 over 1 light, and side windows 2 over 2 sash. Semi-circular stone or stucco hood supported on pillars to doorway with inscribed name. 'Longueville' and 'House'. Single divided timber sash window above entrance with stone surround. Slight eaves corbelling. Rectangular chimney stacks.

**Central
Broadway Theatre
46 Broadway**

Local List Ref:	C40
Group value:	No
Selection criteria:	A6 B3 C6
Construction date:	1937
Use:	Theatre



Reason for selection

Local historic interest and streetscape presence. Forms a local landmark building. Significant definition to the built structure of Broadway. Positive contribution to the character of the area.

Description

Built as an Odeon cinema in 1937 of the Oscar Deutsch Odeon Theatres Group by the Harry Weedon partnership to the designs of Roland Satchwell. A minor work for the cinema chain. An intentionally simple art deco façade to Broadway, originally clad in glazed ceramic tiles (faience), subsequently removed and replaced with painted render (late-1950's). Much altered and extended (1973, 2000, 2011) including an upper floor glass box extension to Broadway.

Central
Former Central Library
Broadway

Local List Ref:	C41
Group value:	Yes
Selection criteria:	A2 B1 B3 C6
Construction date:	1905
Use:	Restaurant



Reason for selection

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

Description

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

Central
Former Technical College
(currently College Arms)

Local List Ref:	C42
Group value:	Yes
Selection criteria:	A2 B3 C4 C6
Construction date:	1903
Use:	Public house



Reason for selection

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

Description

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

label moulding and keystone to first floor. Large shaped brick gables with stone coping and finials to principle front and end bays. Three smaller brick gables to intermediate bays.

**Central
16-22 Broadway**

Local List Ref:	C43
Group value:	Yes
Selection criteria:	A2 B2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

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

Description

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

**Central
'The Gables' 123 Park Road**

Local List Ref:	C44
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	1928
Use:	Residential



Reason for selection

Fine detached property retaining virtually all original detailing. Contributes to the Victorian character of the area and positive feature of the conservation area. Good example of Tudor revival style – half timbered and rendered. The building adds to the variety of the street scene. Locally distinctive. Landmark building to the Park Road, Burghley Road junction.

Description

L shape plan. Two storey detached property in red brick and clay tile pitched roof. Forward cross-gable with half hip. Three light timber window to gable. Mock timber framing, infill render painted and bargeboards over small cant timber framed bay. Small projecting timber framed gable over first floor projecting rectangular bay window on brackets. Bargeboards and finial. Timber bay to gable to Park Road with three light timber window above. Entrance in the angle. Prominent chimney stack with projecting courses.

Central
124 Park Road

Local List Ref:	C45
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

A good example of the wide range of Victorian high villa styles found in this area. Detached house of varied architecture and retaining most of its original features. Contributes to the Victorian character of the area and complements the street scene. Locally distinctive building.

Description

Rectangular plan. Detached two storey building with fine gothic features. Built of red and grey/buff brick in Flemish bond under manufactured tile roof. Stone or stucco plinth. Double height canted brick bay with stone dressings under a forward cross gable with timber framing and render. To left of entrance a rectangular flat roof bay with three light timber sash windows. Ornate metal railings to bay roof. Sash windows to remainder of the elevation. Timber bargeboards to front gables. Decorative corbelled brickwork eaves detail. Large ornate chimneys with projecting courses and corbelled heads.

Central
109 & 111 Park Road

Local List Ref:	C46
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	109 Hotel 111 Residential



Reason for selection

A fine detached house of high standard. Well-proportioned and retains most of its original features. Contributes to the Victorian character of the area and complements the street scene. Locally distinctive building.

Description

Large rectangular plan. Two storey semi-detached villa in the Queen Anne Revival style. Built of varied red/brown brick under small clay tile roof. Doorways with steeply projecting bracketed hoods. Raised and fielded panel doors with divided toplight. Timber Sash windows with, characteristically, only the upper sashes sub-divided (6 over 1 panes). Massive, arched, central chimney stack. Large timber bay on plinth. Heavily corniced eaves to roof. Raised brick quoins and to centre of building. Platbands. Pitched roof dormers with single 6 over 1 pane sash window.

**Central
89 Park Road**

Local List Ref:	C47
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th
Use:	Commercial



Reason for selection

A fine detached house of high standard. Well proportioned and retains most of its original features. Contributes to the Victorian character of the area and complements the street scene. Locally distinctive building.

Description

Rectangular plan with rear additions. Large detached two storey villa with attics. Two storey wing to the rear. Brickwork is local white/buff stocks in Flemish bond, under a slate roof. Decorative moulded and corbelled, bracketed brickwork eaves details to the roof. Forward projecting cross gable with bargeboards. Double height cant stone framed bay with stone dressings and flat roof. Timber framed sash windows. Rectangular timber bay to left of entrance. Platbands at ground floor window head, first floor sill and lintel level. Stone lintels and sills to first floor windows

**Central
85 Park Road**

Local List Ref:	C48
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	Late 19 th c
Use:	Commercial



Reason for selection

A fine detached house of high standard. Handed version of no. 87 but more decoration, particularly terracotta work to blind gable and first floor frieze. Well proportioned and retains most of its original features. Contributes to the Victorian character of the area and complements the street scene.

Description

Rectangular plan. Detached two storey building with projecting blind gable with elaborate finial to Park Road. Decorative corbelled and dentilled brickwork eaves detail. Three brick pillar strips to front gable continuing to gable apex with fancy terracotta work. Projecting platbands to first floor. Stone rectangular bay with stucco work to parapet. Three front windows to bay separated by pilasters and narrow side window. All timber sash windows. Single windows to first floor with stone details. Fine timber framed porch in angle with slate roof.

**Central
63 Park Road**

Local List Ref:	C49
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

A commanding late Victorian building of high quality. Well proportioned and retains most of its original features. Contributes to the Victorian character of the area and complements the street scene. Focal point building on corner of Park Road and Manor House Street. Locally distinctive building.

Description

Irregular plan. Substantial two storey detached villa on prominent corner site. Brown brick laid in Flemish bond with a Welsh slate roof. Entrance in Manor House Street has highly decorative timber framing porch with tripartite painted stone cruciform window above. Double height painted stone framed cant bays with gables to Park Road. Timber sash windows, 6 over 1 to centre and 4 over 1 to side. Spectacular display of blind, pillastered, fancy gables to Manor House Street. Projecting cross-wing to Manor House Street. Large brick chimney stacks with projecting courses. Brick boundary wall, pillars and railing.

**Central
40 Park Road**

Local List Ref:	C50
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

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

Description

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

**Central
Park Road Baptist Church**

Local List Ref:	C51
Group value:	Yes
Selection criteria:	A2 B3 C2 C6
Construction date:	1907
Use:	Place of worship



Reason for selection

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

Description

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

**Central
4-16 even Park Road**

Local List Ref:	C52
Group value:	Yes
Selection criteria:	A2 C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

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

Description

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

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

Nos. 8 to 10. Pair of similarly gabled buildings above modern shop and restaurant fronts. Painted brickwork. Decorated verge to gables; an oculus to each lighting occupied roof storeys. Otherwise the fenestration at first floor level differs – that to the southern one of the pair with five arched-headed lights.

No.12. Single storey above modern shopfront. Painted brickwork. Three recessed sash windows, their unequal spacing emphasised by a curiously continuous moulded label overall which collides with the fancy eaves cornice above.

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

Central 2 Park Road

Local List Ref:	C53
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

The facade of the building has a distinctive and unique architecture which adds variety to the character of Park Road and the conservation area. Adds to the structure of the street scene

Description

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

Central 24 & 26 (Fleet Villas) & 32 & 34 (Ashley Villas) Fitzwilliam Street

Local List Ref:	C54
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	1872
Use:	Commercial



Reason for selection

The buildings have significant architectural quality and add variety in the street scene. Good articulation and detailing and a relatively rare examples of such well preserved elevations in the city. Provide significant definition to Fitzwilliam Street, and close to a grade II listed building.

Description

Rectangular plan. Identical three storey paired buildings under a Welsh slate roof. Projecting eaves cornice. Fleet Villas red brick and Ashley Villas buff / yellow brick. Largely unaltered pair of houses. Paired arched entrances with brick arches between projecting cant bays with hipped slate roofs at ground floor. Large tripartite timber sash windows at first floor with finely rubbed and gauged flat brick arches with wide skewbacks over. To third floor above is a single timber sash window. Large rectangular chimney stacks with projecting courses and pots to each gable end.

Central 16 Fitzwilliam Street

Local List Ref:	C55
Group value:	Yes
Selection criteria:	A2 B2 C4 C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

The buildings have good articulation and detailing and help provide structure to the north side of Fitzwilliam Street. Opposite a grade II listed building. The terrace connects visually with Alma House (see below).

Description

Rectangular plan. Two storey symmetrically arranged double fronted yellow stock brick house, now offices, under a plain tile roof. Timber sash windows, 2 over 2 panes with chamfered stone lintels and cills. Minute pair of arched timber sash windows above entrance with arched stone heads. Entrance door recessed with toplight and accessed by unusually high flight of steps. No. 14 is similar.

Central Alma House, Park Road

Local List Ref:	C56
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1888
Use:	Commercial



Reason for selection

This large prominent building is located on the corner of Fitzwilliam Street and Park Road and makes a positive contribution to the character and appearance of the conservation area.

Opposite a grade II listed building. Pleasant detailing and provides good definition to the area. A local landmark building.

Description

Rectangular plan. Two storey double fronted four-square building to Park Road. Built of yellow stock brick with extensive red brick detailing under a hipped tile roof. Visual appearance of being detached though linked with no. 14 to Fitzwilliam Street. Arched stone surround to entrance with a shallow hood on projecting brick door strip. Timber divided sash windows with stone lintels and cills to first floor and label drip course moulding to ground floor above a surviving paired sash window. Red brick banding and quoins to front elevation. Projecting eaves. Large pair of chimney stacks.

Central 'Kilwinning Terrace' 28-34 North Street

Local List Ref:	C57
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	1875
Use:	Commercial



Reason for selection

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

Description

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

Central 26 North Street

Local List Ref:	C58
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	early 19 th c
Use:	Office



Reason for selection

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

Description

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

Central The Ostrich Public House North Street

Local List Ref:	C59
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	c 1840
Use:	Public house



Reason for selection

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

Description

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

Central 1 North Street

Local List Ref:	C60
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	mid 19 th c
Use:	Commercial



Reason for selection

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

Description

Probably built at the end of first half of nineteenth-century. Still essentially in the Georgian tradition. Three storeys; yellow stock brick. Stone bank course at first floor; surmounting stone cornice. Symmetrical five bay elevation to North Street, the central entrance bay

breaking forward slightly with round arched doorway and architraved window over with tiny pediment. Two bay return to Westgate. Between, rounding the corner nicely, a curved, slightly inset, single bay. Sash windows throughout (beneath flat gauged brick arches) mostly not now subdivided. The first window bay to North Street 'blind'. Extended north in matching style in 1980's.

**Central
Great Northern Hotel
Station Road**

Local List Ref:	C61
Group value:	Yes
Selection criteria:	A2 B3 C2 C4 C6
Construction date:	1852
Use:	Hotel



Reason for selection

The Great Northern Hotel is a building of considerable local interest, situated in a prominent position opposite the entrance to Peterborough North Station. A reminder of Victorian Peterborough and the way in which the advent of the railway shaped the town. The very pleasant west façade presents a dignified front to the station and makes a positive contribution to the streetscape. A local landmark building.

Description

Architect Henry Goddard (of Lincoln) for the Great Northern Railway Company. Substantial group of buildings –offering a sense of arrival, identity or place upon arrival at Peterborough by rail. Still essentially in the 'latest Georgian' tradition, configured as a 'mansion and service wing', the Great Northern appears to be the only surviving purpose-built railway hotel of this kind still fulfilling its original function on a main rail route.*

Main elevation: three storeys, seven bays (a few blind), the centre three recessed and containing the projecting porch, the middle windows above, tripartite. Rusticated stone ground storey topped with a cornice; brick upper storeys. Blank courses at the storey heights; projecting eaves cornice overall. Fenestration – sash windows – 6 over 6 with margin lights. Long return to south of eleven bays, the central five breaking forward; the whole articulated similarly.

West front facing the Station - the original block of 1852 - is in a restrained Georgian style, with three storeys and seven bays. The ground floor has stone vermiculated rustication with a projecting porch; the upper storeys are in brick. Two upper windows on the east bay have been bricked up. On the north side of the block three windows have been bricked up and a door inserted. The south front to the garden has three storeys and eleven bays, the first three of 1852, the rest of 1855/1859 in a similar style. Linked on the east side is a large three-storey, five-bay extension of 1970. The north side of the hotel facing the inner courtyard has been much altered and extended.

Central Brewery Tap, Westgate

Local List Ref:	C62
Group value:	Yes
Selection criteria:	B2 C3 C6 D2
Construction date:	1934
Use:	Public House



Reason for selection

The building forms a prominent corner plot when entering Westgate from Bourges Boulevard. It has been an important feature within the city centre since its construction in 1934 as an Employment Exchange and now accommodating a popular city centre brew-pub.

Description

A typically plain Neo-Georgian style of post war provincial government buildings. Main block of two storeys under tiled roof, a truncated hip above canted corner bay. Three window bays to Westgate, four to what was Acland Street, all containing casements masquerading as sashes with multiple subdivisions; but in upvc. Fine brickwork in brown stocks laid in Flemish bond; red brick trim and arches, with keystones to windows. Nicely detailed entrance with arched niche in canted corner bay carried the legend 'Employers'. The subsidiary entrance to Acland Street carries the legend 'Juveniles'.

Central Westgate Methodist Church Westgate

Local List Ref:	C63
Group value:	Yes
Selection criteria:	A2 B3 C2 C6
Construction date:	1858 / 59
Use:	Place of worship



Reason for selection

The church forms an and important part of the street scene. Its scale, appearance and function serves as a local landmark.

Description

Typical Nonconformist interpretation of Gothic Revival. 1858/9 by R Moffat Smith of Manchester. Not orientated; thus entrance, via a pair of arches with lavishly foliated capital to the trumaeu, directly from Westgate at liturgical west (actually south). Yellow stock brick with stone dressings.

The façade organised with entrance (nice sliding iron gates recently removed in order to facilitate new doors, though the slots remain in the jambs) and vast traceried 'west' window over, all between deeply projecting buttresses which rise to form a pair of elegant spirelets. The six-light 'west' window, a remarkably 'correct' essay in the style of about 1300, is elaborately traceried, with intersecting tracery containing mouchettes, trefoils, etc. (The 'west' window contains glass by the prolific York firm of JW Knowles (who later carried out much restoration work to the medieval glass of York Minster). The window is often backlit at night

providing considerable relief to the otherwise dismal environs of the bus station and Queensgate)

A single slated roof overall 'reads', on the façade, as lean-to aisles, but on the flanks receives a series of separate roofs runner back to it from five brick gables, each with an oculus. Each of these gabled bays is lit below by paired lancets with minimal cusping.

Central
44-48 (even) Westgate and
5-7 (odd) Lincoln Road

Local List Ref:	C64
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	1928
Use:	Commercial



Reason for selection

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

Description

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

Central
Westgate House Buildings
Westgate

Local List Ref:	C65
Group value:	Yes
Selection criteria:	A2 B3 C2 C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

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

Description

Westgate frontage contains principal entrances. Easternmost third: late nineteenth-century. Two storeys, including roof storey, above modern shopfronts with wrap-around canopy / fascia

binding together the disparate additions and rebuilds of various dates. Orange pressed brick (Accrington / Ruabon?) with stone dressings to windows. Steeply pitched Westmorland slate roof with four oversized segmental pediment dormers, originally behind balustrade. Same style returns for similar distance into Park Road via corner turtle with copper domed roof and surmounting weathervane. Westernmost two thirds of frontage of 1980's reconstruction.

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

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

Central 33 Westgate

Local List Ref:	C66
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	c1875
Use:	Commercial



Reason for selection

The building adds distinctiveness and structure to Westgate and forms a focal point building viewed south on Park Road.

Description

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

of being the first provincial surgeon to be awarded an Honorary Fellowship of the English College of Surgeons, in recognition of pioneering work with hip and pancreatic surgery under anaesthetic. (Bracey).

Central
The Westgate Arcade
Westgate

Local List Ref:	C67
Group value:	No
Selection criteria:	A3 B3 C3 C4 C6
Construction date:	1928-1929
Use:	Commercial



Reason for selection

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

Description

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

Central
Mansion House Chambers
10-14 (even)
Westgate

Local List Ref:	C68
Group value:	Yes
Selection criteria:	A3 C4 C6
Construction date:	1926
Use:	Commercial



Reason for selection

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

Description

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

storeys, each with a flanking pair of rusticated brick pilaster strips. Finely gauged flat arches to sashes, but with stone keystones. Stone parapet.

**Central
15 Westgate**

Local List Ref:	C69
Group value:	Yes
Selection criteria:	A3 C3 C6
Construction date:	1928
Use:	Commercial



Reason for selection

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

Description

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

**Central
7 Westgate**

Local List Ref:	C70
Group value:	Yes
Selection criteria:	A2 B2 C3 C4 C6
Construction date:	mid 19 th c
Use:	Commercial



Reason for selection

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

Description

A fine and rare example of a building within the city centre with a surviving late Victorian timber shop front. Well proportioned and symmetrical about a recessed entrance door. Original timber mullions, pilasters and stallrisers remain. Two storeys and symmetrical arrangement above shop front. Painted brick. A low pitched tiled roof above oversailing timber eaves. Projecting canted flat roof timber bay with sash windows at first floor. To left and right are

single narrow sash windows. A pair of 3 over 3 small sash windows at second floor, all with painted stone cills. Brick chimney stacks to centre and west gable.

Central 5 Westgate

Local List Ref:	C71
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	mid 19 th c
Use:	Commercial



Reason for selection

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

Description

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

Central 3 Westgate

Local List Ref:	C72
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

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

Description

Late nineteenth-century. Two storeys above modern shopfront, in orange / red brick. Symmetrically organised tripartite composition, the parts separated by pilasters rising up into a stone coped parapet ramping up to dies carrying stone ball finials. Minimal entablatures above and below second floor mark the storey heights. Fenestrated with wood mullioned and

transomed windows, that to the wider central bay, first floor with a flattened version of the 'Sparrow's House' or 'Ipswich window' beloved of late nineteenth-century commercial architects. Wide gauged brick arches to all windows.

Central

1 Westgate and 21 Long Causeway

Local List Ref:	C73
Group value:	Yes
Selection criteria:	A2 B2 B3 C3 C4 C6
Construction date:	1893
Use:	Commercial



Reason for selection

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

Description

Substantial late Victorian building with an equally substantial return (including an addition in similar style see No.20) to Long Causeway; the latter providing something of a balancing element to Market Chambers at the other end of its western side. Facades organised essentially as comprising three gabled bays to Westgate with two to Long Causeway. Red brick with stone dressings. Three storeys above modern shopfront. Mullioned and transomed windows set into both canted and flat bays to both elevations. These rise to a distinctive style cornice. A narrow tourelle rises to turn the corner nicely; this is capped by a copper clad roof of oddly ogival profile. The upper storey has a series of shaped gables, all now lacking their crowning finials. This building has many of the characteristics typical of the late nineteenth century commercial development of London's Oxford Street (a building virtually identical in form and detailing survives in Oxford Street – west end, south side). Attributed to H. M. Townsend, Architect

Central

Milestone, adj. Peterscourt, Midgate

Local List Ref:	C74
Group value:	Yes
Selection criteria:	D1 D2
Construction date:	Late 19 th c?
Use:	Milestone



Reason for selection

A rare surviving example of a milestone in Peterborough city centre. From 1767, mileposts were compulsory on all turnpikes, not only to inform travellers of direction and distances, but to help coaches keep to schedule and for charging for changes of horses at the coaching inns. At the height of the turnpike era, there were 20,000 miles of roads with milestones. Most were

removed or defaced in World War II to baffle potential German invaders and not all were replaced afterwards.

Description

Simple cast Iron milestone plate set into a modern wall on the corner of Midgate and Wheel Yard. It details 75 miles to London via Huntingdon and 7 miles to the village of Thorney.

Central 36 Long Causeway

Local List Ref:	C75
Group value:	Yes
Selection criteria:	A1 B2 B3 C4 C6
Construction date:	late 18 th c
Use:	Commercial



Reason for selection

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

Description

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

Central 34 & 35 Long Causeway

Local List Ref:	C76
Group value:	Yes
Selection criteria:	A2 B2 C4 C6
Construction date:	mid 19 th c
Use:	Commercial

Reason for selection

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



Description

Single storey above modern shopfronts. A pair, probably mid-nineteenth century, beneath a common roof with a pair of identical hipped dormers with timber divided sash windows. Rendered brickwork. First floor fenestration to no. 34 altered. Welsh slated roof overall, with swept eaves and a pair of prominent dormers decoratively treated with slated cheeks, fancily wavy bargeboards and decorative leadwork. Groups with no. 36 to the south, with which the building line of Long Causeway breaks forward substantially.

Central 27 Long Causeway

Local List Ref:	C77
Group value:	Yes
Selection criteria:	A1 B2 C4 C6
Construction date:	mid / early 19 th c
Use:	Commercial

Reason for selection

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

Description

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



Central 26 Long Causeway

Local List Ref:	C78
Group value:	Yes
Selection criteria:	A2 B2 C4 C6
Construction date:	mid / early 19 th c
Use:	Commercial



Reason for selection

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

Description

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

Central 24 & 25 Long Causeway

Local List Ref:	C79
Group value:	Yes
Selection criteria:	A1 B2 C4 C6
Construction date:	mid 19 th c
Use:	Commercial



Reason for selection

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

Description

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

**Central
20 Long Causeway**

Local List Ref:	C80
Group value:	Yes
Selection criteria:	A2 B2 B3 C3 C4 C6
Construction date:	early 19 th c
Use:	Commercial



Reason for selection

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

Description

Very similar in style and detail to the adjoining return into Long Causeway of No. 1 Westgate (See ref C67) Probably a slightly later addition by the same architect (attributed to H. M. Townsend) Three storeys in red brick with stone bands and dressings above modern shopfront. Four light windowed centre bay with mullions and transoms; single light windows flanking. Overall an elaborately shaped gable, without finial. Original stone console brackets survive to modern shopfront.

**Central
Market Chambers / Long Causeway
Chambers, Long Causeway &
Cathedral Square**

Local List Ref:	C81
Group value:	Yes
Selection criteria:	A2 B2 B3 C3 C4 C6
Construction date:	mid - late 19 th c
Use:	Commercial



Reason for selection

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

Description

Substantial and dominant two and three storey building above modern shopfronts in 'high Victorian style'. Red brick with stone dressings and slate roof above modern shopfronts. Architecturally organised and richly decorated. Corner section formed in a series of three storey canted bays with stone bands incorporating window lintels. Cartouche with pediment to Cathedral Square. Coped gables above. Turreted to corner. Stone cornice and regular brackets. Tall brick chimney stacks with stone bands. To left, and linked, is a two storey

symmetrical gabled building above shopfronts with two storey canted bay and flanking single windows with stone pediments. Series of four flat bays to Long Causeway with later two storey 3 bay addition. Together with Market Chambers provides a balancing element to No. 1 Westgate at the north end of Long Causeway.

Long Causeway Chambers: Late 19th C. Built in a Neo-Georgian style. Regularly arranged and symmetrical two storey building above modern shopfronts. Red brick with stone dressings. Sixteen bays. End terminating gables with paired rusticated quoins forming three bays. Regular timber sash windows with 6 over 6 panes, keystones and stone cills. Central arched entablature containing cartouche plaque over the entrance. Stone cornice and regular brackets.



**Central
96-100 (even)
Bridge Street**

Local List Ref:	C82
Group value:	Yes
Selection criteria:	C6
Construction date:	1980's
Use:	Commercial



Reason for selection

Maintains continuity, adds variety and provides structure in the street scene.

Description

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

**Central
92 Bridge Street**

Local List Ref:	C83
Group value:	Yes
Selection criteria:	C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

Maintains continuity, adds variety and provides structure in the street scene. Located between listed grade II buildings.

Description

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

**Central
102 Bridge Street**

Local List Ref:	C84
Group value:	Yes
Selection criteria:	A2 B3 C6
Construction date:	late 19 th c
Use:	Retail



Reason for selection

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

Description

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

Central
40 & 42 Bridge Street

Local List Ref:	C85
Group value:	Yes
Selection criteria:	A3 B3 C4 C6
Construction date:	Inter war
Use:	Commercial



Reason for selection

The building has very distinctive architecture which adds variety and considerable interest to the conservation area. Forms a local landmark building opposite the Town Hall (See C88) and an important part of the structure of the street. Well proportioned and retains most of its original features.

Description

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

Central
20, 22, 24 Bridge Street

Local List Ref:	C86
Group value:	Yes
Selection criteria:	A5 B3 C3 C6
Construction date:	mid 20 th c
Use:	Commercial



Reason for selection

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

Description

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

Central
4-6 Bridge Street

Local List Ref:	C87
Group value:	Yes
Selection criteria:	A2 B3 C6
Construction date:	late 20 th c
Use:	Commercial



Reason for selection

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

Description

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

Central
Peterborough Town Hall
Bridge Street

Local List Ref:	C88
Group value:	Yes
Selection criteria:	A2 A6 B3 C6
Construction date:	1933
Use:	Civic



Reason for selection

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

Description

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

Central Clock, Town Hall, Bridge Street

Local List Ref:	C89
Group value:	No
Selection criteria:	B1 B3 B4 D2
Construction date:	1868
Use:	Clock



Reason for selection

The clock was first erected at No.8 Narrow Bridge Street, previously on the site of the Town Hall in 1868 by the jeweller Whatley Paviour. It was moved to the Carnegie Library in Broadway in 1929 when the Town Hall was built. When the Library was sold in 1990 the clockwork mechanism was placed in the Museum, while the illuminated dial remained on the library until 2005 when it was donated to Peterborough City Council to be placed close to its original site on the front elevation of the Town Hall.

Description

The clock is as unique today as it was in 1868. It is a skeletonised turret clock, meaning that the mechanism is remote from the face and drives the hands through a series of rods and gears. With the advent of the railways and faster means of travel, it became easier to synchronise time across the country. The whitely Paviour Clock told 'Railway Time' and citizens of Peterborough would set their watches by it.

Central Gateway to the old Episcopal Stables, St Peters Road

Local List Ref:	C90
Group value:	No
Selection criteria:	A6 C6
Construction date:	Mid 19 th c?



Reason for selection

Provides interest and definition to the streetscene of St Peters Road. The structure makes a significant contribution to the area and has local landmark quality.

Description

Limestone gateway in a symmetrical castle like appearance formed by two crenellated towers with niches. Central section has a four centred arch with matching crenulations above. Arch with hoodmould and headstop.

Central 41 Priestgate

Local List Ref:	C91
Group value:	Yes
Selection criteria:	A5 B2 C4 C6
Construction date:	mid 20 th c
Use:	Commercial



Reason for selection

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

Description

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

Central 31 Priestgate

Local List Ref:	C92
Group value:	Yes
Selection criteria:	A5 B3 C4 C6
Construction date:	mid 20 th c
Use:	Commercial



Reason for selection

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

Description

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

Central 25 Priestgate

Local List Ref:	C93
Group value:	Yes
Selection criteria:	A3 B2 B3 C4 C6
Construction date:	mid 20 th c
Use:	Commercial



Reason for selection

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

Description

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

Central The City Club, 21 Priestgate

Local List Ref:	C94
Group value:	Yes
Selection criteria:	A2 C1 C4 C6
Construction date:	Mid 19 th C
Use:	Commercial



Reason for selection

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

Description

Substantial, and quite proud, mid-C.19th commercial club of two main storeys above basement (railings to area) and nine bays wide in all. Double-pile plan expressed in end gables. The main elevation in its organisation, expression and articulation of 'latest Georgian' traditions. Gault brick laid in Flemish bond. The nine bays organised 3-2-2-2, pilastered between, and with a projecting porch in the first pair of bays from west. Sash windows, undivided, with shallow segmental arches and keystones; inset apron panels beneath. The pilasters rise to a balustraded parapet behind which are slated pitched roofs from which rise substantial stacks. To the west is a lower gabled structure with a quite separate identity, which linked to the club. Buff brick, very plain if nicely detailed, save for three small windows, with

oculus over, and simply indented quoins, all beneath a wide pediment-like gable with projecting eaves.

Central 18 Priestgate

Local List Ref:	C95
Group value:	Yes
Selection criteria:	A5 B3 C6
Construction date:	1956
Use:	Solicitors Office



Reason for selection

One of several well mannered, mostly neo-Georgian C.20th. rebuilds which contributes to the character of Priestgate'. Well proportioned building retaining most of its original features. The style and form complement the neo-Georgian architecture of Priestgate.

Description

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

Central 'Milton House' 38 Cowgate

Local List Ref:	C96
Group value:	Yes
Selection criteria:	A2 C3 C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

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

Description

Distinctively detailed later nineteenth-century building of two storeys above a single restored shopfront, and the entrance to a yard containing the listed former barn at the rear of No. 40. Four bays of undivided sash windows, graduated in scale between the storeys. Yellow brick in Flemish bond, but enlivened by rather startling detailing to stone and brick dressings. The

segmentally headed first floor windows have projecting lintels which start with stone haunches but between which are voussoirs of finely gauged red brick; both are hollow chamfered. The stone lintels to the second floor windows are simpler, but also project and merge with a red brick eaves cornice, its elaborated dentils between. Pitched roof with a pair of terminal stacks.

Central
32 Cowgate

Local List Ref:	C97
Group value:	Yes
Selection criteria:	A2, C6
Construction date:	Mid 19 th C
Use:	Commercial



Reason for selection

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

Description

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

Central
'The Drapers Arms'
29 & 31 Cowgate

Local List Ref:	C98
Group value:	Yes
Selection criteria:	A2 B3 C6
Construction date:	1899
Use:	Commercial



Reason for selection

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

Description

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

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

Central 14-30 (even) Cowgate

Local List Ref:	C99
Group value:	Yes
Selection criteria:	A2 B3 C6
Construction date:	late 19 th
Use:	Commercial



Reason for selection

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

Description

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

**Central
Keebles Chambers,
18 Cowgate (Rear of 14-30 Cowgate)**

Local List Ref:	C100
Group value:	Yes
Selection criteria:	A2 C6
Construction date:	Mid 19 th c
Use:	Commercial



Reason for selection

Adds interest and reinforces the enclosure to the south end of Keebles Court. The building is of an architectural quality to be found hidden down an alleyway to the rear of street fronting buildings.

Description

Simple two-storeyed double fronted (though not quite symmetrical) mid nineteenth-century building in yellow stock brick beneath hipped roof and rudimentary eaves cornice. Established the domestic scale of the court. Slightly projecting central porch, gabled with fancy bargeboards. Paired sash windows to both floors divided by slender stone colonettes, set beneath stone lintels.

**Central
12 Cowgate**

Local List Ref:	C101
Group value:	Yes
Selection criteria:	A2 C3 C6
Construction date:	Late 19 th c
Use:	Commercial



Reason for selection

Well-proportioned and pleasantly detailed to first and second floors. A positive building in the streetscene. Maintains the continuity of the building terrace.

Description

Late nineteenth century facade of two storeys. Yellow brick in Flemish bond under a slate roof with prominent brick chimneys. Three bays of fenestration to each of the upper floors that match 14-30 Cowgate: outer bays in pairs, flanking three central windows. Individual lights all with undivided timber sashes divided by restored stone colonettes with common stone cills and lintels. Projecting stone string courses. Red brick dentil eaves cornice. Restored timber shopfront with stone pilasters and console brackets.

Central 8 – 10 Cowgate

Local List Ref:	C102
Group value:	Yes
Selection criteria:	A2 C6
Construction date:	Late 19 th c
Use:	Commercial



Reason for selection

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

Description

Late nineteenth century facade of three storeys. Rendered elevations under a slate roof with prominent brick chimneys. Three bays of fenestration to each of the upper floors, outer bays in pairs, flanking a single central window. Individual lights all with undivided timber sashes. Projecting pilasters with. Red brick dentil eaves cornice. Restored timber shopfront with stone pilasters and console brackets.

Central 4-6 Cowgate

Local List Ref:	C103
Group value:	Yes
Selection criteria:	A2 C6
Construction date:	early 19 th c
Use:	Commercial



Reason for selection

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

Description

First half of nineteenth-century; still with Regency overtones. Two storeys of painted brickwork above modern shopfronts. Three bays of fenestration to each of the upper floors, but unequally spaced. At first floor three identical shallow bows, each with three sashes. At second, a pair of tripartite sashes and one single sash, all under stone lintels with keystones tight under eaves cornice; this latter projecting on paired brackets. Slated roof crowned by two prominent brick stacks each with a cluster of appropriate pots.

Central 2 Cowgate

Local List Ref:	C104
Group value:	Yes
Selection criteria:	A2 A6 B3 C3 C6
Construction date:	1897
Use:	Commercial



Reason for selection

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

Description

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

Central Former warehouse / granary To rear of 2 Cowgate

Local List Ref:	C105
Group value:	No
Selection criteria:	A1, B2/B4, C3
Construction date:	possibly 18 th c
Use:	Commercial



Reason for selection

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

Description

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

Central
Queen Street Chambers
2 Queen Street

Local List Ref:	C106
Group value:	Yes
Selection criteria:	B3 C3 C6
Construction date:	Inter war
Use:	Commercial



Reason for selection

A prominent local landmark building to St Johns Square and Cowgate. Provides significant variety and interest to the area.

Description

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

Central
4 Church Street

Local List Ref:	C107
Group value:	Yes
Selection criteria:	A2 C3 C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

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

Description

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

Central 6 Cathedral Square

Local List Ref:	C108
Group value:	Yes
Selection criteria:	A3 C3 C6
Construction date:	Inter war
Use:	Commercial



Reason for selection

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

Description

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

Central 10 Exchange Street

Local List Ref:	C109
Group value:	Yes
Selection criteria:	A2 C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

Complements and completes an adjacent group of mostly listed buildings, returning around the corner into Cumbergate. Assists in keeping something of the remaining street character of Exchange Street.

Description

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

Central
Building above part of McDonald's
Cathedral Square

Local List Ref:	C110
Group value:	Yes
Selection criteria:	A2 B3 C6
Construction date:	early 20 th c
Use:	Commercial



Reason for selection

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

Description

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

Central
Building above Queensgate entrance
and flanking shops, Cathedral Square

Local List Ref:	C111
Group value:	Yes
Selection criteria:	A2, B3 C6
Construction date:	later 19 th c
Use:	Commercial



Reason for selection

The façade helps retain something of the variety and incident of the street scene, and connecting this with the adjoining listed building (this again a façade) to the east, itself adjoining Market Chambers (See C81)

Description

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

Central Clock Movement, Peterborough Cathedral

Local List Ref:	C112
Group value:	Yes
Selection criteria:	B3 D2
Construction date:	Mid 15 th c
Use:	Cathedral Clock



Reason for selection

Ancient clock movement, which was believed to be the oldest working clock mechanism in the world until 1950 when it was replaced.

Description

The striking train, housed within the main wood frame is thought to date back to 1350. However, in the considered opinion of Michael Lee, who undertook its restoration after it was removed from the tower in 1986, that it is more likely to date back to 1450. This would coincide with the cathedral records where the first mention of a clock is a reference to 'Richard the Clocksmith' in 1452.

Central Edwardian Lamp Column, Cathedral Square

Local List Ref:	C113
Group value:	Yes
Selection criteria:	A2 A6 B3 C3 C5 C6 D1 D2
Construction date:	1903
Use:	Street Lamp and column



Reason for selection

One of three remaining Edwardian cast iron lamp columns dating back to 1903. There were approximately 100 of these columns in the city when electric lighting first came to Peterborough in 1903, many of which were reclaimed for the war effort. These lamp columns feature in many historic photographs of the Peterborough.

Description

Cast Iron lamp standard adorned with a coat of arms at its base, illustrating both the Peterborough crossed keys arms and the crossed swords of the arms of the Dean and Chapter. The one standing in Cathedral Square was relocated from its former position on Stanley Road to the north of the city centre, where it stood tucked away littered with heavy graffiti. Note: Second photo is an identical column located on the Bishops Road roundabout but benefitting from a double lantern configuration.

**Central
Gate to Minster Precincts Wheel Yard
Cathedral Precincts**

Local List Ref:	C114
Group value:	Yes
Selection criteria:	A5 C6 D2
Construction date:	late 1970's
Use:	Gate



Reason for selection

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

Description

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

**Central
Former Courthouse
Laxton Square**

Local List Ref:	C115
Group value:	Yes
Selection criteria:	A2 B3 C6
Construction date:	late 19 th c
Use:	Leisure



Reason for selection

Built in 1873 as the County Court for the Magistrate of the Liberty or Soke and remained in use until 1986. The form and composition of the building adds interest and distinctiveness in the street scene. A landmark building opposite Peterscourt (Grade II listed)

Description

L shape plan. Two storey building with distinct Italianate influences (Lombardic). Built in yellow brick in Flemish bond with lavish red brick detailing to pilasters, arches corbelling, and blind arcading. Pitched slate roof with clay ridge tiles. Highly decorative corbelling. Paired sequence of tall round arched windows (modern). Brick and stone band. Recent Later brick boundary wall and other additions including external doors and level access.

Central
70 Albert Square

Local List Ref:	C116
Group value:	Yes
Selection criteria:	A2 C6,
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

A pleasantly detailed building. Forms part of a larger group of buildings, including the former GNR warehouses (also locally listed) which are a fragment of Peterborough's old townscape.

Description

Rectangular plan. Double fronted three bay two storey house, now offices. Built of yellow brick under a slate roof with clay ridge tiles. Slightly projecting eaves.. Timber sash windows of 2 over 2 panes with stone dressings to lintels and cills. Brick string course and eaves course.

Central
The Beehive
62 Albert Square

Local List Ref:	C117
Group value:	Yes
Selection criteria:	A2 C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

A component of the Albert Place group of buildings, (see C109, C111 and C112) which are a fragment of Peterborough's old townscape.

Description

Rectangular plan. Detached two storey brick with render painted white with pitched slate roof. Asymmetrically organised. Projecting ground floor storey. Entrance with a tiny pediment over, between a pair of large timber mullioned windows architraves with pilasters. Projecting bay windows at ground and first floors. Timber sash windows to first floor with 2 over 2 glazing panes. Projecting eaves cornice supported on brackets.

Central

**Former GNER Warehouses
Bourges Boulevard**

Local List Ref:	C118
Group value:	Yes
Selection criteria:	A2 A6 B2 B4 C6
Construction date:	mid 19 th c
Use:	Commercial



Reason for selection

Forms part of a group of buildings, including other former railway buildings which are a surviving fragment of Peterborough's railway heritage. Rare surviving mid 19th c. buildings from the steam age, when Peterborough grew rapidly around a major railway junction. The building has very distinctive architecture. Forms a significant local landmark.

Description

Long rectangular plan. Two staggered parallel ranges. Three storey buildings built of yellow stock brick and slate roof in a Functionalist Tradition. Series of 26 bays, visually formed into 8 sub-bays of three by cast iron rainwater down pipes. Fenestration consists of arched windows to ground floor with larger windows to first with segmental arched window heads and smaller windows to second floor all with stone cills. Each bay set within a shallow pilaster-framed recess. Gabled ends with oculus window. Internally many original timber trusses and roof beams survive, supported by elegant cast iron columns.

Central

**Old walling to former GNR railway warehouses,
Bourges Boulevard**

Local List Ref:	C119
Group value:	Yes
Selection criteria:	A2 B2 C6
Construction date:	c 18 th c
Use:	Wall

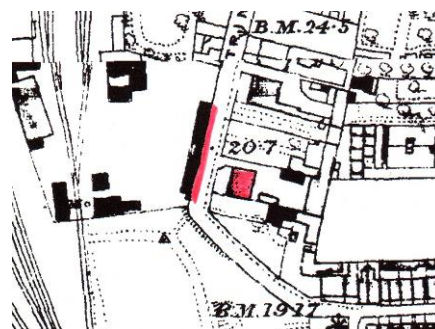


Reason for selection

A component of the Albert Place group, (see C99, C100) Forms part of a larger group of buildings, including the former GNR warehouses (C111) which are a fragment of Peterborough's old townscape.

Description

Section of old limestone rubble walling opposite entry C99. The central section with bands of square stone. A retaining wall to former GNR warehouses.



**Central
Memorial fountain to Henry Pearson
Gates, Bishops Road Gardens**

Local List Ref:	C120
Group value:	No
Selection criteria:	A2 B3 C1 C6
Construction date:	1898
Use:	Memorial



Reason for selection

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

Description

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

**Central
Soldiers memorial,
Bishops Road Gardens**

Local List Ref:	C121
Group value:	No
Selection criteria:	C6
Construction date:	1998
Use:	Memorial



Reason for selection

The structure is well presented within the semi formal Bishops Road gardens and provides a focal point.

Description

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

**Central
St Peters House
Gravel Walk**

Local List Ref:	C122
Group value:	No
Selection criteria:	A4 B2 C6
Construction date:	early 20 th
Use	Commercial



Reason for selection

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

Description

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

**Central
60 St John's Street**

Local List Ref:	C123
Group value:	No
Selection criteria:	A2 B3 C5 C6
Construction date:	early 20 th c
Use:	Commercial



Reason for selection

The building has significant architectural quality. The position of the building provides structure to the street scene and is a local landmark feature.

Description

Rectangular plan. Purpose built as a public house. Detached two storey property in red / orange brick in Flemish bond. Pitched Welsh slate roof with projecting timber eaves and a finial to the ridge. Lightly symmetrical elevation to front. Significant stone dressings including mullioned and transomed and 'Ipswich' windows and wide band between floors. Leaded lights. Entrance has projecting hood above doorway with four-centred arch and fanlight. Narrowly hipped roof above rounded south west corner, entirely in headers.

**Central
27 Star Road**

Local List Ref:	C124
Group value:	No
Selection criteria:	A2 C3 C6
Construction date:	1875
Use:	Residential



Reason for selection

The building is said to have been purpose built for an artist, though no north light now visible. The position, scale and detailing of the building creates a prominent landmark and adds significant variety to the street scene.

Description

An unusual three storey property of yellow stock brick in Flemish bond with a pitched slate roof. One bay wide to street frontage. Long flanks to the north and south, the former with a projecting bay. Red brick strip quoins with two sets of triple horizontal bands at first and second floors and corbelled eaves. Projecting eaves to front with plain bargeboards. Large projecting bay to first and second floors at front and supported on timber brackets. Brick chimney stack to rear.

**Central
Granby Street
Old walling**

Local List Ref:	C125
Group value:	No
Selection criteria:	A1 B3 C6 D2
Construction date:	late medieval?
Use:	Boundary wall

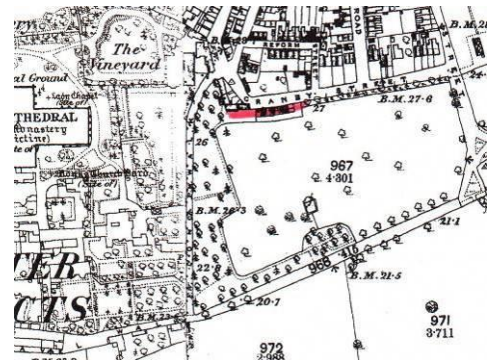


Reason for selection

Significant local historic interest.

Description

Surviving fragments of early stone boundary wall (marked red on 1886 O,S, map - right) associated with the area the original site of St John the Baptist Church.. Old walling of various dates much comprising random limestone rubble. Further east more intermittent stretches, reduced in height or reconstructed from salvaged materials. Peterborough Civic Society plaque site records:



**Central
Frank Perkins Bridge
Bishops Road / Fengate**

Local List Ref:	C126
Group value:	Yes
Selection criteria:	B3 D2
Construction date:	1973
Use:	Bridge



Reason for selection

High quality example of artistic detailing of shuttered concrete, in homage to Peterborough engineer and businessman Frank Perkins, who founded the Perkins Engines Company.

Description

The bridge carries the Frank Perkins Parkway over where Bishops Road merges into Fengate. The bridge is constructed of concrete, where the opportunity was taken to employ an artist to form the shapes of engine components into the shuttering, resulting in a high quality and unique elevation detailing.

**Central
42-& 44 Williamson Avenue**

Local List Ref:	C127
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

A pair of late Victorian houses, which are well proportioned and retain most of their original features. A fine example of housing from this period. Significant contribution to the Victorian character of Williamson Avenue.

Description

Rectangular plan. Semi-detached two storey building of dark red brick in Flemish bond under manufactured tile roofs. . Stone canted bays with decorative stone parapet detailing under forward gables. Decorative moulded and corbelled, brickwork to eaves and gable. Ridge tiles remain to no. 44. Undivided timber framed sash windows. Paired windows to first floor divided by stone mullion with moulded decoration to common lintels with chamfer. Small contrasting brick edged ventilation slots to gable. Shallow flat hood architrave with console brackets above entrance. Painted stonework. Open porch and tiled. Traditional timber and part glazed door to no. 42. Central brick chimney stack. Boundary walls and piers rebuilt in early 1990's' as part of an area improvement scheme.

Central
125 & 127 Mayors Walk

Local List Ref:	C128
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19ht c
Use:	Residential



Reason for selection

A well proportioned pair of late Victorian houses which make a significant contribution to the general character of this part of Mayors Walk. The semi-detached building retains its original architectural detailing.

Description

Rectangular plan. Semi-detached two storey building built of Fletton yellow stock brick laid in English bond under a grey tile roof. Stone splayed bays, with undivided timber framed sash windows. Single undivided timber framed sash windows to first floor with chamfered stone lintels and cills. Decorative moulded and slightly corbelled red brickwork eaves detail. Painted stonework. Half round stone arch to entrance incorporating moulded springers and indented building name. Open porch and tiled. Original timber part glazed doors. Rectangular brick chimney stack to each gable, with contrasting projecting courses with pots. Original front boundary walls and piers with copings. Cast iron rainwater goods.

Central
West Town Academy. Façade of former Memorial
Wing of Peterborough District Hospital
Midland Road

Local List Ref:	C129
Group value:	No
Selection criteria:	A3, B2, B3, C3, C6
Construction date:	1928
Use:	School



Reason for selection

Built as a living memorial to those of the City and the 6th Northamptonshire Regiment who died in the First World War. Raised from public subscription and donation and opened by Field Marshal Sir W. Robertson in June 1928. Unique landmark building. Good local historic and social value.

Description

Symmetrical two storey core building of 5 bays built to broad rectangular plan. Red brick in Flemish bond under a hipped pantile roof with short ridge. Window openings with brick architrave detail and stone cills. Brick rustication to quoins. Double hung timber sash windows (6 over 6 at first floor and tall 9 over 9 at ground floor). Classical stone portico entrance. Two recessed niches above portico to first floor. Wide projecting timber eaves. Tall brick chimney stacks at centre and gables.

The Children's Ward to the south included an open ground and first floor sun parlour. Formerly a wing of the Peterborough District (opened 1968 and closed 2010). Original façade only

Central
1 Aldermans Drive

Local List Ref:	C130
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason For Selection

A commanding late Victorian building which largely retains its original character and makes a significant contribution to the character of the locality, being on a corner plot.

Description

Large detached house with a square plan form under a double pile roof with a bay and a hexagonal turreted bay to the four bay street elevation. Two storey wing to the rear. Brickwork is local white/buff stocks in Flemish bond; original Welsh slates to the roof have been replaced by concrete tiles, except for the bay turret. Decorative moulded and corbelled, bracketed brickwork eaves details to the roof and stone sills and surrounds to the bay and other windows. The off centre front door is contained in a pedimented stone door case supported by four fluted columns either side, incorporating side lights and a fanlight. The original wooden sash windows have been replaced by uPVC with top hung lights.

Central
3 & 5 Aldermans Drive

Local List Ref:	C131
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason For Selection

An imposing pair of late Victorian houses incorporating stone and Arts and Craft detailing which form part of a continuous frontage of buildings of similar date and character. This pair of semi detached buildings retain most of their original architectural detailing.

Description

Rectangular plan. A pair of substantial late 19th century houses, two storeys with attics, each comprising a two bay frontage incorporating a full height cant brick bay with a gabled roof with a timber framed attic incorporating hammer bracketed eaves. The Welsh slate roof is a large span hipped form incorporating substantial pitched sub roofs covering side and front attic dormers with a smaller dormer springing directly from the front elevation wall plate. Central chimney on the main ridge with side chimneys to each side breaking through the rear roof slope, all substantially unaltered. The eaves incorporate a corbelled 'dogs tooth' detail. Lintels and sills to windows are white painted stone or stucco. Sash windows with margin lights to bay fronts and box sash to remainder. Front door is enclosed by a large porch with a hipped slate roof with overhanging eaves, supported on four turned wooden columns with a

balustrade, handrail and square section balusters, with a mirrored detail to the eaves but with decorative turned spindles. The original front wall and piers which would have existed have been removed for car parking.

Dogsthorpe
Our Lady of Lourdes Catholic Church
Welland Road

Local List Ref:	D1
Group value:	No
Selection criteria:	A5 A6 B3 C6
Construction date:	1964
Use:	Place of worship



Reason for selection

A large and imposing building, providing interest to the area. The form of the building adds to the street scene and forms a local landmark. Locally distinctive and important building.

Description

Rectangular plan. Large single storey church in buff brick under a large clay tile pitched roof. Symmetrical appearance to Western elevation - slightly projecting entrance with a recessed tall window divided by stone mullions into five lights, further subdivided by three stone transoms all under deeply projecting eaves. Beneath is a single storey rectangular entrance porch with projecting flat roof. Steps to entrance door. First and second floor two light windows flank either side of entrance. Tall narrow windows to side elevation. Single storey flat roof extension to the north side.



Fletton and Stanground
Abutments of Earlier Town Bridge

Local List Ref:	FS1
Group value:	No
Selection criteria:	D2
Construction date:	1872
Use:	Remnant of Structure



Reason for selection

The stone abutments of the former Town Bridge, replaced with the existing bridge in 1934. The abutments are significant in showing the earlier alignment of Bridge Street/London Road as the current bridge was built on the east side of the earlier one.

Description

Remnants of the limestone abutments to the earlier iron town bridge. The iron bridge had replaced a timber bridge in 1872 which survived until 1934 when the current concrete bridge was built and opened. The iron bridge was thereafter dismantled.

Fletton and Stanground

Large bas-relief to former Bridge House, Town Bridge currently in storage for relocation at Fletton Quay development.

Local List Ref:	FS2
Group value:	No
Selection criteria:	A4 B3 C1 C6
Construction date:	1961



Reason for selection

The bas-relief relief to the western elevation is an important part of the street scene and has a local landmark quality.

Description

Formerly the premises of Mitchell Engineering Co. Built in 1961 by Howard Lobb and partners. High quality riverside building with north facing studios. Brick and glass L shaped building, with three stored overlooking the River Nene. Two storeys to the main entrance on Town Bridge. North and ground floor of buff brick and glass walling to the upper two floors. West elevation to Town Bridge has exceptional bas-relief sculpture by A. J. Ayres. (arranged round a central group depicting Administration, Design, and Works are various historical and mythical figures including Archimedes, Minerva and Isaac Newton). The building is located in the South Bank Redevelopment site. In the event of Bridge House being demolished as part of wider regeneration initiatives, the relief should be relocated to an alternative appropriate place.

Fletton and Stanground Main Range, Whitworths Mill East Station Road

Local List Ref:	FS3
Group value:	Yes
Selection criteria:	A2 A6 B2 B4 C3 C6
Construction date:	1840-1850
Use:	Vacant



Reason for selection

Surviving one of three brick warehouse / mills built in 1840-50 for the Earl Fitzwilliam. Strategically situated on the river and close to railways. Impressive north elevation rising four storeys above the Nene Occupied since 1850 by Cadge & Coleman. Significant local landmark building and historical value.

Description

Large rectangular double plan. 5 storey building with regular sequencing of window openings, mostly in-filled. Brick construction in Flemish bond under two pitched slate roofs, forming two buildings. Expressed flat brick arches to windows and stone cills. Granary warehouse structure to river with central brick vaulted short tunnel providing access for grain barge unloading. To south is the original mill building. Both buildings of same dimensions. Four floors of each building believed to be supported by cast iron columns and King post roof trusses. Adjoining engine house to east and offices to west all extended.

Fletton and Stanground 16-22 (even), London Road

Local List Ref:	FS4
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

These cottages are a good example of housing form the first half of the nineteenth century and are relatively rare. The terrace provides structure in the street scene.

Description

Rectangular plan. Symmetrical 5 bay two storey terrace of early-mid Victorian cottages now in commercial use. Unusual in having semi-basements. London stock brick in Flemish bond. Doorways to front have gauged brick headers and stone steps. Mixture of sash and top hung sash style windows. All are timber windows, six over six panes. Incorporating a central passage and balcony with railings. Pitched roof with manufactured tiles. Solid timber doors with top lights. Low chimney stacks, possibly reduced, with pots. .

Fletton and Stanground The Peacock Public House London Road

Local List Ref:	FS5
Group value:	Yes
Selection criteria:	A1 B2 C3 D2 C6
Construction date:	late 19 th c
Use:	Public house



Reason for selection

The only remaining thatched building within the centre of Peterborough. Very prominent location.

The scale, use and location of the building at the junction of London Road / Fletton Avenue and Glebe Road give it a local landmark quality. Forms an important part of the street scene

Description

Rectangular plan. Two storey, hipped 3 bay building. Off-white painted render to brickwork under thatched roof to the principle building. Concrete tiles to single storey annex building to the north. Two cross gables to front elevation with highly decorative intricate fret cut bargeboards. Fenestration on the ground floor has been altered. Timber mullion and transom windows. Chimneys have been reduced in height, large tall stack to north gable.

Fletton and Stanground Cemetery Chapel Fletton Avenue

Local List Ref:	FS6
Group value:	No
Selection criteria:	A2 B2 C4 C6
Construction date:	1882
Use:	Cemetery



Reason for selection

High quality surviving example in Peterborough of Victorian cemetery chapel in a finely detailed and mannered gothic style. Landmark value.

Description

Rectangular plan. Single storey built of coursed and lightly dressed stone, in gothic style. Small clay tile roof with parapets. Stone buttressing to all corners. Central gable with parapets, kneelers and circular stone decoration with drip moulding. Apex missing finial decoration. Paired stone lancet windows with drip moulding and splayed stone cills. Projecting gabled entrance porch with railings and recessed double timber doors. Lancet arch with drip moulding over entrance. Building located at head of a lime tree avenue.

Fletton and Stanground 107-113 odd Fletton Avenue

Local List Ref:	FS7
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	c 1870
Use:	Residential



Reason for selection

A commanding group of terraced properties. The paired terraces provide significant definition and structure to the street scene on a bend to Fletton Avenue.

Description

Rectangular plan. Two identical pairs of semis or a 'split' terrace. Two storey houses, 6 bays constructed of pale or gault London stock brick under manufactured tile roofs. Projecting and elaborate eaves boards. Stucco door and window architrave detailing with consoles to the cills. Pillastered stone door case with shallow architraves. Generally panelled timber doors with toplights. Three chimney stacks, two external gable stacks and a central ridge stack with projecting courses.

Fletton and Stanground 50 & 52 Fletton Avenue

Local List Ref:	FS8
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	mid 19 th C
Use:	Residential



Reason for selection

Well proportioned and symmetrical building is largely unaltered. Makes a significant contribution to the Victorian character of the area. Robustly detailed and has a local landmark quality.

Description

Rectangular plan. Semi-detached two storey 2 bays (4 to the pair) with classical influences. Built of Fletton brick in Flemish bond under slate roofs. Stone canted bays, under forward cross gables with attic windows, timber bargeboards and finials. Single storey canted stone bays with decorative stone parapet. Undivided timber framed sash windows with highly decorated stone surrounds to first floor. Small paired gable windows with chamfered stone lintels. Rich stone dressings throughout. Elaborate and ornate stone detailing to entrance door architrave. Large wide brick chimneys with projecting courses and pots to no. 52.

Fletton and Stanground 48 Fletton Avenue

Local List Ref:	FS9
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	Mid 19 th c
Use:	Residential



Reason for selection

High quality commanding Victorian detached house and dominant in the street scene. Contributes to the Victorian character of the area. Locally distinctive and important building. Retains its original character.

Description

Rectangular plan. Detached two storey building with fine gothic features. Built of Fletton brick in Flemish bond under mansard clay tile roof. Double height canted rendered and painted stone bay with hipped slate roof under a forward cross gable with attic window. To left of entrance a rectangular bay with large two light windows under small hipped clay tile roof. Sash windows to remainder of the elevation. Chamfered reveals to first floor window cills and lintels. Highly gothic style moulded and painted entrance hood canopy on stepped brackets. Timber bargeboards to front gable. Decorative corbelled, bracketed brickwork eaves detail. Projecting and contrasting brick string course. Large ornate chimneys with projecting courses and corbelled heads. Original boundary wall and piers with railings.

Fletton and Stanground

33 Fletton Avenue

Local List Ref:	FS10
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	mid 19 th c
Use:	Residential



Reason for selection

High quality Victorian detached house retaining all of its original features and provides structure to the street scene. Makes a significant contribution to the Victorian character of the area. Locally distinctive and important building.

Description

Rectangular plan. Detached two storey double fronted 3 bay Victorian building built of Fletton brick in Flemish and stretcher bond under a slate roof. Double height rectangular stone framed bay under a hip slate roof with double timber sash windows divided by stone mullion. Two storey cant bay formed in brick capped by hipped roof, with matching stone dressings. Single undivided timber sash window above entrance with decorative stone surround. Plain stone band at first floor cill and drip stone at ground floor cornice level.. Elaborate stone door pilaster with flat hood architrave and console brackets. Double entrance door below toplight. Small corbelled eaves detail. Chimney stacks and pots to each gable with projecting courses.

Fletton and Stanground 29 Fletton Avenue

Local List Ref:	FS11
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	mid 19 th c
Use:	Residential



Reason for selection

A well proportioned and detailed detached Victorian house of high standard. Makes a significant contributes to the Victorian character of the area. Locally distinctive and important building

Description

Rectangular plan. Double fronted detached two storey 3 bay Victorian building built of Fletton brick in Flemish bond under a slate roof. Double height canted and stone framed bay under a slate hexagonal roof turret. Double arched windows with painted stone details to projecting cross-gable with decorative bargeboards. To left of entrance a canted stone framed bay with shallow pitched slate roof. Timber sash undivided windows. Corbelled eaves detail. Central bay - entrance and single arched window with painted stone surround window - slightly recessed in elevation. Large ornate chimneys to each gable with projecting courses. Highly ornate pedimented stone or stucco door case supported by two columns either side, incorporating side lights and a toplight. Solid panelled timber door.

Fletton and Stanground 21 & 23 Fletton Avenue

Local List Ref:	FS12
Group value:	Yes
Selection criteria:	A2 C4, C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

A robustly detailed late Victorian property with particularly interesting treatment of the façade. Dominant in the street scene. Contributes to the Victorian character of the area. Locally distinctive and important building

Description

Rectangular plan. Semi-detached two storey 6 bays (3 to the pair) with classical influences. Symmetrical and elaborately detailed with forward projecting cross gables. Built of red brick in Flemish bond under a manufactured tile roof. Decorative square stone bays with stone mullions and three light windows with 6 panes. Large paired first floor gable windows divided by stone mullions / colonnettes with exuberantly moulded frieze decoration above set on consoles. Repeated to a lesser extent to first floor single widows. Ornate stucco surround to side entrance doors. Main entrance doors are part glazed with margin lights to the wider timber frame. Chimney stacks reduced in height. Bargeboards to front gables with finials. Elaborate eaves brick dentil course.

**Fletton and Stanground
The Thatched House, Mount Pleasant**

Local List Ref:	FS13
Group value:	No
Selection criteria:	A3 C6
Construction date:	Early 20 th c
Use:	Residential



Reason for selection

Provides interest and definition to the streetscene of the corner of Church Street and Mount Pleasant. The building is a rare example of early 20th century cottage romantic architecture makes a significant contribution to the area and has local landmark quality.

Description

One and half storey, brick dwelling under a thatched roof. Timber casements with a transom light above glazed with diamond shaped leaded lights. Brick detailed hoodmould over ground floor window. Prominent shouldered chimney stacks.

**Fletton and Stanground
Phorpress House
189 London Road**

Local List Ref:	FS14
Group value:	No
Selection criteria:	A2 A6 B4 C4 C6
Construction date:	1899
Use:	Residential



Reason for selection

Former London Brick Company offices, since 1980 in residential use. Very eccentric design and local landmark. Has distinctive detailing and its size make it a significant contribution to the area – local landmark function.

Description

Irregular shaped plan. Built 1899 for John Cathles, proprietor of the London Brick Co. Ld. Tall and unusual three storey Victorian office building including accommodation in an unusual mansard slate roof. Buff and red brick in Flemish bond with brick detailing to windows. Projecting gable with attics and bay to west elevation. Rusticated brick quoins. Brick pilasters of two story height to west elevation. Two projecting gables to north with attics Extensive fenestration with unusually tall and narrow timber mullioned and transomed sash windows. Elaborate eaves boards. Other original features. Large surmounting finial to ridge. Single chimney with projecting courses and corbelled heads. Accessed by steps.

**Fletton and Stanground
Old Fletton Primary School
London Road**

Local List Ref:	FS15
Group value:	No
Selection criteria:	A2 B3 C6
Construction date:	early 20th c
Use:	Education



Reason for selection

The appearance and form of the building gives it a landmark quality. Provides significant interest to the area on the London Road junction. An important part of the street scene

Description

Irregular plan single storey building. Very fine 'Arts & Craft' style with highly articulated roofs with returning hips and special hierarchy. Brick, part rendered and painted elevations above a red brick plinth under a small clay tile roof with timber bargeboards. Western elevation has two main gabled sections with large tripartite window groups to each gable and provides a pleasant composition. Central bell tower

**Fletton and Woodston
Friends Meeting House
21 Thorpe Road**

Local List Ref:	FW1
Group value:	No
Selection criteria:	B3 C6
Construction date:	1936
Use:	Place of assembly



Reason for selection

Purpose built inter-war meeting house associated with the Quaker workers at Baker Perkins, and the Baker family who were Quakers.

Description

Built in 1936, designed by Quaker architect Leonard Brown. Extended and altered in 1997. Faced in wire cut bricks painted white, and laid in stretcher bond, with vernacular revival features such as the tiled pitched roof and metal framed windows. L-shaped plan with the meeting room located in the short leg of the L. To the rear is a large garden which is landscaped to reflect the five Quaker testimonies.

Fletton and Woodston 53 & 55 Thorpe Road

Local List Ref:	FW2
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason For Selection

A fine remaining example of the row of substantial town houses that once lined this frontage to Thorpe Road and provided homes for the late Victorian/Edwardian professional classes, complete with original boundary walls and gate piers.

Description

Large and irregular plan. Originally a pair of very substantial houses, built around the turn of the 20th century, of two storeys but with substantial attics. The roof structure is complex. A pair of steeply pitched roofs run front to rear along the centre line of the plan and containing the main attics. On either side is a double pile roof arrangement, on one side hipped, on the other comprising a pair of side gables. To the front elevation each corner is marked by hexagonal turret bays, with six sloped pyramidal roofs set on a brick attic plinth half a storey above the main eaves line. The main central bays have Dutch parapet gables incorporating moulded stone copings with a plinth and finial to the apex, mid span kneelers and carved kneelers at eaves level incorporating a plinth and finial. Blue clay small plain tiles. A central chimney with three brick flues incorporating corbelled and overhanging stone detailing. The chimney base is formed into a pitched roof and there is a further pitched roof between the main roofs toward the rear. Red brick with stone surrounds to the double square sash windows to the front elevations and stone key stones and sills to side elevations. Some side elevation and front attic windows incorporate half round upper sashes with brick arches and stone keystones. Mainly 2 light timber sash windows. The front door and fanlight are contained within stone bracketed columns and a frieze. Some of the front door 6 fielded panels have been replaced with glazing. The original front and side walls and piers remain, substantially unaltered.

Fletton and Woodston 61 & 63 Thorpe Road

Local List Ref:	FW3
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	early 20 th c
Use:	Residential



Reason For Selection

A commanding pair of early 20th c semi-detached buildings set in large plots which largely retain their original character. Makes a positive contribution to the character of Thorpe Road.

Description

Rectangular plan. A large pair of substantial early 20th c houses. Rusticated stone to ground floor with render above. Large span hipped roof with small clay tiles with heavily oversailing timber eaves. Two storeys with attics and basement. Each comprising a three bay frontage incorporating a full height cant brick bay with a rendered gabled roof supported on timber brackets. Gable with corbelled 'dogs tooth' detail and cartouche (ornate plaque). Three light flat roof attic dormers. Single rectangular bay to side of entrance under pitched clay tile roof

extending over entrance door. Cruciform style window fenestration. Unaltered tall red brick gable and centre chimney stacks with projecting courses and pots.

**Fletton and Woodston
Thorpe Lodge Hotel
83 Thorpe Road**

Local List Ref:	FW4
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	1880
Use:	Hotel



Reason For Selection

A robustly detailed late Victorian house with an adjoining coach house which form part of a frontage of buildings of similar date and style. Largely retains its original character and makes a significant contribution to the character of the locality,

Description

A two and a half storey square plan form house. Two projecting rectangular bays either side of an ornate central front door surround with a semi attic gable above. Stone bays and painted window surrounds with mullions and transoms arranged to give an approximated two third / one third vertical division of the main and side windows. At first floor level, the stone is interrupted by brick but stone is resumed to the upper floor windows, terminating in a parapet.

Double front doors with a semi circular fanlight, contained within a door case comprising stone painted columns on a panelled bases, rising to a double bracketed console feature supporting a frieze and pediment. The front elevation is in red brick, the side elevations in yellow 'commons', with sash windows set under simple brick arches with no decorative surrounds. The roof is single span in blue small plain tiles with 2 hole decorative ridge tiles with an assertive steep pitched central gabled half-dormer. The coach house is a more utilitarian single storey structure in yellow stock brick and Welsh slate with a modern extended bay window structure added to the front. The front boundary wall and piers have been removed giving an open setting.

**Fletton and Woodston
87 & 87a Thorpe Road**

Local List Ref:	FW5
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason For Selection

A pair of late Victorian houses which are substantially intact and form part of a frontage of buildings of similar date and style.

Description

Square plan. Pair of large symmetrical semi-detached houses under a complex roof form comprising a main span, with projecting bay wings to either side at the front and a large central rear wing, with projecting secondary wings either side with roofs running parallel to the main roof. The front bays have hipped roofs in Welsh slate. Main roofs in concrete tiles. Walls are in white Fletton type stock bricks with platbands at ground floor window head and first floor sill level. Dentilled and corbelled eaves courses.

Stone lintels and sills to first floor windows, stone formed bay window surrounds. Ground floor door and window openings have unusual half round window heads incorporating moulded springers and central columns with springers.. Ground floor undivided timber sash windows. Front doors have a lower panel and upper sections of many small glazed lights, with a central larger 3 module light. Above and to each side are also small, glazed lights. Front boundary wall removed at 87a for car parking; to no. 87 there are modern concrete brick boundaries and shrubs.

Fletton and Woodston **91 Thorpe Road**

Local List Ref:	FW6
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason For Selection

A substantially intact late Victorian house which forms part of a frontage of buildings of similar date and style.

Description

Rectangular plan form. A narrow frontage single house, with a wider plan to the rear and extending well back into the plot. The roof is a double pile arrangement with the front range incorporating a gabled bay and side gable chimney whilst the rear range has a central chimney springing from the ridge. The bay is formed in brick at plinth and first floor levels with ground and first floor stone window surrounds. The gable above the first floor bay, is timber framed set on wooden braces resting on projecting bricks. The front door has fielded panels to the bottom, a central linen fold panel and 3 glazed panels above the middle rail and a semi circular fanlight above, with a stone surround formed with bracketed pilasters incorporating corniced capitals supporting the simple arch which has a moulded reveal. The walls are in red brick with regular stone quoins at the corners. The original front brick piers remain but the front and side walls between them have been removed to allow car parking in front of the building.

**Fletton and Woodston
93 Thorpe Road**

Local List Ref:	FW7
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason For Selection

Late Victorian/ early Edwardian town house of typical design, it forms part of a row of similar properties which together have a significant role in shaping the character and appearance of this part of Thorpe Road.

Description

Originally a narrow frontage rectangular plan form extending back into the plot covered by a complex of hipped roofs, but changed by 20th century extensions on east side. In white brick with a small plain clay tile roof. Front elevation incorporates a stone two storey rectangular bay with a central double square sash window and two half width side sashes. Above is a canted bay and covered by a pitched and gabled roof with bargeboard. There is a panelled front door within a recessed opening incorporating a semi circular arched head, formed in stone sprung from moulded impost. Large chimney stack to the west gable

**Fletton and Woodston
95 Thorpe Road**

Local List Ref:	FW8
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	1885
Use:	Residential



Reason For Selection

A late Victorian house which retains much of its original character and forms part of a frontage of buildings of similar date and style.

Description

L shaped plan. A roof which is narrow span from front to back but with a wide plan side wing with a ridge running parallel to the road. The side wing has a gable chimney; the other narrow plan roof has a chimney springing from the flank wall. The road frontage to this wing has a simple stone 3 light bay to the ground floor; to the first floor is a double square sash window with half width windows either side. The road gable incorporates a timber frame structure formed of a plate and un-braced vertical studs with painted infill. Other windows are sashes of similar patterns. The walls are in white stock bricks; the roof is now in concrete tiles.

**Fletton and Woodston
111 Thorpe Road**

Local List Ref:	FW9
Group value:	No
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason For Selection

An individual and characteristic dwelling in local stone and Collyweston slate, possibly originally a gatehouse, which makes a strong visual contribution to the street scene.

Description

The front range of this one and a half storey steep pitched roof building has a narrow, rectangular plan form but there is a single storey rear wing, making an “L” plan. There is also a large central and possibly modern pitched roofed rear extension. It is reminiscent of “model” Victorian lodges and gatehouses, incorporating a large scale decorative chimney and gabled attic dormer breaking the eaves line. Constructed in local rubble stone with a Collyweston slate roof. The chimney is central in the ridge and constructed from stone rubble with grey brick quoins and cut stone strings and oversailing courses. There are modern windows in original and new openings.

**Fletton and Woodston
113 & 115 Thorpe Road**

Local List Ref:	FW10
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	early 19 th c
Use:	Residential



Reason For Selection

Originally, a pair of late Victorian / early Edwardian town houses of robust design that forms part of a row of similar properties which together have a significant role in shaping the character and appearance of the street scene.

Description

These two dwellings were based around a central range with projecting bays to front and rear at either end giving a symmetrical “H” plan form. Chimneys as each end and a shared central stack, all in brick with contrasting brick strings and corbelled heads. The front bays are prominent with three light sash windows set in between brick piers with stone sills and continuous stone lintels. The canted bays are covered by a square gabled roof, with bargeboards and finial, requiring an exaggerated eaves overhang supported by wooden brackets. Within the main roofs are single wooden dormer windows. Concrete roof tiles. Walls are in white/yellow local stocks with a contrasting red brick platband at ground floor window head and first floor cill levels. The original double square sash windows have been replaced by uPVC top hung lights.

**Fletton & Woodston
Pillar post box
Thorpe Road**

Local List Ref:	FW11
Group value:	No
Selection criteria:	A2 B2 C6 D1 D2
Construction date:	later Victorian
Use:	Post box



Reason for selection

Rare surviving Victorian pillar post box. A valuable amenity as well as aesthetic value in the street scene and adjacent to the former Victorian gaol. (Early Victorian boxes had no royal cypher and are known as 'anonymous' boxes. This oversight was corrected from 1887)

Description

Cylindrical pillar post box made between 1879 and 1901. The words POST OFFICE are placed either side of the aperture with royal cypher to door.

**Fletton and Woodston
84, 86, 88 London Road**

Local List Ref:	FW12
Group value:	Yes
Selection criteria:	Pos A1 B2 C3 C6
Construction date:	c1840?
Use:	Residential



Reason for selection

Possibly Regency town houses. Very unusual for location outside town centre. Differ in style from typical later terraces. The terrace has distinctive detailing and size make a significant contribution to the area – local landmark quality.

Description

Rectangular plan. An unusual short terrace in having four floors including raised basements. London stock type brick under three shallow pyramidal roofs. Three large brick chimneys with pots and projecting courses. Flat brick arches to windows. Projecting eaves cornice. Attractive ironwork railings up to steps to recessed entrance doors and more intricate ironwork decorative to balconies above each entrance supported on consoles. Projecting brick pilasters rising full three storey height either side of entrance, dividing the terrace into three bays assisted by each roof. Original windows replaced in a variety of styles though some uniformity to each floor. Likely original boundary walls and copings. (front wall of similar style to Duke of Bedford Abbey wall, Thorney)

Fletton and Woodston 120-126 London Road

Local List Ref:	FW13
Group value:	Yes
Selection criteria:	A2 B2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

The use of stone as a building material for housing is rare within the city. The immediate properties to the north west of London Road, of which this group forms a part, are important in providing definition to the street scene. A good example of housing from this period - relatively rare surviving example in the city. Locally distinctive architecture. Forms part of a frontage of buildings of similar date and style

Description

Rectangular plan. Two storey semi detached coursed stone houses with gothic detailing. Nos. 120 & 122 with small clay roof tiles and nos. 124, 126 with larger manufactured tiles. Rusticated projecting quoins. Drip course lintel moulding with stone dressings to window reveals. Three light windows to ground floor and two lights to first floor, all non original. Projecting eaves. Ogee shape stone door surround with drip moulding. Solid panel doors. Paired roof dormers with decorative fret cut bargeboard detailing. Similar highly decorative bargeboards to gables. Stone and brick chimney stacks without pots. (similar in style to nos. 108/110)

Fletton and Woodston 112-118 London Road

Local List Ref:	FW14
Group value:	Yes
Selection criteria:	A2 B2 C4 C6
Construction date:	c1870
Use:	Residential



Reason for selection

The use of stone as a building material for housing is rare within the city. The immediate properties to the north west of London Road, of which this group forms a part, are important in providing definition to the street scene. A commenting short terrace Locally distinctive architecture. Forms part of a frontage of buildings of similar date and style.

Description

Rectangular plan. "Ashlar Terrace" Two storey high quality ashlar faced stone terrace under manufactured tile roof. Projecting eaves. Italianate in style. Side elevations in non ashlar dressed stone. Pillastered stucco door case with shallow flat hood architraves and console brackets. Stucco window architraves with consoles to the cills, mostly painted. Two light windows subdivided by a top light to elevation. Mainly part glazed doors with fanlight. Two large rectangular brick chimney stacks to ridge with projecting courses and pots.

**Fletton and Woodston
108 & 110 London Road**

Local List Ref:	FW15
Group value:	Yes
Selection criteria:	A2 B2 C4 C6
Construction date:	late 19 th C
Use:	Residential



Reason for selection

The use of stone as a building material for housing is rare within the city. The immediate properties to the north west of London Road, of which this group forms a part, are important in providing definition to the street scene. A commanding example of housing from this period, which largely retains its original appearance - relatively rare surviving example in the city. Locally distinctive architecture. Forms part of a frontage of buildings of similar date and style

Description

Rectangular plan. Two storey semi detached dressed coursed stone houses under deeply projecting eaves on extended rafters under a small clay pantile roof. Gothic detailing and very similar in style to nos. 120-126. Rusticated projecting quoins. Drip course lintel moulding with stone dressings to window reveals. Three light windows to ground floor and two light windows to first floor. Original wood and metal glazing frame window remains at no. 108. Ogee shape stone door surround with drip moulding. Solid panel doors. Decorative bargeboard detailing. Large central ridge rectangular stone and brick chimney stack with pots.

**Fletton and Woodston
St Michael's House
185 London Road**

Local List Ref:	FW16
Group value:	No
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

Well proportioned late Victorian house and retains most of its original features. Provides significant variety and interest to the area. An important part of the street scene

Description

Rectangular plan. Very fine double fronted house Two storey yellow brick in Flemish bond under slate roof with decorative ridge tiles. Double height square and stone bays. Red brick detailing to rusticated quoins to corners, entrance door surround and sides to first floor. Wood mullioned and transomed sash windows, with margin lights to first floor. Projecting balcony above entrance door with ornate railings. Fine single arched window with margin lights above front door with stone lintel. Unusual and decorative dormers with fret worked elaborate bargeboard and ridge tiles. Elaborate eaves detailing of stone band below heavy dentil course. Decorative barge boarding. Solid timber entrance door with top light.

**Fletton and Woodston
Oundle Road Baptist Church
Oundle Road**

Local List Ref:	FW17
Group value:	No
Selection criteria:	A3 A6 B3 C6
Construction date:	1936
Use:	Place of worship



Reason for selection

Imposing building proving interest and a positive feature in the streetscene. Locally distinctive.

Description

Large single storey building in buff brick under a small clay tile pitched roof. Cruciform plan with rotunda to rear. Symmetrical elevation to Oundle Road with slightly projecting central bay and large crow stepped parapets. Art deco decoration. Front elevation articulated by attractive red brick fin-like pilasters flanking a tall central window divided by brick mullions into three lights. Metal windows with leaded glazing. Vertical treatment continues in reconstituted stone with red tile edge work, culminating in small window. Two single storey projecting bays flank an entrance porch with projecting flat roof. Alteration to provide level access. Modern linked brick extension to west.

**Fletton and Woodston
145 Oundle Road**

Local List Ref:	FW18
Group value:	No
Selection criteria:	A2 B3 C4 C6
Construction date:	1830'S?
Use:	Office



Reason for selection

A good example of housing from this period - relatively rare surviving example in the city. Forms an important part of the street scene to the corner of Wharf Road and Oundle Road.

Description

Early 19th c property, possibly William IV or early Victorian period. Square plan to principle building. Formal double fronted facade of three bays. Three storey brick house including railed raised basement with a lower two storey side extension in Wharf Road. Yellow / gault brick with rusticated brick quoins to corners. Low pitched hip slate roof with deeply projecting wooden eaves cornice and regular brackets. Flemish bond brickwork with decorative stone surround to widows. Flat hood architraves and with consoles to the cills. Timber sash 6 over 6 pane windows. Six panelled entrance door with rectangular fanlight in stone architrave with pediment on consoles. Large chimney stack with projecting courses.

**Fletton and Woodston
Guild House
85-129 Oundle Road**

Local List Ref:	FW19
Group value:	No
Selection criteria:	A5 B2 C6
Construction date:	1962
Use:	Office



Reason for selection

Forms an important part of the street scene and being set back from Oundle road has a significant local landmark function.

Description

Rectangular plan. Opened in 1962 for Mitchell Construction Co. Ltd. Three storeys office complex. High quality elevation to Oundle Road with 15 bays of three lights and slate panels. Flat roof. The principle entrance formerly with a porte-ochere with three gabled bays constructed in reinforced concrete. Framed by grassed forecourt and supporting residential elements to the east and west.

**Fletton and Woodston
Cemetery Chapel
New Road**

Local List Ref:	FW20
Group value:	No
Selection criteria:	A2 B3 C1
Construction date:	1882
Use:	Chapel



Reason for selection

Rare surviving example in Peterborough of Victorian cemetery chapel in an unusual 'Romanesque' style. Completed in 1882 to the designs of John Reginald Naylor, a Derby architect who also designed Thomas Deacon 'old' school and Kings School, Park Road. Originally built as a boardroom which could be used as a chapel.

Description

Very pleasant example of stripped down 'Romanesque' style building. Tall single storey with (possible later) outshut. Red Fletton brick in English bond under small clay tiles with clay ridge tiles and finial. Red brick detailing to eaves. Brick chimney with cross-ventilation detail. Front elevation has solid timber entrance door with 'Romanesque' style arch with polychromatic buff and red gauged brick and moulded brick drip hood. Projecting string course and corbelled gables. Splayed stone cills in contrasting limestone with three narrow lancet windows with fine polychromatic buff and red brick gauged brick curved arches. High circular ventilation opening in gauged brick to gable. Lancet windows to side elevations. Stone lintel detail with drip mould to outshut entrance door. Recessed brickwork detailing to elevation of outshut. Building enclosed by modern railings.

**Fletton and Woodston
The Cherry Tree Public House
Oundle Road**

Local List Ref:	FW21
Group value:	Yes
Selection criteria:	A2 B3 C4 C6
Construction date:	late 19 th c
Use:	Public house



Reason for selection

Public house name reflects earlier character of adjacent open space. Building retains many original features. Provides significant interest to the area. Contributes to the structure of the street and a focal point building at the junction of South Street and Oundle Road.

Description

Rectangular plan. Principle building two storey and 'L' shape to Oundle Road having small two storey projecting element to east. Built of Fletton brick under a slate roof. Double fronted 3 bay elevation to Oundle Road with timber sash six over six pane windows. Flat window heads. White painted brickwork. Timber entrance door with top light above and flat canopy. Two painted chimney stacks to each gable. Single storey adjoining building, perhaps earlier age also with a slate roof and chimney stack with some projecting courses.

**Fletton and Woodston
Boys Head Public House
Oundle Road**

Local List Ref:	FW22
Group value:	No
Selection criteria:	A3 B2 C4 C6
Construction date:	1930's
Use:	Public House



Reason for selection

Rare and complete example of Art Deco style "butterfly" plan public house. Retains distinctive original fenestration and materials making a significant contribution to the area – local landmark quality.

Description

"Butterfly" plan. Large two storey red / brown brick building designed as a public house in existing use. Steeply pitched roof with small clay roof tiles. Symmetrical appearance with three bays to each 'wing' comprising 2-4-2 light windows (each with 4 panes) to ground and first floor. Three bay to front entrance with three two light windows to first floor and two light windows either side of projecting square stone arch. All original crittall windows. Three brick chimney stacks.

North
Ball Memorial Fountain
The Triangle
Lincoln Road

Local List Ref:	N1
Group value:	No
Selection criteria:	A2 A6 B3 C6 D1 D2
Construction date:	1884
Use:	Monument



Reason for selection

Has distinctive detailing and its size make it an important local landmark structure. Provides significant variety and interest to the street scene.

Description

Stone memorial water fountain provided by Reverend Charles Ball, Vicar of St Pauls Church 1869-1886 to his parents. Unveiled in November 1884 and met a local need for need for fresh drinking water. Highly decorative and elaborate stone and granite structure on a stepped plinth and surrounded by lawn and railing.

North
St Pauls' Parish Church
The Triangle
Lincoln Road

Local List Ref:	N2
Group value:	Yes
Selection criteria:	A2 A6 B3 C4 C6
Construction date:	1869
Use:	Place of worship



Reason For Selection

This characteristic church forms the central feature to the Lincoln Road triangle and is thus the main vista in the streetscape. It also has historical significance, being part funded by the railway companies constructed to serve the needs of 19th century workers who had migrated to the city employed in the expanding railway industry.

Description

Architect unknown. Constructed of local limestone with a Collyweston slate roof. The entrance is at the west end where there is a porch opening into the nave with north and south aisles to either side. The square tower is positioned between the nave and the chancel and altar. It has 3 windows to the north and south walls but on the west and east faces the window patterns have been adapted around the abutting nave roof. The aisle is within the semi-circular east gable, which has a corresponding semi-circular roof. Fine tracery with distinctive stained glass, mainly in primary colours.

North
St Pauls' Parish Church Hall
The Triangle, Lincoln Road

Local List Ref:	N3
Group value:	Yes
Selection criteria:	A2 B3 C4 C6
Construction date:	late 19 th c
Use:	Church hall



Reason for selection

Visual and functional relationship with St Pauls Church (see C2) The building has distinctive original detailing and forms an important part of the street scene. Together with St Paul's Church forms a landmark in The Triangle.

Description

Rectangular plan. Single storey red brick building, laid in Flemish bond under a Welsh slate roof. Symmetrical front elevation. Single storey flat roof brick entrance porch with stone detailing to tall parapets Two paired timber entrance doors separated by brick with semi-circular fanlight and brick arch with drip course. Either side of the entrance is a tall arched timber mullioned and transomed window with further subdivision under a brick segmental arch with stone keystone. Larger arched window to centre of gable above entrance porch, again the similar brick arch. Two brick pillar strips with stone heads rise above entrance porch. Stone kneelers, mid span kneelers and coping to roof parapet. Rectangular windows with stone lintels and cills to side elevations, divided into bays by brick pillars. Unaltered elevations.

North
New England Club & Institute
Occupation Road

Local List Ref:	N4
Group value:	No
Selection criteria:	A3 A6 C6
Construction date:	c 1920's
Use:	Leisure



Reason For Selection

Prominent 19th century landmark building on corner of Occupation Road and Gladstone Street with historical significance in the industrial expansion of the city.

Description

Structure of 3 storeys in red semi engineering brick with stone dressing and a Welsh slate roof. gabled façades to each street elevation incorporating ground floor entrances, first floor Venetian style windows and pedimented gables with brick pier /kneelers and finials. The main entrance is on Occupation Road and has a portico defined by engaged brick Ionic style columns rising to stone consoles and frieze, within which is an arch formed of alternate brick and stones with a prominent keystone. The recessed doors are wood panelled. The outer edges of the building are defined by engaged brick piers. There are horizontal bands of stone at ground, first and second floor window head levels incorporating stone mullioned central windows and incorporating quasi classical forms. Other windows are simple sashes, many of

which have been replaced with more modern casements. The form of the building conceived as a theatre type plan with a stage, or cinema screen at the west end.

North
Clock Tower Shelter
The Triangle
Lincoln Road

Local List Ref:	N5
Group value:	No
Selection criteria:	A2 A6 C6 D1
Construction date:	1936
Use:	Shelter



Reason for selection

Forms an important part of the street scene. A landmark and focal point building.

Description

Memorial to George S Palmer (d. 1933) a Labour councillor of North ward. Rectangular symmetrical building. Fletton stock brick under red clay pantile roof. Open on four sides to provide shelter and seating. Side windows now bricked in. Projecting roof and forward element with two timber supporting pillars to east facade. Interesting four sided clock tower.

North
Former St Pauls Secondary Modern School
Lincoln Road

Local List Ref:	N6
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Community



Reason for selection

Formerly St Paul's Secondary Modern School. The building range includes 'Senior Boys' and 'Junior' boys schools, now in community use. The building is an important part of the street scene. The scale and variety of the building create a local landmark. Important contribution to the character of the area.

Description

Irregular plan. Single storey building built of a mixture of yellow and red brick in Flemish bond with stone detailing. Slate roof with multiple pitches. Brick detailing in red and yellow brick, for horizontal courses, eaves detailing, pilasters, and gable chequerboard infill. Series of projecting gabled frontages. Windows to each gabled section have curved brick arches over tripartite window groups. Other windows are timber single sash with 6 over 6 panes with stone headers and cills. Original brick boundary walls with red brick coping tiles and piers. Cast iron rainwater goods and hoppers. formed of

North
Ghousia Mosque
406 Gladstone Street

Local List Ref:	N7
Group value:	No
Selection criteria:	A6 B3 C3 C6
Construction date:	c 1980's
Use:	Place of worship



Reason for selection

Distinctive architecture. Forms an important part of the street scene. Due to its scale and function it serves as a local landmark building.

Description

A striking paraphrasing of Islamic forms and decorative motifs executed in modern materials. The building exerts a considerable presence in the townscape and flat topography of the area. Although completed only very recently it is a building with considerable cultural and historic resonance.

North
'New England House'
555 Lincoln Road

Local List Ref:	N8
Group value:	No
Selection criteria:	A2 C4 C6
Construction date:	early 20 th c
Use:	Office



Reason for selection

The building has a well proportioned composition and retains most of its original features. It makes a significant contribution to the character of the area. Locally distinctive. A commanding late Victorian building.

Description

Rectangular plan. Double fronted detached two storey three bay Victorian building with projecting ground floor. Built of red brick and painted render. Pitched roof with manufactured tile with small clay tile to bay roof. Projecting timber eaves. Forward gables above stone canted bays to first floor with undivided timber sash windows. Five stone mullioned and transomed windows to each ground floor bay. Mock timber framed gables with bargeboards supported by timber brackets. Central smaller canted stone bay window above entrance with hipped gable and timber brackets. Wide brick arched entrance with side arched openings with painted panels below. Cast iron rainwater goods with hoppers. Three short chimney stacks.

North
St Barnabas Centre
Taverners Road

Local List Ref:	N9
Group value:	Yes
Selection criteria:	A2 A6 B3 C6
Construction date:	1898
Use:	Community



Reason for selection

The building is an important part of the street scene. The scale, position and variety of the building create a local landmark. Important contribution to the Victorian character of the area.

Description

Rectangular plan. Oversized single storey building in gothic style. Built in 1898 by William Boyer (1898-1910) Red brick building with stone dressings under a small clay tile roof with projecting eaves. Rubbed brick arch with stone keystone to entrance porch. Two projecting south gables. Large stone tripartite window with fine tracery to east elevation. Two light lancet widow with stone dressings to side elevations. Buttressing with stone coping. Series of later additions well detailed.

North
7a Francis Gardens

Local List Ref:	N10
Group value:	No
Selection criteria:	A3 C4 C6
Construction date:	@1930's
Use:	Residential



Reason for selection

Particularly good example of inter war period building. . . Attractively detailed 1930's property, retaining many original features. Provides important element in the street scene and interest to the area.

Description

Rectangular plan. Two storey built of light Fletton stock type brick under a hipped clay tile roof. Very pleasant two storey curved bay with original crittall metal windows. Projecting brick architrave detail to open porch with recessed entrance door. Deep overhanging eaves. Single tall brick chimney. Original brick boundary walls. Single brick garage to side.

North
St Pauls Road Gospel Hall

Local List Ref:	N11
Group value:	No
Selection criteria:	A3 B3 C3
Construction date:	c1930's
Use:	Place of worship



Reason for selection

Form of building is pleasantly different to adjacent properties. The building provides an interesting structure and detailing in an area of mixed use character.

Description

Rectangular plan. Single storey brown brick building, laid in Flemish bond under a slate roof. Symmetrical front elevation. Slightly forward projecting front entrance with flat projecting timber roof canopy supported on simple triangulated timber brackets. To each side of the entrance is a single round headed crissall metal window with brick surround and cills. Above the entrance is a large round headed metal multi-pane window. Apex to gable has date stone. Side elevations are divided into three bays by projecting brickwork each with same metal windows. Largely unaltered.

Orton Waterville
40a Cherry Orton Road

Local List Ref:	OW1
Group value:	No
Selection criteria:	A2 B2 C6
Construction date:	mid 19 th c
Use:	Residential



Reason for selection

The shanty is a rare survivor of a peasant existence. It represents a fairly unique building type. The building provides significant variety and interest to Cherry Orton Road and is an important part of the street scene and the conservation area. A local landmark.

Description

The building to the frontage of no 40a Cherry Orton Road is a reduced part of the cottage in the b&w picture. Single storey with render over stone under a steeply pitched corrugated iron sheet roof. Single non-opening window under timber lintel. Planked entrance door. Two plastered areas in diamond pattern with stone / shell inlay.



**Park
Lincoln Road Centre
Lincoln Road**

Local List Ref:	P1
Group value:	Yes
Selection criteria:	A3 B3 C6
Construction date:	1925
Use:	Community



Reason for selection

Originally a drill hall for military purposes, now in community use. The position, scale and distinctive appearance of the building create a prominent local landmark. Important contribution to the character of the area.

Description

Rectangular plan. Neo-classical design. Two storey building in red brick laid in Flemish bond under a pitched Welsh slate roof with slightly projecting eaves and parapets. Central projecting gabled 3 bay entrance, with four bays to both wings. Substantial pedimented stone entrance surround with double timber doors. All windows are modern but attempt to repeat multi-paned sash. Above entrance are three windows, the centre being 6 over 6 with margin lights. Two smaller flanking windows are 6 over 6. Triangular gable above with pediment and tympanum and arched raised brickwork. Four ground floor windows (6 over 6 panes) to right hand wing, with same type above and three same ground floor windows and door and four windows above to left hand wing.

**Park
18 St Martins Street**

Local List Ref:	P2
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	1883
Use:	Residential



Reason for selection

Contributes to the Victorian character of the area. An unusual example of a pair of semi-detached cottages from the latest half of the nineteenth century. Differ in style than later examples. Well proportioned and retains most of its original features.

Description

Rectangular plan. Fletton brick laid in Flemish bond under concrete tile roof. Contrasting red brick string course to ground floor and band continuing through first floor cills. Principle entrance is to gable which has unusual and finely detailed projecting brick doorcase with small pitched slate roof. Undivided timber sash windows with red flat brick arch and stone cills to gable. Two paired windows to front elevation divided by colonnettes and unified by common chamfered lintels. Elaborate red brick corbelling either side of windows and to corner of building and heavy dentil course.

Park
Victoria Square
Alma Road

Local List Ref:	P3
Group value:	No
Selection criteria:	A3 B3 C6
Construction date:	planted 1988
Use:	Open space



Reason for selection

Contributes to the Victorian character of the area and provides significant definition.

Description

Restoration of this open space was carried out in the late 1980' as part of City Council urban renewal works to the area. Formal layout follows similar Victorian small pocket parks. Railings and planting date from this period.

Park
Former Congregational Church
St Martins Street

Local List Ref:	P4
Group value:	No
Selection criteria:	A2 B3 C1 C6
Construction date:	1879
Use:	Community



Reason for selection

Significant architectural quality and has a local landmark quality. The style adds to the Victorian character of the area and provides structure in the street scene. Well-proportioned and retains most of its original features. While many Congregational churches joined with the United Reformed Church (e.g. Westgate Reformed Church) the Millfield Congregational Church retains its independence.

Description

Rectangular plan. Oversized single storey building of gault / yellow Fletton type brick laid in Flemish bond under a small clay tile roof. Gothic style symmetrical front elevation with painted stone surround to arched double timber entrance doors. Paired lancet windows with stone mullions and surrounds and splayed stone cills each side of entrance. Above the entrance is a pair of smaller lancet windows with projecting cill. Perspex sheeting applied to front windows for protection. Brick buttresses with red brick heads divide the side elevation into four bays each containing two pairs of lancet windows with stone surrounds. Small outshut to the rear of west elevation with small timber porch. An adjacent Congregational School (1888) was demolished in 2000. (site of present car park).

Park
The Hand & Heart Public House
Highbury Street

Local List Ref:	P5
Group value:	No
Selection criteria:	A3 B3 C3 C6
Construction date:	c 1930's
Use:	Public house



Reason for selection

Rare surviving example of purpose built 1930's public house. Locally distinctive and important building.

Description

Rectangular plan. Two storey structure with red brick to front elevation and common brick to other elevations. Original three light etched windows (Warwick Ales) to front with flat brick arches and cills. Replacement windows to first floor Stone coping to parapet. Projecting brick string course to side elevation. Slight projecting brick door architrave. Recessed double timber entrance doors with toplight. Pitched tiled roof is recessed behind a brick parapet Single brick chimney. Interior is largely original.

Park
'Rutlands'
241 Lincoln Road

Local List Ref:	P6
Group value:	Yes
Selection criteria:	A2, C6
Construction date:	@ 1890
Use:	Residential



Reason for selection

The building provides interesting structure and detailing in an area of mixed use character. Provides significant variety and interest to the area. An important part of the street scene. Contributes to the Victorian character of the area.

Description

Rectangular plan. Two storey gault Fletton brick under a slate roof with brick chimney stack and pots to gable (southern stack also serving no. 239). Slightly projecting eaves supported on paired wooden brackets. At first floor three subdivided wooden sliding sash windows – left and right have four panes, the middle is narrower and has two - with chamfered stone lintels and cills with consoles (all painted). Painted stone bay with double timber sash windows below parapet and drip course. Subdivided 4 pane sash windows. Doorway has classical pillars and capital under pedimented roof architrave. Half glazed door with fanlight. Painted boundary wall – likely in brick with regular openings and brick piers and coping.

Park
220 Dogsthorpe Road

Local List Ref:	P7
Group value:	Yes
Selection criteria:	A2 A6 C4 C6
Construction date:	late 19 th c
Use:	Office



Reason for selection

A substantial building providing significant variety and interest to the area. An important part of the street scene. Has distinctive detailing and its size make it a significant contribution to the area – local landmark function.

Description

Square plan. Substantial large two storey building of red brick laid in Flemish bond under a hipped slate roof. Additional smaller two storey recessed annexe in matching style and character. Two storey projecting gables with cant bays and hipped roof. Decorative painted heavy corbelled brickwork eaves detail and platbands. Stone band below ground floor cills. Painted stone lintels and cills. Tall windows to front of bays with narrow windows to sides, all replaced in modern top hung style windows. Semi circular fanlight contained within a door case comprising stone painted columns rising to a bracketed console feature. Similar elaborate detail to annexe entrance. Accessed by steps with flanking brick walls with painted flat coping. Tall triple brick chimneys with projecting cornice detail.

Park
Electrical Sub-Station
St Pauls Road (adjacent no. 239)

Local List Ref:	P8
Group value:	No
Selection criteria:	A3 A6 C3 C6
Construction date:	Early 20 th C
Use:	Sub station



Reason for selection

Locally distinctive building and a curiosity.

Description

Electrical sub-station set in a single storey square building formed of brick base walls in Flemish bond with faux timber frame and painted render under a hipped roof with small clay tiles. Two small dormers to east and west roofs for ventilation. Projecting eaves. (See also P20 and P23).

Park
'Gablecote'
2 Garton End Road

Local List Ref:	P9
Group value:	No
Selection criteria:	A3 C3 C6
Construction date:	Inter war
Use:	Residential



Reason for selection

A good example of housing from this period which is relatively rare in the city. Well proportioned and retains most of its original features. Provides good definition to the area.

Description

Large irregular two storey building. Red brick under complex slate roof. Cross gables and external chimney brickwork, the base cleverly incorporating two flanking windows. Very much suggestive of Arts & Craft style. Rectangular flat bay with five light front and single side windows. Two light first floor corner window. Three light window to first floor under arched and rendered panel, which is repeated at ground floor. Projecting end cornice with moulded mortar detail to eaves.

Park
Palm Villa
21 Princes Street

Local List Ref:	P10
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

A mainly unaltered property with features common to a group of adjacent properties. Contributes to the Victorian character of the area and complements the street scene.

Description

Rectangular plan. Detached two storey building built in yellow stock brick laid in Flemish bond under a manufactured tile roof. Gothic features. Rectangular stone bay with crenellated parapet with two two light timber sash windows divided by central mullion. Attractive moulded and paired eaves brackets supporting projecting eaves. Half round stone arch to entrance incorporating keystone, moulded springers and indented building name. Open porch and recessed entrance door. Above bay to first floor are paired arched sash windows separated by a stone mullion with arched stone lintels with drip moulding. Single arched head sash window to first floor above door with similar stone detail. Original brick boundary wall with blue engineering brick coping

Park

Broadway Cemetery: gates, piers & ironwork Broadway & Eastfield Road entrances

Local List Ref:	P11
Group value:	Yes
Selection criteria:	A2 B2 C6
Construction date:	c1858
Use:	Cemetery



Reason for selection

The entrance piers and gates have distinctive detailing and make a significant contribution to the Victorian character of the area.

Description

Broadway Cemetery has two principle entrances at opposite ends of the site - located at Broadway and Eastfield Road. Both entrances have a double set of stone gate piers within which is a central double iron gate and a single gate set either side. Principally ashlar with highly ornate coping block. These entrances open onto the main central avenue. The detail reflects the formality of the cemetery design.



Park

Broadway Cemetery: Memorial to Smith / Walker families (south west quarter)

Local List Ref:	P12
Group value:	No
Selection criteria:	A6 B2 B3
Construction date:	@1890's
Use:	Memorial



Reason for selection

The Smith / Walker monument is arguably the most architecturally ambitious in the cemetery. It is representative of a number of others of only marginally less ambition. Locally significant memorial

Description

Quite a spectacular piece of Gothic Revival funerary art, commemorating members of the Smith and Walker families from 1890's to 1920's. Executed in limestone in a vaguely early decorated style of, say, just either side of 1300. Tall canopied structure with gables, cuspings, ball-flower ornament, crockets, wind-blown foliage and coronets, rising from a square base with inscribed shields and a surrounding stone enclosure attended, at the corners, by kneeling angels.

Park
Broadway Cemetery: Memorial to Thompson family (south east quarter)

Local List Ref:	P13
Group value:	No
Selection criteria:	B1 B2, B3
Construction date:	late 19 th C
Use:	Memorial



Reason for selection

John Thompson senior, JP and four times mayor of Peterborough, was known nationally, indeed internationally, as the principal of what was at the time the outstanding firm of ecclesiastical builders. In addition to the firm's heroic work on Peterborough Cathedral, together with the host of new buildings, similarly significant work of repair and restoration was undertaken by Thompsons on numerous other major medieval fabrics, including Winchester and Norwich Cathedrals and Westminster Abbey. Locally significant memorial.

Description

To the rear, large Celtic-shaped standing wheel-head cross carrying elaborately carved vine trail decoration. Commemorating John Thompson – the principal of the great Peterborough firm of ecclesiastical builders – 1824 to 1898. In the foreground, a low coped tomb chest bearing an elaborately carved cross in vaguely thirteenth-century style. To John Thompson, born 1837 (date of death now illegible).

Park
Broadway Cemetery: Gravestone to Robert Base (south east quarter)

Local List Ref:	P14
Group value:	No
Selection criteria:	B1, B2
Construction date:	Unknown
Use:	Memorial



Reason for selection

The original headstone was found comparatively recently in a damaged state, particularly as regards the inscription. Though the grounds for Base's story has not gone unchallenged, there was thought to be sufficient circumstantial evidence at least to support the connection. A significant local memorial

Description

Minuscule, roughly triangular headstone, minimally shaped at the top. Modern (2005, in commemoration of 200th anniversary of Trafalgar) memorial stone at foot of headstone:

ROBERT BASE
Died February 28th
1878
Aged 91
He served on board
HMS Bellerophon
At the
Battle of Trafalgar

Park

Broadway Cemetery: Memorial to SerGt. G. T. Hunter The Lonely ANZAC' (south west quarter)

Local List Ref:	P15
Group value:	No
Selection criteria:	B1 B2
Construction date:	@1919
Use:	Memorial



Reason for selection

Thomas Hunter had been injured at Gallipoli, patched up and sent to the Somme, where he was wounded in the spine and repatriated to England. Returning to his birthplace, he was taken off the train at Peterborough as he was too ill to travel further and died the next day – 31/7/1916. He is honoured annually on ANZAC Day, 25th April. The monument, together with the bronze tablet to Hunter in Peterborough Cathedral (St Sprite's Chapel, western transept), was raised by subscription. Locally significant memorial.

Description

Fine granite steel, approximately 8ft tall, roughly speaking in the form of a Saxon, or perhaps Celtic, wheel-head cross.

"To a Lonely ANZAC SERGT G T HUNTER 10TH Australian Corpswounded in France Fighting for the Allies Died in this City ...born at Newcastle"

Park

Broadway Cemetery: Cross of Sacrifice Commonwealth War Graves Commission

Local List Ref:	P16
Group value:	No
Selection criteria:	B1 B2
Construction date:	early 1920's
Use:	Memorial



Reason for selection

The Cross of Sacrifice was erected by the Commonwealth War Graves Commission. Similar crosses are found throughout the country, and abroad. The War Memorial serves as a local landmark and is a significant local memorial.

Description

Constructed in limestone. The design – a four-point Latin cross, octagonal on an octagonal base and roughly 5m tall, with a bronze sword blade superimposed – was provided by Sir Reginald Blomfield to enable the Commission to honour the debt to the 1.7 million of Commonwealth forces who perished in two world wars. *'Their name liveth for evermore'* is the only inscription carried by this particular memorial.

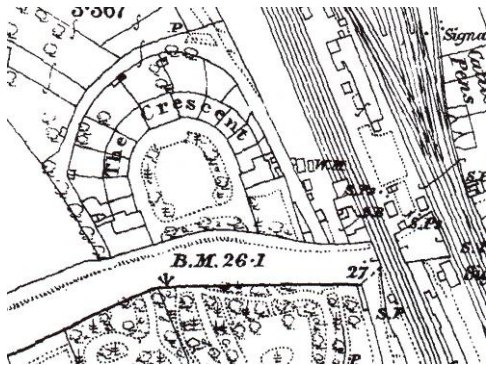
Park
Entrance gates to Central Park
Broadway

Local List Ref:	P17
Group value:	No
Selection criteria:	A2, B3, C6
Construction date:	early 20 th c
Use:	Boundary



Reason for selection

The structure was relocated from the site of The Crescent, a terrace of residential properties to Thorpe Road and west of the main railway line at the following the demolition of the buildings to allow the construction of Crescent Bridge (from where the name derives). A locally distinctive and an interesting focal point.



Description

Constructed in ashlar stone with copings to match.

Park
270 Eastfield Road

Local List Ref:	P18
Group value:	Yes
Selection criteria:	A2, B2, C3, C6
Construction date:	mid 19 th c
Use:	Commercial



Reason for selection

The building has significant architectural character and interest and retains substantially all original external fabric. It has artistic interest in terms of workmanship and materials used and is a style notable in the area. The position of the building to the large plot makes this a local landmark. One of the original buildings on Eastfield Road.

Description

Mid 19th C two storey detached Villa. Broadly square plan with rear element, and set back from the street frontage. Gault brick laid in Flemish bond with stone detailing (stretcher bond to rear element) under a shallow pitched hipped slate roof. Short brick plinth to south and part front elevations. Deeply over sailing timber eaves with later air vents added. Dentil course. Rectangular brick and capped chimney stack centrally placed on the main ridge with slight eaves detail, without pots.

Asymmetrical composition by virtue of a two storey forward projecting tower to the north incorporating entrance door and two storey canted ashlar stone framed bay with slight capitals and stone panels above ground floor to the south. The composition is part classical with a

slight Italianate manner. Heavily projecting profiled and corniced stone band to first floor front and south elevations. Shallower projecting stone band below, and to north side of tower, providing an 'echo' to main band.

Window openings to south and east elevations have stone lintel and cills, those to north mostly have flat arch brick headers and stone cills. First floor window openings to tower have slightly projecting stone architrave, arched heads and cills with projecting brickwork below. Blind window to ground floor south elevation. uPVC replacement top opening windows throughout.

Timber four panelled entrance door in tower with arched fanlight set in slightly projecting stone architrave with arched stone lintel, key stone and springer stones. Railings to street frontage with mature trees and part open front land.

Phase of late 20th c two storey flat roofed brick extensions to rear and side (west and south west).

**Park
Kings School
Park Road**

Local List Ref:	P19
Group value:	Yes
Selection criteria:	A2 A6 B3 C3 C6
Construction date:	1885
Use:	School



Reason for selection

The King's (The Cathedral) School was founded by Henry VIII in 1541 as the Cathedral School the Cathedral choristers. The school relocated from the Cathedral precincts, its previous home. Its scale and variety forms a prominent local landmark building. Positive contribution to the Park Conservation Area.

Description

Irregular plan. Symmetrically organised compositions. Two and three storeys. Built in 1885 of dark red brick in Flemish bond with stone dressings under a Welsh slate roof. Forward projecting main cross gables with bargeboards and minor gables to recessed part. Central square crenelated tower with clock in circular stone surround. Fenestrated with variety of mainly large tripartite cruciform stone mullioned and transomed windows. Stone bands. Red brick and stone boundary wall and piers.

**Park
Electrical Sub-Station
Park Road (adjacent no. 263)**

Local List Ref:	P20
Group value:	No
Selection criteria:	A3 A6 C3 C6
Construction date:	Early 20 th C
Use:	Sub station



Reason for selection

Locally distinctive building and a curiosity.

Description

Electrical sub-station set in a single storey square building formed of brick base walls in Flemish bond with faux timber frame and painted render under a hipped roof with small clay tiles. Two small dormers to north and south roofs for ventilation. Projecting eaves. (See also P8 and P23).

**Park
150 Park Road**

Local List Ref:	P21
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Office



Reason for selection

Built as a single dwelling, characteristic of this part of the Park Conservation Area. Contributes to the Victorian character of the area. Significant architectural quality in the street scene – has a local landmark quality close to the Burghley Road, Park Road junction. A substantially intact late Victorian house.

Description

Rectangular plan. Large two storeys of gault Fletton brick. Front elevation has cross gable with two storey splayed stone bay, flat roofed with stone balustrade. Timber sash windows. Two light gable window above bay. Main roof is slate. Small front dormer with two light window. Slightly projecting plain stone bands. Deeply projecting eaves with corbelled detail and timber bargeboard to front gable. Stone dressings to first floor window above entrance door. South elevation has large curved brick bay with timber sash windows set in stone mullion with moulded stone cornice. Main entrance has pillastered stone door case with shallow flat hood architraves and console brackets. Timber door with fanlight and margin lights.

**Park
200 Broadway**

Local List Ref:	P22
Group value:	Yes
Selection criteria:	A3 B2 C6
Construction date:	Early 20 th C
Use:	Residential



Reason for selection

The building is a good example of housing from this era. The style adds to the character and definition of the conservation area in Broadway which is made up of substantial detached individual buildings.

Description

Rectangular plan. Two storey building in white coloured painted render to the front elevation above a red brick plinth. Small clay roof tiles. Two storey projecting cant bay with small tile hanging. Wood mullioned and transomed windows with leaded panes. Large projecting gabled roof above bay supported by timber bracketed eaves. Gable is rendered with bargeboards. Main entrance is under a side pitched roof supported by a timber post. Two light corner window to ground floor. Tripartite window to first floor. Entrance has part glazed door with side lights. Rusticated brickwork bands to corners. Tall rectangular external brick chimney stack to north gable.

**Park
Electrical Sub-Station
Broadway (adjacent no. 195)**

Local List Ref:	P23
Group value:	No
Selection criteria:	A3 A6 C3 C6
Construction date:	1932
Use:	Sub station



Reason for selection

Locally distinctive building and a curiosity.

Description

Electrical sub-station set in square two storey red brick and render building under hipped roof with small clay tiles. Two small dormers to north and southern roof slopes for ventilation. Projecting eaves. Red brick rustication to corners with paired entrance doors to front elevation and arched brick work above springing from a brick plinth. Self coloured roughcast render above and below section of timber framing and infill painting to panels below eaves. Small projecting 'V' shape timber window with supporting bracket to front elevation. Similar finish detail to other elevations but with smaller arched brick work and with infill patterning in checkerboard patten with red and buff brick. (See P8 and P20)

Ravensthorpe 4 Thorpe Avenue

Local List Ref:	R1
Group value:	Yes
Selection criteria:	A3 B2 C3 C6
Construction date:	c 1930's
Use:	Residential



Reason for selection

Large bespoke designed property from the mid 20th c contributing to the spacious suburban character of Thorpe Avenue. Similar character to neighbouring properties. though a different design. A locally distinctive and commanding building provides definition to Thorpe Avenue.

Description

Irregular plan. Large detached two storey property with complex roof plan and elaborate gabled hipped roofs. Painted render. Two full height bays each with seven light windows to west and south elevations and surmounted by large projecting pitched gable. Gables with mock timber framing formed of a plate and un-braced vertical studs and painted infill panels. Mock timber framing, some with 'cross members', to first floor. Wood mullioned and transomed casement windows. Main entrance is under first floor projection supported by a column.

Ravensthorpe 5 Thorpe Avenue

Local List Ref:	R2
Group value:	Yes
Selection criteria:	A3 B2 C3 C6
Construction date:	c late 1930's
Use:	Residential



Reason for selection

Bespoke designed property contributing to the spacious suburban low density character of Thorpe Avenue. Has a similar character to neighbouring properties though to a different design. A locally distinctive building. Helps to provide definition to Thorpe Avenue.

Description

Rectangular plan. Symmetrical two storey 3 bay property of rough pebble dash finish under a small red clay tile roof. Projecting eaves cornice. Symmetrical elevation with four-light wood mullioned and transomed windows to ground and first floors either side of central entrance. Above entrance is a further four light window. Recessed entrance with projecting and decorative brick / tiles door case. Multi-paned glazed entrance door. Flanking the entrance are small single light windows. Tall rectangular brick chimney stacks to both gables. Complementary brick boundary wall with entrance piers.

**Ravensthorpe
Former Baker Perkins Apprentice School
Westfield Road**

Local List Ref:	R3
Group value:	No
Selection criteria:	A5 A6 B2 B3 C3 C6
Construction date:	1954
Use:	Office



Reason for selection

Built as Apprentice School for Baker Perkins 1952-1954, closed in 1991. Rare post war modernist but with classical leanings style building in Peterborough. Elevation to Westfield Road forms a focal point at head of junction of Westfield Road and Grange Road. Provides significant variety and interest to the area, and a local landmark quality.

Description

Rectangular plan. Large buff brick and stone detailed elevation to Westfield Road. Stripped down architectural detail. Flat stone pillars with drip course and plinth in a 'Parthenon' style forming 7 bays. Each two end bays with tall multi paned crittall metal windows. Large ashlar stone flat roof entrance extension with inset metal windows. Slightly recessed stone surround to open porch with recessed timber glazed doors and multi paned toplights. Single stone band below brick parapet with stone coping.

**Ravensthorpe
Former RAF Westwood Junior Officers
Quarters & Mess, Cottesmore Close**

Local List Ref:	R4
Group value:	No
Selection criteria:	A2 B2 B3 C3 C6
Construction date:	c 1930
Use:	Office



Reason for selection

RAF Peterborough (RAF Westwood) was established during the 1930's and served as a training base throughout the war and into the early post war years. Built during the 1903's 'expansion' period an important and evocative survivor in an increasingly rare class of military building. The larger of three brick built station buildings. Unique within Peterborough, and landmark value. Locally distinctive and important building. A commanding building in a formal and uniform style.

Description

Rectangular plan. Two storey dark red brick building under a slate. Slightly projecting eaves. Extensive fenestration Principle entrance has white painted stucco portico of four columns. Timber sash 6 over 6 sash windows to first floor and 6 over 1 to ground floor. Flat brick arches and stone cills to windows. Series of 6 ridge chimneys. Central section of 7 bays projecting forward of two 3 bay wings. Cast iron hoppers and rainwater goods. Setting of building includes driveway with railings to boundary.

**Ravensthorpe
Former RAF Westwood
Station Office (No. 5), Saville Road**

Local List Ref:	R5
Group value:	No
Selection criteria:	A3 B2 B3 C3
Construction date:	c 1930
Use:	Office



Reason for selection

RAF Peterborough (RAF Westwood) was established during the 1930's and served as a training base throughout the war and into the early post war years. Built during the 1903's 'expansion' period an important and evocative survivor in an increasingly rare class of military building. One of three remaining brick built station buildings. Unique within Peterborough, and landmark value. Locally distinctive and important building.

Description

Irregular plan. Two storey dark red brick building under a slate roof. Projecting eaves and bargeboards. Principle entrance has pillastered door case with shallow flat hood architrave and console brackets and articulated by side projecting brick pillar strips. Double timber door with toplight. Timber sash 6 over 1 pane windows. Gauged flat arch brick headers and white painted stone cills. Slightly projecting simple double brick string course above ground floor heads. Cast iron rainwater goods. Large chimneys with projecting courses.

**Ravensthorpe
Former RAF Westwood Sergeants Mess
Saville Road**

Local List Ref:	R6
Group value:	No
Selection criteria:	A2 B2 B3 C3
Construction date:	c 1930
Use:	Commercial



Reason for selection

RAF Peterborough (RAF Westwood) was established during the 1930's and served as a training base throughout the war and into the early post war years. Built during the 1903's 'expansion' period an important and evocative survivor in an increasingly rare class of military building. The smaller of three remaining brick built station buildings. Unique within Peterborough, and landmark value. Locally distinctive and important building

Description

Tall single storey dark red brick building under slate roof. Six over six, and four over four tall timber sash windows. Simple stone door case with stepped reveals. Double timber part glazed door with toplight. Same door to north gable with simple wooden lintel. Projecting eaves and bargeboards. Flat brick arches and stone cills to windows. External gable chimney stacks with projecting courses. Cast iron rainwater goods.

**Ravensthorpe
St Judes Church of England
Atherstone Avenue**

Local List Ref:	R7
Group value:	No
Selection criteria:	A5 A6 B3 C3 C6
Construction date:	@1975
Use:	Place of worship



Reason for selection

An imposing example of innovative use of brick in design. Unique building design style to Peterborough. Very fine and distinctive architectural detailing and its size make it a significant contribution to the area – local landmark function.

Description

Irregular plan. Dark red brick with light buff and blue brick dressings. Constructed during the Peterborough Development Corporation Town expansion period. Very contemporary design, particularly striking curved tower and swept roof. Projecting brick detailing to tower ‘openings’

**Stanground South
118 High Street , Fletton**

Local List Ref:	SS1
Group value:	No
Selection criteria:	A1 B3 C4 C6
Construction date:	poss. 17 th C
Use:	Commercial



Reason for selection

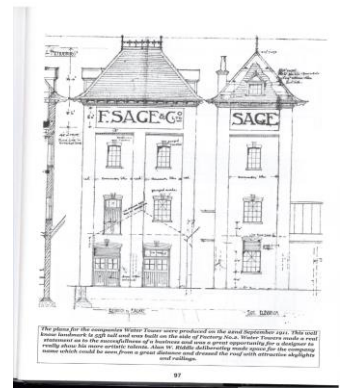
Appears on early O.S. series maps as farmhouse associated with the now demolished Manor House. Simply proportioned and retains most of its original features. Contributes to the Victorian character of the area.

Description

Rectangular plan. Possibly 17th C or earlier double fronted stone house with later Victorian timber bays with leaded roofs and timber sash windows. Clay tiled roof with parapets. Three simple hipped roof dormers with lead returns and two light six paned windows. Cement gauged and painted render to front elevation. Small reduced chimney stacks with pots to both gables. Simple panel door with top light.

**Walton & Paston
Former Sages Factory Water Tower
Windsor Avenue**

Local List Ref:	WP1
Group value:	No
Selection criteria:	A2 B2 B4 C6
Construction date:	1911
Use:	Vacant



Reason for selection

Built in 1912 for Frederick Sage & Son (shopfitters) (Designed by Alan Riddle, Peterborough architect). Formed part of a purpose built factory for Sage & Son who were relocating from London. Used during the first world war for the production of airplanes. During the 1950's became part of the Perkins Engines business. The scale of the building creates a prominent local landmark. An important contribution to the character of the area.

Description

Rectangular plan. 17m tall building built of buff and red brick under a small clay tiled roof with deeply swept and projecting timber eaves supported on regular spaced timber brackets. Projecting red brick pillar strips to corners and single strip to east and west elevation to form two bays. Both bays in buff brick each with single metal crittall window with 8 light panes under a segmental brick arch. Detailed metal work to ridge. Two pleasant small dormer windows, one north and south roofs. Business name believed to be inscribed in panels below eaves. Chimney to east roof.

**Walton & Paston
Discovery School,
(former Walton Junior & Infant)
Mountsteven Avenue**

Local List Ref:	WP2
Group value:	Yes
Selection criteria:	A2 B3 C6
Construction date:	c 1900
Use:	Education



Reason for selection

Forms an important part of the street scene. The oldest school building in Walton. Well proportioned and retains most of its original features. Has a local landmark quality.

Description

Rectangular plan. Single storey and gabled front. Yellow stock brick to front elevation with light reds to gables. Red brick used for decoration; bands, extensive detail to gables, and heavily dentilled eaves course. Tall rectangular windows, modern replacements, with chamfered stone lintels and cills. Roof is steeply pitched Welsh slate with brick bell tower constructed to west gable. Set behind original brick wall with coping, piers and railing.

**Walton & Paston
1073 Lincoln Road**

Local List Ref:	WP3
Group value:	No
Selection criteria:	A1 B2
Construction date:	early 19 th c
Use:	Residential

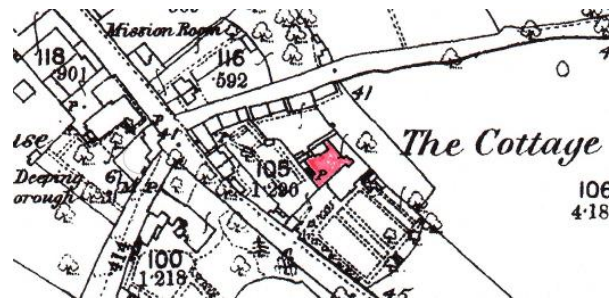


Reason for selection

Possibly part of an old Manor House site. Property retains many original features and is locally important.

Description

Irregular plan. Complex two storey building with additions. Built of coursed stone and brick under complex hipped welsh slate and clay tile roofs. Small outshut to north under lean-to-roof with single timber sash window with margin lights and coloured glazing to margin lights.



Timber entrance door case with a flat hood. Further extensions to core building with two storey element. Original timber part glazed door with fanlight over. Right of door single undivided timber sash window. Ashlar chimney stack to front elevation. Single stone buttress next to single storey, slightly curved, outshut with narrow slit single light window under a Collyweston slate roof.

**Walton & Paston
Voyager School
Mountsteven Avenue**

Local List Ref:	WP4
Group value:	Yes
Selection criteria:	A5 B3 C1
Construction date:	2008
Use:	Education



Reason for selection

Built on the site of the former Walton Secondary School.

Description

Irregular plan. Single Storey flat roof building. Metal framed construction with stylised and colourful curtain walling. Metal frame windows. Very distinctive appearance and its size make it a significant contribution to the area - local landmark building. *'The school field nearby is the original site of St John the Baptist. In 1402 the people of Lincoln (in whose dioceses the town then lay) had the church moved and re-built on the site where it stands today, next to the old Market Place, now renamed Cathedral Square.'*

**Walton & Paston
Arthur Itter Memorial Fountain
Itter Park**

Local List Ref:	WP5
Group value:	No
Selection criteria:	A2 A6 B3 C6 D1 D2
Construction date:	late 1930's
Use:	Monument



Reason for selection

A distinctive feature of Itter Park and an important local landmark

Description

A water fountain erected by citizens and members of Peterborough Council as a memorial to former mayor Arthur Itter, a member of the Council from 1929 to 1935. Highly decorative and elaborate metal structure on a stepped stone plinth. (non-operational)

**West
Holy Well
Longthorpe**

Local List Ref:	W1
Group value:	No
Selection criteria:	A6 B3, D2
Construction date:	Unknown
Use:	Grotto



Reason for selection

A small grotto with a natural spring that feeds nearby medieval fish ponds. A unique curiosity and local feature.

Description

Broken steps lead to the entrance. Three subterranean linked chambers of undressed Oolitic limestone walls and domed roofs, supported by two pilasters over a slab pavement. Spring water flows out to a stone basin some 2m x 10m in size then to medieval former fish ponds. Trees and shrubs have encroached the site.

**Ailsworth
Memorial bus shelter
Peterborough Road**

Local List Ref:	A11
Group value:	Yes
Selection criteria:	A5 B2 C6
Construction date:	1952
Use:	Memorial



Reason for selection

The bus shelter belongs to Ailsworth Parish Council, and was opened in 1952. Money to build the shelter came from the Ailsworth Victory Fund, which was set up during the second world war to help servicemen and their families. A building of some architectural merit and locally distinctive in the street scene. Has strong local association.

Description

Rectangular plan. Single storey brick built building under a small clay tile hipped roof with a flat central ridge. Buff brick laid in stretcher bond. Projecting eaves also supported by two columns either side of the entrance constructed in square clay tiles with metal gates. Inside the shelter is a memorial plaque inscribed: "*to honour those who served their country*".

**Ashton
Barn Lodge
Bainton Green Road**

Local List Ref:	AS1
Group value:	No
Selection criteria:	A2 C4 C6
Construction date:	mid 19 th c
Use:	Residential



Reason for selection

The building is located in the hamlet of Ashton and provides structure in the street scene. Variation of roof lines and the stone fabric make an important contribution to the character of the area. Provides definition and reflects the agricultural character of this small rural settlement.

Description

into accommodation. Similar two light windows with timber lintels and cills. Cast iron rainwater goods and hoppers. Short chimney stacks to each gable. Clay saddleback type ridge tiles. Rectangular plan. Two storey building built of local limestone under a Collyweston slate roof. Fenestration comprising two light timber casement windows, non original, with timber lintels. Also, two small single light windows. Modern open stone porch with mono-pitched slate roof. Adjoining signal storey stone barns have been converted.

**Ashton
Hawthorn Farm
Bainton Green Road**

Local List Ref:	AS2
Group value:	No
Selection criteria:	A2 C4 C6
Construction date:	mid 19 th c
Use:	Residential



Reason for selection

The building is located in the hamlet of Ashton. Provides definition and reflects the agricultural character of this small rural settlement.

Description

L shape plan. Two storey detached building in stone with a Collyweston slate roof and projecting eaves. Later extensions to west and north. Tall ashlar chimney stacks to gables. Single windows, non- original. Principle entrance to north elevation under pitched roof continuing from two storey extension. Single stone flat top bay to front elevation Stone detailing to windows

**Ashton
First House
Bainton Green Road**

Local List Ref:	AS3
Group value:	No
Selection criteria:	A5 C6
Construction date:	1990's
Use:	Residential



Reason for selection

A modern reflection on a historic 'manor house' in its detailing and proportions An assured and mannered composition. Makes a successful contribution to the rural setting.

Description

Rectangular plan with two projecting wings. Large modern detached two storey property. Built of stone under replica Collyweston slate roof. Projecting cross wings with gables. Fenestration is predominantly tripartite windows, divided by stone mullions, with stone dressings including drip moulding to lintels. Gabel to Bainton Green Road features rectangular bay with shallow hipped roof and four windows divided by stone mullions. Above are 2 two light windows with similar stone dressings and drip moulding. Two large chimney stacks to centre of building.

Eye
Old Fire Station building
Back Lane

Local List Ref:	EY1
Group value:	Yes
Selection criteria:	A3 B2 A6
Construction date:	late 19 th c
Use:	Vacant



Reason for selection

The building was purpose built as the Eye Fire Station.
Unique and locally distinctive structure.

Description

Rectangular plan. Small single storey yellow brick building with newly laid slate roof. Single wooden side door. Double wooden side hung doors with strap hinges to front elevation. Red brick detail to eaves Ventilation holes in gable. Rubbed red brick arch above door with timber infill bearing feint painted Lettering:” FIRE ENGINE STATION”

Eye
Former Mortuary building
Eye Cemetery

Local List Ref:	EY2
Group value:	No
Selection criteria:	A2 B2 C6
Construction date:	late 19 th c
Use:	Cemetery



Reason for selection

A surviving example of a Victorian cemetery building. Employing a simple detail and light gothic style. The building has landmark value.

Description

Rectangular plan. Single storey red brick built building laid in Flemish bond under a manufactured replacement tile roof with stone copings. Stone detailing includes a two light lancet window to gable with stone mullion with stone dressings including kneelers at eaves. Two single windows to north elevation with stone detailing and chamfered cills. All windows removed and replaced with brick infill. Brick plinth with canted brick band. South elevation has two openings, one ogee shape in stone, the other square with no dressings and metal side hung gates.

Glinton
Village water pump
The Green

Local List Ref:	G1
Group value:	No
Selection criteria:	A2, B2, C6, D1 D2
Construction date:	late 19 th c
Use:	Monument



Reason for selection

A locally distinctive and important historic features in the centre of the village. Rare surviving and excellent example of a Victorian water pump that provided a reliable water supply. Positive feature of the conservation area.

Description

Cast iron water pump restored in the mid 1980's and set in surrounded by brick and stone paving. Located to east of The Green. Manufactured by *L. Bernasconi, Huntingdon*. Decorative 'mouse tail' shaped pump handle. Not in use.

Glinton
Street lights
The Green

Local List Ref:	G2
Group value:	Yes
Selection criteria:	A3 C6 D1 D2
Construction date:	early 20 th c?
Use:	Lights



Reason for selection

This is an unusual example of a finely detailed lamp post. It forms part of a group of similar posts of the same date and design in Glinton around The Green and neighbouring roads. Locally distinctive and add to the character of the conservation.

Description

Made of steel or cast iron to design loosely based on the classical column. The lamp consists of a fluted shaft which tapers slightly to form a plain banded capital and has a ladder resting bar. Swan neck lamp bracket and fitted with modern head.. Eight in the centre of Glinton, 5 with ladder bars

Unknown whether the lamp was gas lit?

Helpston
Railway signal and level crossing box
Helpston Road

Local List Ref:	H1
Group value:	Yes
Selection criteria:	A2 B4 C3 C6
Construction date:	early 19 th c
Use:	Railway



Reason for selection

Locally distinctive building. Forms part of a larger group of buildings, including the former railway station masters house (see H2) the former public house opposite, and the former railway good shed (both listed grade II buildings) which are part of Helpston's railway heritage. A local landmark building.

Description

Signal box. Built early 19th c by the Great Northern Railway. London stock brick base with a timber upper storey and slate roof. Three bay base with small six pane curved windows with segmental heads to the locking room. Fully glazed timber frame upper floor, sliding timber windows and external gallery. Vertical boarding to gable, with fretted bargeboards and spike finial. External timber stairs with timber w.c. to south gable.

Helpston
Former Station Masters House
97 Glinton Road

Local List Ref:	H2
Group value:	Yes
Selection criteria:	A2 B2 C3 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

Locally distinctive building. Forms part of a larger group of buildings of the railway signal box (see H1), the former public house, and the former railway good shed (both listed grade II buildings) which are part of Helpston's railway heritage. The building has significant architectural quality and retains all original features. A local landmark.

Description

L shaped plan. Two storey detached property built in coursed stone with ashlar quoins and dressings under a Walsh slate roof. Deeply projecting wooden eaves cornice supported on rafter feet. Forward projecting small gable with bargeboards over timber two light casement window. Stone architrave to windows with stone cills. Stone and timber framed porch in the angle of the building with heavily fretted bargeboards and finial supported by timber posts under a pitched slate roof. Heavily fretted and scrolled bargeboards to gables. Timber framed three light mullioned and transomed windows to ground floor front with arched heads and cills and two light widow to first floor, also with same arched heads and cills. Two small projecting

gables to west elevation with bargeboards above single casement window. Large ashlar chimney stack with projecting courses and pots to same elevation.

**Helpston
Old Schoolhouse
Glinton Road**

Local List Ref:	H3
Group value:	Yes
Selection criteria:	A2 B3, C4 C6
Construction date:	late 19 th c
Use:	Vacant



Reason for selection

Former schoolroom. A simply detailed building, with original features. Provides structure in the street scene. Important contribution to the character of the area and complements adjacent buildings. A locally distinctive building.

Description

Rectangular plan. Single storey built of coursed stone with quoins under a Collyweston slate roof with coped parapets. Six pairs of 2 light windows with stone dressings, each separated by stone mullions and divided into three panes. Coursed stone boundary wall.

**Helpston
John Clare's gravestone
St Botolph's Church**

Local List Ref:	H4
Group value:	No
Selection criteria:	A2, B1
Construction date:	1864
Use:	Memorial



Reason for selection

A memorial of great local significance/ Forms part of a wider group, including the John Clare memorial to West Street, his former home and the Blue Bell Inn in Woodgate.

Description

Grave of John Clare, the Northamptonshire Peasant Poet. Born in the thatched cottage next to the Bluebell Inn on Woodgate, Helpston in 1793. Died in the Northampton County asylum 20th May 1864. Regarded as the most important British poet of the natural world. John Clare's grave with the inscription: "A POET IS BORN NOT MADE"

**Newborough
Decoy Public House
Thorney Road**

Local List Ref:	NE1
Group value:	Yes
Selection criteria:	A2 B3 C6,
Construction date:	mid 19 th c
Use:	Public house



Reason for selection

Although the building has been much altered it is of some age and local value. Possibly an earlier building. (Further research to be undertaken).

Description

Rectangular plan. Two storey detached property built of coursed stone with painted quoins under a pitched small clay tile roof. Two modern casement windows to the front elevation with stone lintels with keystones and cills. Modern red brick and glazed single storey front extension with shallow hip roof. Red brick single storey side extension with pitched clay tile roof and three light cruciform style window. Modern window to north gable under chamfered stone lintel. Varied coursing to gable. Single storey flat roof rear extension.

**Peakirk
St Pegas Granary
St Pegas Road**

Local List Ref:	PE1
Group value:	No
Selection criteria:	A2 B4 C3 C6
Construction date:	mid 19 th c
Use:	Commercial



Reason for selection

Rare surviving railway warehouse outside Peterborough, once part of the former Peakirk railway station and goods yard. The building retains much of its original fabric and detailing. The position and scale of the building makes this a prominent local landmark. Locally distinctive building.

Description

Rectangular plan. Three storeys built in light red stock brick with blue engineering brick for dressings and decoration. A wide shallow Welsh slate roof with projecting eaves on rafters. Brick dentil course to eaves with plain bargeboard to gable. Projecting brick pillar strips to side elevations forming eight bays, and three bays to gable. Projecting brick band below apex to gable. Each bay with a 12 light metal window, slightly curved head, to first and second floor with blue brick segmental arch and cills. Circular blue brick window to gable. Symmetrical steps to entrance with railing. Double timber doors with timber doors to loading bay above. Cast iron rainwater goods. Some alterations to windows to gable

Peakirk
Water trough commemorating reign
Of Queen Victoria, 3a St Pegas Road

Local List Ref:	PE2
Group value:	No
Selection criteria:	A2 B1 C6 D1 D2
Construction date:	1901
Use:	water trough



Reason for selection

An unusual piece of street furniture which contributes to local distinctiveness and the character of the conservation area.

Description

Stone water trough. Basin now planted. Believed to have been repositioned. Inscribed on the basin as: *'1837 VICTORIA 1901 ERECTED BY VOLUNTARY CONTRIBUTION'*

Peakirk
Village water pumps near village cross
and junction of Thorney Road / St Pegas Road

Local List Ref:	PE3
Group value:	No
Selection criteria:	A2 B3 C6 D1 D2
Construction date:	late 19 th c
Use:	Monument



Reason for selection

Locally distinctive and important historic features in the centre of the village. Rare surviving examples of Victorian water pumps that provided a reliable water supply. Positive features of the conservation area.

Description

Cast iron water pumps. Pump handles missing. None in use.

Sutton

Heath House (S1) and former railway station Buildings (S2) at Sutton Heath Road

Local List Ref:	S1 & S2
Group value:	Yes
Selection criteria:	A2 B3 B4 C4
Construction date:	1867
Use:	Residential

Reason for selection

The former station masters house and railway buildings, both converted to dwellings, and the nearby railway bridge to the A47 are all locally significant and visual reminders of the former Wansford Road Railway Station, on the Stamford to Wansford Branch railway line. Built in 1867 as part of the Stamford and Essendine Railway.



Description

Heath House: Originally rectangular plan. One and half storey stone building under a Welsh slate roof. Projecting eaves detail with bargeboards. Large rectangular and stepped external chimney stack with projecting courses. Dressed stone to single light windows. Modern single storey extensions to north and east. Porch to angle supported by timber brackets. Part glazed timber door.

Former Railway station: Single storey central stone building with smaller side extensions to each gable and set forward to the platform. Converted to residential use. Welsh slate roof with overhanging eaves. Extensions have 2 paired single light timber sash windows divided by stone mullions unified by chamfered stone headers and cills and single light sash window with similar stone dressings. Tall wood mullioned and transomed windows with stone dressings to central building. Part external chimney stacks reduced in height. Modern extensions and additions. Photos to add.

Photographs of former Wansford Road Railway Station



*Above
Sutton Station
"Wansford Road"*

Sutton
Bridge no. 6 - A47

Local List Ref:	S3
Group value:	Yes
Selection criteria:	A2 B4 C4
Construction date:	c 1860's
Use:	Bridge



Reason for selection

Locally important structure. Excellent example of a skew arch bridge with a five ring brick barrel. Fine workmanship in the detailing where the brick arch meets the abutments. One of a group of structures that formed part of the former Wansford Road railway station



Description

Railway Bridge formerly serving the Wansford to Stamford Railway line carrying the A47. Built of local limestone in a rusedicated finish with red brick ring detail off sandstone blocks.

Thorney
Canary Cottage, Knarr Farm
Thorney Toll

Local List Ref:	T1
Group value:	Yes
Selection criteria:	A2 B2
Construction date:	mid 19 th c
Use:	Vacant



Reason for selection

Very small agricultural workers cottage in a rural part the Peterborough District. Unlisted building, Unoccupied for some years. Distinctive diminutive size and reflects past agricultural traditions and farming of the Fens.

Description

Rectangular plan. Small single storey building rendered and white painted under thatch. Two light timber casement window with single saddle bar to ground floor. Small two light casement window in thatch. Solid planked and painted entrance door. Simple brick chimney and pot. Property likely affected by structural problems.

Thorney
'Paddy Kipps': South Farm
Dairy Drove / Old Knarr Fen Road

Local List Ref:	T2
Group value:	No
Selection criteria:	A3 B2 C3 C4
Construction date:	early 20 th c
Use:	Vacant



Reason for selection

These small buildings provided temporary seasonal accommodation for itinerant agricultural workers and their families (mainly Irish). Their use declined post-war with the rise of mechanised and intensive farming practices. Locally distinctive landmark buildings. They represent an important social aspect of former Fen agricultural traditions and a 'way of life'. Most are currently vacant or used for storage.



Description

Single storey brick built buildings typically with manufactured sheet profile roofing. One or two room internally often with separate outside brick w.c. Small single chimney stack and pot. Variety of window material – metal crittall and timber casement. Located close to farmsteads.

Thorney
Duke of Bedford Junior School
Wisbech Road

Local List Ref:	T3
Group value:	No
Selection criteria:	A4 B3 C4 C6
Construction date:	Late 1930's
Use:	Education



Reason for selection

Visually dominant in Wisbech Road. A village feature with significant local association. Built for Cambridgeshire County Council and opened in 1940. Continued a tradition of Thorney Schools. Original Thorney schools built by the Duke of Bedford Estate in Knarr Fen (1880), Wryde Croft (1886) and Thorney (1846). These schools closed immediately post-war and children transferred to the new mixed-sex school.

Description

Rectangular plan. Large single storey building of buff brick with large steep tiled pitched roof. Two large forward projecting coped gables built off taller central section and containing tall framed fenestration with stone surround. Circular date stone to apex of each gable. Extensive large regular divided fenestration, non-original.

Thorney
Second World War 'Pill Box'
East of Powder Blue Farm
Bukehorn Road

Local List Ref:	T4
Group value:	No
Selection criteria:	A4 B3 C3
Construction date:	early 1940's
Use:	Monument



Reason for selection

One of thirty fortified defensive structures (pill boxes) constructed in 1940 between the Dog-in-a-Doublet (River Nene) and the River Welland as part of the national GHQ Line (defence against invasion). The 'pill box' along with others in the Thorney area is believed to have been constructed by Hugh Cave of Thorney as part of civic defence work.



Description

Triangular plan. Single storey purpose built pill box built of concrete. Two gun apertures. Protective concrete wall to rear and open access.

Thorney
Former Duke of Bedford Smithy
Gas Lane

Local List Ref:	T5
Group value:	Yes
Selection criteria:	A2 B2 C4 C6
Construction date:	mid 19 th c
Use:	Commercial



Reason for selection

In the mid 19th century the 7th Duke of Bedford re-built Thorney as a progressive 'model village' to exploit the agricultural potential of the surrounding fenlands and to house their estate workers. Strongly influenced by the philanthropic housing movement, an entire township of cottages, shops, workshops and public buildings serviced by water, and sewage systems, gas supply, post office, public buildings, schools and poor house was built, many designed by the architect Samuel Sanders Teulon. A surviving workshop remaining in near original use

Description

L shape plan. Single storey building built of yellow stock with some 'Thorney Lump'. Gable to Gas Lane. Pitched roofs in Welsh slate and metal profile sheet. Dentil detail. Various sized metal windows under flat brick arches. Single square brick chimney stack.

Thorney
Post box to wall of Former Post Office
Abbey Place

Local List Ref:	T6
Group value:	Yes
Selection criteria:	A2 B2 C6 D1 D2
Construction date:	early 1920's
Use:	Post box



Reason for selection

Rare surviving example of wall mounted post box. Locally distinctive feature. A valuable village amenity as well as aesthetic value to both the listed building and the street scene

Description

Wall mounted post box to village post office, Abbey Place. Believed to be a 5th series post box circa. 1915. Made by W T Allen & Co. London.

Thorney
Rose & Crown Public House
Wisbech Road

Local List Ref:	T7
Group value:	Yes
Selection criteria:	A2 B2 C4 C6,
Construction date:	mid 19 th c
Use:	Public House



Reason for selection

The Rose and Crown Public House is believed to have been built in the early 1890's. Acquired by the People's Refreshment House Association in 1899, one of their earliest properties. (The People's Refreshment House Association set up by Rev Osbert Mordaunt 1877 to manage public houses on a system to promote sobriety).

Forms part of a larger group of buildings with the former 'Tap Room' (north east) built as part of the 7th Duke of Bedford's 'model agricultural settlement' 1845-1865 (See T8). The building has significant architectural quality and retains substantially all external features. The position and scale of the building makes this a prominent local landmark at the heart of the village

Description

A substantial detached property set back from the street frontage. Two storeys of red brick with painted stone dressings. Broadly rectangular plan. Symmetrically arranged 4 bay frontage. Balanced pair of large forward projecting hipped gables with heavily oversailing timber eaves and bargeboards. Echo of "Elizabethan" style with gables incorporating a timber frame structure with mock timber framing of braced studs with painted infill. Double height stone framed cant bays with mullions and transoms. Vertical division of the main and side windows, all painted. The hipped Welsh slate roof is a large span, incorporating substantial pitched sub roofs. Entrance door is enclosed by infill porch between forward gables. Chimneys on the main ridge with tall side chimneys to each side breaking through, all substantially unaltered with projecting courses and pots.

Thorney
The Tap Room
Rose & Crown Public House
Wisbech Road

Local List Ref:	T8
Group value:	Yes
Selection criteria:	A2 B2 C4 C6
Construction date:	mid 19 th c
Use:	Commercial



Reason for selection

The 'Tap Room' to the Rose and Crown Public House, Thorney was built as part of the 7th Duke of Bedford's 'model agricultural settlement' 1845-1865 and is an outstanding example of the social history of the period. It was designed by Samuel Saunders Teulon, a renowned architect, commissioned by the Duke of Bedford. The special interest of the building is its appearance, relationship to adjacent listed buildings and group value.

Description

Circa 1850. Cellars, one storey and attics of yellow stock brick and some 'Thorney Lump' brick. Hipped slated gabled roof with dormers., local gault brick walls with corbelled brick eaves and stone dressings. Stone jambs and pointed arches to door and barrel openings. Stone chamfered mullioned windows (with relieving arch above), wood framed opening lights. Brick shafted chimneys. Access is gained to main floor by a straight flight of stone stairs. The entrance porch is contained within a lean-to. The building has been extended by one bay to the north, incorporating similar stone dressings and using Fletton type brick. The building has been vacant for some years.

Thorney
Thorney Bridge
The Causeway

Local List Ref:	T9
Group value:	Yes
Selection criteria:	A2 B3 C4 C6
Construction date:	mid 19 th c
Use:	Bridge



Reason for selection

Built in the mid 19th c as part of the 7th Duke of Bedford's Thorney estate improvement works. A locally distinctive structure and landmark.

Description

Stone and red brick vehicular and pedestrian bridge to The Causeway. Built by S. Teulon. Brick parapets with shaped stone coping, incorporating four stone and brick piers with similar stone coping. Four centred stone arch and stone below parapets The brick opening detail in the parapet matches the same to Thorney Abbey wall, also rebuilt by Samuel Teulon for the Duke of Bedford.

**Thorney
Former Bakehouse
Rear of 170 Wisbech Road Thorney**

Local List Ref:	T10
Group value:	Yes
Selection criteria:	A1 B1 B2 C4
Construction date:	1864
Use:	Outbuilding



Reason for selection

Last remaining detached communal bakehouse associated with the Bedford estate cottages at Thorney, built between 1849 and 1865. Originally, each row would have had a bakehouse located beyond the outbuildings of the cottages for the tenants to use. On the Duke of Bedford's other estates, the bakehouses were integral to the cottage outbuildings, making this detached example at Thorney very rare.

Description

Former bakehouse located to the rear of 170 Wisbech Road Thorney. Simply constructed of the large 'Thorney Lump' brick with slate roof. Corbeled eaves and chamfered brick gable verges, much in the same style as the rows of outbuildings adjacent. Unfortunately, the oven and chimney were removed in the past.

**Wansford
Gate Piers
23 Old North Road**

Local List Ref:	WA1
Group value:	No
Selection criteria:	A1 B3 C4
Construction date:	Unknown
Use:	Residential



Reason for selection

The stone pillars have strong local historical association. They are distinctive features in the street scene.

Description

Substantial stone piers that are understood to have supported the iron gates which separated the quire from the nave in Peterborough Cathedral and removed when the gates were declared redundant in 1928.

**Wansford
Swanhill House
Old North Road**

Local List Ref:	WA2
Group value:	No
Selection criteria:	A2 C3 C6
Construction date:	mid 19 th
Use:	Residential



Reason for selection

A substantial stone building of some age and interest, formerly a public house. Well proportioned and retaining most of its original features. Detailing and elevated position make a significant contribution to the area. Distinctive with local historical association.

Description

L shape plan. Detached two storey stone built 3 bay property under a Collyweston slate roof. Symmetrically arranged. Ashlar stone detail to first floor windows and cills. Timber mullion and transom 2 over 2 pane casement windows. To ground floor two rectangular and slightly canted timber bays under a shallow pitched stone slate roof across the elevation to both bays and entrance. Roof also supported by curved timber brackets off each bay. Part glazed timber door.

Joined by a lower ridge to a two storey stone building with gable to front, and Collyweston slate roof. Two ashlar stacks to main property with projecting coursing and pots. Steps set into a stone retaining wall with railings lead to the entrance.

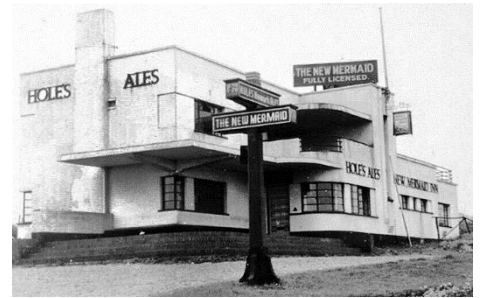
**Wansford
ArcHaus
Peterborough Road**

Local List Ref:	WA3
Group value:	No
Selection criteria:	A3 B2 C6
Construction date:	1932
Use:	Office



Reason for selection

A distinctive architectural form and local landmark building. Historical value as one of six former 'Knights on the Road' roadhouses built from the late 1920's to provide lodging and refreshments for long distance motorists in the Midlands. (Nottingham, Hinckley, Leicester, Coventry and Wansford Knights)



Description

The 'Wansford Knight' was designed by Davies & Knight architects in the "Bauhaus" style combining art and craft in an avant-guard modern form. Two storey flat roof rendered building. Subsequent alterations to windows, original fascia and extensions for use as a public house then Little Chef restaurant have removed some key elements of the original design. Sympathetically restored and extended.

**St Martins Without (Wothorpe)
1-4 Primrose Villas
Second Drift**

Local List Ref:	WO1
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

Two imposing pairs of late Victorian houses. Excellent examples of substantial Victorian villa architecture. Relatively rare surviving examples and retaining virtually all original features. The buildings have significant distinctiveness and provide good definition to the area.

Description

Rectangular plan. Two storey paired semi detached villas. Built of rusticated limestone with ashlar to quoins and window surrounds. Light red brick to gables. Welsh slate roof with clay ridge tiles.

Orderly fenestration diminishing with height Stone gables with pair of timber sash widows divided by stone mullion with stone surround and chamfered lintels. Canted stone framed bay with very ornate ironwork railings to flat roof. Timber sash windows to bay, front windows with margin lights. Fenestration comprising paired sash windows to first floor above bay with margin lights and divided by stone mullion with unifying lintels with decoration and chamfer. Single sash window above entrance with margin lights and stone surround. Exceptional cornice detail with projecting cornice supporting stone blocks on flat stone band. Square

profile cast iron rainwater goods and hoppers. Large ashlar chimney stacks. Gabled timber porch with slate roof with ridge tiles supported by carved wooden brackets. Porch gable glazed in timber frame. Original timber part glazed doors with fanlight above.

**St Martins Without (Wothorpe)
Karnack House & 1-6 Wothorpe Villas
Second Drift**

Local List Ref:	WO2
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

Although some alterations have occurred, principally to roofs, these properties remain excellent examples of Victorian terrace villa architecture. Their detailing and uniformity make a strong contribution to the area. The buildings have significant distinctiveness.

Description

Linear plan Victorian terrace villas. Two storeys in red brick laid in Flemish bond with ashlar to first floor window surround and entrance. Stone band to first floor incorporating window cill. Roofs are of slate or concrete tiles. Timber canted bays with cornice work and flat roof and timber sash window 2 over 2 to front and signal light sash to side. Two sash windows to first floor with delicate margin lights under chamfered stone lintels. No. 6 has double height cant stone bay with shallow hipped roof. Some properties have large original dormers of interesting design and detailing with ridge tiles. Modern uniform flat roof dormers to nos. 4-6. Rainwater goods are predominantly cast iron. Arched entrance with stone surround including keystone and capitals. Recessed door, most original timber part glazed with fanlight. Passage entrance to rear between entrances to nos. 1&2 and 3&4 with same stone surround detail all now blocked.

**St Martins Without (Wothorpe)
Tera Cotta House
First Drift**

Local List Ref:	WO3
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	1895
Use:	Residential



Reason for selection

Distinctive late Victorian period house. Excellent example of substantial and decorative Victorian villa architecture. Relatively rare surviving example and retaining virtually all original features.

Description

Rectangular plan. Large formal double fronted facade of three bays. Two storey red brick house with rusticated stone quoins to corners and to first floor window surround. Flemish bond

brickwork Low pitched hip slate roof with narrow ridge. Deeply projecting wooden eaves cornice and regular paired brackets. Timber sash windows to first floor, divided 2 over 2 panes. Six panelled entrance door with fanlight with rusticated stone architrave and date stone above. Left and right of entrance are brick and stone canted bays with flat roofs and coped parapet. Timber sash windows 2 over 2 to front and single light sash to side. Highly decorative terracotta tile band to first floor and through stone bays and edging date stone. Large gable chimney stacks with projecting courses.

Appendix 1

Glossary of Terms

- Art Deco** – a design movement that was most prominent in the 1920's and 1930's. Characterised by opulent style and unfunctional 'modernism'.
- Arts and Crafts** – a style of design that advocated truth to materials and traditional craftsmanship using simple forms and often medieval, romantic or folk styles of decoration.
- Band course** – an unmoulded, projecting string course, often delineating a floor/storey.
- Bargeboards** – projecting boards set against the incline of the gable of a building.
- Bellcote** – a structure on the top of roof that houses a bell or bells.
- Baw window** – a curved window.
- Broken pediment** – a low pitched Gable above a Portico where the raking cornice is left open at the apex.
- Buttress** – a solid structure usually made of brick or stone, which is built against a wall to support it.
- Casement window** – a window hinged vertically to open like a door.
- Castellation** – furnished with battlements in the style of a castle.
- Classical architecture** – originated from Roman and Greek construction methods, which were later used as a model for "neo-" architectural styles.
- Colonette** – a slim column
- Console bracket** – a bracket with an outward curving scroll, located at the top of a pilaster.
- Corbels** – brackets of brick or stone that jut out of a wall to support a structure above.
- Cornice** – a projecting, decorative moulding found along the top of a building.
- Dentil cornice** – refers to a cornice made up of a series of small square blocks.
- Crittall windows** – type of steel window frames that are hot tipped galvanized to prevent corrosion.
- Cupola** – a dome that crowns a roof or turret.
- Dormer** – a projecting window placed vertically in a sloping roof with a roof of its own.
- Entablature** – the superstructure of mouldings and bands which lie horizontally above columns, resting on their capitals.
- Fenestration** – the arrangement of windows in a building.
- Finial** – a carved decoration at the top of a gable, spire, or arched structure.
- Frieze** – a band of decoration running along a wall or on a shopfront.
- Gable** – the triangular upper part of a wall found at the end of a ridged roof.
- Gablet** – a small gable above a hipped roof. Also used ornamentally, such as on a buttress or over a niche.
- Gothic architecture** – a European architectural style of circa 1150 to circa 1500.
- Drip stone** – a protective drip made of stone, as on a cornice over a door or window.
- Headstop** - A carving at the end of a hood mould, often taking the form of a head.
- Herringbone pattern** – a pattern of columns of short parallel lines with all the lines in one column sloping one way and lines in adjacent columns sloping the other way.
- Hipped Roof** – A hipped roof has four faces of roofslope
- Keystone** – the wedge-shaped stone at the highest point of an arch that locks the others in place.
- Lancet window** – a window formed as one or more slender pointed arches.
- Lintel** – a horizontal supporting element of timber, metal or stone found across the top of a door or window.
- Mansard** – roof that has a double slope where the lower part is steeper than the upper part.
- Moulding** – a continuous projection or groove used decoratively to throw shadow or rain water off a wall.
- Mullion** – a vertical element (glazing bar) that divides a window into two or more lights.
- Oculus** – A round window, keyed oculus with a keystone
- Ogival** – the shape of an object which has a roundly tapered end.
- Oriel window** – a small bay window that projects from the wall above ground level.

Outshut – a modestly sized single storey building element with single pitched roof.

Palladian architecture – a style of architecture derived from the designs of the Venetian architect Andrea Palladio.

Pantile – a roofing tile with a curved S shape designed to interlock.

Pediment – a low pitched Gable above a Portico.

Pier – a solid vertical masonry support (or mass) found in buildings and walls.

Pilasters – a vertical structural part of a building that projects partway from a wall.

Plinth - is the base or platform upon which a column, pedestal, statue, monument or structure rests.

Portico – a roof space open or partly enclosed.

Queen Anne style – an eclectic nineteenth century style with mixed Gothic and baroque detailing.

Quoins – blocks on the outer corner of a wall that are different, in size or material, from the other blocks or bricks in the wall.

Regency architecture – the architectural style of the early 19th c, which follows on from the neo-classical Georgian style of architecture.

Render – plaster or stucco applied to a wall.

Sash window – a window that is double hung with wooden frames (sashes) that slide up and down with pulleys.

Stall riser – the panel below the window on a shopfront which raises the window up from the ground level.

String course – a thin projecting course of brickwork or stone that runs horizontally around a building.

Stucco – a form of plaster used internally or externally to decorate or protect.

Tracery – decorative ribs in windows.

Tudor revival architecture – domestic scale architecture that revives the Tudor style. Principally of the late nineteenth and early twentieth centuries.

Consultation Responses:

The following responses were received as a result of the first and second round of consultations for inclusion and re-inclusion on the updated local list. The responses have been simplified to outline the main points of the responses.

Leighton House 13 Norfolk Street PE1 2NP - No objections

Primrose Villa's – Questioned implications of being on the list

10 Exchange Street – Questioned implications of being on the list

16 – 22 London Road – Changes in recent years have stripped away any positive character - LPA agree with this assertion and have taken the building off the list.

29 Fletton Avenue – No objections

33 Fletton Avenue – Welcome's property being included

48 Fletton Avenue – No objections to inclusion

25 Priestgate – No objections

145 Oundle Road – Supports inclusion and asked if any grants available for maintenance.

The Rutlands Lincoln Road – Provided construction date and welcomed being included on list.

St Michael's House 185 London Road – Corrected house name and no objections.

St Marks Church – No Objections

Guild House Oundle Road - Object to the reasons for inclusion.

St Jude's Cranford Drive Westwood – No objections

18 Priestgate – Objections to inclusion due to restricting ability to do as please.

153-155 Lincoln Road – Questioned implications of being included.

Axiom House (Former RAF Westwood Officers Mess) Cottessmore Close – No objections

Broadway Theatre – comments regarding its current use.

125-127 Mayors Walk – No objections and comments regarding list description.

5 Thorpe Avenue - Support inclusion and made corrections to list description.

61 Lincoln Road – Objects to inclusion, does not consider building of sufficient merit.

2 park Road - Supports inclusion

Hand and Heart – Supported inclusion and offered further description from own research.

St Paul's Road Gospel Hall – Objects, feels the list would limit their ability to sell.

99 Huntley Grove – Objects, does not want restrictions on future works

53 Sunningdale – Supports inclusion.

66 Burghley Road – Supports inclusion

The Old Woodyard, Southorpe – Objects, does not support further restrictions

Abbots Barn, Southorpe – Supports inclusion with requests of amendment to description.

Sutton Parish Council – No objections

23 Westbrook Avenue – Object to inclusion

Bake Oven Cottage, Pudding Bag Lane, Pilsgate – Objects to inclusion

8 Russell Hill – Objects to inclusion, do not want further restrictions

URBAN		List ref	* Non A4 Inclusions
Central			
Lincoln Road	25	C26	*
Burghley Road	66 & 68	C32	*
Broadway	110, 112 & 114	C37	
Broadway	106 & 108	C38	
Broadway	102 & 104	C39	
Broadway	98 & 100	C40	
Broadway	Broadway Theatre	C45	*
Westgate	Brewery Tap	C67	*
Midgate	Milestone adj. Peterscourt	C79	*
Bridge Street	Clock, Town Hall	C94	*
St Peters Road	Gateway to the Old Episcopal Stables	C95	*
Cowgate	Keebles Chambers, 18 Cowgate (Rear of 14-30)	C105	*
Cowgate	12	C106	*
Cathedral	Cathedral Clock Movement	C117	*
Cathedral Square	Edwardian Lamp Column (Inc. Column on Bishops Road Roundabout)	C118	*
City Road	Monkstone House	C121	*
Bishops Road	Frank Perkins Bridge	C132	*
Church Walk	2 & 4	C138	
Church Walk	6 – 14 (even)	C139	
Granville Street	73 & 75	C140	
Granville Street	77 & 79	C141	
Granville Street	81 & 83	C142	
Fletton Stanground			
Town Bridge	Abutments of Earlier Town Bridge	FS1	*
Mount Pleasant	The Thatched House	FS13	*
Queens Road	1,3,5,7 (Gladstone Cottages)	FS16	
Queens Road	9,11,13,15 (Salisbury Cottages)	FS17	

Queens Road	17,19,21,23 (Wellington Cottages)	FS18	
Queens Road	25,27,29,31 (Beaconsfield Cottages)	FS19	
Queens Road	33,35,37,39 (Burleigh Cottages)	FS20	
Queens Road	41,43,45,47 (Chamberlin Cottages)	FS21	
Queens Road	49,51,53,55 (Bright Cottages)	FS22	
Queens Road	57,59,61,63 (Rowel Cottages)	FS23	
Queens Road	65,67, 69 (The Dale F.T)	FS24	
Queens Road	2,4,6,8 (Victoria Cottages)	FS25	
Queens Road	10,12,14,16 (Albert Cottages)	FS26	
Queens Road	18,20,22,24 (Nelson Cottages)	FS27	
Queens Road	26,28,30,32 (Alma Cottages)	FS28	
Queens Road	34,36,38,40 (Inkerman Cottages)	FS29	
Queens Road	42,44,46,48 (Cardican Cottages)	FS30	
Queens Road	50,52,54,56 (Gordon Cottages)	FS31	
Queens Road	58,60,62,64	FS32	
Queens Road	66,68,70 (Papworth Cottages)	FS33	
Church Street	8 – 16 (even)	FS34	
Church Street	9	FS35	
Church Street	21	FS36	
Church Street	23 -29 (odd)	FS37	
Church Street	31 – 43 (odd)	FS38	
Church Street	Baptist Church	FS39	
Church Street	Old Parish Hall	FS40	
South Street	66 – 74 (even)	FS41	
Fellowes Road	1 & 3	FS42	
Fellowes Road	5 & 7	FS43	
Fletton and Woodston			
Thorpe Road	Friends Meeting House (21)	FW1	*
Thorpe Road	Pillar post box	FW11	*
London Road	102	FW17	*
Oundle Road	Oundle Road Baptist Church	FW18	*

Westbrook Park Road	Westbrook	FW24	*
North			
Lincoln Road	620 - 686 (even)	N9	
Lincoln Road	686 – 736 (even)	N10	
Orton Longueville			
The Crescent	2-8 (even)	OL1	
Orton Waterville			
Sunningdale	53	OW2	
Chapel Lane	The Chapel	OW3	
Park			
St Pauls Road	Sub Station (adj. 239)	P8	*
Park Road	205 & 207	P20	
Park Road	195	P21	
Park Road	194	P22	
Park Road	184 & 182	P23	
Park Road	180	P24	
Park Road	178 & 176	P25	
Park Road	Electrical Sub-Station (adj. no.263)	P26	*
Broadway	118 & 120	P30	
Broadway	122 & 124	P31	
Broadway	126 & 128	P32	
Broadway	130 & 132	P33	
Broadway	134 & 136	P34	
Huntly Grove	99	P35	*
All Saints Road	45 & 47	P36	
All Saints Road	49 – 59 (odd)	P37	
All Saints Road	61 & 63	P38	
All Saints Road	65	P39	
All Saints Road	67 & 69	P40	
Stanground South			
Fletton Avenue	117	SS2	

Fletton Avenue	119 & 121	SS3	
Fletton Avenue	171 & 173	SS4	
Walton & Paston			
Itter Park	Arthur Itter Memorial Fountain	WP5	*
Werrington			
Church Street	105	WE1	
Church Street	107 & 109	WE2	
Church Street	44	WE3	
Church Street	50	WE4	
Church Street	78 – 82 (even)	WE5	
The Green	1	WE6	
The Green	26	WE7	
West			
Longthorpe	Holy Well	W1	*
RURAL			
Barnack			
School Road	Point House	BA1	
Stamford Road	Sandall House	BA2	
Stamford Road	Rose Cottage	BA3	
Stamford Road	Rock Cottage	BA4	
Station Road	2	BA5	
Station Road	Station House	BA6	
Station Road	Old Railway Station	BA7	
Wittering Road	Holy Cottage	BA8	
Main Street	Westcroft	BA9	
Main Street	Skipport & Garside	BA10	
Main Street	Willoughby Cottage	BA11	
Main Street	Willoughby House	BA12	
Main Street	Pond House	BA13	
Main Street	18	BA14	
Main Street	Rose Cottage	BA15	

Main Street	Millroy, Fern Lea, Dartnells & Mawers	BA16	
Main Street	May Cottage	BA17	
Eye			
Main Street	12	EY3	
Main Street	24	EY4	
Main Street	28	EY5	
Main Street	64	EY6	
Main Street	11-17 (odd)	EY7	
Main Street	27	EY8	
Crowland Road	Former Girls School	EY9	
Crowland Road	Former Boys School	EY10	
Pilsgate			
Stamford Road	Ragstone House	PI1	*
Pudding Bag Lane	12	PI2	*
Pudding Bag Lane	Bake Oven Cottages	PI3	*
Southorpe			
Main Street	Middle Farm Cottages	SO1	*
Main Street	Hall Farm Cottage	SO2	*
Main Street	Rosemead Cottage	SO3	*
Main Street	The Old Woodyard	SO4	*
Main Street	Abbots Barn	SO5	*
Main Street	The Cottage	SO6	*
Main Street	Stud Farmhouse and Barn	SO7	*
Sutton			
Nene Way	8	SU4	*
Nene Way	14/18	SU5	*
Graeme Road	10	SU6	*
Graeme Road	11A	SU7	*
Graeme Road	Sutton Water Pump	SU8	*
Thorney			
Wisbech Road	120-132 (even)	T9	

Wisbech Road	134-146 (even)	T10	
Wisbech Road	148-160 (even)	T11	
Wisbech Road	162-174 (even)	T12	
Wisbech Road	176-188 (even)	T13	
Wisbech Road	Bakehouse, Rear of 170	T14	*
Thornhaugh			
Russell Hill	5&7	TH1	*
Russell Hill	8	TH2	*
Russell Hill	10&12	TH3	*
Wansford			
Peterborough Road	ArchHaus	WA3	*

Local List of Heritage Assets In Peterborough

Draft for Consultation

December 2020

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Local List of Heritage Assets In Peterborough

1.0 Introduction

- 1.1 Historic buildings and structures that are nationally important for their architectural or historic interest are statutory listed, and more commonly known as listed buildings. Peterborough has many historic buildings and structures which, although they do not meet the national criteria for listing, are locally distinctive, and make a significant contribution to the historical, architectural and social character of our city. Once lost, they cannot be replaced and therefore should be valued and protected.
- 1.2 These heritage assets are part of the history of our city or are linked with key people from Peterborough's past. They may be good examples of a particular local building style, a significant landmark building, or illustrate an important part of our city's social, cultural or economic history. Additionally these buildings and structures add visual interest to the street scene. What is clear is that they all make a positive contribution to the character of the area, are locally distinctive, valued and contribute to the environmental and cultural heritage of Peterborough. This is why the Council has prepared a Local List of Heritage Assets In Peterborough.
- 1.3 In the following sections information is provided on the criteria for the Local List, the implications of listing, public consultation on the draft document, and a description of each entry and photograph. At the end of the document is a glossary of the architectural terms and names used.

2.0 Policy Context

- 2.1 The National Planning Policy Framework (1) (NPPF 2019) sets out the Government's planning policies. The NPPF advises Local Planning Authorities to set out 'a positive strategy for the conservation and enjoyment of the historic environment' in their Local Plan. Designating buildings and structures of local heritage importance (a 'local list') is consistent with that aim.
- 2.2 Historic England, the Government heritage adviser, encourages the promotion of 'local distinctiveness'. 'A local list can celebrate the breadth of the historic environment of a local area by encompassing the full range of heritage assets that make up the historic environment and ensure the proper validation and recording of local heritage assets'.
- 2.3 The term 'Heritage Asset' is described in in Annexe 2 of the National Planning Policy Framework (NPPF) as:

"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)".

Inclusion of an asset on the Local list means that its conservation as a 'heritage asset' is an objective of the NPPF and Policy LP 19 of the Peterborough Local Plan (2019).

3.0 Future Additions Protocol

3.1 The protocol for future additions will consist of:

- A call for sites.
- Critical selection of proposed heritage assets.
- Formation of list descriptions and reason for inclusion.
- Asset specific consultation (to owners and interested parties).
- Review of consultation responses.
- Submission of selected assets to committee.

3.2 If an organisation or a member of the public wishes to recommend a heritage asset for selection you can do this by providing the following:

- The full address or reference point
- Various detailed photographs
- Reasons for inclusion in line with the adopted selection criteria.
- A description of the asset to the best of your ability
- Any general history of the asset that will help its consideration.

You can email the planningcontrol@peterborough.gov.uk or send a copy of the proposal to:

Historic and Natural Environment
Planning Services
Sand Martin House
Bittern Way
Peterborough,
PE2 8TY.

3.3 All comments received will be taken into consideration and will help inform future updates and additions to the Local List of Heritage Assets in Peterborough.

4.0 Criteria for the Local list

- 4.1 In September 2009 the Council's Planning Committee approved criteria for the assessment of buildings or structures for inclusion on the local list. The purpose of the criteria is to set a standard to ensure consistency of selection. Any future amendments to the criteria shall be taken to committee for approval and the document updated accordingly.
- 4.2 The criteria have been adapted from the statutory criteria for the selection of listed buildings (2 & 3) and Historic England's guidance for local lists (4) to reflect buildings and structures of local rather than national significance.
- 4.3 Buildings and structures are included on the local list if they meet one or more of the headline criteria:
- Age and rarity
 - Historic Interest
 - Architectural interest (quality)
 - Historic street fabric
- 4.4 An entry is likely to have particular architectural interest and / or design quality but may have special significance as a good example of a particular local building style, a significant landmark building, or illustrate an important part of our city's social, cultural or economic history.

Age and rarity

- A1 If the building was built before 1840, does it survive in anything like its original external condition?
- A2 If it was built between 1840-1919 (Victorian/Edwardian), does it retain its original features? Is it of sufficient quality to distinguish it from other buildings of that period in Peterborough?
- A3 If it was built between 1919-1939, is it an outstanding example of the style of the period?
- A4 If it was built between 1939-1945, is it a rare surviving example of a wartime structure?
- A5 If it was built after 1946, is it a building of exceptional quality and design?
- A6 If it is a significant landmark building, folly or curiosity?

Historic interest

- B1 Is the building or structure associated with an important historic figure?
- B2 Is it a fine or rare example of a building that illustrates social or economic history, or a good example of town planning?
- B3 Does it illustrate an important part of Peterborough's cultural history? For example, schools, churches, public buildings, leisure, entertainment and commercial buildings.
- B4 Is it an important part of Peterborough's industrial history?

Architectural interest

- C1 Was the building designed by an architect important to Peterborough or the local area?
- C2 Was it designed by an architect of national importance?
- C3 Is it an example of a style of building that is unique to the local area?
- C4 Is it part of a group of buildings that together are a good surviving example of an historic architectural style?
- C5 Is it a good early example of a particular technological innovation in building type and technique?
- C6 Are the buildings important for the townscape and street scene?
- C7 Has the building received a national award or recognition?

Historic Street Fabric (boundary stones, post boxes, memorials, lamp posts, statues, and similar)

- D1 Is it a rare surviving example of street furniture that contributes positively to the local area?
- D2 Is it important in terms of local history?

5.0 Implications of inclusion on the Local list

- 5.1 The Local list is a recognition of the architectural or historic importance of a building or structure and this is likely to be reflected in its value to the owner. It is hoped that inclusion on the list will encourage owners to conserve the heritage asset.
- 5.2 The local list does not provide any additional statutory controls. Planning policy encourages the retention and protection of the special character and interest of a local list entry. Some external works to a building or structure will not require planning permission or approval under the Building Regulations.
- 5.3 The removal of historic details and features and inappropriate repairs can harm the special interest of a locally listed building. For example, retaining original windows is important to preserve character and appearance. Where these need to be replaced they should match the original in every detail. Buildings on the local list benefit from a more flexible application of the Building Regulations. Further advice is available from Planning Services.
- 5.4 Heritage assets often need to be altered and adapted to meet changing needs and inclusion on the local list will not prevent this. A local list encourages owners to consider the special interest of the building when carrying out repairs and considering alterations and extensions. Proposals should be sympathetic to the building's architectural character and interest. Alterations and extensions which respect the character of a property can add to its value.
- 5.5 When planning permission is required, the retention of the building's character and appearance will be a material consideration in determining the application. The NPPF considers locally listed heritage assets to be non-designated heritage assets. Section 16 Para. 197 of the NPPF states that the effect of an application on non-designated heritage assets, such as the local list, should be taken into account in determining applications. It also states:

"In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

There will be a presumption against the demolition of a building or structure on the local list.

- 5.6 The Council will assist owners in maintaining locally listed buildings by providing advice on repairs and alterations. The Council will monitor the local list and consider using planning controls if necessary. An Article 4 Direction can be applied to remove certain permitted development rights including demolition and alterations to elevations to preserve the character and appearance a building.

- 5.7 The local list is not a fixed document. The community are encouraged to propose additions that would meet the adopted criteria as set out in section 3 above. The Council will review and update the local list periodically in response to nominations received and where there are changes to assets already identified.

6.0 Further Information

- 6.1 For help and advice on work to a locally listed building and structure please contact:

Historic and Natural Environment
Planning Services
Sand Martin House
Bittern Way
Peterborough,
PE2 8TY.

Tel: (01733) 747474; or e-mail:
planningcontrol@peterborough.gov.uk

7.0 Acknowledgements

- 7.1 The current Buildings of Local Importance in Peterborough (the local list) was prepared with research and field work carried out by Peterborough City Council, Peterborough Civic Society, Parish Councils, Peterborough Central Library, Peterborough History Society and members of the community.

8 References

- 1 National Planning Policy Framework
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- 2 Principles of Selection for Listing Buildings. Department for Culture, Media & Sport 2010
assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/757054/Revised_Principles_of_Selection_2018.pdf
- 3 Selection guides for buildings and structures. Historic England
historicengland.org.uk/listing/selection-criteria/listing-selection/
- 4 Good Practice Guide for Local listing” Historic England 2012
historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag018-local-heritage-listing/

9. Description of Heritage Assets

The heritage assets are arranged by Council Ward to help locate where they are.

DRAFT LOCAL LIST OF HERITAGE ASSETS IN PETERBOROUGH

URBAN		List ref
Central		
Westwood Park Road	15	C1
Westwood Park Road	17	C2
Westwood Park Road	19	C3
Thorpe Road	60 and 62	C4
Thorpe Road	64	C5
Gladstone Street	Faizane Medina Mosque (169)	C6
Taverners Road	48	C7
Norfolk Street	'Leighton House' (13)	C8
Cobden Avenue	57	C9
Cobden Avenue	148	C10
Lincoln Road	149 – 157 (odd)	C11
Lincoln Road	'Dryden House' (101)	C12
Lincoln Road	97 and 99	C13
Lincoln Road	91 and 93	C14
Lincoln Road	87 and 89	C15
Lincoln Road	'The Lindens'	C16
Lincoln Road	'St Mark's Villa' (79) and 'Raffles House' (81)	C17
Lincoln Road	Former vicarage to St Mark's Church (84)	C18
Lincoln Road	St Mark's Church	C19
Lincoln Road	'Gayhurst' (80)	C20
Lincoln Road	'Rothsay Villas' (63 – 71odd)	C21
Lincoln Road	61	C22
Lincoln Road	'Manor House' (57)	C23
Lincoln Road	Walling SE corner of 'Manor House' (57)	C24
Lincoln Road	16	C25
Lincoln Road	25	C26
Lincoln Road	Former Masonic Hall	C27
Manor House Street	St Theresa's House	C28
Manor House Street	19	C29
Burghley Road	10	C30
Burghley Road	44	C31
Burghley Road	66 & 68	C32
Towler Street	2 – 10	C33
Monument Street	68	C34
Brook Street	City College, Brook Street	C35
Crawthorne Street	1-15 (odd)	C36
Broadway	110, 112 & 114	C37
Broadway	106 & 108	C38
Broadway	102 & 104	C39
Broadway	98 & 100	C40
Broadway	79	C41
Broadway	77	C42
Broadway	75	C43
Broadway	72 and 74	C44

Broadway	Broadway Theatre	C45
Broadway	Former Central Library (currently Imperial Bento)	C46
Broadway	Former Technical College	C47
Broadway	16 – 22 (even)	C48
Park Road	'The Gables' (123)	C49
Park Road	124	C50
Park Road	109 and 111	C51
Park Road	89	C52
Park Road	85	C53
Park Road	63	C54
Park Road	40	C55
Park Road	Park Road Baptist Church	C56
Park Road	4 – 16 (even)	C57
Park Road	2	C58
Fitzwilliam Street	'Fleet Villas' 24 & 26 & 'Ashley Villas' 32 & 34	C59
Fitzwilliam Street	16	C60
Park Road	Alma House	C61
North Street	'Kilwinning Terrace' (28 – 34 even)	C62
North Street	26	C63
North Street	The Ostrich Public House	C64
North Street	1	C65
Station Road	Great Northern Hotel	C66
Westgate	Brewery Tap	C67
Westgate	Westgate Methodist Church	C68
Westgate	44 – 48 (even) and 5-7 (odd) Lincoln Road	C69
Westgate	Westgate House Buildings	C70
Westgate	33	C71
Westgate	The Westgate Arcade	C72
Westgate	10 – 14 (Mansion House Chambers)	C73
Westgate	15	C74
Westgate	7	C75
Westgate	5	C76
Westgate	3	C77
Westgate	1	C78
Midgate	Milestone adj. Peterscourt	C79
Long Causeway	36	C80
Long Causeway	34 and 35	C81
Long Causeway	27	C82
Long Causeway	26	C83
Long Causeway	24 and 25	C84
Long Causeway	20	C85
Long Causeway	Market Chambers, Long Causeway Chambers	C86
Bridge Street	96 – 100 (even)	C87
Bridge Street	92	C88
Bridge Street	102	C89
Bridge Street	40 and 42	C90
Bridge Street	20-24 (even)	C91
Bridge Street	4 - 6	C92
Bridge Street	Peterborough Town Hall	C93
Bridge Street	Clock, Town Hall	C94
St Peters Road	Gateway to the Old Episcopal Stables	C95
Priestgate	41	C96
Priestgate	31	C97

Priestgate	25	C98
Priestgate	'The City Club' (21)	C99
Priestgate	18	C100
Cowgate	'Milton House' (38)	C101
Cowgate	32	C102
Cowgate	'The Drapers Arms' (29 & 31)	C103
Cowgate	14 – 30 (even)	C104
Cowgate	Keebles Chambers, 18 Cowgate (Rear of 14-30)	C105
Cowgate	12	C106
Cowgate	8-10	C107
Cowgate	4 – 6	C108
Cowgate	2	C109
Cowgate	Former warehouse/granary (to rear of 2)	C110
Queen Street	Queen Street Chambers (2)	C111
Church Street	4	C112
Cathedral Square	6	C113
Exchange Street	10	C114
Cathedral Square	Building above part of McDonald's	C115
Cathedral Square	Building above Queensgate entrance and flanking shops	C116
Cathedral	Cathedral Clock Movement	C117
Cathedral Square	Edwardian Lamp Column (Inc. Column on Bishops Road Roundabout)	C118
Cathedral Precincts	Gate to Minster Precincts Wheel Yard	C119
Laxton Square	Former Courthouse	C120
City Road	Monkstone House	C121
Albert Square	70	C122
Albert Square	62	C123
Bourges Boulevard	Former GNR warehouses	C124
Bourges Boulevard	Old walling to former GNR railway warehouses	C125
Bishops Road Gardens	Memorial fountain to Henry Pearson Gates	C126
Bishops Road Gardens	Soldiers memorial	C127
Gravel Walk	St Peters House	C128
St Johns Street	60	C129
Star Road	27	C130
Granby Street	Section of old walling	C131
Bishops Road	Frank Perkins Bridge	C132
Williamson Avenue	42 and 44	C133
Mayors Walk	125 and 127	C134
Midland Road	West Town Academy. Facade of former memorial Hospital	C135
Aldermans Drive	1	C136
Aldermans Drive	3 and 5	C137
Church Walk	2 & 4	C138
Church Walk	6 – 14 (even)	C139
Granville Street	73 & 75	C140
Granville Street	77 & 79	C141
Granville Street	81 & 83	C142
Dogsthorpe		
Welland Road	Our Lady of Lourdes Catholic Church	D1
Fletton Stanground		
Town Bridge	Abutments of Earlier Town Bridge	FS1

Town Bridge	Bas-relief to former Bridge House	FS2
East Station Road	Main Range, Whitworths Mill	FS3
London Road	Peacock Public House	FS5
Fletton Avenue	Cemetery Chapel	FS6
Fletton Avenue	107-113	FS7
Fletton Avenue	50 & 52	FS8
Fletton Avenue	48	FS9
Fletton Avenue	33	FS10
Fletton Avenue	29	FS11
Fletton Avenue	21-23	FS12
Mount Pleasant	The Thatched House	FS13
London Road	Phorpress House (189)	FS14
London Road	Old Fletton Primary School	FS15
Queens Road	1,3,5,7 (Gladstone Cottages)	FS16
Queens Road	9,11,13,15 (Salisbury Cottages)	FS17
Queens Road	17,19,21,23 (Wellington Cottages)	FS18
Queens Road	25,27,29,31 (Beaconsfield Cottages)	FS19
Queens Road	33,35,37,39 (Burleigh Cottages)	FS20
Queens Road	41,43,45,47 (Chamberlin Cottages)	FS21
Queens Road	49,51,53,55 (Bright Cottages)	FS22
Queens Road	57,59,61,63 (Rowel Cottages)	FS23
Queens Road	65,67, 69 (The Dale F.T)	FS24
Queens Road	2,4,6,8 (Victoria Cottages)	FS25
Queens Road	10,12,14,16 (Albert Cottages)	FS26
Queens Road	18,20,22,24 (Nelson Cottages)	FS27
Queens Road	26,28,30,32 (Alma Cottages)	FS28
Queens Road	34,36,38,40 (Inkerman Cottages)	FS29
Queens Road	42,44,46,48 (Cardican Cottages)	FS30
Queens Road	50,52,54,56 (Gordon Cottages)	FS31
Queens Road	58,60,62,64	FS32
Queens Road	66,68,70 (Papworth Cottages)	FS33
Church Street	8 – 16 (even)	FS34
Church Street	9	FS35
Church Street	21	FS36
Church Street	23 -29 (odd)	FS37
Church Street	31 – 43 (odd)	FS38
Church Street	Baptist Church	FS39
Church Street	Old Parish Hall	FS40
South Street	66 – 74 (even)	FS41
Fellowes Road	1 & 3	FS42
Fellowes Road	5 & 7	FS43
Fletton and Woodston		
Thorpe Road	Friends Meeting House (21)	FW1
Thorpe Road	53 and 55	FW2
Thorpe Road	61 / 63	FW3
Thorpe Road	'Thorpe Lodge Hotel' (83)	FW4
Thorpe Road	87 and 87a	FW5
Thorpe Road	91	FW6
Thorpe Road	93	FW7
Thorpe Road	95	FW8
Thorpe Road	111	FW9
Thorpe Road	113 and 115	FW10
Thorpe Road	Pillar post box	FW11

London Road	84, 86 and 88	FW12
London Road	120-126	FW13
London Road	112-118	FW14
London Road	108-110	FW15
London Road	St Michael's House (185)	FW16
London Road	102	FW17
Oundle Road	Oundle Road Baptist Church	FW18
Oundle Road	145	FW19
Oundle Road	'Guild House (85 – 129)	FW20
New Road	Cemetery Chapel	FW21
Oundle Road	The Cherry Tree Public House	FW22
Oundle Road	Tesco (former Boys Head Public House)	FW23
Westbrook Park Road	Westbrook	FW24
North		
Lincoln Road	The Triangle, Ball Memorial Fountain	N1
Lincoln Road	St Pauls' Parish Church, The Triangle	N2
Lincoln Road	St Pauls' Parish Church Hall, The Triangle	N3
Occupation Road	New England Club and Institute	N4
Lincoln Road	Clock Tower Shelter, The Triangle	N5
Lincoln Road	Former St Pauls Secondary Modern School	N6
Gladstone Street	Ghousia Mosque (406)	N7
Lincoln Road	'New England House' (555)	N8
Lincoln Road	620 - 686 (even)	N9
Lincoln Road	686 – 736 (even)	N10
Taverners Road	St Barnabas Centre	N11
Francis Gardens	7a	N12
St Pauls Road	St Pauls Road Gospel Hall	N13
Orton Longueville		
The Crescent	2-8 (even)	OL1
Orton Waterville		
Cherry Orton Road	40a (corrugated roofed barn to front garden)	OW1
Sunningdale	53	OW2
Chapel Lane	The Chapel	OW3
Park		
Lincoln Road	Lincoln Road Centre	P1
St Martins Street	18	P2
Alma Road	Victoria Square	P3
St Martins Street	Former Congregational Church	P4
Highbury Street	The Hand and Heart Public House	P5
Lincoln Road	'Rutlands' (241)	P6
Dogsthorpe Road	220	P7
St Pauls Road	Sub Station Adj. 239	P8
Garton End Road	'Gablecote' (2)	P9
Princes Street	'Palm Villa' (21)	P10
Broadway and Eastfield Road Entrances	Broadway Cemetery: gates, piers and ironwork	P11
Broadway Cemetery	South West Quarter. Memorial to Smith/Walker families	P12
Broadway Cemetery	South East Quarter. Memorial to Thompson family	P13
Broadway Cemetery	South East Quarter. Gravestone to Robert Base	P14
Broadway Cemetery	South West Quarter. Memorial to SerGt. G T Hunter 'The Lonely ANZAC'	P15

Broadway Cemetery	Cross of Sacrifice Commonwealth War graves Commission	P16
Broadway	Entrance gates to Central Park	P17
Eastfield Road	270	P18
Park Road	Kings School	P19
Park Road	205 & 207	P20
Park Road	195	P21
Park Road	194	P22
Park Road	184 & 182	P23
Park Road	180	P24
Park Road	178 & 176	P25
Park Road	Electrical Sub-Station (adj. no.263)	P26
Park Road	150	P27
Broadway	200	P28
Broadway	Electrical Sub-Station (adjacent no. 195)	P29
Broadway	118 & 120	P30
Broadway	122 & 124	P31
Broadway	126 & 128	P32
Broadway	130 & 132	P33
Broadway	134 & 136	P34
Huntly Grove	99	P35
All Saints Road	45 & 47	P36
All Saints Road	49 – 59 (odd)	P37
All Saints Road	61 & 63	P38
All Saints Road	65	P39
All Saints Road	67 & 69	P40
Ravensthorpe		
Thorpe Avenue	4	R1
Thorpe Avenue	5	R2
Westfield Road	Former Baker Perkins Apprentice School	R3
Cottesmore Close	Former RAF Westwood Junior Officers Quarters and Mess	R4
Saville Road	Former RAF Westwood Station Office (No 5)	R5
Saville Road	Former RAF Westwood Sergeants Mess	R6
Atherstone Avenue	St Judes Church of England	R7
Stanground South		
High Street	118	SS1
Fletton Avenue	117	SS2
Fletton Avenue	119 & 121	SS3
Fletton Avenue	171 & 173	SS4
Walton & Paston		
Windsor Avenue	Former Sages Factory Water Tower	WP1
Mountsteven Avenue	Discovery School (former Walton Junior & Infant)	WP2
Lincoln Road	1073	WP3
Mountsteven Avenue	Voyager School	WP4
Itter Park	Arthur Itter Memorial Fountain	WP5
Werrington		
Church Street	105	WE1
Church Street	107 & 109	WE2
Church Street	44	WE3
Church Street	50	WE4
Church Street	78 – 82 (even)	WE5
The Green	1	WE6

The Green	26	WE7
West		
Longthorpe	Holy Well	W1
RURAL		
Ailsworth		
Peterborough Road	Memorial bus shelter	AI1
Ashton		
Bainton Green Road	Barn Lodge	AS1
Bainton Green Road	Hawthorn Farm	AS2
Bainton Green Road	First House	AS3
Barnack		
School Road	Point House	BA1
Stamford Road	Sandall House	BA2
Stamford Road	Rose Cottage	BA3
Stamford Road	Rock Cottage	BA4
Station Road	2	BA5
Station Road	Station House	BA6
Station Road	Old Railway Station	BA7
Wittering Road	Holy Cottage	BA8
Main Street	Westcroft	BA9
Main Street	Skipport & Garside	BA10
Main Street	Willoughby Cottage	BA11
Main Street	Willoughby House	BA12
Main Street	Pond House	BA13
Main Street	18	BA14
Main Street	Rose Cottage	BA15
Main Street	Millroy, Fern Lea, Dartnells & Mawers	BA16
Main Street	May Cottage	BA17
Eye		
Back Lane	Old Fire Station building	EY1
Eye Cemetery	Former mortuary building	EY2
Main Street	12	EY3
Main Street	24	EY4
Main Street	28	EY5
Main Street	64	EY6
Main Street	11-17 (odd)	EY7
Main Street	27	EY8
Crowland Road	Former Girls School	EY9
Crowland Road	Former Boys School	EY10
Glington		
The Green	Village water pump	G1
The Green	Street lights	G2
Helpston		
Helpston Road	Railway signal and level crossing box	H1
Glington Road	Former Station Masters House (97)	H2
Glington Road	Old Schoolhouse	H3
St Botolph's Church	John Clare's gravestone	H4
Newborough		
Thorney Road	Decoy Public House	NE1
Peakirk		
St Pegas Road	St Pegas Granary	PE1
St Pegas Road	Former water trough commemorating reign of Queen Victoria (3a)	PE2

Junction of Thorney Road / St Pegas Road	Former village water pumps and near village cross	PE3
Pilsgate		
Stamford Road	Ragstone House	PI1
Pudding Bag Lane	12	PI2
Pudding Bag Lane	Bake Oven Cottages	PI3
Southorpe		
Main Street	Middle Farm Cottages	SO1
Main Street	Hall Farm Cottage	SO2
Main Street	Rosemead Cottage	SO3
Main Street	The Old Woodyard	SO4
Main Street	Abbots Barn	SO5
Main Street	The Cottage	SO6
Main Street	Stud Farmhouse and Barn	SO7
Sutton		
Sutton Heath Road	Heath House (former Station Master's House)	SU1
Off A47	Former Wansford Road railway station	SU2
Bridge on A47	Bridge No 6 Group value)	SU3
Nene Way	8	SU4
Nene Way	14/18	SU5
Graeme Road	10	SU6
Graeme Road	11A	SU7
Graeme Road	Sutton Water Pump	SU8
Thorney		
Dairy Drove / Old Knarr Fen Road	'Paddy Kipps'. Former seasonal agricultural workers accommodation	T1
Wisbech Road	Duke of Bedford Junior School	T2
Bukehorn Road	Second World War 'Pill Box' east of Powder Blue Farm	T3
Gas Lane	Former Duke of Bedford Smithy (J Downing Forge)	T4
Abbey Place	Post box to wall of former Post Office	T5
Wisbech Road	Rose & Crown Public House	T6
Wisbech Road	The Tap Room, Rose and Crown Public House	T7
Wisbech Road	120-132 (even)	T8
Wisbech Road	134-146 (even)	T9
Wisbech Road	148-160 (even)	T10
Wisbech Road	162-174 (even)	T11
Wisbech Road	176-188 (even)	T12
Wisbech Road	Bakehouse, Rear of 170	T13
The Causeway	Thorney Bridge	T14
Thornhaugh		
Russell Hill	5&7	TH1
Russell Hill	8	TH2
Russell Hill	10&12	TH3
Wansford		
Old North Road	Gate Piers (23)	WA1
Old North Road	Swanhill House	WA2
Peterborough Road	ArchHaus	WA3
Wothorpe		
Second Drift	1 – 4 Primrose Villas	WO1
Second Drift	Karnack House and 1 – 6 Wothorpe Villas	WO2
First Drift	Terra Cotta House	WO3

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Central
15 Westwood Park Road

Local List Ref:	C1
Group value:	Yes
Selection criteria:	A3 B2 C3 C6
Construction date:	c 1930
Use:	Residential



Reason for selection

Bespoke designed property from the early 1900's incorporating 'Arts and Craft' detailing and contributing to the spacious character of Westwood Park Road. A locally distinctive and important building. Extended, but retaining its period character.

Description

Irregular plan but essentially a linear building. Echo of the Arts & Crafts Movement in design and detailing. Two and one and a half storey structure in cream painted rendered brick under a projecting small clay tile roof. Small gable to front elevation. Two, three and four light multi paned leaded casement windows. Central entrance is recessed with stone surround detail with curved hood and shaped brackets. Part glazed timber doors. Slightly projecting tall external rectangular chimney to front elevation with stone coping and pots. Single rendered chimney and coping and pots to west gable. Small mono pitched roof above garage and secondary entrance. Cast iron rainwater goods.

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- PCC 4151, dated 1922; 1h by Traylen Lenton & Warwick for William G Barford (Director of Barford & Perkins, engineers)

Central
17 Westwood Park Road

Local List Ref:	C2
Group value:	Yes
Selection criteria:	A3 B2 C3 C6
Construction date:	c 1930
Use:	Residential



Reason for selection

Bespoke designed property from the early 1900's contributing to the spacious character of Westwood Park Road. Similar character though of a different design to neighbouring properties. A locally distinctive and important building. A well designed building from this period.

Description

Irregular plan. Large two storey property in white cream painted render above small red brick plinth. Small red clay tile roof with deeply projecting eaves cornice. Small forward projecting wing with hipped tile roof. Two, and three light multi paned wood mullioned and transomed windows. Recessed principal entrance with projecting and decorative brick door case incorporating a slight arched head. Projecting buff brickwork chimney to front elevation with tall stack and pot. Additive glazed car port to west.

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- PCC 4742, dated 1926; 1h by Alan W Ruddle for Frederick B Ivens (solicitor)

Central
19 Westwood Park Road

Local List Ref:	C3
Group value:	Yes
Selection criteria:	A3 B2 C3 C6
Construction date:	c 1930
Use:	Residential



Reason for selection

Bespoke designed property from the early 1900's contributing to the spacious character of Westwood Park Road. Similar character though of a different design to neighbouring properties. A locally distinctive and important building. A pleasantly designed building from this period.

Description

Rectangular plan. Echo of "Elizabethan" style in timber work and panelling. Large two storey property of white painted render under small red clay tile roof. Projecting eaves cornice. Large forward projecting gable incorporates a timber frame structure formed of a plate and unbraced vertical studs and painted infill panels. Fenestration is mixture of two and three light timber multi paned leaded light casement windows. Linked to large double height garage with front gable incorporating mock timber frame and painted infill panels. Large tall square brick chimneys with projecting coursing and pots. Set behind mature and shaped hedges.

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- PCC 3612, dated 1911; 1h by Alan W Ruddle for William A Beeby (coal merchant)

Central 60 & 62 Thorpe Road

Local List Ref:	C4
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason For Selection

A well-proportioned pair of late Victorian houses, originally known as “Eastleigh” and Westleigh” which make a significant contribution to the character of this part of Thorpe Road and form part of a group with buildings of a similar date adjoining (We9) and opposite.

Description

Irregular plan. Pair of significant late 19th century houses, in a two storey semi-detached form. Each of the pair has a two bay frontage to Thorpe Road but one of the pair has a 3 panel front door to the main frontage whilst the other extends around Aldermans Drive where the main front entrance, also with a 6 panel front door is located. The Thorpe Road elevation incorporates four gables with gabled and pyramid roof forms, with the main and bay roofs being in Welsh slate. There is a brick chimney to the west gable and a brick eaves dentil course. Walls are in red brick and incorporate a painted stone string course at first floor level. Main windows are contained within stone formed surrounds with moulded mullions and transoms. The fielded panelled front doors are contained within a stone doorcase with a half round arch incorporating a fanlight and side lights. The front elevation incorporates a datestone. Red brick and flint wall to part of the Thorpe Road frontage, which, whilst of later date and different character, is an attractive feature.

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- PCC 1017, dated 1889; 2h by James Ruddle for John C Lound (saddlers ironmonger)

Central
64 Thorpe Road

Local List Ref:	C5
Group value:	Yes
Selection criteria:	A2 B3 C4 C6
Construction date:	1843
Use:	Commercial



Reason For Selection

Built as a public house called the 'Firs' or the 'Feathers'. Occupied in the early 20th C by family called Noble – Mr Noble was a plumber and his name appears on many cast-iron grates and stop taps around Peterborough. A commanding early Victorian building which largely retains its original character and makes a significant contribution to the character of Thorpe Road.

Description

Rectangular plan. Detached and formal double fronted facade of three bays. Two storey brick house in Flemish bond under a shallow pitched Welsh slate roof. Stone quoins to corners. Deeply projecting wooden eaves cornice and regular brackets. Finely detailed single and double windows to first floor with small glazed timber sashes with unusual half round stone window arches, central mullions with springers and linked by projecting stone band. Canted stone bays with 4 over 4 side and larger 6 over 6 central sash windows. Double timber front doors with fielded panels and three module fanlight above. Plain but well-proportioned pedimented stone or stucco door case. Two large and substantial axial brick chimneys.

- sometime "*The Prince of Wales*" ph; later West End Villa
- 1851 CEB: occupied by Edward Carter, innkeeper
- 1862 Map residential building shown
- PA 2 Dec 1882 p2 (col 5): auction advert says Leasehold from April 1843

So presume built 1843x1850.

Central
Faizane Medina Mosque
169 Gladstone Street

Local List Ref:	C6
Group value:	No
Selection criteria:	A6 B3 C3 C6
Construction date:	c 1980's
Use:	Place of worship



Reason for selection

Distinctive architecture. Forms an important part of the street scene. Due to its scale and function it serves as a local landmark building.

Description

Like the nearby Ghousia Mosque this building is similarly a striking paraphrasing of Islamic forms and decorative motifs all executed in modern materials. The building also exerts a considerable impact in the townscape of the area. It is a building with considerable cultural and historic resonance.

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- Planning Application 00/00028 by Archi-structure (of Bradford) for the P'boro Mosque Trust

Central
48 Taverners Road

Local List Ref:	C7
Group value:	Yes
Selection criteria:	A3 C4 C6
Construction date:	early 19 th c
Use:	Residential



Reason for selection

Believed to be former rectory to St Barnabas Church. A property having good composition and distinctive original detail.

Description

L shape plan. Detached two storey building of red brick in various bonds and effect. First floor pebble dash render. Tile roof with decorative moulded and corbelled brickwork eaves detail. Cross projecting gable with two storey cant bay with stone dressings and undivided timber sash windows. Tripartite and two light timber casement windows with stone surround divided by stone mullions and timber transoms. Gable elevation has secondary door under stone lintel. Above is a timber oriel window supported on timber brackets. Mock timber framing to gable with light pebble dash render infill panels. Cast iron rainwater goods. Small chimney stack.

- Probably PCC 2571, dated 1901; 1h by Charles J Watson “architect” of Cromwell Rd
- Directories: suggest in use as Vicarage from c1938 to at least 1969, and maybe longer.

Central
'Leighton House'
13 Norfolk Street

Local List Ref:	C8
Group value:	Yes
Selection criteria:	A2 C4, C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

The property retains all its original features. A good example of an Edwardian House. Makes an important contribution to the character of the area and complements the street scene.

Description

Rectangular plan. Abutted to no. 11 which was built at a different time. Detached two storey building built of light red brick in Flemish bond under a slate roof. Heavily dentilled eaves. Double height canted stone framed bay under a hip slate roof with stone dressings. Single undivided timber sash windows. Same sash window above entrance with stone dressings to lintel and cill. Name indented to stone lintel above entrance. Timber panelled door with toplight. Large rectangular chimney stack and pots at east gable with projecting courses. Small boundary wall, pillars and railing.

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- PAS: lithograph of street/building plot layout, dated 1889, for the Cromwell Road Freehold Land Society.
 - Probably PCC 2829, dated 1903; 1h by and for Thomas Ellington (builder)

Central
57 Cobden Avenue

Local List Ref:	C9
Group value:	Yes
Selection criteria:	A3 C3 C6
Construction date:	early 20 th c
Use:	Residential



Reason for selection

Contrasting properly style and appearance amongst traditional Victorian yellow stock brick terraced cottages and inter-war housing. Good example of Tudor revival style – half-timbered and rendered. The building adds to the variety of the street scene. Locally distinctive

Description

L shape plan. Two storey detached property with forward cross-gable with bargeboards. Stone rubble to ground floor with part jettied timber frame and render infill panels. Small clay tile roof with projecting eaves. Small dormer to front. Timber framed two light casement leaded window to gable. Small splay stone bay under gable with two light casement window. Timber entrance door. Prominent 'Tudor' style chimneys with two diagonally set stacks on square base with pronounced corbelling.

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- Possibly PCC 585, dated 1887; 1h by and for John Thompson (builder)
 - Directories: perhaps built between 1920 and 1924; occupier in 1924 was Edwin Tebbs, Works Manager for John Thompson & Co
 - *(if it was indeed built as early as 1887, then the subsequent Directories provide no obvious clues as to occupier until 1924. However, Thompsons did establish (immediately west of this house) a subsidiary set of workshops off Cromwell Road, sometime between 1886 and 1892, which became their main 'works' in the 1920's).*

Central
148 Cobden Avenue

Local List Ref:	C10
Group value:	Yes
Selection criteria:	A3 C4, C6
Construction date:	early 20 th c
Use:	Residential



Reason for selection

The property retains all its original features. A good example of inter-war suburban 'pattern book' housing style. Makes an important contribution to the character of the area and complements the street scene.

Description

Rectangular plan. Two storey detached property. Red brick with painted rough cast render panels to first floor and lighter common bricks to other elevations. Small dentil course. Full height shallow bay with 5 light timber transomed and mullioned casement windows. At first floor, 4 light timber windows. Projecting gable above bay supported by timber brackets with mock timber frame and painted panels. Projecting brick arch off small capitals to entrance. Glazed timber frame with original part glazed door and toplight. Single chimney stack. Simple cross style wooden boundary fence.

-
- Probably PCC 5580, dated 1931; by and for J T Crane (builder ?)

**Central
149-157 (odd)
Lincoln Road**

Local List Ref:	C11
Group value:	Yes
Selection criteria:	A2 C3 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

Unusual three storey and finely decorated building. Provides definition and structure in the street scene.

Description

Rectangular plan. Three storey terrace in five bays. Built of yellow stock brick laid in Flemish bond with classical stone detailing to windows and doorways. Heavily dentilled eaves course. Pitched tile roof. Double storey rectangular stone bays with shallow hipped slate roofs. Fenestration comprises paired windows to bays divided by stone mullions. Few surviving original timber sash windows. Single timber sash windows to first floor above entrance with stone cills on stone brackets and red gauged brick segmental arches with stone haunches. Unusual heavy projecting red brick lintels to third floor windows, again with stone cills with stone brackets. Projecting red brick platbands to first and second floors through bays. Small plinth at ground floor. Some properties retain four panel timber doors, all have fanlights under red gauged brick segmental arches with stone haunches. Large rectangular brick chimney stacks with projecting red brick courses and pots to gables and centre.

-
- : quality of copy not good, but this terrace probably not present
 - possibly the “Albion Terrace” for sale in 1869: advert in PA 2 Oct 1869 p2 (col 6)
 - 1877/81 Map: terrace shown in this location

Central
'Dryden House'
101 Lincoln Road

Local List Ref:	C12
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

One of a series of elaborate and attractive Victorian villas to east side of Lincoln Road adding definition to the street scene and the conservation area. A relatively rare surviving example in the city. All original features. Significant and distinctive architectural quality. Has a significant role in shaping the character and appearance of the street scene.

Description

Rectangular plan. Three storey detached villa in a vaguely gothic manner. Asymmetrical composition. Buff brick with red brick and stone detailing. Steeply pitched tile roof. Dentil course.

Pair of unequally gables to front with projecting eaves and elaborative fret cut and scalloped bargeboards. Bands of patterned tile and brick work to elevation. Large gable has asymmetrically placed two storey stone bay with hipped slate roof, decorative brick work with terracotta tiles above ground floor. Timber framed windows of single undivided sash with elaborate and projecting arched stone heads with light chamfer in front of timber frames with cills. Paired rectangular sash windows to first floor smaller gable divided by brick mullions with arched stone lintels and cills. Single sash window with similar detailing to larger gable. Timber door with arched fanlight with similar arched stone lintel above. Large rectangular brick chimney stack to north gable with projecting courses of red brick. Cast iron rainwater goods.

-
- Sometimes treated as part of St Marks Villas, but not strictly so.
 - : no buildings in this location
 - 1877/81 Map: all shown, and probably all pre-1874 as well

Central
97 & 99 Lincoln Road

Local List Ref:	C13
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th C
Use:	Residential



Reason for selection

Unusual semi-detached late 19th c pair. Part of a series of elaborate and attractive Victorian villas to east side of Lincoln Road adding definition to the street scene and the conservation area. Near original features. Has a significant role in shaping the character and appearance of the street scene.

Description

Rectangular plan. Semi-detached symmetrical two storey double fronted Victorian building. Built of yellow brick in Flemish bond under a steeply pitch Welsh slate roof with ridge tiles. Pair of large forward projecting cross gables with elaborative scalloped bargeboards. Double height cant stone framed bays with stone dressings and flat roofs. Timber framed sash windows, divided 4 pane to front of bay. Modern four light window to gable. Single sash window above entrance with shallow flat hood architraves on console brackets. Smaller central half dormer gable also with bargeboard and finial containing two sash windows divided by brickwork under stone lintels with cills on brackets. Pleasantly detailed common paired timber porch with flat roof and flat canopy. Very large rectangular brick chimney stacks with pots to north and south gables.

-
- Sometimes treated as part of St Marks Villas, but not strictly so.
 - : no buildings in this location
 - 1877/81 Map: all shown, and probably all pre-1874 as well

Central
91 & 93 Lincoln Road

Local List Ref:	C14
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

One of a series of elaborate and attractive Victorian villas to east side of Lincoln Road adding definition to the street scene and the conservation area. A relatively rare surviving example in the city. All original features. Significant and distinctive architectural quality.

Description

Rectangular plan. Fine pair of 'Rogue'ish' gothic villas. Two storey semi-detached properties. Red brick under slate roof. Large forward projecting gables with bargeboards. No 91 has particularly decorative and fancy bargeboards. Pointed arch timber windows with brick detailing. Smaller gables with bargeboards and arched timber framed sash windows. Colonnets dividing ground floor sash windows leading to dark red brick arches. Unusual ground floor corner windows with timber frame and post to plinth. No 91 has rectangular projection with arched sash windows and similar corner window, under forward pitch roof. Lean-to open timber porch with recessed timber door. Tall chimney stacks with projecting courses and tall pots to gables.

-
- 4 sets of semi-detached villas, probably built for one client, Rev Edmund Davys (Vicar of St John's)
 - 1862 Map: no houses shown
 - Built, then, between 1862 and 1872 (all four sets for sale by auction: advert in PA 6 July 1872 p2 (col 4))
 - *Attributions vary (see below) and the only way of reconciling them is to suggest that Davys utilised designs by both Wm Young and Thos C Sorby chosen in open competition*
 - (see "*Picturesque architectural studies and practical designs [etc]*" by William Young, (London: Spon, 1872) pp10-11 + Plate 13)
 - (see also "The Building News" 29 Dec 1865 (Plates); 5 Jan 1866 p11 and 19 Jan 1866 p41, where designs attributed to Thomas C Sorby)

Central
87 & 89 Lincoln Road

Local List Ref:	C15
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

One of a series of elaborate and attractive Victorian villas to east side of Lincoln Road adding definition to the street scene and the conservation area. A relatively rare surviving example in the city. All original features. Significant and distinctive architectural quality .

Description

Rectangular plan with side additions. Semi-detached two storey villas. Built of yellow brick with projecting red brick bands, particularly elaborate brick decoration to frieze and cornices. Hipped Welsh slate roof with central finial and with two front dormers. No 89 has canted stone framed bay with shallow pitched slate roof. No. 79 has rectangular stone framed bay with shallow pitched slate roof and three timber sash windows divided by stone mullions. Single divided sash windows to first floor with stone dressings. Large brick porch set to the angle of the building with stone arched openings, elaborate red cornice detail under a slate roof. Large rectangular chimney stack with red brick banding and yellow pots. Smaller secondary chimney to rear. Cast iron rainwater goods.

-
- 4 sets of semi-detached villas, probably built for one client, Rev Edmund Davys (Vicar of St John's)
 - 1862 Map: no houses shown
 - Built, then, between 1862 and 1872 (all four sets for sale by auction: advert in PA 6 July 1872 p2 (col 4))
 - *Attributions vary (see below) and the only way of reconciling them is to suggest that Davys utilised designs by both Wm Young and Thos C Sorby chosen in open competition*
 - (see "*Picturesque architectural studies and practical designs [etc]*" by William Young, (London: Spon, 1872) pp10-11 + Plate 13)

(see also "The Building News" 29 Dec 1865 (Plates); 5 Jan 1866 p11 and 19 Jan 1866 p41, where designs attributed to Thomas C Sorby)

**Central
The Lindens
Lincoln Road**

Local List Ref:	C16
Group value:	Yes
Selection criteria:	A2 C1 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

Provides significant variety and interest to the area. An important part of the street scene. Has a significant role in shaping the character and appearance of the street scene.

Description

Irregular plan. Detached two storey building. Rendered and white painted with stone detailing. Small clay tile roof with projecting eaves. Original building dates from the late 19th century or early 20th century, and extended in sympathetic style. Symmetrical main frontage with two forward projecting mock timbered gables supported on timber brackets with painted infill panels. Projecting ground storey stone bay containing entrance. Tripartite windows to bay with stone mullions and transoms. Timber mullion and transom windows to first floor with lead panes. Porch with stone detail to entrance set to the north angle of the building. Large chimney stacks, also white painted. Lightly course undressed stone boundary wall.

-
- 1861 CEB: appears to be occupied by John Thompson, builder
 - 1862 Map: one, probably two semi-detached, residential buildings in this location
 - Directories: John Thompson resident here until he d.1898; then his widow until she d.1920
 - PAS: 21 April 1920 Auction Catalogue (illustrated)

Central

'St Mark's Villa' 79 Lincoln Road &
'Raffles House' 81 Lincoln Road

Local List Ref:	C17
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

One of a series of elaborate and attractive Victorian villas to east side of Lincoln Road adding definition to the street scene and the conservation area. A relatively rare surviving example in the city. All original features. Significant and distinctive architectural quality .

Description

H shape plan. Two storey Semi-detached late 19th c. building. Built in a 'Rogue'ish' gothic manner. Yellow brick under small clay tile roof with projecting eaves. Dentil course in red brick off stone kneelers. Decoration in red and blue brick to relieving arches and red brick bands. Large forward projecting gables. Gable to no. 81 has small rectangular bay with six light timber mullioned and transomed casement window, stone dressings and a small tile roof. No bay to no 79 but matching window. First floor gable windows are four light timber mullioned and transomed with stone dressings and red and blue brick to relieving arches. Two light casement windows at first floor front. Fine detailed porch with supporting stone column set to the angle of the gable and front. Large rectangular chimney stacks with projecting red brick bands to each gable.

-
- 4 sets of semi-detached villas, probably built for one client, Rev Edmund Davys (Vicar of St John's)
 - 1862 Map: no houses shown
 - Built, then, between 1862 and 1872 (all four sets for sale by auction: advert in PA 6 July 1872 p2 (col 4))
 - *Attributions vary (see below) and the only way of reconciling them is to suggest that Davys utilised designs by both Wm Young and Thos C Sorby chosen in open competition*
 - (see "*Picturesque architectural studies and practical designs [etc]*" by William Young, (London: Spon, 1872) pp10-11 + Plate 13)
 - (see also "The Building News" 29 Dec 1865 (Plates); 5 Jan 1866 p11 and 19 Jan 1866 p41, where designs attributed to Thomas C Sorby)

Central
Former Vicarage to St Mark's Church
Lincoln Road

Local List Ref:	C18
Group value:	Yes
Selection criteria:	A2 C1 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

One of a series of elaborate and attractive Victorian villas to Lincoln Road, adding character to the street scene and the conservation area. All original features remain. Significant and distinctive architectural quality. Contemporary with St Marks Church (See C23)

Description

The building is believed to be contemporary with St Marks Church (1856 by E. Ellis). Pleasantly asymmetrical stone building under steeply pitched small clay tile roof with projecting eaves. Well detailed in yellow brick with stone dressings, including ashlar quoins and window surrounds. Large forward projecting gable to front elevation. Ground floor bay with four windows divided by stone mullions. Two light timber framed casement windows, divided by stone mullions, to gable. Projecting timber framed porch with pitched roof and fine decorative timberwork. Large external chimney to front elevation.

-
- PA 12 June 1858 p15: refers to Vicarage being under construction
 - NRO: P'boro Diocesan Admin File 289: correspondence about sale of building c1963

Central
St Marks Church, 82 Lincoln Road

Local List Ref:	C19
Group value:	Yes
Selection criteria:	A2 B3 C1 C4 C6
Construction date:	1856
Use:	Place of worship



Reason For Selection

This very picturesque design. Forms a key feature to the lower part of Lincoln Road, particularly the tower and spire. It is a landmark in the view west in Church Walk. Has a significant role in shaping the character and appearance of the street scene.

Description

Designed by E. Ellis 1856 and built by locally renowned builder John Thompson. Early 'Decorated' style (Victorian revival). Constructed of local limestone with a clay tile roof. The entrance is a projecting gable to the south aisle. Corresponding north aisle. North east tower and spire. Large stone tripartite window with fine tracery to east elevation. Fanciful circular windows and half-timbered dormer. Extensive buttressing.

-
- ug 1855: foundation stone laid
 - 26 Sept 1856: consecrated
 - PA 1 Feb 1890 p6 (col 1): new Vestry by Henry M Townsend
 - 1898 Chancel extended
 - (see "*St Marks Church Peterborough: a history [etc]*" by A Peasgood (2014) and the website www.churchplansonline.org)

**Central
'Gayhurst'
80 Lincoln Road**

Local List Ref:	C20
Group value:	Yes
Selection criteria:	A2 B2 C2 C6
Construction date:	1873
Use:	Reside



Reason for selection

Consonant in character with villas of similar later 19th c date on east side of Lincoln Road. One of a series of elaborate and attractive Victorian villas to Lincoln Road, adding character to the street scene and the conservation area. Many original features remain. Probably built for the Barford family (W. Barford 1832-1898 JP and seventh Mayor Peterborough).

Description

Substantial detached house (now residential with adjacent development) set well back from street frontage. Double-fronted and of two storeys, the main elevation is made slightly asymmetrical by virtue of a four-light ground floor window to the right. Red brick with stone dressings (sandstone & limestone) and with purple brick lacings to mullioned and transomed windows, the composition has something of a Tudor flavour overall. Slender, clustered stacks, their upper parts twisted on the square. However, around the entrance bay, which rises to an oddly shaped gable with cartouche and finial. A distinctly 'Rogueish' air about the detailing – fancy brickwork, square label over round arch, richly foliated carving to spandrels and extrados. Prominent tiled roof with hipped ends. Large canted bay to south elevation in similar style.

-
- PA 15 Nov 1873 p3 (col 1): Urban Sanitary Authority Minutes refer to Mr Barford's new house
 - Painting/lithograph in PMAG may be the architect's 'perspective' drawing for his client
 - Directories: William Barford occupier c1874-d.1898; followed by his son James G Barford 1898-d.1923; and JGB's widow to 1927
 - Auction catalogues 6 Feb 1924 (unsold) and 27 May 1936 refer to Conveyance and covenants in 1873 [thereby emphasising that date]

Central
63-71 Rothsay Villas
Lincoln Road

Local List Ref:	C21
Group value:	Yes
Selection criteria:	A2 A6 C4 C6
Construction date:	Early 20 th c
Use:	Residential



Reason for selection

An imposing three storey stone terrace and forms an important part of the street scene. Well proportioned. The scale of the building serves as a local landmark.

Description

Rectangular plan. Three storey ashlar stone terrace under small clay tile roof. Prominent building in slightly French style. Two storey canted bays capped with hipped roofs Large gabled dormers above. Full height end bays with steep pavilion roofs. Wood mullioned and transomed casement windows throughout. Believed to have reused material from the great medieval aisled Boroughbury Tithe Barn, demolished in 1890. (likely to be forming part of the plinth of the terrace). Solid timber doors with top lights.

-
- PCC 1264, dated 1892: 6h by and for James M Craig (draper)

Central
61 Lincoln Road

Local List Ref:	C22
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Office



Reason for selection

Whimsically detailed late Victorian house now offices. Contributes to the Victorian character of the area. Significant architectural quality in the street scene – has a local landmark quality in the conservation area at the junction of Lincoln Road and Manor House Street.

Description

Broadly rectangular plan. Two storey dark red brick building under a small clay tile roof. Projecting eaves and rafter feet. Forward projecting timbered gable with mock timber frame and rendered infill supported on curved timber brackets. Rectangular stone framed bay, mullioned and transomed with narrow windows. Smaller stone framed cant bay above under the gable. To right of entrance same rectangular stone framed bay with angled two light window above, under smaller gable with brackets and bargeboards. To south elevation rectangular stone bay with same stone and window detailing under shallow hipped clay tile roof. Above bay tripartite stone surround window with mock timber frame and rendered infill to projecting gable with bargeboards.

-
- PCC 1897, dated 1897: 1h by William Boyer for Charles Francis (gunsmith)
 - (*See also 19 Manor House Street*).

**Central
Manor House
57 Lincoln Road**

Local List Ref:	C23
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	Early 20 th c
Use:	Office



Reason for selection

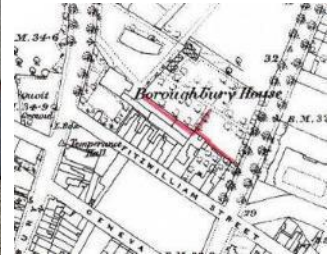
Former administrative headquarters of the Peterborough Building Society. Maintains the name of Boroughbury Manor House, demolished in 1921. An imposing two building forming an important part of the street scene. Well proportioned. The scale of the building serves as a local landmark.

Description

Rectangular plan with rear additions. Two-storey building with brick with stone dressings and mansard slate roof. Symmetrical frontage of three bays. Double height curved stone bays flanking the central entrance with 'Sparrow's House' or Ipswich windows. Stone band to gables with stone decoration to single windows. Parapets with cast iron rainwater goods. Prominent entrance with three divided lights above. Entrance piers with decorative lights and ornate gates. Wall and railings to boundary.

**Central
Walling SE corner
57 Lincoln Road**

Local List Ref:	C24
Group value:	Yes
Selection criteria:	A6 B3 D2
Construction date:	unknown
Use:	Boundary



Reason for selection

Surviving remnant of boundary wall of part of the curtilage of the original medieval Boroughbury Tithe Barn.

Description

A short section of early walling marking the original manorial boundary (Boroughbury Tithe Barn formerly in the vicinity demolished 1890) Wall visible also at rear of 22-24 Fitzwilliam Street.

-
- PCC 4390, dated 1924; 1h by AW & HJ Wilson for Dr William P Bonner
 - However, not shown on the 1927 OS map, so building work delayed ?
 - Stone walling either boundary walls of outbuildings or of farmyard ?

Central
16 Lincoln Road

Local List Ref:	C25
Group value:	Yes
Selection criteria:	A2 C1 C3 C6
Construction date:	1902
Use:	Office



Reason for selection

Well proportioned and retains most of its original features. Has distinctive detailing and its size make it a significant contribution to the area – local landmark function

Description

Stone-faced building, of two storeys and dormers, in style of mid seventeenth-century derivation. Believed to have been built in 1902 to the designs of Alan Ruddle. Detailed and executed façade in ashlar masonry. The flanks and rear building, now more exposed than originally, brick faced. Large gabled bay to rear; small timber oriel, with original glazing, to south. Composition made asymmetrical by virtue of prostyle porch to right hand bay, with Doric columns and segmental pediment. Two-storeyed central projecting bay inspired by east front of Thorpe Hall. Shallow pilasters rise to a cornice and a surmounting balustrade running between panelled dies. Three dormers behind, the central one emphasised, to slated roof with finely detailed terminal stone stacks.

-
- PCC 2709, dated 1902; 1h by Alan W Ruddle for Dr John N Collins (medical practitioner)

Central
25 Lincoln Road

Local List Ref:	C26
Group value:	Yes
Selection criteria:	A2 C6
Construction date:	Late 19 th c
Use:	Residential



Reason for selection

High quality and well-proportioned detached Victorian house, elevated and dominant within the streetscene. Adds to the wide variety of Victorian dwellings in Peterborough, in a location where the domestic character has been lost.

Description

Strikingly original Victorian dwelling, quite original in its rogue-ish details. Single fronted rectangular plan of two-storeys with attic and basement, of late nineteenth-century construction in yellow stock brick with red brick detailing. Two storey rectangular projecting bay topped with a forward facing gable, fancy bargeboards and pendant drop. Paired sash windows to bay divided by slender stone colonettes, under red brick flat arches with relieving arch to ground floor and pointed arches to first floor. Shouldered stack. Entrance doorway with glazed sidelights has lost its pitched roof canopy porch.

- 11 Aug 1837 Auction Catalogue: site plan shows an empty building plot
- 1861 CEB: inconclusive
- 1862 Map: shows a residential building in this location
- 1865: enrolled copyhold deeds suggest occupied by James Ruddle
- 1871CEB: probably occupied by James Ruddle [architect & surveyor]
- Directories: suggest Ruddle occupier from c1869-d.1898, with office here c1886-d.1898 (for previous office location see 26 North St)

**Central
Former Masonic Hall
Lincoln Road**

Local List Ref:	C27
Group value:	Yes
Selection criteria:	A2 B2 B3 C3 C6
Construction date:	c 1864
Use:	Restaurant



Reason for selection

Former Masonic Hall. The entrance formerly from North Street, though the principal elevation is to Lincoln Road (Entrance to the building seems to have varied, there is evidence of a blocked doorway towards the southern end of the main elevation). This main elevation is a curious likely expression of the symbolism of Masonic ceremonial activity. The origins of the Masonic Hall are unclear though it would appear to have been constructed in 1864, possibly using materials (the limestone rubble at least) from the Boroughbury Maltings which earlier occupied the site. The lower floor was, for nearly forty years, let to Messrs. Elgood, the brewers of Wisbech, for the storage of beer, before being converted by the masons for use as a dining room. Architect R. Chamberlain, of Peterborough. Unique building and local landmark.

Description

Construction is essentially of random limestone rubble with brown brick dressings, apron panels, parapet, stack and decoration. Slate roof. Some minimal use of stone to window labels and mullions, all oddly detailed. The elements are symmetrically arranged about the prominent, centrally placed, stack save that at the north end of the elevation what appears as an extension, but which seems in fact to be coeval with the rest, is entirely in brick and has a two-light gothic window of sorts.

-
- 11 Aug 1837 Auction Catalogue: site plan shows buildings here [granaries, maltings ?] the property of Samuel Buckle, but not included in the sale.
 - c1864: enrolled copyhold deeds suggest stables and outbuildings here
 - PA 7 May 1864 p2 (col 7): notes that erection of the Masonic Hall had commenced. Architect: R Chamberlain
 - Directories: Chamberlain listed locally only in 1864, as being resident in the Minster Precincts, [*he's otherwise unknown*]
- (see also "*A history of St Peter's Lodge*" by F Caster (1936); pp34-37)

**Central
St Theresa's House
Manor House Street**

Local List Ref:	C28
Group value:	Yes
Selection criteria:	A2 B3 C4 C6
Construction date:	1893
Use:	Commercial



Reason for selection

Former All Souls School. Well proportioned principle elevation and retains most of its original features. Provides variety and interest to the street scene and contributes to the Victorian character of the area.

Description

Irregular plan. Single storey red brick building, laid in Flemish bond under a pitched Welsh slate roof. Stone dressings to plinth, buttressing, kneelers and parapets. One large stone tripartite window with centre arch to gable. In the tympanum the date, a papal tiara and 'Leo XIII. Single storey flat roof side extension with pillastered arched door case. Two light windows divided by stone mullions with stone surround and label moulding. Rectangular windows with stone lintels and cills to side elevations, divided into bays by brick pillars.

-
- PCC 1336, dated 1892: school for Rev Moser (submitted by Henry Hammond, builder).
 - 13 April 1893: All Souls RC School opened
 - PA 4 March 1893 p6 (col 4): preview of school, then almost complete (attributes 'design' to Hart of Corby [Glen], Grantham, architect, and the stone carving on frontage ("Papal Tiara and the Keys of Authority") to Patston Bros of New Road, monumental masons)
 - PA 15 April 1893 p5 (col 4): report of official opening [has few details about the building]

Central
19 Manor House Street

Local List Ref:	C29
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

An unusually complete and well maintained detached later 19th c dwelling house. Retains all original detailing. Forms an important part of the street scene.

Description

Rectangular plan. Detached building in yellow stock Fletton brick under a manufactured tile roof. Characteristic of much of the area. Painted stone dressings. Canted stone bay with undivided timber sash windows. Panelled door beneath arched fanlight with decorative and ornate scrolled pediment to architrave above with console brackets. Stone detailing to single timber sash window to first floor and three light sash window above bay separated by stone mullions under common chamfered stone lintels. Plain stone band to first floor. Decorative moulded and corbelled, brickwork eaves details to the roof. Brick chimney stack to east gable. Boundary wall with coping and metal railings.

-
- PCC 1822, dated 1897: 2h by William Boyer for Chas Francis (gunsmith)

Central
10 Burghley Road

Local List Ref:	C30
Group value:	Yes
Selection criteria:	A2 C3 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

Delightful late 19th c. building in unusual mock Tudor style. Retains all original detailing. Forms an important part of the street scene. Unusual style in Peterborough.

Description

L shape plan. Two storey detached property in red brick and clay tile pitched roof. Jettied first floor with brackets. Timber studding to first floor with arch bracing and rendered panels. Oversailing timber eaves. Highly decorative carved bargeboards. Two storey rectangular bay with hipped roof. Cruciform timber and leaded windows. Octagonal two storey bay with half hip roof to Burghley Road. Entrance in the angle with timber canopy. Octagonal chimneys in gauged brickwork with twists.

-
- PCC 4036, dated 1920:1h by and for Thomas E Ellington (builder)

Central
44 Burghley Road

Local List Ref:	C31
Group value:	Yes
Selection criteria:	A2 A6 D2
Construction date:	late 19 th c
Use:	Residential



Reason for selection

Highly distinctive and unusual features to this simple cottage (carved stone string course and stone niche). A local curiosity.

Description

Rectangular plan. Two storey cottage rendered brick under a tile roof. Modern windows. Notable building for the intricately carved stone string course (frieze) and a gothic / church style stone niche in the style of c 1320. above the front door. Suggests a Gothic Revival feature . Suggested that the niche could be a remainder from Peterborough Cathedral refurbishment works carried out by Blore in the 1830's; or from Carter's pre-existing gothic work on the apse at the Cathedral. Likely that the feature arises from connection with Thompsons, a leading Peterborough building company in the 19th c who would have also been involved in Cathedral and other refurbishment works.

-
- 1862 Map: quality of copy not good: but no buildings appear to be shown in this location
 - 1871 CEB: in the absence of house numbers, nothing useful can be made out.
 - 1877/81 Map: house shown in this location
 - probably on Freehold Land Society estate laid out as building plots in the 1860's

Central
66 & 68 Burghley Road

Local List Ref:	C32
Group value:	No
Selection criteria:	A2 C6
Construction date:	Mid 19 th C



Reason for selection

A particularly fine pair of Victorian town houses of a grander scale than predominates within Peterborough. Prominently located individual end of terrace with a design which contributes positively to the street scene. The building retains the majority of its original features.

Description

Semi-detached pair of identical town houses constructed in red brick with English Bond under a slate roof. Two and a half storey with canted bay window stack rising from half basement to eaves. Steps up to raised and fielded 6 panel front door with light above. Four identical pedimented dormers aligned to fenestration arrangement of lower floors. Original sash window design throughout with single vertical glazing bar. End chimney stacks (right hand missing). Multi-layered dog tooth and coggled string course under eaves, with flanking corbels. Enclosure provided by boundary wall with a rhythm of piers infilled by black railings with decorative finials.

Central
2-10 Towler Street

Local List Ref:	C33
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

An elegant short brick terrace retaining original features. A relatively rare surviving example of intact 19th c workers cottages. Contributes to the Victorian character of the conservation area

Description

Rectangular plan. Short terrace of five dwellings. Two storey and built of buff brick under a slate roof. Simple layout of ground and first floor window above. Original timber six over three light pane sash windows Stone dressings to lintels including drip moulding and chamfer. Stone cills. Brick dentil course. Panelled doors with fanlight. Large chimneystacks with pots and projecting courses.

-
- 1886 Map: no buildings shown in this location
 - nothing obvious in Index
 - 1901 Map: buildings now shown in this location

Central
68 Monument Street

Local List Ref:	C34
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

A fine detached house of high standard. Well proportioned and retains most of its original features. Representative of a fine mid-19th c detached villa. Contributes to the Victorian character of the area and complements the street scene.

Description

Rectangular plan. Symmetrical two storey detached villa. built of yellow stock brick under a Welsh slate roof. Red clay ridge tiles to roof. Heavily dentilled 'dogs tooth' eaves course. Red brick banding. Canted stone bays with elaborate balustraded parapets. Divided timber sash windows. Three windows above each bay comprising two narrow side sashes and central sash separated by stone mullions under common chamfered stone lintel. Single arched window with cill and stone arch above entrance. Recessed entrance with projecting and decorative stone arched and brick door case with shallow flat hood. Part glazed door within frame with margin and top lights. Large rectangular chimneystacks with pots and projecting courses and corbelled heads to each gable. Cast iron rainwater goods.

-
- on Freehold Land Society estate laid out as building plots c1873
 - Probably PCC 771, dated 1886: 1h by and for William Milley.

**Central
City College Peterborough
Brook Street**

Local List Ref:	C35
Group value:	Yes
Selection criteria:	A2 B3 C6
Construction date:	early 20 th
Use	Education



Reason for selection

The building is an important part of the street scene and borders Stanley Recreation Ground. The scale and variety of the building create a strong local landmark. Visually distinctive rhythm of gables.

Description

Irregular plan. Single storey building built of yellow brick laid in Flemish bond with red brick horizontal bands, and gable eaves 'dogs tooth' detailing. Slate roof with multiple pitches. Series of projecting gabled frontages. Extensive fenestration. Windows to each gabled section are modern with flat stone heads with projecting keystones and cills. Cast iron rainwater goods and hoppers. Successful recent additions in similar style, up to 3 storeys.

-
- Probably on Freehold Land Society estate laid out as building plots c1858
 - 1862 Map: shows only vacant building plot
 - PA 13 June 1874 p2 (col 2): advert, Providential Row for sale by Private Treaty

**Central
1-15 (odd)
Crawthorne Street**

Local List Ref:	C36
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	mid 19 th c
Use:	Residential



Reason for selection

These cottages are a good example of artisans housing from the mid 19th c. Renovated in mid 1980's with strong uniformity of appearance. The terrace provides structure in the street scene. Contributes to the Victorian character of the area.

Description

Rectangular plan. Two storey terrace of 8 properties, arranged in symmetrical 8 bays incorporating a central passage. Simple layout of ground and first floor window above. London stock brick in Flemish bond. Doorways to front have gauged brick headers and stone steps. Top hung timber sash divided windows. Stone lintels and cills. Solid timber doors most with narrow top light. Sequence of chimney stacks with pots. Footscrapper stones and ironwork to side of entrance doors.

-
- PCC 1644, dated 1895: 1h by Martin Hall for T H Watson.

Central
110, 112 & 114 Broadway

Local List Ref:	C37
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1890's
Use:	Residential



Reason for selection

One of a series of predominantly matching semi-detached properties constructed opposite the new Victorian cemetery opposite. Situated on a boulevard with trees, the properties create a very positive street scene

Description

Terraced row of matching pairs of mirrored dwellings constructed of Flemish bond buff brick with stone dressings under a concrete tile roof. No.114 Slate. Two storey bay windows with stone surrounds. Hipped roofs with dentils along ground floor stone surrounds. Missing on No. 114. Decorative north end chimney stack, with double central and reduced southern stack. Decorative gable ends with single light slight aperture above bay windows with stone eaves incorporating stone kneelers. Dentil course under eaves which continues along black side elevations with exception for bay window. Central windows on each respective dwelling with chamfered and stop cill and dentil filled lintel. All windows one over one sash's with horns. Stone surround doorways with recessed doors and corbels under moulded drip hood. No.110 etched Myrtle Villa, No.112 Laurel Villa, No.114 Hazel Villa and No.116 Fern Villa all above 'Tudor' style door arch.

Central
106 & 108 Broadway

Local List Ref:	C38
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1890's
Use:	Residential



Reason for selection

One of a series of predominantly matching semi-detached properties constructed opposite the new Victorian cemetery opposite. Situated on a boulevard with trees, the properties create a very positive street scene

Description

Semi-detached dwellings constructed of Flemish bond buff brick with stone dressings under a concrete tile roof. Two storey bay windows with stone surrounds. Hipped roofs with dentils along ground floor stone surrounds. Decorative end chimney stacks. Decorative gable ends with single light slight aperture above bay windows with stone eaves incorporating stone kneelers. Dentil course under eaves which continues along black side elevations with exception for bay window. Central windows on each respective dwelling with chamfered and stop cill and dentil filled lintel. All windows one over one sash's with horns. Stone surround doorways with flush doors with overlight. Corbels under moulded drip hood. No.106 etched Oakville and No.108 Woodville above 'Tudor' style door arch.

Central
102 & 104 Broadway

Local List Ref:	C39
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1890's
Use:	Residential



Reason for selection

One of a series of predominantly matching semi-detached properties constructed opposite the new Victorian cemetery opposite. Situated on a boulevard with trees, the properties create a very positive street scene.

Description

Semi-detached dwellings constructed of Flemish bond buff brick with stone dressings under a concrete tile roof. Two storey bay windows with stone surrounds. Hipped roofs with dentils along ground floor stone surrounds. Decorative end chimney stacks. Decorative gable ends with single light slight aperture above bay windows with stone eaves incorporating stone kneelers. Dentil course under eaves. Central windows on each respective dwelling with chamfered and stop cill and dentil filled lintel. All windows one over one sash's with horns. Stone surround doorways with recessed doors. Corbels under moulded drip hood. No.102 etched Eblana and No.104 Kinver above 'Tudor' style door arch.

Central
98 & 100 Broadway

Local List Ref:	C40
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1890's
Use:	Residential



Reason for selection

One of a series of predominantly matching semi-detached properties constructed opposite the new Victorian cemetery opposite. Situated on a boulevard with trees, the properties create a very positive street scene.

Description

Semi-detached dwellings constructed of Flemish bond buff brick with stone dressings under a slate roof. Two storey bay windows with stone surrounds. Hipped roofs with mouldings along upper part of respective stone surrounds. No.100 has decorative end chimney stack but No.98 is located on ridge line in middle of respective dwelling. Decorative gable ends with single light slight aperture above bay windows with stone eaves incorporating stone kneelers. Dentil course under eaves. Two string courses, one linking upper floor cills other lining ground floor lentils. Central windows on each respective dwelling with short projecting central wings and moulded cill. Central doorway three centred arch with decorative spandrels. Projecting brick plinth with square post, impost and reeded corbels under moulded drip hood. Flush six panel doorway with leaded side lights and three bay fan light above



**Central
79 Broadway**

Local List Ref:	C41
Group value:	Yes
Selection criteria:	A2 A6 C4 C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

One of a number of detailed buildings originally built as dwellings and characteristic of the immediate area having baronial character from large bays finished with hexagonal turret. (see C37, C39). Fine detached property of high standard, retaining much original detailing. Contributes to the Victorian character of the area. Locally distinctive building close to the Burghley Road, Park Road junction.

Description

Rectangular plan. Double fronted detached two storey with attics Victorian building built of red brick in Flemish bond under a hipped slate roof. Corbelled eaves. Rendered and painted plinth. Double height canted and stone framed bay with parapet and flat roof. Gable above with timber panels and rough render. projecting eaves, bargeboards and finial. Double height five sided bay to SW corner with stone mullions and headers below a tall six sloped pyramidal slate roof turret set on a brick attic plinth half a storey above the main eaves line. Sash windows with generally 6 over 1 panes. Narrow single sash window above entrance with stone dressing to lintels. Sash windows as front with stone detailing to south side elevation. Flat roof porch with supporting stone columns. Part glazed timber door.

-
- PCC 1644, dated 1895: 1h by Martin Hall for T H Watson.

Central
77 Broadway

Local List Ref:	C42
Group value:	Yes
Selection criteria:	A2 A6 C4 C6
Construction date:	late 19 th c
Use:	Social club



Reason for selection

One of a number of detailed buildings originally built as dwellings and characteristic of the area having baronial or chateau'esque character from large bays finished with hexagonal turret (see C36 and C39). Detached property of very high visual quality, retaining much original detailing. Contributes to the Victorian character of the area. Locally distinctive building at the Burghley Road, Park Road junction. Built by Martin Hall of Huntley Grove (dates unknown) Local landmark.

Description

Irregular plan. Large detached two storey building built of red brick in Flemish bond under a steeply pitched Welsh slate roof. Corbelled eaves detail. Double height four sided bay with stone dressings below a tall six sloped pyramidal slate roof turret set on a brick attic plinth half a storey above the main eaves line. Sash windows separated by brickwork. Two gables with projecting eaves and bargeboards to west and south elevations. Tripartite window to south gable with stone surround and detailing. Double height cant bay to west gable. Mixture of sash and casement windows. Large external chimney stack to south elevation and two others to east and north elevations.

-
- possibly PCC 1360 (according to the index, but actual plans missing) would be dated c1893
 - *See, however, No 79, almost its twin, for likely designer.*

**Central
75 Broadway**

Local List Ref:	C43
Group value:	Yes
Selection criteria:	A2 A6 C4 C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

A highly detailed building, one of a number of locally distinctive buildings close to the Burghley Road, Park Road junction. Fine detached property retaining virtually all original detailing. Contributes to the Victorian character of the area and positive feature of the conservation area.

Description

Irregular plan. Two storey dark red brick building under a slate roof. Projecting eaves and bargeboards. Two timbered gables with mock timber frame and plate and painted infill panels supported on flamboyant curved timber brackets. Two storey cant bays below with stone dressings and terracotta work. Larger bay to north elevation with timber sash windows 8 over 2 pane, and 6/4 over 2 pane to smaller bay. Two storey flat roof entrance in the angle. Full timber door and sash windows above and to side. Cast iron rainwater goods. Central chimney stack with corbelling.

-
- PCC 876, dated 1888: 1h by Henry M Townsend for “Mr Ryan”.

Central
72 & 74 Broadway

Local List Ref:	C44
Group value:	Yes
Selection criteria:	A2 C2 C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

One of a number of detailed buildings originally built as dwellings and characteristic of the immediate area having baronial or chateau'esque character from large bays finished with turrets. (see C36, C37). Fine detached property of high standard, retaining much original detailing. Contributes to the Victorian character of the area. Locally distinctive building close to the Burghley Road, Park Road junction.

Description

Rectangular plan. Semi-detached double fronted two storey Victorian building built of Fletton brick in Flemish bond under a slate roof. Double height canted and stone framed bays under a six sloped pyramidal slate roof turret with finials. Timber framed sash windows, centre windows 2 over 1 light, and side windows 2 over 2 sash. Semi-circular stone or stucco hood supported on pillars to doorway with inscribed name. 'Longueville' and 'House'. Single divided timber sash window above entrance with stone surround. Slight eaves corbelling. Rectangular chimney stacks.

-
- possibly PCC 1093 or 1094 (both dated 1890): 2h, respectively and speculatively, for builders JT Machin or Henry Hammond

**Central
Broadway Theatre
46 Broadway**

Local List Ref:	C45
Group value:	No
Selection criteria:	A6 B3 C6
Construction date:	1937
Use:	Theatre



Reason for selection

Local historic interest and streetscape presence. Forms a local landmark building. Significant definition to the built structure of Broadway. Positive contribution to the character of the area.

Description

Built as an Odeon cinema in 1937 of the Oscar Deutsch Odeon Theatres Group by the Harry Weedon partnership to the designs of Roland Satchwell. A minor work for the cinema chain. An intentionally simple art deco façade to Broadway, originally clad in glazed ceramic tiles (faience), subsequently removed and replaced with painted render (late-1950's). Much altered and extended (1973, 2000, 2011) including an upper floor glass box extension to Broadway.

-
- PCC 6533, c1935/6: cinema by Roland Satchwell for Odeon Theatres Ltd [architectural oversight transferred to Harry Weedon, and usually attributed to him]
 - 2 Sept 1937: opening performance (closing performance 23 Nov 1991)
 - May 2001: reopened as The Broadway

(See "Odeon Cinemas" vols 1 & 2 by A Eyles, (CTA 2002 and 2005))

(Also "Staging a return" by J Melvin in *RIBA Journal*, June 2001; pp42-48)

**Central
Former Central Library
Broadway**

Local List Ref:	C46
Group value:	Yes
Selection criteria:	A2 B1 B3 C6
Construction date:	1905
Use:	Restaurant



Reason for selection

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

Description

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

-
- 1904 open architectural competition, the winning design by Hall & Phillips of London
 - 4 Dec 1905: City Library opened to the public
 - 29 May 1906: official opening by Andrew Carnegie (whose charitable trust had paid for the cost of building)
 - Summer of 1990: closed on transfer to new Central Library

*For sources see "Libraries & Reading Rooms in Peterborough" **in** Peterborough Museum Society Proceedings 1991-2000; pp15-29.*

**Central
Former Technical College
(currently College Arms)**

Local List Ref:	C47
Group value:	Yes
Selection criteria:	A2 B3 C4 C6
Construction date:	1903
Use:	Public house



Reason for selection

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

Description

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

-
- 30 July 1902: foundation stone laid by GCW Fitzwilliam
 - PA 17 Oct 1903 p6 (col 2) reports the official opening on 12 Oct (which attributes the design to the City Engineer John W Walshaw, with its main frontage to the proposed continuation of Geneva Street)

Originally begun by PCC but, after the 1902 Education Act became law, responsibility passed to the Soke of Peterborough County Council, hence the building was known as the County Technical School 1903-c1926.

**Central
16-22 Broadway**

Local List Ref:	C48
Group value:	Yes
Selection criteria:	A2 B2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

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

Description

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

-
- PCC 3730, dated 1914: motor car showroom and shops, by Henry M Townsend & Robert A Fordham for Brainsbys Garage Ltd

Probably occupied by garage businesses to 1950; then acquired by EMAP as printing works and editorial offices for the Peterborough Advertiser until 1971. Acquired by PDC and converted in 1974 to "Broadway Court" (RIBA Commendation)

Central
'The Gables' 123 Park Road

Local List Ref:	C49
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	1928
Use:	Residential



Reason for selection

Fine detached property retaining virtually all original detailing. Contributes to the Victorian character of the area and positive feature of the conservation area. Good example of Tudor revival style – half timbered and rendered. The building adds to the variety of the street scene. Locally distinctive. Landmark building to the Park Road, Burghley Road junction.

Description

L shape plan. Two storey detached property in red brick and clay tile pitched roof. Forward cross-gable with half hip. Three light timber window to gable. Mock timber framing, infill render painted and bargeboards over small cant timber framed bay. Small projecting timber framed gable over first floor projecting rectangular bay window on brackets. Bargeboards and finial. Timber bay to gable to Park Road with three light timber window above. Entrance in the angle. Prominent chimney stack with projecting courses.

-
- probably PCC 4923, dated c1927: 1h by and for Thomas Ellington (builder)
(See also 10 Burghley Road)

Central
124 Park Road

Local List Ref:	C50
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

A good example of the wide range of Victorian high villa styles found in this area. Detached house of varied architecture and retaining most of its original features. Contributes to the Victorian character of the area and complements the street scene. Locally distinctive building.

Description

Rectangular plan. Detached two storey building with fine gothic features. Built of red and grey/buff brick in Flemish bond under manufactured tile roof. Stone or stucco plinth. Double height canted brick bay with stone dressings under a forward cross gable with timber framing and render. To left of entrance a rectangular flat roof bay with three light timber sash windows. Ornate metal railings to bay roof. Sash windows to remainder of the elevation. Timber bargeboards to front gables. Decorative corbelled brickwork eaves detail. Large ornate chimneys with projecting courses and corbelled heads.

-
- possibly PCC 1378 (according to the index, but actual plans missing) would be dated c1893

Central
109 & 111 Park Road

Local List Ref:	C51
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	109 Hotel 111 Residential



Reason for selection

A fine detached house of high standard. Well-proportioned and retains most of its original features. Contributes to the Victorian character of the area and complements the street scene. Locally distinctive building.

Description

Large rectangular plan. Two storey semi-detached villa in the Queen Anne Revival style. Built of varied red/brown brick under small clay tile roof. Doorways with steeply projecting bracketed hoods. Raised and fielded panel doors with divided toplight. Timber Sash windows with, characteristically, only the upper sashes sub-divided (6 over 1 panes). Massive, arched, central chimney stack. Large timber bay on plinth. Heavily corniced eaves to roof. Raised brick quoins and to centre of building. Platbands. Pitched roof dormers with single 6 over 1 pane sash window.

-
- probably PCC 178, dated 1878: 4h by John C Traylen for himself and James Hayward

Central
89 Park Road

Local List Ref:	C52
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th
Use:	Commercial



Reason for selection

A fine detached house of high standard. Well proportioned and retains most of its original features. Contributes to the Victorian character of the area and complements the street scene. Locally distinctive building.

Description

Rectangular plan with rear additions. Large detached two storey villa with attics. Two storey wing to the rear. Brickwork is local white/buff stocks in Flemish bond, under a slate roof. Decorative moulded and corbelled, bracketed brickwork eaves details to the roof. Forward projecting cross gable with bargeboards. Double height cant stone framed bay with stone dressings and flat roof. Timber framed sash windows. Rectangular timber bay to left of entrance. Platbands at ground floor window head, first floor sill and lintel level. Stone lintels and sills to first floor windows

-
- built between 1886 and 1901 Maps (nothing relevant in PCC byelaw plan Index)

Central
85 Park Road

Local List Ref:	C53
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	Late 19 th c
Use:	Commercial



Reason for selection

A fine detached house of high standard. Handed version of no. 87 but more decoration, particularly terracotta work to blind gable and first floor frieze. Well proportioned and retains most of its original features. Contributes to the Victorian character of the area and complements the street scene.

Description

Rectangular plan. Detached two storey building with projecting blind gable with elaborate finial to Park Road. Decorative corbelled and dentilled brickwork eaves detail. Three brick pillar strips to front gable continuing to gable apex with fancy terracotta work. Projecting platbands to first floor. Stone rectangular bay with stucco work to parapet. Three front windows to bay separated by pilasters and narrow side window. All timber sash windows. Single windows to first floor with stone details. Fine timber framed porch in angle with slate roof.

-
- PA 14 June 1890 p4 (col 2): auction advert, indicates that this is vacant land
 - possibly PCC 1244, dated 1891: 1h by and for John W Rowe

**Central
63 Park Road**

Local List Ref:	C54
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

A commanding late Victorian building of high quality. Well proportioned and retains most of its original features. Contributes to the Victorian character of the area and complements the street scene. Focal point building on corner of Park Road and Manor House Street. Locally distinctive building.

Description

Irregular plan. Substantial two storey detached villa on prominent corner site. Brown brick laid in Flemish bond with a Welsh slate roof. Entrance in Manor House Street has highly decorative timber framing porch with tripartite painted stone cruciform window above. Double height painted stone framed cant bays with gables to Park Road. Timber sash windows, 6 over 1 to centre and 4 over 1 to side. Spectacular display of blind, pillastered, fancy gables to Manor House Street. Projecting cross-wing to Manor House Street. Large brick chimney stacks with projecting courses. Brick boundary wall, pillars and railing.

-
- PA 14 June 1890 p4 (col 2): auction advert, indicates that this is vacant land
 - probably PCC 1707, dated 1896: 3h by William Boyer for Miss Bird

Central
40 Park Road

Local List Ref:	C55
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

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

Description

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

-
- 20 Oct 1870 and 3 Aug 1871 Auction Catalogues: site plan shows an empty building plots here
 - 1877/81 Map: shows residential building here

Central Park Road Baptist Church

Local List Ref:	C56
Group value:	Yes
Selection criteria:	A2 B3 C2 C6
Construction date:	1907
Use:	Place of worship



Reason for selection

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

Description

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

-
- PCC 3161, dated 1906: for new church and church hall, by Samuel S Dottridge (with Arthur E Thompson and William J Walford) all of London, "Joint Architects".
 - PA 13 April 1907 p6: report of official opening on 11 April
 - 1987/89: church building internally altered to provide two floors, and church hall subsequently demolished.

Central 4-16 even Park Road

Local List Ref:	C57
Group value:	Yes
Selection criteria:	A2 C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

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

Description

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

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

Nos. 8 to 10. Pair of similarly gabled buildings above modern shop and restaurant fronts. Painted brickwork. Decorated verge to gables; an oculus to each lighting occupied roof storeys. Otherwise the fenestration at first floor level differs – that to the southern one of the pair with five arched-headed lights.

No.12. Single storey above modern shopfront. Painted brickwork. Three recessed sash windows, their unequal spacing emphasised by a curiously continuous moulded label overall which collides with the fancy eaves cornice above.

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

-
- 20 Aug 1870 and 3 Aug 1871 Auction Catalogues: site plan shows an empty building plots here
 - 1877/81 Map: shows Nos 16-18 already built
 - PCC 853, dated 1887: for 3h (3 storeys) for Benjamin Edward Holdich (probably Nos 4-8)
 - 1886x1901 maps: Nos 10 and 12 built between these dates

**Central
2 Park Road**

Local List Ref:	C58
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

The facade of the building has a distinctive and unique architecture which adds variety to the character of Park Road and the conservation area. Adds to the structure of the street scene

Description

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

-
- PCC 4101, dated 1921: for new shop/showrooms, by Alan W Ruddle for Cornelius Fortune Thomson.
 - Directories: by 1924 occupied by Alexander Thomson (Furnishers) Ltd.

Central
24 & 26 (Fleet Villas) &
32 & 34 (Ashley Villas)
Fitzwilliam Street

Local List Ref:	C59
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	1872
Use:	Commercial



Reason for selection

The buildings have significant architectural quality and add variety in the street scene. Good articulation and detailing and a relatively rare examples of such well preserved elevations in the city. Provide significant definition to Fitzwilliam Street, and close to a grade II listed building.

Description

Rectangular plan. Identical three storey paired buildings under a Welsh slate roof. Projecting eaves cornice. Fleet Villas red brick and Ashley Villas buff / yellow brick. Largely unaltered pair of houses. Paired arched entrances with brick arches between projecting cant bays with hipped slate roofs at ground floor. Large tripartite timber sash windows at first floor with finely rubbed and gauged flat brick arches with wide skewbacks over. To third floor above is a single timber sash window. Large rectangular chimney stacks with projecting courses and pots to each gable end.

-
- 20 Oct 1870 and 3 Aug 1871 Auction Catalogues: site plan shows an empty building plots here
 - “1872” datestone for Nos 32-34
 - probably PCC 542, dated 1884: for 4h (Nos 24-30) for Edward Thomas Manton

Central
16 Fitzwilliam Street

Local List Ref:	C60
Group value:	Yes
Selection criteria:	A2 B2 C4 C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

The buildings have good articulation and detailing and help provide structure to the north side of Fitzwilliam Street. Opposite a grade II listed building. The terrace connects visually with Alma House (see below).

Description

Rectangular plan. Two storey symmetrically arranged double fronted yellow stock brick house, now offices, under a plain tile roof. Timber sash windows, 2 over 2 panes with chamfered stone lintels and cills. Minute pair of arched timber sash windows above entrance with arched stone heads. Entrance door recessed with toplight and accessed by unusually high flight of steps. No. 14 is similar.

-
- 20 Oct 1870 and 3 Aug 1871 Auction Catalogues: site plan shows an empty building plots here
 - 1877/81 Map: shows residential buildings here

Central
Alma House, Park Road

Local List Ref:	C61
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1888
Use:	Commercial



Reason for selection

This large prominent building is located on the corner of Fitzwilliam Street and Park Road and makes a positive contribution to the character and appearance of the conservation area. Opposite a grade II listed building. Pleasant detailing and provides good definition to the area. A local landmark building.

Description

Rectangular plan. Two storey double fronted four-square building to Park Road. Built of yellow stock brick with extensive red brick detailing under a hipped tile roof. Visual appearance of being detached though linked with no. 14 to Fitzwilliam Street. Arched stone surround to entrance with a shallow hood on projecting brick door strip. Timber divided sash windows with stone lintels and cills to first floor and label drip course moulding to ground floor above a surviving paired sash window. Red brick banding and quoins to front elevation. Projecting eaves. Large pair of chimney stacks.

-
- 1877/81 Map: shows empty building plot here
 - “Alma House 1888” datestone
 - probably PCC 940, dated 1888, speculatively(?) by Henry Hammond, builder

Central
'Kilwinning Terrace'
28-34 North Street

Local List Ref:	C62
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	1875
Use:	Commercial

Reason for selection

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



Description

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

-
- 11 Aug 1837 Auction Catalogue: site plan shows an empty building plot
 - 1862 Map: shows still a vacant site (except for a non-residential building, probably Chamberlin's auction rooms)
 - 1865x1879: enrolled copyhold deeds suggest terrace built between these dates
 - probably PCC 3, dated 1875: for 7h (including terrace of 3h in Lincoln Road) for James McCallum Craig (born Kilwinning, Ayrshire, 14/4/1839)

Central
26 North Street

Local List Ref:	C63
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	early 19 th c
Use:	Office



Reason for selection

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

Description

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

-
- 11 Aug 1837 Auction Catalogue: site plan shows an empty building plot
 - 1862 Map: shows still a vacant site
 - 1877/81 Map: shows a residential building, but only half the width of the current one
 - 1886 Map: ditto
 - Directories: suggest Ruddle's office was here until c1886; followed by JG Stallebrass (also architects & surveyor) here from c1890-died1921.

Central
The Ostrich Public House
North Street

Local List Ref:	C64
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	c 1840
Use:	Public house



Reason for selection

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

Description

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

-
- 11 Aug 1837 Auction Catalogue: site plan shows an empty building plot
 - 1841: enrolled copyhold deeds suggest under construction
 - 1851CEB: occupied by John Webb, publican

**Central
1 North Street**

Local List Ref:	C65
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	mid 19 th c
Use:	Commercial



Reason for selection

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

Description

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

**Central
Great Northern Hotel
Station Road**

Local List Ref:	C66
Group value:	Yes
Selection criteria:	A2 B3 C2 C4 C6
Construction date:	1852
Use:	Hotel



Reason for selection

The Great Northern Hotel is a building of considerable local interest, situated in a prominent position opposite the entrance to Peterborough North Station. A reminder of Victorian Peterborough and the way in which the advent of the railway shaped the town. The very pleasant west façade presents a dignified front to the station and makes a positive contribution to the streetscape. A local landmark building.

Description

Architect Henry Goddard (of Lincoln) for the Great Northern Railway Company. Substantial group of buildings –offering a sense of arrival, identity or place upon arrival at Peterborough by rail. Still essentially in the ‘latest Georgian’ tradition, configured as a ‘mansion and service wing’, the Great Northern appears to be the only surviving purpose-built railway hotel of this kind still fulfilling its original function on a main rail route.*

Main elevation: three storeys, seven bays (a few blind), the centre three recessed and containing the projecting porch, the middle windows above, tripartite. Rusticated stone ground storey topped with a cornice; brick upper storeys. Blank courses at the storey heights; projecting eaves cornice overall. Fenestration – sash windows – 6 over 6 with margin lights. Long return to south of eleven bays, the central five breaking forward; the whole articulated similarly.

West front facing the Station - the original block of 1852 - is in a restrained Georgian style, with three storeys and seven bays. The ground floor has stone vermiculated rustication with a projecting porch; the upper storeys are in brick. Two upper windows on the east bay have been bricked up. On the north side of the block three windows have been bricked up and a door inserted. The south front to the garden has three storeys and eleven bays, the first three of 1852, the rest of 1855/1859 in a similar style. Linked on the east side is a large three-storey, five-bay extension of 1970. The north side of the hotel facing the inner courtyard has been much altered and extended.

-
- PA 8 May 1959 p13: opened 1 April 1852 and substantially extended (to south) in 1859

(see “The Great Northern Hotel” by P Waszak *in* *Nene Steam* 69, 2002; pp22-26. Continued in *Nene Steam* 70, 2002; pp22-24. For the demolition of outbuildings see *Nene Steam* 99, 2010; p13)

Central Brewery Tap, Westgate

Local List Ref:	C67
Group value:	Yes
Selection criteria:	B2 C3 C6 D2
Construction date:	1934
Use:	Public House



Reason for selection

The building forms a prominent corner plot when entering Westgate from Bourges Boulevard. It has been an important feature within the city centre since its construction in 1934 as an Employment Exchange and now accommodating a popular city centre brew-pub.

Description

A typically plain Neo-Georgian style of post war provincial government buildings. Main block of two storeys under tiled roof, a truncated hip above canted corner bay. Three window bays to Westgate, four to what was Acland Street, all containing casements masquerading as sashes with multiple subdivisions; but in upvc. Fine brickwork in brown stocks laid in Flemish bond; red brick trim and arches, with keystones to windows. Nicely detailed entrance with arched niche in canted corner bay carried the legend 'Employers'. The subsidiary entrance to Acland Street carries the legend 'Juveniles'.

-
- probably PCC 6040, dated 1933; Labour Exchange by and for HM Office of Works
 - PA 14 Dec 1934 p3: preview of premises before their opening (due 17 Dec)

**Central
Westgate Methodist Church
Westgate**

Local List Ref:	C68
Group value:	Yes
Selection criteria:	A2 B3 C2 C6
Construction date:	1858 / 59
Use:	Place of worship



Reason for selection

The church forms an and important part of the street scene. Its scale, appearance and function serves as a local landmark.

Description

Typical Nonconformist interpretation of Gothic Revival. 1858/9 by R Moffat Smith of Manchester. Not orientated; thus entrance, via a pair of arches with lavishly foliated capital to the trumaeu, directly from Westgate at liturgical west (actually south). Yellow stock brick with stone dressings.

The façade organised with entrance (nice sliding iron gates recently removed in order to facilitate new doors, though the slots remain in the jambs) and vast traceried 'west' window over, all between deeply projecting buttresses which rise to form a pair of elegant spirelets. The six-light 'west' window, a remarkably 'correct' essay in the style of about 1300, is elaborately traceried, with intersecting tracery containing mouchettes, trefoils, etc. (The 'west' window contains glass by the prolific York firm of JW Knowles (who later carried out much restoration work to the medieval glass of York Minster). The window is often backlit at night providing considerable relief to the otherwise dismal environs of the bus station and Queensgate)

A single slated roof overall 'reads', on the façade, as lean-to aisles, but on the flanks receives a series of separate roofs runner back to it from five brick gables, each with an oculus. Each of these gabled bays is lit below by paired lancets with minimal cusping.

Originally Westgate Congregational Church, whose denomination changed on the merger (nationally) with the Presbyterian Church, to form the URC in 1972.

- PA 13 Nov 1858 p103: tenders invited to build church
- PA 12 March 1859 p171(col 2): foundation stone laid on 9 March
- PA 2 April 1859 p183 (col 1): description of building
- Congregational Yearbook 1860, p233 + ill: refers to the opening on 21 July 1859 and attributes the design to R Moffat Smith of Manchester.
- PA 23 July 1864 p2 (col 3): tenders invited to build adjoining Manse
- Fires in Jan1891 and May 1983 caused damage within the building, principally the roof

(see "Westgate Church: bi-centenary celebration 1789-1980" by G Eyre (1980) and "A brief history of Westgate Church" by R Edwards (2000)).

Central
44-48 (even) Westgate and
5-7 (odd) Lincoln Road

Local List Ref:	C69
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	1928
Use:	Commercial



Reason for selection

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

Description

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

-
- PCC 5023, dated 1928: for 5 shops with 5 offices over, by S Dodson for Lucarno Ltd

**Central
Westgate House Buildings
Westgate**

Local List Ref:	C70
Group value:	Yes
Selection criteria:	A2 B3 C2 C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

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

Description

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

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

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

- PCC 859, dated 1887: for shops, offices, public hall and carriage entrance, by Thomas Hind of Leicester, architect, for P'boro Co-operative Society
- PA 23 March 1889 p6 (cols 1-2): report of official opening of this 'central block' fronting Park Road (building materials described as Whitchurch bricks, Ancaster stone dressings and stone pilasters from Derbyshire).
- PCC 1566, dated 1895: two 'bays' added to the north (which completes the central block as designed by Hind)
- PCC 2317, dated 1899: two further 'bays', with another carriage entrance, added to the south
- PCC 3347, dated 1908: two or three extra 'bays' to the south, including entrance to banking hall

The buildings forming the corner to Park Rd and Westgate were not acquired by the Co-op until 1945 and therefore have a different architectural history. Whether any part of the fabric of the original "Westgate House" survives is unclear but the visible architecture dates from 1911 (see next line below).

- PCC 3591, dated 1911: for shops, offices, club rooms, concert hall etc by John Thompson & Co for the P'boro Unionist Club Co Ltd.

Central 33 Westgate

Local List Ref:	C71
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	c1875
Use:	Commercial



Reason for selection

The building adds distinctiveness and structure to Westgate and forms a focal point building viewed south on Park Road.

Description

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

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- PCC 36a, dated 1875: house for Dr Thomas J Walker
 - PA 2 Oct 1875 p4 (col 1) refers to rebuilding of house for Dr Walker
 - Directories/property deeds: suggest Dr Walker resident here 1876-died 1916

Central
The Westgate Arcade
Westgate

Local List Ref:	C72
Group value:	No
Selection criteria:	A3 B3 C3 C4 C6
Construction date:	1928-1929
Use:	Commercial



Reason for selection

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

Description

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

-
- PCC 4779, dated 1927: construction of arcade by Alan W Ruddle [for himself and GCW Fitzwilliam]
 - PC 28 June 1927 p5 (col 5): refers to work beginning on the Arcade
 - PA 11 May 1928 p4: photograph of work in progress

There doesn't appear to have been anything in the way of an 'official opening' but the Arcade seems to have been opened sometime in 1929.

**Central
Mansion House Chambers
10-14 (even)
Westgate**

Local List Ref:	C73
Group value:	Yes
Selection criteria:	A3 C4 C6
Construction date:	1926
Use:	Commercial



Reason for selection

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

Description

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

- PCC 4398, dated 1924: shops, offices and hotel bedrooms over, by Alan W Ruddle for GCW Fitzwilliam [designed as 5 storey, but only 3 built]

Central 15 Westgate

Local List Ref:	C74
Group value:	Yes
Selection criteria:	A3 C3 C6
Construction date:	1928
Use:	Commercial

Reason for selection

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



Description

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

- Property deeds: suggest property rebuilt in the early 1820's
- Property deeds, 1927: conveyed to Alan W Ruddle

The question is, is this the 1820's rebuild? There's no sign of a post-1874 rebuild, but opportunities occurred in 1853 and 1863 for this to happen. Whatever the case, this seems to be an older building utilised by Ruddle for the northern entrance block to The Arcade (the southern entrance block being contemporary with The Arcade).

Central 7 Westgate

Local List Ref:	C75
Group value:	Yes
Selection criteria:	A2 B2 C3 C4 C6
Construction date:	mid 19 th c
Use:	Commercial



Reason for selection

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

Description

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

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- PA 9 Nov 1861 p102 (col 7): suggests property about to be rebuilt
 - PCC 1751, dated 1896: new shop front [*current one ??*] by James G Stallebrass for Mr Sawyer
 - Directories: suggest Sawyer (watch & clock maker/jeweller) here c1857-c1922, and D'Arcy from c1924 onwards
 - *See also "The story of a house" by R D'Arcy, [in](#), P'boro Local History Society Magazine 4, 1993; pp11-15 (also earlier version in Peterborough Society's Annual Report 1982, pp936-940).*

Central 5 Westgate

Local List Ref:	C76
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	mid 19 th c
Use:	Commercial



Reason for selection

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

Description

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

-
- PCC 473, dated 1882: new shop for Francis Gibbs (poulterer).

Central 3 Westgate

Local List Ref:	C77
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Commercial

Reason for selection

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



Description

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

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- PCC 3019, dated 1905: shop and warehouse by Henry M Townsend & Robert A Fordham for Thos L Barrett.

Central 1 Westgate and 21 Long Causeway

Local List Ref:	C78
Group value:	Yes
Selection criteria:	A2 B2 B3 C3 C4 C6
Construction date:	1893
Use:	Commercial



Reason for selection

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

Description

Substantial late Victorian building with an equally substantial return (including an addition in similar style see No.20) to Long Causeway; the latter providing something of a balancing element to Market Chambers at the other end of its western side. Facades organised essentially as comprising three gabled bays to Westgate with two to Long Causeway. Red brick with stone dressings. Three storeys above modern shopfront. Mullioned and transomed windows set into both canted and flat bays to both elevations. These rise to a distinctive style cornice. A narrow tourelle rises to turn the corner nicely; this is capped by a copper clad roof of oddly ogival profile. The upper storey has a series of shaped gables, all now lacking their crowning finials. This building has many of the characteristics typical of the late nineteenth century commercial development of London's Oxford Street (a building virtually identical in form and detailing survives in Oxford Street – west end, south side). Attributed to H. M. Townsend, Architect

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- PCC 1153, dated 1891: new grocery store and shops etc by Henry M Townsend (assisted by FE Tomlinson) for Thomas L Barrett.
 - PA 5 Sept 1891 p6: the shop for occupation by Freeman Hardy & Willis [ie No 21 Long Causeway] is nearly complete; the remainder [ie No 1] is under construction; refers to the red bricks being sourced from brickyards at Rowlands Castle, Hampshire..
 - PA 4 March 1893 p6: refers to the building work due to be completed that year
 - “TLB 1893” datestone on Westgate frontage

Central Milestone, adj. Peterscourt, Midgate

Local List Ref:	C79
Group value:	Yes
Selection criteria:	D1 D2
Construction date:	Late 19 th c?
Use:	Milestone



Reason for selection

A rare surviving example of a milestone in Peterborough city centre. From 1767, mileposts were compulsory on all turnpikes, not only to inform travellers of direction and distances, but to help coaches keep to schedule and for charging for changes of horses at the coaching inns. At the height of the turnpike era, there were 20,000 miles of roads with milestones. Most were removed or defaced in World War II to baffle potential German invaders and not all were replaced afterwards.

Description

Simple cast Iron milestone plate set into a modern wall on the corner of Midgate and Wheel Yard. It details 75 miles to London via Huntingdon and 7 miles to the village of Thorney.

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- *If this is related to the work of a Turnpike Trust then it can only be the one created by Act of 1792 (amended by another in 1813) for maintaining the road from “Swanspool Bridge” in Peterborough to Thorney. It achieved its purpose by 1877 when the collecting of tolls ceased (PA 3 Nov 1877 p2 col 6).*
 - *Before removal to its present location (c1976x1986) the milestone was sited in a stone wall dividing the site of Swanspool House/Peterscourt from the roadway known as Wheel Yard. Nevertheless, Wheel Yard itself (unless originally an unfenced footpath) seems to post-date 1862 Map, so perhaps the milestone had an even older location, but one which could still only have been within a few yards of its present one.*

Central
36 Long Causeway

Local List Ref:	C80
Group value:	Yes
Selection criteria:	A1 B2 B3 C4 C6
Construction date:	late 18 th c
Use:	Commercial



Reason for selection

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

Description

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

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- *Seems to have become The White Hart between 1799 and 1802, so perhaps built for that purpose ?*

Central
34 & 35 Long Causeway

Local List Ref:	C81
Group value:	Yes
Selection criteria:	A2 B2 C4 C6
Construction date:	mid 19 th c
Use:	Commercial

Reason for selection

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



Description

Single storey above modern shopfronts. A pair, probably mid-nineteenth century, beneath a common roof with a pair of identical hipped dormers with timber divided sash windows. Rendered brickwork. First floor fenestration to no. 34 altered. Welsh slated roof overall, with swept eaves and a pair of prominent dormers decoratively treated with slated cheeks, fancily wavy bargeboards and decorative leadwork. Groups with no. 36 to the south, with which the building line of Long Causeway breaks forward substantially.

-
- *Wasn't the roof replaced in recent times after the old one was destroyed by fire ?*

Central
27 Long Causeway

Local List Ref:	C82
Group value:	Yes
Selection criteria:	A1 B2 C4 C6
Construction date:	mid / early 19 th c
Use:	Commercial



Reason for selection

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

Description

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

-
- enrolled copyhold deeds: suggest the residence of stone mason, with yard to the north where No 26 stands

Seems to have been the residence and yard of the principal stone mason in P'boro, at least between 1754 and 1833; and may be where John Thompson the elder started as a Master Mason.

Central
26 Long Causeway

Local List Ref:	C83
Group value:	Yes
Selection criteria:	A2 B2 C4 C6
Construction date:	mid / early 19 th c
Use:	Commercial

Reason for selection

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

Description

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



-
- *Probably built on the stone masons yard attached to No 27 Long Causeway*

Central
24 & 25 Long Causeway

Local List Ref:	C84
Group value:	Yes
Selection criteria:	A1 B2 C4 C6
Construction date:	mid 19 th c
Use:	Commercial



Reason for selection

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

Description

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

-
- PA 16 Aug 1879 p2 (col 4): auction advert says "recently built"

Central
21 Long Causeway

Local List Ref:	C85
Group value:	Yes
Selection criteria:	A2 B2 B3 C3 C4 C6
Construction date:	early 19 th c
Use:	Commercial



Reason for selection

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

Description

Very similar in style and detail to the adjoining return into Long Causeway of No. 1 Westgate (See ref C67) Probably a slightly later addition by the same architect (attributed to H. M. Townsend) Three storeys in red brick with stone bands and dressings above modern shopfront. Four light windowed centre bay with mullions and transoms; single light windows flanking. Overall an elaborately shaped gable, without finial. Original stone console brackets survive to modern shopfront.

-
- *Although a much narrower shop was rebuilt here c1878 (PCC 175) the current building must be seen as part of the entire corner rebuilding for Thos L Barrett, 1891-1893 (for which see 1 Westgate).*

**Central
Market Chambers / Long Causeway
Chambers, Long Causeway &
Cathedral Square**

Local List Ref:	C86
Group value:	Yes
Selection criteria:	A2 B2 B3 C3 C4 C6
Construction date:	mid - late 19 th c
Use:	Commercial



Reason for selection

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

Description

Substantial and dominant two and three storey building above modern shopfronts in 'high Victorian style'. Red brick with stone dressings and slate roof above modern shopfronts. Architecturally organised and richly decorated. Corner section formed in a series of three storey canted bays with stone bands incorporating window lintels. Cartouche with pediment to Cathedral Square. Coped gables above. Turreted to corner. Stone cornice and regular brackets. Tall brick chimney stacks with stone bands. To left, and linked, is a two storey symmetrical gabled building above shopfronts with two storey canted bay and flanking single windows with stone pediments. Series of four flat bays to Long Causeway with later two storey 3 bay addition. Together with Market Chambers provides a balancing element to No. 1 Westgate at the north end of Long Causeway.

Long Causeway Chambers: Late 19th C. Built in a Neo-Georgian style. Regularly arranged and symmetrical two storey building above modern shopfronts. Red brick with stone dressings. Sixteen bays. End terminating gables with paired rusticated quoins forming three bays. Regular timber sash windows with 6 over 6 panes, keystones and stone cills. Central arched entablature containing cartouche plaque over the entrance. Stone cornice and regular brackets.



-
- PCC 2472, dated 1900, amended in 1901 and 1902: 2 shops, bank and offices over, by William Boyer for GCW Fitzwilliam (relates to Market Place and small part of Long Causeway frontages)
 - PCC 5502, dated 1930: 5 shops with 26 offices over, by Alan W Ruddle for GCW Fitzwilliam (relates to Long Causeway frontage)

**Central
96-100 (even)
Bridge Street**

Local List Ref:	C87
Group value:	Yes
Selection criteria:	C6
Construction date:	1980's
Use:	Commercial



Reason for selection

Maintains continuity, adds variety and provides structure in the street scene.

Description

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

-
- *We take this group of premises together, as the preserved part is purely the façade of each. All the remaining super-structure of these buildings was dismantled for the building of Rivergate. Nos 96-100 may be a façade of the 1820's, since the 1821 Inclosure Map seems to show a slightly different ground layout.*
 - *No 92 was Copyhold of the Manor of Peterborough, so research in the Manor Court Rolls at NRO might reveal more about it.*

Central
92 Bridge Street

Local List Ref:	C88
Group value:	Yes
Selection criteria:	C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

Maintains continuity, adds variety and provides structure in the street scene. Located between listed grade II buildings.

Description

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

-
- *We take this group of premises together, as the preserved part is purely the façade of each. All the remaining super-structure of these buildings was dismantled for the building of Rivergate. Nos 96-100 may be a façade of the 1820's, since the 1821 Inclosure Map seems to show a slightly different ground layout.*
 - *No 92 was Copyhold of the Manor of Peterborough, so research in the Manor Court Rolls at NRO might reveal more about it.*

Central
102 Bridge Street

Local List Ref:	C89
Group value:	Yes
Selection criteria:	A2 B3 C6
Construction date:	late 19 th c
Use:	Retail



Reason for selection

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

Description

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

-
- PCC 1092, dated 1890; new shop, by James G Stallebrass for John H Newton (butcher).
 - Enrolled copyhold deeds: suggest James Hill (father & son) owned this site jointly from 1812 until bankrupted in 1827
 - Directories: suggest continued to be occupied by brothers James and Thomas Hill, at least from 1833 until bankruptcy struck again, in 1840; they traded as general merchants in joint names (ie J & T Hill), but James was based in Wisbech [the 'seaward' end of the river Nene], whilst Thomas remained in Peterborough.

Hill's Yard to the rear of this property consisted of merchants buildings (granary, brewery, warehouse etc) as well as several cottages. James Hill (at Wisbech) was the father of the philanthropist Octavia Hill. Thomas Hill's family remained in business in Peterborough, either as 'general merchants' (or after 1879 mostly just as corn merchants) until c1914.

Central
40 & 42 Bridge Street

Local List Ref:	C90
Group value:	Yes
Selection criteria:	A3 B3 C4 C6
Construction date:	Inter war
Use:	Commercial



Reason for selection

The building has very distinctive architecture which adds variety and considerable interest to the conservation area. Forms a local landmark building opposite the Town Hall (See C88) and an important part of the structure of the street. Well proportioned and retains most of its original features.

Description

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

-
- PCC 5654, dated 1931; new store by Albert E Batzer and Alan W Ruddle (“Joint Architects”) for Marks & Spencer Ltd
 - 11 March 1932: Official opening

Central
20, 22, 24 Bridge Street

Local List Ref:	C91
Group value:	Yes
Selection criteria:	A5 B3 C3 C6
Construction date:	mid 20 th c
Use:	Commercial



Reason for selection

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

Description

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

-
- PCC 5913, dated 1933; new store and shop by the Architects Dept of Montague Burton Ltd, (outfitters)

Central 4-6 Bridge Street

Local List Ref:	C92
Group value:	Yes
Selection criteria:	A2 B3 C6
Construction date:	late 20 th c
Use:	Commercial



Reason for selection

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

Description

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

-
- PCC 2431, dated 1899; alterations to existing buildings to make 3 shops [but probably *superseded by...*]
 - PCC 2502, dated c1900; rebuild as 2 new shops by Henry M Townsend & Robert A Fordham for George L Julyan (outfitter)

It seems likely that PCC demanded the setting back of the building line when the first plan was submitted, hence the need for a complete rebuild (but the plans differ so widely as to pose some doubt as to what exactly was done)..

**Central
Peterborough Town Hall
Bridge Street**

Local List Ref:	C93
Group value:	Yes
Selection criteria:	A2 A6 B3 C6
Construction date:	1933
Use:	Civic



Reason for selection

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

Description

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

- Peterborough Corporation Act, 1927" allowed for the demolition of buildings on the east side of Narrow Bridge Street, the widening of the road, and the substitution of new buildings.
- PA 24 May 1927: refers to the work of demolition and ground clearance having begun on 10 May
- 26 Oct 1933: Official Programme of the opening of the Municipal Buildings

Central Clock, Town Hall, Bridge Street

Local List Ref:	C94
Group value:	No
Selection criteria:	B1 B3 B4 D2
Construction date:	1868
Use:	Clock



Reason for selection

The clock was first erected at No.8 Narrow Bridge Street, previously on the site of the Town Hall in 1868 by the jeweller Whatley Paviour. It was moved to the Carnegie Library in Broadway in 1929 when the Town Hall was built. When the Library was sold in 1990 the clockwork mechanism was placed in the Museum, while the illuminated dial remained on the library until 2005 when it was donated to Peterborough City Council to be placed close to its original site on the front elevation of the Town Hall.

Description

The clock is as unique today as it was in 1868. It is a skeletonised turret clock, meaning that the mechanism is remote from the face and drives the hands through a series of rods and gears. With the advent of the railways and faster means of travel, it became easier to synchronise time across the country. The whitely Paviour Clock told 'Railway Time' and citizens of Peterborough would set their watches by it.

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- PA 23 May 1868 p2 (col 8): news item that Whatley Paviour (watchmaker & jeweller) has erected a large public clock on his shop in Narrow Bridge Street
 - Library Committee Minutes 14 Jan and 11 Feb 1929: refer to the clock's impending transfer to the façade of the Central Library, Broadway (as the east side of Narrow Bridge Street was to be demolished for the building of the Town Hall)
 - Planning Application 05/01207/FUL refers to the relocation of the clock to the façade of the Town Hall

Central

Gateway to the old Episcopal Stables, St Peters Road

Local List Ref:	C95
Group value:	No
Selection criteria:	A6 C6
Construction date:	Mid 19 th c?



Reason for selection

Provides interest and definition to the streetscene of St Peters Road. The structure makes a significant contribution to the area and has local landmark quality.

Description

Limestone gateway in a symmetrical castle like appearance formed by two crenelated towers with niches. Central section has a four centred arch with matching crenulations above. Arch with hoodmould and headstop.

-
- PCC Legal Dept: an Agreement of 17 May 1928 (supplemental to the Conveyance of 28 April 1927) contains certain 'conditions' imposed by the Ecclesiastical Commissioners, including the building of a stone boundary wall (now dividing St Peters Road from the Bishop's Palace garden), the construction of a "carriage entrance" (to the Chauffeurs Cottage), and a handgate.

So one can only conclude that this gateway is contemporaneous with the building of the boundary wall sometime between 1928 and 1933; but did it utilise stone from the demolished Bp's stable block.....or not ?

**Central
41 Priestgate**

Local List Ref:	C96
Group value:	Yes
Selection criteria:	A5 B2 C4 C6
Construction date:	mid 20 th c
Use:	Commercial



Reason for selection

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

Description

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

-
- PCC 8486, dated 1938; new office block by Traylen Lenton & Warwick for Burghley Mansions Ltd.

Central
31 Priestgate

Local List Ref:	C97
Group value:	Yes
Selection criteria:	A5 B3 C4 C6
Construction date:	mid 20 th c
Use:	Commercial



Reason for selection

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

Description

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

-
- PCC 6324, dated 1934; new office block (2 storey) by Traylen Lenton & Warwick for Swallow Crick & Co (accountants)
 - PCC 7049, dated 1937; additional storey, by TLW for Swallow Crick.

Central
25 Priestgate

Local List Ref:	C98
Group value:	Yes
Selection criteria:	A3 B2 B3 C4 C6
Construction date:	mid 20 th c
Use:	Commercial



Reason for selection

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

Description

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

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- PCC 6247, dated 1934; new Estate Office by Alan W Ruddle for Milton Estates (*Milton Estate occupied offices in Priestgate from 1877 to 1979*)

Central
The City Club, 21 Priestgate

Local List Ref:	C99
Group value:	Yes
Selection criteria:	A2 C1 C4 C6
Construction date:	Mid 19 th C
Use:	Commercial



Reason for selection

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

Description

Substantial, and quite proud, mid-C.19th commercial club of two main storeys above basement (railings to area) and nine bays wide in all. Double-pile plan expressed in end gables. The main elevation in its organisation, expression and articulation of 'latest Georgian' traditions. Gault brick laid in Flemish bond. The nine bays organised 3-2-2-2, pilastered between, and with a projecting porch in the first pair of bays from west. Sash windows, undivided, with shallow segmental arches and keystones; inset apron panels beneath. The pilasters rise to a balustraded parapet behind which are slated pitched roofs from which rise substantial stacks. To the west is a lower gabled structure with a quite separate identity, which linked to the club. Buff brick, very plain if nicely detailed, save for three small windows, with oculus over, and simply indented quoins, all beneath a wide pediment-like gable with projecting eaves.

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- PCC 209, dated 1878; new club building (dining room, reading room, billiards room, smoking room, card and chess room etc) by Henry M Townsend for the City & Counties Club Ltd
 - PS 20 Dec 1879 p6 (col 1): has long description of the building (plus a history of the 'club') shortly after the opening.
 - PCC 6495, dated 1935; new Squash Court (the lower storied part to the left) by Traylen Lenton & Warwick for the City & Counties Club

**Central
18 Priestgate**

Local List Ref:	C100
Group value:	Yes
Selection criteria:	A5 B3 C6
Construction date:	1956
Use:	Solicitors Office



Reason for selection

One of several well mannered, mostly neo-Georgian C.20th. rebuilds which contributes to the character of Priestgate'. Well proportioned building retaining most of its original features. The style and form complement the neo-Georgian architecture of Priestgate.

Description

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

-
- PCC 12511, dated 1956; new office block by Ruddle & Wilkinson for Norman Cross Rural District Council

New build due to wartime bomb-damage of previous building on this site. Occupied by NX RDC to 1974.

Central
'Milton House'
38 Cowgate

Local List Ref:	C101
Group value:	Yes
Selection criteria:	A2 C3 C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

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

Description

Distinctively detailed later nineteenth-century building of two storeys above a single restored shopfront, and the entrance to a yard containing the listed former barn at the rear of No. 40. Four bays of undivided sash windows, graduated in scale between the storeys. Yellow brick in Flemish bond, but enlivened by rather startling detailing to stone and brick dressings. The segmentally headed first floor windows have projecting lintels which start with stone haunches but between which are voussoirs of finely gauged red brick; both are hollow chamfered. The stone lintels to the second floor windows are simpler, but also project and merge with a red brick eaves cornice, its elaborated dentils between. Pitched roof with a pair of terminal stacks.

-
- PCC 397, dated 1881; new shop etc (Wm Jellings, builder) for Benjamin E Holdich (furnisher)

Central 32 Cowgate

Local List Ref:	C102
Group value:	Yes
Selection criteria:	A2, C6
Construction date:	Mid 19 th C
Use:	Commercial



Reason for selection

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

Description

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

-
- PCC1563, dated 1895; new shop etc by James G Stallebrass for Charles Greaves (fruiterer/greengrocer)

Central
'The Drapers Arms'
29 & 31 Cowgate

Local List Ref:	C103
Group value:	Yes
Selection criteria:	A2 B3 C6
Construction date:	1899
Use:	Commercial



Reason for selection

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

Description

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

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

-
- 20 July 1898: auction of three empty building plots (two sold to Harries Whitfield & Co of Bromsgrove, clothiers)
 - PCC 2140, dated 1898: 2 shops by William Boyer for Scott & Co
 - "1899" datestone
 - property deeds: acquired by Armstrong's in 1909

[Nos 33 & 35 were built on the third building plot, but not until 1903]

**Central
14-30 (even)
Cowgate**

Local List Ref:	C104
Group value:	Yes
Selection criteria:	A2 B3 C6
Construction date:	late 19 th
Use:	Commercial



Reason for selection

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

Description

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

-
- Complicated. Involves at least PCC 1000, 1338, 1342 and 1352. Spanning the years 1889-1893, and rebuilding in stages, either by Wm Jellings (usually for Lamplugh) or William Boyer (for Rogers).

Rogers & Lamplugh, hardware merchants, were in business from July 1884 to May 1892, then they dissolved the partnership, and split the assets, including property, between them.

**Central
Keebles Chambers,
18 Cowgate (Rear of 14-30 Cowgate)**

Local List Ref:	C105
Group value:	Yes
Selection criteria:	A2 C6
Construction date:	Mid 19 th c
Use:	Commercial



Reason for selection

Adds interest and reinforces the enclosure to the south end of Keebles Court. The building is of an architectural quality to be found hidden down an alleyway to the rear of street fronting buildings.

Description

Simple two-storeyed double fronted (though not quite symmetrical) mid nineteenth-century building in yellow stock brick beneath hipped roof and rudimentary eaves cornice. Established the domestic scale of the court. Slightly projecting central porch, gabled with fancy bargeboards. Paired sash windows to both floors divided by slender stone colonettes, set beneath stone lintels.

-
- PCC 1743, dated 1896; set of 4 small offices, by Wm Boyer for Thomas W Rogers (*The offices were occupied initially by Keeble Bros, hay & straw merchants, hence the name*).

Central 12 Cowgate

Local List Ref:	C106
Group value:	Yes
Selection criteria:	A2 C3 C6
Construction date:	Late 19 th c
Use:	Commercial



Reason for selection

Well-proportioned and pleasantly detailed to first and second floors. A positive building in the streetscene. Maintains the continuity of the building terrace.

Description

Late nineteenth century facade of two storeys. Yellow brick in Flemish bond under a slate roof with prominent brick chimneys. Three bays of fenestration to each of the upper floors that match 14-30 Cowgate: outer bays in pairs, flanking three central windows. Individual lights all with undivided timber sashes divided by restored stone colonettes with common stone cills and lintels. Projecting stone string courses. Red brick dentil eaves cornice. Restored timber shopfront with stone pilasters and console brackets.

-
- perhaps PCC 854, dated 1887: new shop (Wm Jellings, builder) for Rogers & Lamplugh
 - PCC 1413, dated 1893: extended to rear

Central 8 – 10 Cowgate

Local List Ref:	C107
Group value:	Yes
Selection criteria:	A2 C6
Construction date:	Late 19 th c
Use:	Commercial



Reason for selection

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

Description

Late nineteenth century facade of three storeys. Rendered elevations under a slate roof with prominent brick chimneys. Three bays of fenestration to each of the upper floors, outer bays in pairs, flanking a single central window. Individual lights all with undivided timber sashes. Projecting pilasters with. Red brick dentil eaves cornice. Restored timber shopfront with stone pilasters and console brackets.

-
- PCC 576, dated 1884: two shops etc, by James Ruddle for John Noble (plumber & glazier)

Central 4-6 Cowgate

Local List Ref:	C108
Group value:	Yes
Selection criteria:	A2 C6
Construction date:	early 19 th c
Use:	Commercial



Reason for selection

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

Description

First half of nineteenth-century; still with Regency overtones. Two storeys of painted brickwork above modern shopfronts. Three bays of fenestration to each of the upper floors, but unequally spaced. At first floor three identical shallow bows, each with three sashes. At second, a pair of tripartite sashes and one single sash, all under stone lintels with keystones tight under eaves cornice; this latter projecting on paired brackets. Slated roof crowned by two prominent brick stacks each with a cluster of appropriate pots.

-
- PCC 541A, dated 1883, alts & adds by Walter Hill (Thompson's Clerk of Works) for Joseph Hutchinson (draper); [*could be a rebuild, as no 'old walls' obvious on the plan*]

Central 2 Cowgate

Local List Ref:	C109
Group value:	Yes
Selection criteria:	A2 A6 B3 C3 C6
Construction date:	1897
Use:	Commercial



Reason for selection

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

Description

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

-
- PCC 1846, dated 1897: rebuild the southern end for dining room, kitchen etc (by Boyer, as below)
 - PCC 2024, dated 1898: add new stone façade (to existing building) by William Boyer for Nichols & Co Ltd

The main fabric of the building (in yellow brick etc) is clearly earlier, certainly pre-1874. (see also brief article in P'boro Pub History Journal 1997 [pp10-11])

Central
Former warehouse / granary
To rear of 2 Cowgate

Local List Ref:	C110
Group value:	No
Selection criteria:	A1, B2/B4, C3
Construction date:	possibly 18 th c
Use:	Commercial



Reason for selection

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

Description

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

-
- 1821 Map: certainly shows a building in this location (bearing the number “158”) *In the associated Inclosure Claims book (of 1811) this property (158) is treated as part of Claim No 206 where it is described as “the site of a...house.....now a stable and yard.....in Cross Lane”. Claim 206 is by John Jackson Serocold and is primarily for his residence in Priestgate (immediately south of “158”).*

Central
Queen Street Chambers
2 Queen Street

Local List Ref:	C111
Group value:	Yes
Selection criteria:	B3 C3 C6
Construction date:	Inter war
Use:	Commercial



Reason for selection

A prominent local landmark building to St Johns Square and Cowgate. Provides significant variety and interest to the area.

Description

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

-
- PCC 4083, dated 1921: 4 shops with 40 offices over, by Alan W Ruddle for Cornelius F Thomson [designed with four floors of offices, but only two were built]

Central 4 Church Street

Local List Ref:	C112
Group value:	Yes
Selection criteria:	A2 C3 C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

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

Description

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

-
- PCC 505, dated 1883; new shop, warehouse etc by Henry M Townsend for Robert I Dandy (grocer).

Central 6 Cathedral Square

Local List Ref:	C113
Group value:	Yes
Selection criteria:	A3 C3 C6
Construction date:	Inter war
Use:	Commercial



Reason for selection

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

Description

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

-
- PCC 4906, dated c1927; rebuild (restaurants, dance hall, etc) by Thomas E Isherwood for Dudeney & Johnson Ltd of Bedford

(The plans suggest that the fabric of an older building was left standing behind the rebuilt front range)

Central
10 Exchange Street

Local List Ref:	C114
Group value:	Yes
Selection criteria:	A2 C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

Complements and completes an adjacent group of mostly listed buildings, returning around the corner into Cumbergate. Assists in keeping something of the remaining street character of Exchange Street.

Description

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

-
- *Isn't the smaller shop to the left a modern rebuild ?*
 - *Nos 10-11 were Copyhold of the Manor of Peterborough, so research in the Manor Court Rolls at NRO might reveal more about them.*

Central
Building above part of McDonald's
Cathedral Square

Local List Ref:	C115
Group value:	Yes
Selection criteria:	A2 B3 C6
Construction date:	early 20 th c
Use:	Commercial



Reason for selection

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

Description

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

-
- property deeds: acquired in 1920 by the P'boro Advertiser Co in order to extend their Cumbergate works
 - PCC 4284, dated 1923: new shop and office over, with workshop behind, by AW & HJ Wilson for the P'boro Advertiser Co Ltd

Central
Building above Queensgate entrance
and flanking shops, Cathedral Square

Local List Ref:	C116
Group value:	Yes
Selection criteria:	A2, B3 C6
Construction date:	later 19 th c
Use:	Commercial



Reason for selection

The façade helps retain something of the variety and incident of the street scene, and connecting this with the adjoining listed building (this again a façade) to the east, itself adjoining Market Chambers (See C81)

Description

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

-
- PCC 3295, dated 1907: to “reconstruct” The Greyhound, by James G Stallebrass for Bass & Co., brewers

These plans (above) look mostly like internal alterations, but the ‘pattern’ of the fenestration clearly altered about this time, so the work may have been more extensive, and the whole façade may be an Edwardian rebuild.

Central Clock Movement, Peterborough Cathedral

Local List Ref:	C117
Group value:	Yes
Selection criteria:	B3 D2
Construction date:	Mid 15 th c
Use:	Cathedral Clock

Reason for selection

Ancient clock movement, which was believed to be the oldest working clock mechanism in the world until 1950 when it was replaced.

Description

The striking train, housed within the main wood frame is thought to date back to 1350. However, in the considered opinion of Michael Lee, who undertook its restoration after it was removed from the tower in 1986, that it is more likely to date back to 1450. This would coincide with the cathedral records where the first mention of a clock is a reference to 'Richard the Clocksmith' in 1452.



Central Edwardian Lamp Column, Cathedral Square

Local List Ref:	C118
Group value:	Yes
Selection criteria:	A2 A6 B3 C3 C5 C6 D1 D2
Construction date:	1903
Use:	Street Lamp and column



Reason for selection

One of three remaining Edwardian cast iron lamp columns dating back to 1903. There were approximately 100 of these columns in the city when electric lighting first came to Peterborough in 1903, many of which were reclaimed for the war effort. These lamp columns feature in many historic photographs of the Peterborough.

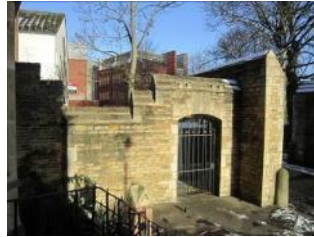
Description

Cast Iron lamp standard adorned with a coat of arms at its base, illustrating both the Peterborough crossed keys arms and the crossed swords of the arms of the Dean and Chapter. The one standing in Cathedral Square was relocated from its former position on Stanley Road to the north of the city centre, where it stood tucked away littered with heavy graffiti. Note: Second photo is an identical column located on the Bishops Road roundabout but benefitting from a double lantern configuration.

Peterborough Electricity Power Station became operative in December 1900 (see The Electrical Review 18 Jan 1901 p110), and the two main tramway routes in Jan and March 1903, so this pillar could date from that period. Alternatively, there is a suggestion that the column which stood at the junction of Burghley Road/Park Road was, in fact, a converted gas lamp (the projecting vent half-way up the column being an air filter). Which could make it even older ?

Central
Gate to Minster Precincts Wheel Yard
Cathedral Precincts

Local List Ref:	C119
Group value:	Yes
Selection criteria:	A5 C6 D2
Construction date:	late 1970's
Use:	Gate



Reason for selection

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

Description

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

“Friends of the Cathedral [Annual Reports]” for 1976, 1977 & 1978 (see in the Dean’s Report) refer to the replacement of the old gate [of 1874 ??] by a new one designed by the late George Pace (died Aug 1975), the Cathedral Architect, and was virtually complete by the 1978 Ann Rpt where a photo appears on p2.

**Central
Former Courthouse
Laxton Square**

Local List Ref:	C120
Group value:	Yes
Selection criteria:	A2 B3 C6
Construction date:	late 19 th c
Use:	Leisure



Reason for selection

Built in 1873 as the County Court for the Magistrate of the Liberty or Soke and remained in use until 1986. The form and composition of the building adds interest and distinctiveness in the street scene. A landmark building opposite Peterscourt (Grade II listed)

Description

L shape plan. Two storey building with distinct Italianate influences (Lombardic). Built in yellow brick in Flemish bond with lavish red brick detailing to pilasters, arches corbelling, and blind arcading. Pitched slate roof with clay ridge tiles. Highly decorative corbelling. Paired sequence of tall round arched windows (modern). Brick and stone band. Recent Later brick boundary wall and other additions including external doors and level access.

-
- Architectural drawings in the National Archives file WORK30/6159-6164 are for “Peterborough County Court & Probate Registry”, and dated 1872
 - PA 23 Nov 1872 p3 (col 1) report of foundation stone laid (design attributed to J Jurd CE, but see below)
 - PA 3 May 1873 p3 (col 1) notes “nearly completed” [*no known official opening*]
 - 16-18 July 1873: Public Enquiry held here (in the “New Hall”) into whether the City should be “Incorporated” or not [ie be administered by a corporate Council]

The County Court occupied the western half of the building, and the Probate Registry the eastern half, until both transferred to the new Crown Court building in 1986.

The book “Ordering the law: the architecture and social history of the English Law Court” by C Graham (Ashgate, 2003) refers to this building on pp225-6, and reproduces one of the National Archive drawings on p228, where the attribution is to “Robert Richardson”, architect for the Office of Works.

PLEASE NOTE THAT THIS BUILDING HAD NO CONNECTION WITH THE LIBERTY MAGISTRATES

**Central
Monkstone House
City Road**

Local List Ref:	C121
Group value:	No
Selection criteria:	A5 C6
Construction date:	Mid 19 th C
Use:	Commercial



Reason for selection

A 1980's feature office building whose scale and design responds positively to both the new town and historical characteristics of the square. Set within verdant landscaping unusual in its setting.

Description

Asymmetric office block constructed of limestone and glass with flat roof. Principal elevation formed by an arc of canted glazed bays that rise to the roof set between slender stone piers. Narrow road fronting entrance elevation is denoted by tall section of flush glass with canted detail above and a projecting single storey entrance lobby.

Central
70 Albert Square

Local List Ref:	C122
Group value:	Yes
Selection criteria:	A2 C6,
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

A pleasantly detailed building. Forms part of a larger group of buildings, including the former GNR warehouses (also locally listed) which are a fragment of Peterborough's old townscape.

Description

Rectangular plan. Double fronted three bay two storey house, now offices. Built of yellow brick under a slate roof with clay ridge tiles. Slightly projecting eaves.. Timber sash windows of 2 over 2 panes with stone dressings to lintels and cills. Brick string course and eaves course.

-
- PA 9 April 1864 p2 (col 4): auction advert for 16 (empty) building plots
 - 1877/81 map: shows a residential building here

Central
The Beehive
62 Albert Square

Local List Ref:	C123
Group value:	Yes
Selection criteria:	A2 C6
Construction date:	late 19 th c
Use:	Commercial



Reason for selection

A component of the Albert Place group of buildings, see C109, C111 and C112) which are a fragment of Peterborough's old townscape.

Description

Rectangular plan. Detached two storey brick with render painted white with pitched slate roof. Asymmetrically organised. Projecting ground floor storey. Entrance with a tiny pediment over, between a pair of large timber mullioned windows architraves with pilasters. Projecting bay windows at ground and first floors. Timber sash windows to first floor with 2 over 2 glazing panes. Projecting eaves cornice supported on brackets.

-
- Property deeds: probably (empty) building plot at auction of 23 Sept 1848
 - 1862 Map: shows a residential building here
 - PCC 2090, dated 1898; alts & adds by William Boyer for Warwick & Richardsons Ltd (brewers)

So the eastern part probably dates 1848x1862, the western part from 1898.

**Central
Former GNER Warehouses
Bourges Boulevard**

Local List Ref:	C124
Group value:	Yes
Selection criteria:	A2 A6 B2 B4 C6
Construction date:	mid 19 th c
Use:	Commercial



Reason for selection

Forms part of a group of buildings, including other former railway buildings which are a surviving fragment of Peterborough's railway heritage. Rare surviving mid 19th c. buildings from the steam age, when Peterborough grew rapidly around a major railway junction. The building has very distinctive architecture. Forms a significant local landmark.

Description

Long rectangular plan. Two staggered parallel ranges. Three storey buildings built of yellow stock brick and slate roof in a Functionalist Tradition. Series of 26 bays, visually formed into 8 sub-bays of three by cast iron rainwater down pipes. Fenestration consists of arched windows to ground floor with larger windows to first with segmental arched window heads and smaller windows to second floor all with stone cills. Each bay set within a shallow pilaster-framed recess. Gabled ends with oculus window. Internally many original timber trusses and roof beams survive, supported by elegant cast iron columns.

Where "sheet" is railway terminology for 'tarpaulin'; these enormous structures were built for the storage, repairing, drying, and manufacture(?) of tarpaulins. See, as a general description of this 'trade' in LNER Magazine 22(1), Jan 1932; pp5-7. In use here until c1958, then as BR Eastern Region general storage until c1970.

- built between the OS maps of 1886 and 1901
- PA 1 Oct 1887 p6: suggests that the western block (c12,012sq ft) was then under construction
- PA 22 Sept 1894 p6: suggests that the eastern block (c22,933sq ft), 'straddling' the edge of the embankment, was then under construction

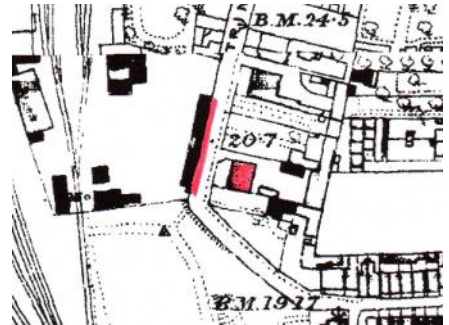
Central
Old walling to former GNR railway warehouses,
Bourges Boulevard

Local List Ref:	C125
Group value:	Yes
Selection criteria:	A2 B2 C6
Construction date:	c 18 th c
Use:	Wall



Reason for selection

A component of the Albert Place group, (see C99, C100) Forms part of a larger group of buildings, including the former GNR warehouses (C111) which are a fragment of Peterborough's old townscape.



Description

Section of old limestone rubble walling opposite entry C99. The central section with bands of square stone. A retaining wall to former GNR warehouses.

South Place was laid out c1864 to provide access to 16 building plots arranged along its eastern side (auctioned May 1864: see advert in PA 9 April 1864 p2 (col 4). It was then a 'dead-end', and was only joined to Albert Place in 1869 (proposal to do this referred to in PA 16 Oct 1869 p3 (col 1). The wall could have been rebuilt at this time, but is potentially much older, being shown on maps from 1721 onwards as the eastern boundary of the house on the site of the current Museum. It was also the boundary of the land sold to the GNR in 1869 (NRO Map 1650).

**Central
Memorial fountain to Henry Pearson
Gates, Bishops Road Gardens**

Local List Ref:	C126
Group value:	No
Selection criteria:	A2 B3 C1 C6
Construction date:	1898
Use:	Memorial



Reason for selection

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

Description

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

-
- PA 13 May 1893 p5: obituary of H P Gates
 - PA 18 June 1898 p6 (cols 4-6) report of official unveiling (on 14 June) of memorial fountain in the Market Place [ie Cathedral Sq]. Attributes design to James Ruddle and is described as being of Clipsham Stone with Aberdeen Granite basins.
 - PS 25 Oct 1963: dismantling of memorial begun
 - PA 23 May 1967 p3: report of 'dedication' service on completion of re-erection in Bishops Rd

**Central
Soldiers memorial,
Bishops Road Gardens**

Local List Ref:	C127
Group value:	No
Selection criteria:	C6
Construction date:	1998
Use:	Memorial



Reason for selection

The structure is well presented within the semi formal Bishops Road gardens and provides a focal point.

Description

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

-
- Stephen Restorick was killed in Northern Ireland, 12 Feb 1997, whilst serving with the army (see "*Death of a soldier [etc]*" by Rita Restorick, (The Blackstaff Press, 2000)).

**Central
St Peters House
Gravel Walk**

Local List Ref:	C128
Group value:	No
Selection criteria:	A4 B2 C6
Construction date:	early 20 th
Use	Commercial



Reason for selection

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

Description

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

-
- PCC 1879, dated 1897; 1h for Miss FM Saunders (submitted by John Thompson & Co).

Occupied as a house by Miss Florence M Saunders, (youngest daughter of Dean Saunders), until her early death in April 1904 aged 48. By her Will she left the house to be a home for the nurses of the Nursing Association which she founded in 1886 (PA 5 June 1886 p5 col 6)

- Charity Commission Schemes of 13 Dec 1904 and 4 Aug 1905 translated her bequest into a charitable trust bearing the name Florence Saunders Nursing Association
- Charity Commission Scheme of 13 Sept 1974 allowed the Trustees to sell the house, and prescribed how the funds should be used
- PS 13 Aug 1976 p13: now converted into offices.

Central
60 St John's Street

Local List Ref:	C129
Group value:	No
Selection criteria:	A2 B3 C5 C6
Construction date:	early 20 th c
Use:	Commercial



Reason for selection

The building has significant architectural quality. The position of the building provides structure to the street scene and is a local landmark feature.

Description

Rectangular plan. Purpose built as a public house. Detached two storey property in red / orange brick in Flemish bond. Pitched Welsh slate roof with projecting timber eaves and a finial to the ridge. Lightly symmetrical elevation to front. Significant stone dressings including mullioned and transomed and 'Ipswich' windows and wide band between floors. Leaded lights. Entrance has projecting hood above doorway with four-centred arch and fanlight. Narrowly hipped roof above rounded south west corner, entirely in headers.

-
- PCC 1882, dated 1897; rebuild "*The Woodman's Hut*", by William Boyer for Praed & Co, (of Wellingborough, brewers).

Seems to have been renamed "The City Arms" sometime after the re-construction was completed, certainly by the 1901 Directory.

**Central
27 Star Road**

Local List Ref:	C130
Group value:	No
Selection criteria:	A2 C3 C6
Construction date:	1875
Use:	Residential



Reason for selection

The building is said to have been purpose built for an artist, though no north light now visible. The position, scale and detailing of the building creates a prominent landmark and adds significant variety to the street scene.

Description

An unusual three storey property of yellow stock brick in Flemish bond with a pitched slate roof. One bay wide to street frontage. Long flanks to the north and south, the former with a projecting bay. Red brick strip quoins with two sets of triple horizontal bands at first and second floors and corbelled eaves. Projecting eaves to front with plain bargeboards. Large projecting bay to first and second floors at front and supported on timber brackets. Brick chimney stack to rear.

-
- probably PCC 20, dated 1875; 1h at Eastgate Nursery, for John House
 - datestone "JH 1875"
 - Directories: suggest a nursery/market garden here from the late 1860's to c1924

No artist, I'm afraid, but to save building on land valuable for planting...they built upwards instead.

**Central
Granby Street
Old walling**

Local List Ref:	C131
Group value:	No
Selection criteria:	A1 B3 C6 D2
Construction date:	late medieval?
Use:	Boundary wall

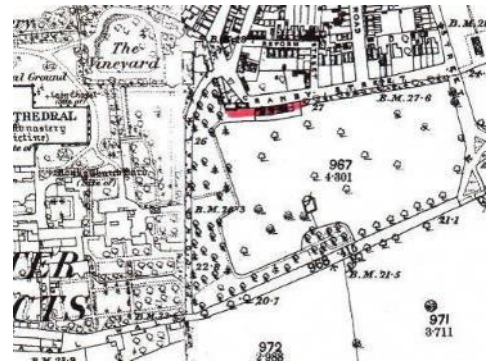


Reason for selection

Significant local historic interest.

Description

Surviving fragments of early stone boundary wall (marked red on 1886 O.S. map - right) associated with the area the original site of St John the Baptist Church.. Old walling of various dates much comprising random limestone rubble. Further east more intermittent stretches, reduced in height or reconstructed from salvaged materials. Peterborough Civic Society plaque site records:



- *A boundary of some antiquity no doubt: there's certainly a boundary line on the 1721 Map, but what was it made of ?*
- *Otherwise the site of Bishop Creighton School and Stephenson Court was a field known as St John's Close, which was used as a nursery/market garden for over 20 years before being annexed, c1874, to the pleasure grounds of The Vineyard by Henry P Gates, and continued as such until sold to the Ecclesiastical Commissioners in 1904. In the north west corner sat a narrow range of buildings, abutting the "old walling", which belonged to the Fitzwilliam Estate.*

**Central
Frank Perkins Bridge
Bishops Road / Fengate**

Local List Ref:	C132
Group value:	Yes
Selection criteria:	B3 D2
Construction date:	1973
Use:	Bridge



Reason for selection

High quality example of artistic detailing of shuttered concrete, in homage to Peterborough engineer and businessman Frank Perkins, who founded the Perkins Engines Company.

Description

The bridge carries the Frank Perkins Parkway over where Bishops Road merges into Fengate. The bridge is constructed of concrete, where the opportunity was taken to employ an artist to form the shapes of engine components into the shuttering, resulting in a high quality and unique elevation detailing.

-
- The brochure “*Peterborough’s Parkways: Frank Perkins Parkway (North)*” [of 1988 ?] says the bridge was constructed as part of the Frank Perkins Parkway South, which opened in 1984. It attributes the design of the relief artwork to “Town Artist” Francis Gomilla.

Central
42-& 44 Williamson Avenue

Local List Ref:	C133
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

A pair of late Victorian houses, which are well proportioned and retain most of their original features. A fine example of housing from this period. Significant contribution to the Victorian character of Williamson Avenue.

Description

Rectangular plan. Semi-detached two storey building of dark red brick in Flemish bond under manufactured tile roofs. . Stone canted bays with decorative stone parapet detailing under forward gables. Decorative moulded and corbelled, brickwork to eaves and gable. Ridge tiles remain to no. 44. Undivided timber framed sash windows. Paired windows to first floor divided by stone mullion with moulded decoration to common lintels with chamfer. Small contrasting brick edged ventilation slots to gable. Shallow flat hood architrave with console brackets above entrance. Painted stonework. Open porch and tiled. Traditional timber and part glazed door to no. 42. Central brick chimney stack. Boundary walls and piers rebuilt in early 1990's' as part of an area improvement scheme.

- PCC 3336, dated 1908; layout of Williamson and Clifton Avenues for and by John W Williamson
- PA 30 May 1914 (brief history of this part of 'West Town')

Central
125 & 127 Mayors Walk

Local List Ref:	C134
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19ht c
Use:	Residential



Reason for selection

A well-proportioned pair of late Victorian houses which make a significant contribution to the general character of this part of Mayors Walk. The semi-detached building retains its original architectural detailing.

Description

Rectangular plan. Semi-detached two storey building built of Fletton yellow stock brick laid in English bond under a grey tile roof. Stone splayed bays, with undivided timber framed sash windows. Single undivided timber framed sash windows to first floor with chamfered stone lintels and cills. Decorative moulded and slightly corbelled red brickwork eaves detail. Painted stonework. Half round stone arch to entrance incorporating moulded springers and indented building name. Open porch and tiled. Original timber part glazed doors. Rectangular brick chimney stack to each gable, with contrasting projecting courses with pots. Part original / part replaced front boundary walls and piers with copings. Part cast iron rainwater goods.

-
- probably PCC 2417, dated 1900; 2h by James G Stallebrass

Central
West Town Academy. Façade of former Memorial
Wing of Peterborough District Hospital
Midland Road

Local List Ref:	C135
Group value:	No
Selection criteria:	A3, B2, B3, C3, C6
Construction date:	1928
Use:	School



Reason for selection

Built as a living memorial to those of the City and the 6th Northamptonshire Regiment who died in the First World War. Raised from public subscription and donation and opened by Field Marshal Sir W. Robertson in June 1928. Unique landmark building. Good local historic and social value.

Description

Symmetrical two storey core building of 5 bays built to broad rectangular plan. Red brick in Flemish bond under a hipped pantile roof with short ridge. Window openings with brick architrave detail and stone cills. Brick rustication to quoins. Double hung timber sash windows (6 over 6 at first floor and tall 9 over 9 at ground floor). Classical stone portico entrance. Two recessed niches above portico to first floor. Wide projecting timber eaves. Tall brick chimney stacks at centre and gables.

The Children's Ward to the south included an open ground and first floor sun parlour. Formerly a wing of the Peterborough District (opened 1968 and closed 2010). Original façade only

Central 1 Aldermans Drive

Local List Ref:	C136
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason For Selection

A commanding late Victorian building which largely retains its original character and makes a significant contribution to the character of the locality, being on a corner plot.

Description

Large detached house with a square plan form under a double pile roof with a bay and a hexagonal turreted bay to the four bay street elevation. Two storey wing to the rear. Brickwork is local white/buff stocks in Flemish bond; original Welsh slates to the roof have been replaced by concrete tiles, except for the bay turret. Decorative moulded and corbelled, bracketed brickwork eaves details to the roof and stone sills and surrounds to the bay and other windows. The off centre front door is contained in a pedimented stone door case supported by four fluted columns either side, incorporating side lights and a fanlight. The original wooden sash windows have been replaced by uPVC with top hung lights.

Taking Nos 1-9 as a group at the more desirable end (ie nearer to Thorpe Road) of the "Thorpe Road Estate" put up for auction 23 Sept 1874 (53 building plots) and 9 May 1877 (97 building plots) for Thomas Mills of Fletton Tower; however, very little was sold at either auction, hastening his financial difficulties.

- No 1 = probably PCC1088, dated 1890; 2h by James Ruddle for William Gaunt, (tailor). [Assuming only one house was actually built on this plot].
- Nos 3-5 = PCC 1018, dated 1889; 2h for Sydney Lipscomb (submitted by John Thompson builder)

Nos 7-9 = PCC 1180, dated 1891; 2h by James Ruddle for Mrs Lipscomb

Central 3 & 5 Aldermans Drive

Local List Ref:	C137
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason For Selection

An imposing pair of late Victorian houses incorporating stone and Arts and Craft detailing which form part of a continuous frontage of buildings of similar date and character. This pair of semi detached buildings retain most of their original architectural detailing.

Description

Rectangular plan. A pair of substantial late 19th century houses, two storeys with attics, each comprising a two bay frontage incorporating a full height cant brick bay with a gabled roof with a timber framed attic incorporating hammer bracketed eaves. The Welsh slate roof is a large span hipped form incorporating substantial pitched sub roofs covering side and front attic dormers with a smaller dormer springing directly from the front elevation wall plate. Central chimney on the main ridge with side chimneys to each side breaking through the rear roof slope, all substantially unaltered. The eaves incorporate a corbelled 'dogs tooth' detail. Lintels and sills to windows are white painted stone or stucco. Sash windows with margin lights to bay fronts and box sash to remainder. Front door is enclosed by a large porch with a hipped slate roof with overhanging eaves, supported on four turned wooden columns with a balustrade, handrail and square section balusters, with a mirrored detail to the eaves but with decorative turned spindles. The original front wall and piers which would have existed have been removed for car parking.

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- Nos 3-5 = PCC 1018, dated 1889; 2h for Sydney Lipscomb (submitted by John Thompson builder)

Nos 7-9 = PCC 1180, dated 1891; 2h by James Ruddle for Mrs Lipscomb

Central
2 & 4 Church Walk

Local List Ref:	C138
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1900's
Use:	Residential



Reason For Selection

A decorative early 20thC semi-detached dwelling, constructed with clear neo-classical influence that in combination with the adjacent terrace row provide a very positive aspect for the street scene

Description

Two storey semi-detached dwelling constructed of red brick principle elevation and buff brick side and rear, with stone dressings under a concrete tile roof. Decorate end chimney stacks Dentil course under eaves. Decorative gable end incorporating dental course straddling two storey bay windows with stone window surrounds. Paired principle windows, the bay windows include a small decorate parapet. Central windows matching alignment of door apertures below incorporate stone chamfered and stop stone lintel and plain stone cills. Recessed doors, with side lights and overlight for N0.4, infilled for No.2. Stone plinth with reeded post, under four part decorative corbel framing semi-circular arch with spandrels and downward projecting keystone. Topped by pediment flanked by two stone stoppers. All windows ono over one sash windows. Red brick stone wall with curve to opening with post and stone capping to match stone detail of building. Decorative ironmongery railings above.

Central

6 – 14 (even) Church Walk

Local List Ref:	C139
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1900's
Use:	Residential



Reason For Selection

An interesting and positive terrace row, which has retained its historical detailing and contributes positively the street scene.

Description

Terraced row containing five dwellings. Two identical sets of mirrored pairs and an individual building on the west end. Constructed of red brick on the ground floor with various coloured painted pebble dash on the upper floor. Slate roof with crest tiles. End chimney stacks, double between pairs and No.14. Decorative gables which continue crest tile arrangement. Include fake timber wall plate and three vertical beams as decoration infilled with matching render as below. Mirrored pairs have ground floor stone bay window on red brick plinth and incorporating decorative battlements. Slim central windows above doors, incorporating chamfered and stop stone lintel and plain stone cill. Upper flanking windows are pairs with stone mullions, chamfered and stop lintel and cill. Recessed three panel doors with side and over lights. Stone frame with reeded corbels supporting moulded drip hood. End of terrace, No.14 is of the same arrangement as the pairs but with single central door and upper window. All windows one over one sashes with exceptions of central bay windows which are two over two.

Central
73 & 75 Granville Street

Local List Ref:	C140
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1900's
Use:	Residential



Reason For Selection

Granville Street as a whole has an interesting, detailed and positive character to it. No.73 & 75 are considered to be exceptional examples of this positive aspect.

Description

Two storey semi-detached dwelling constructed of red brick with stone dressings under a concrete tile roof. Central chimney stack for No.73 and end stack for N.75. Dentil course under eaves. No entrance on principle elevation. Instead two stone surrounds bay windows with pillars on brick plinths flank a central arched window incorporating stone arched lintel with keystone and capital. First floor has flanking pair of windows with stone mullion divide under a chamfered and stop lintel and stone cill. Central windows match that of ground floor. Stone plaques between first floor window and respective windows with 'Oak Villa' and 'Beech Villa' respectively for No.73 and No.75.

Central
77 & 79 Granville Street

Local List Ref:	C141
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1900's
Use:	Residential



Reason For Selection

Granville Street as a whole has an interesting, detailed and positive character to it. No77 & 79 are considered to be exceptional examples of this positive aspect.

Description

Two storey semi-detached dwellings constructed of buff brick with stone dressings under a concrete tile roof. End chimney stack, western No.79 removed. Central doors with flanking bay windows. Upper floor apertures mirror those of the ground floor. Label and stop lintels with plain cills on upper floors. Stone surround bay windows with pillars on brick plinth and with hipped roof. Elaborate door surrounds with plinth, reeded pillar, capital and corbels under drip mould. No.77 etched Whitepost Villa and recessed door with overhead light. No.79 Albion Villa with flush door and overhead light.

Central
81 & 83 Granville Street

Local List Ref:	C142
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1900's
Use:	Residential



Reason For Selection

Granville Street as a whole has an interesting, detailed and positive character to it. No.81 & 83 are considered to be exceptional examples of this positive aspect.

Description

Two storey semi-detached dwellings constructed of red brick with stone dressings under a concrete tile roof. End chimney stack, western No.83 removed. Gable ends above matching width two storey box bay windows. Triple bay window for both floors. Unified stone lintel with chamfers and stops to window aspect and decorative band above with plain stone band also acting as cills below. Central windows with stone lintels matching depth of those adjacent with cills matching stone band but not incorporated to. Central recessed doors with surrounding side and over lights. Stone semi-circular arched lintel incorporating keystone, mouldings and capital. 'Burgoyne House' etched on No.81 and 'Clarence House' on No.83

Dogsthorpe
Our Lady of Lourdes Catholic Church
Welland Road

Local List Ref:	D1
Group value:	No
Selection criteria:	A5 A6 B3 C6
Construction date:	1964
Use:	Place of worship



Reason for selection

A large and imposing building, providing interest to the area. The form of the building adds to the street scene and forms a local landmark. Locally distinctive and important building.

Description

Rectangular plan. Large single storey church in buff brick under a large clay tile pitched roof. Symmetrical appearance to Western elevation - slightly projecting entrance with a recessed tall window divided by stone mullions into five lights, further subdivided by three stone transoms all under deeply projecting eaves. Beneath is a single storey rectangular entrance porch with projecting flat roof. Steps to entrance door. First and second floor two light windows flank either side of entrance. Tall narrow windows to side elevation. Single storey flat roof extension to the north side.



-
- PCC 17746, dated 1964, new church by Portess & Richardson for the Catholic Diocese of Northampton
 - 7 June 1964: foundation stone laid
 - 19 Aug 1965: official opening
- (see “25th Anniversary Booklet” (1989))

Fletton and Stanground Abutments of Earlier Town Bridge

Local List Ref:	FS1
Group value:	No
Selection criteria:	D2
Construction date:	1872
Use:	Remnant of Structure



Reason for selection

The stone abutments of the former Town Bridge, replaced with the existing bridge in 1934. The abutments are significant in showing the earlier alignment of Bridge Street/London Road as the current bridge was built on the east side of the earlier one.

Description

Remnants of the limestone abutments to the earlier iron town bridge. The iron bridge had replaced a timber bridge in 1872 which survived until 1934 when the current concrete bridge was built and opened. The iron bridge was thereafter dismantled.

-
- *Engineering*, 16 Feb 1872, pp103, 107-108 & 110: contains technical drawings of parts of the structure and has text describing the new bridge
 - PA 21 Dec 1872 p4 (cols 1-4): report of the official opening of the new river bridge.

Fletton and Stanground

Large bas-relief to former Bridge House, Town Bridge now forms west elevation to multi storey car park, Fletton Quays.

Local List Ref:	FS2
Group value:	No
Selection criteria:	A4 B3 C1 C6
Construction date:	1961



Reason for selection

The bas-relief relief to the western elevation is an important part of the street scene and has a local landmark quality. It now holds a similarly prominent position, forming a positive addition to the streetscene.

Description

Formerly the premises of Mitchell Engineering Co. Built in 1961 by Howard Lobb and partners. High quality riverside building with north facing studios. Brick and glass L shaped building, with three stories overlooking the River Nene, now demolished. The exceptional bas-relief sculpture by A. J. Ayres. (arranged round a central group depicting Administration, Design, and Works are various historical and mythical figures including Archimedes, Minerva and Isaac Newton). The building is located on the car park in the South Bank Redevelopment site.

**Fletton and Stanground
Main Range, Whitworths Mill
East Station Road**

Local List Ref:	FS3
Group value:	Yes
Selection criteria:	A2 A6 B2 B4 C3 C6
Construction date:	1840-1850
Use:	Vacant



Reason for selection

Surviving one of three brick warehouse / mills built in 1840-50 for the Earl Fitzwilliam. Strategically situated on the river and close to railways. Impressive north elevation rising four storeys above the Nene Occupied since 1850 by Cadge & Coleman. Significant local landmark building and historical value.

Description

Large rectangular double plan. 5 storey building with regular sequencing of window openings, mostly in-filled. Brick construction in Flemish bond under two pitched slate roofs, forming two buildings. Expressed flat brick arches to windows and stone cills. Granary warehouse structure to river with central brick vaulted short tunnel providing access for grain barge unloading. To south is the original mill building. Both buildings of same dimensions. Four floors of each building believed to be supported by cast iron columns and King post roof trusses. Adjoining engine house to east and offices to west all extended.

-
- NRO: Milton Estates Accounts (eg ML 917): record payments made for the construction and fitting out of the mill buildings, 1847-1851 (milling began in May 1850)
 - *The Miller*, 4 Jan 1886 [pagination unknown]: feature article on the mill when the rolling milling system was installed

A two range building: granary/warehouse to the north, with the mill proper (plus engine house) to the south; and two attached ancillary blocks, a boiler house to the east and the foreman's house/offices to the west. This is one of three mills built at the same time for Earl Fitzwilliam, and bears easy comparison with the one at Malton (in Yorkshire). Cadge & Colman were the tenants from 1856 until they became a wholly-owned subsidiary of Whitworth Bros in 1936

**Fletton and Stanground
The Peacock Public House
London Road**

Local List Ref:	FS5
Group value:	Yes
Selection criteria:	A1 B2 C3 D2 C6
Construction date:	late 19 th c
Use:	Public house



Reason for selection

The only remaining thatched building within the centre of Peterborough. Very prominent location.

The scale, use and location of the building at the junction of London Road / Fletton Avenue and Glebe Road give it a local landmark quality. Forms an important part of the street scene

Description

Rectangular plan. Two storey, hipped 3 bay building. Off-white painted render to brickwork under thatched roof to the principle building. Concrete tiles to single storey annex building to the north. Two cross gables to front elevation with highly decorative intricate fret cut bargeboards. Fenestration on the ground floor has been altered. Timber mullion and transom windows. Chimneys have been reduced in height, large tall stack to north gable.

-
- *Peterborough New Town* (HMSO 1969) p56: suggests date range as “c1830-1840”
 - 1847 Hunts Directory: lists a “Peacock ph”
 - 1851 CEB: occupied by Richard Noble, master bricklayer !

There may be some analogy here with The Cherry Tree (see above) as both seem to sit sentinel-like at the nominal entrances to Bridge Fair Ground (as loosely defined in the Dean & Chapter’s Award of 18 Dec 1760).

**Fletton and Stanground
Cemetery Chapel
Fletton Avenue**

Local List Ref:	FS6
Group value:	No
Selection criteria:	A2 B2 C4 C6
Construction date:	1882
Use:	Cemetery



Reason for selection

High quality surviving example in Peterborough of Victorian cemetery chapel in a finely detailed and mannered gothic style. Landmark value.

Description

Rectangular plan. Single storey built of coursed and lightly dressed stone, in gothic style. Small clay tile roof with parapets. Stone buttressing to all corners. Central gable with parapets, kneelers and circular stone decoration with drip moulding. Apex missing finial decoration. Paired stone lancet windows with drip moulding and splayed stone cills. Projecting gabled entrance porch with railings and recessed double timber doors. Lancet arch with drip moulding over entrance. Building located at head of a lime tree avenue.

-
- PA 7 Oct 1893 p6 (col 6): report of the official opening (on 2nd Oct). *The presence of James Ruddle at the event might suggest that he was the architect.*
 - *event might suggest that he was the architect.*

Fletton and Stanground
107-113 odd Fletton Avenue

Local List Ref:	FS7
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	c 1870
Use:	Residential



Reason for selection

A commanding group of terraced properties. The paired terraces provide significant definition and structure to the street scene on a bend to Fletton Avenue.

Description

Rectangular plan. Two identical pairs of semis or a 'split' terrace. Two storey houses, 6 bays constructed of pale or gault London stock brick under manufactured tile roofs. Projecting and elaborate eaves boards. Stucco door and window architrave detailing with consoles to the cills. Pillastered stone door case with shallow architraves. Generally panelled timber doors with toplights. Three chimney stacks, two external gable stacks and a central ridge stack with projecting courses.

-
- 1871 CEB: "The Woodlands" occurs as an address for four houses
 - 1886 Map: two semi-detached sets of houses called "The Woodlands" are shown
- These groups of houses are outside the Municipal Borough and so the 'sources' are limited.*

**Fletton and Stanground
50 & 52 Fletton Avenue**

Local List Ref:	FS8
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	mid 19 th C
Use:	Residential



Reason for selection

Well proportioned and symmetrical building is largely unaltered. Makes a significant contribution to the Victorian character of the area. Robustly detailed and has a local landmark quality.

Description

Rectangular plan. Semi-detached two storey 2 bays (4 to the pair) with classical influences. Built of Fletton brick in Flemish bond under slate roofs. Stone canted bays, under forward cross gables with attic windows, timber bargeboards and finials. Single storey canted stone bays with decorative stone parapet. Undivided timber framed sash windows with highly decorated stone surrounds to first floor. Small paired gable windows with chamfered stone lintels. Rich stone dressings throughout. Elaborate and ornate stone detailing to entrance door architrave. Large wide brick chimneys with projecting courses and pots to no. 52.

-
- probably PCC 1137, dated 1890; 2h by Martin Hall for W Brooks

Fletton and Stanground
48 Fletton Avenue

Local List Ref:	FS9
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	Mid 19 th c
Use:	Residential



Reason for selection

High quality commanding Victorian detached house and dominant in the street scene. Contributes to the Victorian character of the area. Locally distinctive and important building. Retains its original character.

Description

Rectangular plan. Detached two storey building with fine gothic features. Built of Fletton brick in Flemish bond under mansard clay tile roof. Double height canted rendered and painted stone bay with hipped slate roof under a forward cross gable with attic window. To left of entrance a rectangular bay with large two light windows under small hipped clay tile roof. Sash windows to remainder of the elevation. Chamfered reveals to first floor window cills and lintels. Highly gothic style moulded and painted entrance hood canopy on stepped brackets. Timber bargeboards to front gable. Decorative corbelled, bracketed brickwork eaves detail. Projecting and contrasting brick string course. Large ornate chimneys with projecting courses and corbelled heads. Original boundary wall and piers with railings.

-
- probably PCC 109, dated 1877: 1h by James Ruddle for Lot Hill Smith (commercial traveller)

Fletton and Stanground
33 Fletton Avenue

Local List Ref:	FS10
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	mid 19 th c
Use:	Residential

Reason for selection

High quality Victorian detached house retaining all of its original features and provides structure to the street scene. Makes a significant contribution to the Victorian character of the area. Locally distinctive and important building.



Description

Rectangular plan. Detached two storey double fronted 3 bay Victorian building built of Fletton brick in Flemish and stretcher bond under a slate roof. Double height rectangular stone framed bay under a hip slate roof with double timber sash windows divided by stone mullion. Two storey cant bay formed in brick capped by hipped roof, with matching stone dressings. Single undivided timber sash window above entrance with decorative stone surround. Plain stone band at first floor cill and drip stone at ground floor cornice level.. Elaborate stone door pilaster with flat hood architrave and console brackets . Double entrance door below toplight. Small corbelled eaves detail. Chimney stacks and pots to each gable with projecting courses.

Fletton and Stanground
29 Fletton Avenue

Local List Ref:	FS11
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	mid 19 th c
Use:	Residential



Reason for selection

A well proportioned and detailed detached Victorian house of high standard. Makes a significant contributes to the Victorian character of the area. Locally distinctive and important building

Description

Rectangular plan. Double fronted detached two storey 3 bay Victorian building built of Fletton brick in Flemish bond under a slate roof. Double height canted and stone framed bay under a slate hexagonal roof turret. Double arched windows with painted stone details to projecting cross-gable with decorative bargeboards. To left of entrance a canted stone framed bay with shallow pitched slate roof. Timber sash undivided windows. Corbelled eaves detail. Central bay - entrance and single arched window with painted stone surround window - slightly recessed in elevation. Large ornate chimneys to each gable with projecting courses. Highly ornate pedimented stone or stucco door case supported by two columns either side, incorporating side lights and a toplight. Solid panelled timber door.

-
- probably PCC 1021, dated 1889: 1h by James Ruddle for George Goodwin (furniture dealer)

Fletton and Stanground 21 & 23 Fletton Avenue

Local List Ref:	FS12
Group value:	Yes
Selection criteria:	A2 C4, C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

A robustly detailed late Victorian property with particularly interesting treatment of the façade. Dominant in the street scene. Contributes to the Victorian character of the area. Locally distinctive and important building

Description

Rectangular plan. Semi-detached two storey 6 bays (3 to the pair) with classical influences. Symmetrical and elaborately detailed with forward projecting cross gables. Built of red brick in Flemish bond under a manufactured tile roof. Decorative square stone bays with stone mullions and three light windows with 6 panes. Large paired first floor gable windows divided by stone mullions / colonnettes with exuberantly moulded frieze decoration above set on consoles. Repeated to a lesser extent to first floor single windows. Ornate stucco surround to side entrance doors. Main entrance doors are part glazed with margin lights to the wider timber frame. Chimney stacks reduced in height. Bargeboards to front gables with finials. Elaborate eaves brick dentil course.

-
- probably PCC 1108, dated 1890; 2h by James G Stallebrass for Mr Godfrey

Fletton and Stanground
The Thatched House, Mount Pleasant

Local List Ref:	FS13
Group value:	No
Selection criteria:	A3 C6
Construction date:	Early 20 th c
Use:	Residential



Reason for selection

Provides interest and definition to the streetscene of the corner of Church Street and Mount Pleasant. The building is a rare example of early 20th century cottage romantic architecture makes a significant contribution to the area and has local landmark quality.

Description

One and half storey, brick dwelling under a thatched roof. Flush fitting upvc casements with a transom light above glazed with diamond shaped leaded lights. Brick detailed hoodmould over ground floor window. Prominent shouldered chimney stacks.

**Fletton and Stanground
Phorpress House
189 London Road**

Local List Ref:	FS14
Group value:	No
Selection criteria:	A2 A6 B4 C4 C6
Construction date:	1899
Use:	Residential



Reason for selection

Former London Brick Company offices, since 1980 in residential use. Very eccentric design and local landmark. Has distinctive detailing and its size make it a significant contribution to the area – local landmark function.

Description

Irregular shaped plan. Built 1899 for John Cathles, proprietor of the London Brick Co. Ld. Tall and unusual three storey Victorian office building including accommodation in an unusual mansard slate roof. Buff and red brick in Flemish bond with brick detailing to windows. Projecting gable with attics and bay to west elevation. Rusticated brick quoins. Brick pilasters of two story height to west elevation. Two projecting gables to north with attics Extensive fenestration with unusually tall and narrow timber mullioned and transomed sash windows. Elaborate eaves boards. Other original features. Large surmounting finial to ridge. Single chimney with projecting courses and corbelled heads. Accessed by steps.

-
- [built c1898/99]
 - OF UDC 110, (dated 1917) for additions and 157, (dated c1928) for conversion to offices for LBC
 - PA 21 Sept 1928 p6: feature on the history of the building (on its return to LBC use)

Site bought by John Cathles Hill (proprietor of the LBC) in 1897, and built shortly afterwards. Nicknamed The Coffee Palace, but apparently unfinished internally, and unused. Then had a number of minor tenants and sold out of Hill/LBC hands in 1917. Re-purchased in 1928 by London Brick and converted to use as their District Offices and used as such to c1988.

**Fletton and Stanground
Old Fletton Primary School
London Road**

Local List Ref:	FS15
Group value:	No
Selection criteria:	A2 B3 C6
Construction date:	early 20th c
Use:	Education



Reason for selection

The appearance and form of the building gives it a landmark quality. Provides significant interest to the area on the London Road junction. An important part of the street scene

Description

Irregular plan single storey building. Very fine 'Arts & Craft' style with highly articulated roofs with returning hips and special hierarchy. Brick, part rendered and painted elevations above a red brick plinth under a small clay tile roof with timber bargeboards. Western elevation has two main gabled sections with large tripartite window groups to each gable and provides a pleasant composition. Central bell tower

-
- OF UDC 101, (dated 1908, 1912 and 1914): school and later additions by Herbert Leete (County Surveyor) for Hunts LEA. Also OF UDC 291, (dated 1935) for further additions.
 - PA 17 Sept 1910 p7 (cols 1-2): report of official opening (refers to red Ballington Bricks and Broseley roof tiles)

Originally intended as a County Technical School [hence, perhaps, the Arts and Crafts look] it opened as Fletton Secondary School (or Hunts County Secondary School at Fletton); later becoming Fletton Grammar School.

**Fletton and Stanground
1,3,5,7 (Gladstone Cottages)
Queens Road**

Local List Ref:	FS16
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1897
Use:	Residential



Reason for selection

A stunning tree lined street of identical terraces which for the most part have retained their historical character. Queens Road is the only street of its kind in Peterborough that maintains its historical character for such a substantial length.

Description

Terrace row of four dwellings and one of eight groups of four and one group of three. A set of mirrored pairs, constructed of buff brick with white painted stone dressings and red brick string course. NO.5 rendered covering all dressings. Pair of central shared chimney stacks on concrete tile roof, with dental row under eaves. Two single course red brick string course in line with upper lintels and double red brick string course through upper cills. Central passageway with arched red brick lintel providing access to rear. Flanked by two doors with overlight and stone chamfered and stop lintel which match further two doors to side. Date stone above passageway. 'Gladstone Cottages 1897'. Decorative bay windows with stone surrounds. Squared posts with arched fillets under dentil and scalloped frieze. Upper windows above bay, has stone chamfered and stop lintel with blank recessed panel and plain stone cill. 3 over 3 sash windows with two off centre vertical glazing bars on upper windows, two over two sash's with vertical central glazing bar on principle bay window and one over one sash on flanking windows. Enclosed by low buff brick wall with red tile course base and red tile cappings. Post at entranceways, square and various courses higher than wall depending on slope.

**Fletton and Stanground
9,11,13,15 (Salisbury Cottages)
Queens Road**

Local List Ref:	FS17
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1897
Use:	Residential



Reason for selection

A stunning tree lined street of identical terraces which for the most part have retained their historical character. Queens Road is the only street of its kind in Peterborough that maintains its historical character for such a substantial length.

Description

Terrace row of four dwellings and one of eight groups of four and one group of three. A set of mirrored pairs, constructed of buff brick with white painted stone dressings and red brick string course. Slate roof with crest tiles. Pair of central shared chimney stacks on concrete tile roof, with dental row under eaves. Two single course red brick string course in line with upper lintels and double red brick string course through upper cills. Central passageway with arched red brick lintel providing access to rear. Flanked by two six panelled black doors with overlight and stone chamfered and stop lintel which match further two doors to side. Date stone above passageway. 'Salisbury Cottages 1897'. Upper windows above bay, has stone chamfered and stop lintel with blank recessed panel and plain stone cill. Decorative bay windows with stone surrounds. Squared posts with arched fillets under dentil and scalloped frieze. 3 over 3 sash windows with two off centre vertical glazing bars on upper windows, two over two sash'ss with vertical central glazing bar on principle bay window and one over one sash on flanking windows. Enclosed by low buff brick wall with red tile course base and red tile cappings. Post at entranceways, square and various courses higher than wall depending on slope.

**Fletton and Stanground
17,19,21,23 (Wellington Cottages)
Queens Road**

Local List Ref:	FS18
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1897
Use:	Residential



Reason for selection

A stunning tree lined street of identical terraces which for the most part have retained their historical character. Queens Road is the only street of its kind in Peterborough that maintains its historical character for such a substantial length.

Description

Terrace row of four dwellings and one of eight groups of four and one group of three. A set of mirrored pairs, constructed of buff brick with white painted stone dressings and red brick string course. Pair of central shared chimney stacks on concrete tile roof, with dental row under eaves. Two single course red brick string course in line with upper lintels and double red brick string course through upper cills. Upper windows above bay, has stone chamfered and stop lintel with blank recessed panel and plain stone cill. Central passageway with arched red brick lintel providing access to rear. Flanked by two six panelled black doors with overlight and stone chamfered and stop lintel which match further two doors to side. Date stone above passageway. 'Wellington Cottages 1897'. Decorative bay windows with stone surrounds. Squared posts with arched fillets under dentil and scalloped frieze. No.23 Painted vibrant purple, head of No.17 painted grey to match lintel above door. 3 over 3 sash windows with two off centre vertical glazing bars on upper windows, two over two sash'ss with vertical central glazing bar on principle bay window and one over one sash on flanking windows. Enclosed by low buff brick wall with red tile course base and red tile cappings. Post at entranceways, square and various courses higher than wall depending on slope.

**Fletton and Stanground
25,27,29,31 (Beaconsfield Cottages)
Queens Road**

Local List Ref:	FS19
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1898
Use:	Residential



Reason for selection

A stunning tree lined street of identical terraces which for the most part have retained their historical character. Queens Road is the only street of its kind in Peterborough that maintains its historical character for such a substantial length.

Description

Terrace row of four dwellings and one of eight groups of four and one group of three. A set of mirrored pairs, constructed of buff brick with white painted stone dressings and red brick string course. Pair of central shared chimney stacks on Slate roof with crest tiles, with dental row under eaves. Two single course red brick string course in line with upper lintels and double red brick string course through upper cills. Central passageway with arched red brick lintel providing access to rear. Date stone above passageway. 'Beaconsfield Cottages 1898'. Upper windows above bay, has stone chamfered and stop lintel with blank recessed panel and plain stone cill. Flanked by two six panelled doors with overlight and stone chamfered and stop lintel which match further two doors to side. No.25 light blue to match bay window, No.27 Olive Green, No.29 Light Green and No.31 Grey which matches respective painted dressings. Decorative bay windows with stone surrounds. Squared posts with arched fillets under dentil and scalloped frieze. No. 25 painted light blue. 3 over 3 sash windows with two off centre vertical glazing bars on upper windows, two over two sash's with vertical central glazing bar on principle bay window and one over one sash on flanking windows. Enclosed by low buff brick wall with red tile course base and red tile cappings. Post at entranceways, square and various courses higher than wall depending on slope.

**Fletton and Stanground
33,35,37,39 (Burleigh Cottages)
Queens Road**

Local List Ref:	FS20
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1989
Use:	Residential



Reason for selection

A stunning tree lined street of identical terraces which for the most part have retained their historical character. Queens Road is the only street of its kind in Peterborough that maintains its historical character for such a substantial length.

Description

Terrace row of four dwellings and one of eight groups of four and one group of three. A set of mirrored pairs, constructed of buff brick with white painted stone dressings and red brick string course. No.35 white rendered covering all details. Pair of central shared chimney stacks on concrete tile roof, with dental row under eaves. Two single course red brick string course in line with upper lintels and double red brick string course through upper cills. Central passageway with arched red brick lintel providing access to rear. Date stone above passageway. 'Burleigh Cottages 1898'. Upper windows above bay, has stone chamfered and stop lintel with blank recessed panel and plain stone cill. Flanked by two doors with overlight and stone chamfered and stop lintel which match further two doors to side. Doors Red, White, Black and Blue respectively. Decorative bay windows with stone surrounds. Squared posts with arched fillets under dentil and scalloped frieze. No.35 has replacement bay window which lacks any details. 3 over 3 sash windows with two off centre vertical glazing bars on upper windows, two over two sash's with vertical central glazing bar on principle bay window and one over one sash on flanking windows. Enclosed by low buff brick wall with red tile course base and red tile cappings. Post at entranceways, square and various courses higher than wall depending on slope.

**Fletton and Stanground
41,43,45,47 (Chamberlin Cottages)
Queens Road**

Local List Ref:	FS21
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1898
Use:	Residential



Reason for selection

A stunning tree lined street of identical terraces which for the most part have retained their historical character. Queens Road is the only street of its kind in Peterborough that maintains its historical character for such a substantial length.

Description

Terrace row of four dwellings and one of eight groups of four and one group of three. A set of mirrored pairs, constructed of buff brick with white painted stone dressings and red brick string course. No.45 white rendered covering all details. Pair of central shared chimney stacks on slate roof with crest tiles , with dental row under eaves. Two single course red brick string course in line with upper lintels and double red brick string course through upper cills. Central passageway with arched red brick lintel providing access to rear. Date stone above passageway. 'Chamberlin Cottages 1898'. Flanked by two six panelled black doors with overlight and stone chamfered and stop lintel which match further two white doors to side. Upper windows above bay, has stone chamfered and stop lintel with blank recessed panel and plain stone cill. Decorative bay windows with stone surrounds. Squared posts with arched fillets under dentil and scalloped frieze. No.45 has replacement oriel window which lacks any details. 3 over 3 sash windows with two off centre vertical glazing bars on upper windows, two over two sash'ss with vertical central glazing bar on principle bay window and one over one sash on flanking windows. Enclosed by low buff brick wall with red tile course base and red tile cappings. Post at entranceways, square and various courses higher than wall depending on slope.

**Fletton and Stanground
49,51,53,55 (Bright Cottages)
Queens Road**

Local List Ref:	FS22
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1898
Use:	Residential



Reason for selection

A stunning tree lined street of identical terraces which for the most part have retained their historical character. Queens Road is the only street of its kind in Peterborough that maintains its historical character for such a substantial length.

Description

Terrace row of four dwellings and one of eight groups of four and one group of three. A set of mirrored pairs, constructed of buff brick with white painted stone dressings and red brick string course. Pair of central shared chimney stacks on slate roof with crest tiles with dental row under eaves. Two single course red brick string course in line with upper lintels and double red brick string course through upper cills. Central passageway with arched red brick lintel providing access to rear. Date stone above passageway. 'Bright Cottages 1898'. Flanked by two six panelled black doors with overlight and stone chamfered and stop lintel which match further two doors to side. Upper windows above bay, has stone chamfered and stop lintel with blank recessed panel and plain stone cill. Decorative bay windows with stone surrounds. Squared posts with arched fillets under dentil and scalloped frieze. 3 over 3 sash windows with two off centre vertical glazing bars on upper windows, two over two sash'ss with vertical central glazing bar on principle bay window and one over one sash on flanking windows. Enclosed by low buff brick wall with red tile course base and red tile cappings. Post at entranceways, square and various courses higher than wall depending on slope.

**Fletton and Stanground
57.59,61,63 (Rowel Cottages)
Queens Road**

Local List Ref:	FS23
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1898
Use:	Residential



Reason for selection

A stunning tree lined street of identical terraces which for the most part have retained their historical character. Queens Road is the only street of its kind in Peterborough that maintains its historical character for such a substantial length.

Description

Terrace row of four dwellings and one of eight groups of four and one group of three. A set of mirrored pairs, constructed of buff brick with white painted stone dressings and red brick string course. Pair of central shared chimney stacks on slate roof with crest tiles with dentil row under eaves. Two single course red brick string course in line with upper lintels and double red brick string course through upper cills. Central passageway with arched red brick lintel providing access to rear. Date stone above passageway. 'Rowell Cottages 1898'. Flanked by two six panelled doors with overlight and stone chamfered and stop lintel which match further doors to south side. Upper windows above bay, has stone chamfered and stop lintel with blank recessed panel and plain stone cill. Decorative bay windows with stone surrounds. Squared posts with arched fillets under dentil and scalloped frieze. Doors colours match bay windows of black, red, yellow and green respectively. 3 over 3 sash windows with two off centre vertical glazing bars on upper windows, two over two sash'ss with vertical central glazing bar on principle bay window and one over one sash on flanking windows. Enclosed by low buff brick wall with red tile course base and red tile cappings. Post at entranceways, square and various courses higher than wall depending on slope.

**Fletton and Stanground
65,67, 69 (The Dale F.T)
Queens Road**

Local List Ref:	FS24
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1898
Use:	Residential



Reason for selection

A stunning tree lined street of identical terraces which for the most part have retained their historical character. Queens Road is the only street of its kind in Peterborough that maintains its historical character for such a substantial length.

Description

Terrace row of three dwellings and one of eight groups of four and one group of three. A set of mirrored pairs, constructed of buff brick with white painted stone dressings and red brick string course. End north dwelling missing compared to set of four dwellings. Central shared chimney stack and end stack on slate roof with crest tiles with dental row under eaves. Two single course red brick string course in line with upper lintels and double red brick string course through upper cills. Central passageway with arched red brick lintel providing access to rear. Date stone above passageway. 'The Dale F.T 1898'. Flanked by two six panelled doors with overlight and stone chamfered and stop lintel which match further doors to south side. Upper windows above bay, has stone chamfered and stop lintel with blank recessed panel and plain stone cill. Decorative bay windows with stone surrounds. Squared posts with arched fillets under dentil and scalloped frieze. 3 over 3 sash windows with two off centre vertical glazing bars on upper windows, two over two sash's with vertical central glazing bar on principle bay window and one over one sash on flanking windows. Enclosed by low buff brick wall with red tile course base and red tile cappings. Post at entranceways, square and various courses higher than wall depending on slope.

**Fletton and Stanground
2,4,6,8 (Victoria Cottages)
Queens Road**

Local List Ref:	FS25
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1897
Use:	Residential



Reason for selection

A stunning tree lined street of identical terraces which for the most part have retained their historical character. Queens Road is the only street of its kind in Peterborough that maintains its historical character for such a substantial length.

Description

Terrace row of four dwellings and one of eight groups of four and one group of three. A set of mirrored pairs, constructed of buff brick with white painted stone dressings and red brick string course. Pair of central shared chimney stacks on concrete tile roof. Dental row under eaves, two single course red brick string course in line with upper lintels and double red brick string course through upper cills. Central passageway with arched red brick lintel providing access to rear. Date stone above passageway. 'Victoria Cottages 1897'. Flanked by two doors with overlight and stone chamfered and stop lintel which match further doors to side. Upper windows above bay, has stone chamfered and stop lintel with blank recessed panel and No.2 & 4 plain stone cill. Remainder thinner UPVC cills. Cantered bay window with UPVC surrounds. Lean-to roof on No.4 & 8 and flat roof on No.6 all extending over respective doors. No.2 and No.8 retain 3 over 3 windows with two off centre vertical glazing bars on upper windows albeit with top openers rather than sash. No original windows arrangements on bay, replaced by various top openers. Enclosed by low buff brick wall with red tile course base and red tile cappings. Post at entranceways, square and various courses higher than wall depending on slope.

**Fletton and Stanground
10,12,14,16 (Albert Cottages)
Queens Road**

Local List Ref:	FS26
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1897
Use:	Residential



Reason for selection

A stunning tree lined street of identical terraces which for the most part have retained their historical character. Queens Road is the only street of its kind in Peterborough that maintains its historical character for such a substantial length.

Description

Terrace row of four dwellings and one of eight groups of four and one group of three. A set of mirrored pairs, constructed of buff brick with white painted stone dressings and red brick string course. Pair of central shared chimney stacks on various slate and concrete tile roof with crest tiles of flanking ridges. Dental row under eaves, two single course red brick string course in line with upper lintels and double red brick string course through upper cills. Central passageway with arched red brick lintel providing access to rear. Date stone above passageway. 'Albert Cottages 1897'. Flanked by two doors with overlight and stone chamfered and stop lintel which match further doors to side. Upper windows above bay, has stone chamfered and stop lintel with blank recessed panel and plain stone cill. No.12 & No.10 have replaced this UPVC cills. Decorative bay window with stone surrounds. Squared posts with arched fillets under dentil and scalloped frieze for No.14. Plain design with lean-to roof which extends over respective door for other three dwellings. No.14 retains 3 over 3 sash windows with two off centre vertical glazing bars on upper windows, two over two sash's with vertical central glazing bar on principle bay window and one over one sash on flanking windows. Remainder windows replaced by variety of top openers. Enclosed by low buff brick wall with red tile course base and red tile cappings. Post at entranceways, square and various courses higher than wall depending on slope.

**Fletton and Stanground
18,20,22,24 (Nelson Cottages)
Queens Road**

Local List Ref:	FS27
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1898
Use:	Residential



Reason for selection

A stunning tree lined street of identical terraces which for the most part have retained their historical character. Queens Road is the only street of its kind in Peterborough that maintains its historical character for such a substantial length.

Description

Terrace row of four dwellings and one of eight groups of four and one group of three. A set of mirrored pairs, constructed of buff brick with white painted stone dressings and red brick string course. Pair of central shared chimney stacks on concrete tile roof with crest tiles on No.18. Dental row under eaves, two single course red brick string course in line with upper lintels and double red brick string course through upper cills. Central passageway with arched red brick lintel providing access to rear. Date stone above passageway. 'Nelson Cottages 1898'. Flanked by two doors with overlight and stone chamfered and stop lintel with further two doors to side. Upper windows above bay, has stone chamfered and stop lintel with blank recessed panel and plain stone cill for No.18. Decorative bay windows with stone surrounds. Squared posts with arched fillets under dentil and scalloped frieze for No.18 and No.24. Central pair lack any detail while No.20 has lean to roof which extends to cover respective door. 3 over 3 sash windows with two off centre vertical glazing bars on upper No.18 windows, Top openers for remainder. Two over two sash's with vertical central glazing bar on principle bay window and one over one sash on flanking windows for No.18 and top openers for remainder. Enclosed by low buff brick wall with red tile course base and red tile cappings. Post at entranceways, square and various courses higher than wall depending on slope.

**Fletton and Stanground
26,28,30,32 (Alma Cottages)
Queens Road**

Local List Ref:	FS28
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1898
Use:	Residential



Reason for selection

A stunning tree lined street of identical terraces which for the most part have retained their historical character. Queens Road is the only street of its kind in Peterborough that maintains its historical character for such a substantial length.

Description

Terrace row of four dwellings and one of eight groups of four and one group of three. A set of mirrored pairs, constructed of buff brick with white painted stone dressings and red brick string course. Pair of central shared chimney stacks on concrete tile roof with crest tiles remaining on No.30. Dental row under eaves, two single course red brick string course in line with upper lintels and double red brick string course through upper cills. Central passageway with arched red brick lintel providing access to rear. Date stone above passageway. 'Alma Cottages 1898' Flanked by two white six panelled doors with overlight and stone chamfered and stop lintel which match further doors to side. Upper windows above bay, has stone chamfered and stop lintel with blank recessed panel and plain stone cill. No.26 has replaced thin cill within infill red brick beneath. Decorative bay windows with stone surrounds. Squared posts with arched fillets under dentil and scalloped frieze. No.26 has had posts removed and roof replaced with lean-to which extends over respective door. 3 over 3 sash windows with two off centre vertical glazing bars on upper windows, two over two sash's with vertical central glazing bar on principle bay window and one over one sash on flanking windows. N0.26 has modern top openers on both windows. Enclosed by low buff brick wall with red tile course base and red tile cappings. Post at entranceways, square and various courses higher than wall depending on slope.

**Fletton and Stanground
34,36,38,40 (Inkerman Cottages)
Queens Road**

Local List Ref:	FS29
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1898
Use:	Residential



Reason for selection

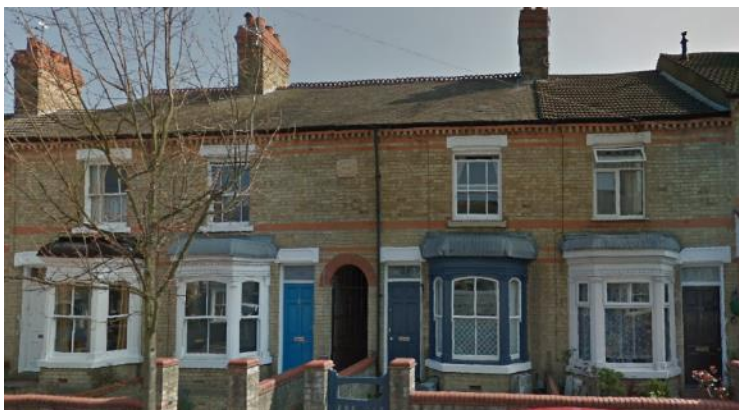
A stunning tree lined street of identical terraces which for the most part have retained their historical character. Queens Road is the only street of its kind in Peterborough that maintains its historical character for such a substantial length.

Description

Terrace row of four dwellings and one of eight groups of four and one group of three. A set of mirrored pairs, constructed of buff brick with white painted stone dressings and red brick string course. Pair of central shared chimney stacks on slate roof with crest tiles for southern half and concrete tile for northern. Dental row under eaves, two single course red brick string course in line with upper lintels and double red brick string course through upper cills. Central passageway with arched red brick lintel providing access to rear. Date stone above passageway. 'Inkerman Cottages 1898'. Flanked by two six panelled doors with overlight and stone chamfered and stop lintel which match further doors to side. Coloured yellow, maroon and white respectively, with No.40 black with two full length glazed panels. Upper windows above bay, has stone chamfered and stop lintel with blank recessed panel and plain stone cill on No.34. Replacement thin cills for remainder of dwellings. Decorative bay windows with stone surrounds, squared posts with arched fillets under dentil and scalloped frieze for No.34-38. No.40 replacement box bay incorporating door with red tile lean to roof. 3 over 3 sash windows with two off centre vertical glazing bars on upper windows for No.34 and No.38, small top opens for other two windows. Two over two sash'ss with vertical central glazing bar on principle bay window and one over one sash on flanking windows. Enclosed by low buff brick wall with red tile course base and red tile cappings. Post at entranceways, square and various courses higher than wall depending on slope.

**Fletton and Stanground
42,44,46,48 (Cardican Cottages)
Queens Road**

Local List Ref:	FS30
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1898
Use:	Residential



Reason for selection

A stunning tree lined street of identical terraces which for the most part have retained their historical character. Queens Road is the only street of its kind in Peterborough that maintains its historical character for such a substantial length.

Description

Terrace row of four dwellings and one of eight groups of four and one group of three. A set of mirrored pairs, constructed of buff brick with white painted stone dressings and red brick string course. Pair of central shared chimney stacks on slate roof with crest tiles with dental row under eaves. Two single course red brick string course in line with upper lintels and double red brick string course through upper cills. Central passageway with arched red brick lintel providing access to rear. Date stone above passageway. 'Cardican Cottages 1898'. Flanked by two six panelled doors with overlight and stone chamfered and stop lintel which match further doors to side. Coloured black, navy blue, light blue and white respectively. Upper windows above bay, has stone chamfered and stop lintel with blank recessed panel and plain stone cill. Decorative bay windows with stone surrounds. Squared posts with arched fillets under dentil and scalloped frieze. 3 over 3 sash windows with two off centre vertical glazing bars on upper windows, two over two sash'ss with vertical central glazing bar on principle bay window and one over one sash on flacking windows. Enclosed by low buff brick wall with red tile course base and red tile cappings. Post at entranceways, square and various courses higher than wall depending on slope.

**Fletton and Stanground
50,52,54,56 (Gordon Cottages)
Queens Road**

Local List Ref:	FS31
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1898
Use:	Residential



Reason for selection

A stunning tree lined street of identical terraces which for the most part have retained their historical character. Queens Road is the only street of its kind in Peterborough that maintains its historical character for such a substantial length.

Description

Terrace row of four dwellings and one of eight groups of four and one group of three. A set of mirrored pairs, constructed of buff brick with white painted stone dressings and red brick string course. Pair of central shared chimney stacks on half slate half concrete tile roof with dentil row under eaves. Two single course red brick string course in line with upper lintels and double red brick string course through upper cills. Central passageway with arched red brick lintel providing access to rear. Date stone above passageway, 'Gordon Cottages 1898'. Flanked by two doors with overlight and stone chamfered and stop lintel which match further doors to sides. No.54 & 56 don't retain historic door styles. Upper windows above bay, has stone chamfered and stop lintel with blank recessed panel and plain stone cill. Decorative bay windows with stone surrounds. Squared posts with arched fillets under dentil and scalloped frieze. No.54 has lost dentil and scalloped frieze and roof replaced by lean to which extends over respective door. 3 over 3 sash windows with two off centre vertical glazing bars on upper flanking windows. Two over two sash's with vertical central glazing bar on flanking principle bay windows and one over one sash on side windows. Sash's retained on No.54 but removed on No.52. Enclosed by low buff brick wall with red tile course base and red tile cappings. Post at entranceways, square and various courses higher than wall depending on slope.

**Fletton and Stanground
58,60,62,64 Queens Road**

Local List Ref:	FS32
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1898
Use:	Residential



Reason for selection

A stunning tree lined street of identical terraces which for the most part have retained their historical character. Queens Road is the only street of its kind in Peterborough that maintains its historical character for such a substantial length.

Description

Terrace row of four dwellings and one of eight groups of four and one group of three. A set of mirrored pairs, constructed of buff brick with white painted stone dressings and red brick string course. Pair of central shared chimney stacks on half slate half concrete tile roof with dental row under eaves. Two single course red brick string course in line with upper lintels and double red brick string course through upper cills. Central passageway with arched red brick lintel providing access to rear. Date stone above passageway, elevation heavily spalled. Flanked by two doors with overlight and stone chamfered and stop lintel which match further doors to sides. No.58 & 62 don't retain historic door styles. Upper windows above bay, has stone chamfered and stop lintel with blank recessed panel and plain stone cill. Decorative bay windows with stone surrounds. Squared posts with arched fillets under dentil and scalloped frieze retained on No.60 and 64. Box bay with flat roof which extends over respective door on No.58 and 62. 3 over 3 sash windows with two off centre vertical glazing bars on upper windows. Two over two sash's with vertical central glazing bar on principle bay window and one over one sash on flanking windows on historic bays. Enclosed by low buff brick wall with red tile course base and red tile cappings. Post at entranceways, square and various courses higher than wall depending on slope.

**Fletton and Stanground
66,68,70 (Papworth Cottages)
Queens Road**

Local List Ref:	FS33
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1898
Use:	Residential



Reason for selection

A stunning tree lined street of identical terraces which for the most part have retained their historical character. Queens Road is the only street of its kind in Peterborough that maintains its historical character for such a substantial length.

Description

Terrace row of three dwellings and one of eight groups of four and one group of three. A set of mirrored pairs, constructed of buff brick with white painted stone dressings and red brick string course. End north dwelling missing compared to set of four dwellings. Central shared chimney stack and end stack on slate roof with crest tiles with dental row under eaves. Two single course red brick string course in line with upper lintels and double red brick string course through upper cills. Central passageway with arched red brick lintel providing access to rear. Date stone above passageway. 'Papworth 1898'. Flanked by two six panelled doors with overlight and stone chamfered and stop lintel which match further doors to south side. Coloured Red, black, and blue respectively. Upper windows above bay, have stone chamfered and stop lintel with blank recessed panel and plain stone cill. Decorative bay windows with stone surrounds. Squared posts with arched fillets under dentil and scalloped frieze, on No.68 & 70. Bay has been replaced on No.66 with replacement incorporating no detail with lean-to roof which extends to above door. 3 over 3 sash windows with two off centre vertical glazing bars on upper windows, two over two sash'ss with vertical central glazing bar on principle bay window and one over one sash on flanking windows on No.68 and 70 and upper window of No.70. Enclosed by low buff brick wall with red tile course base and red tile cappings. Post at entranceways, square and various courses higher than wall depending on slope.

**Fletton and Stanground
8 – 16 (even) Church Street**

Local List Ref:	FS34
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

One of a series of terrace rows in the near vicinity which retain their uniform appearance and their historical features. The rows provide a positive aspect to the street scene

Description

Terraced row of five two storey dwellings. Constructed of buff brick in Flemish bond with a concrete tile roof. Lower quality brick to gable ends. No stacks. Stone cills below windows and splayed stone lintels above all apertures. Sash windows with horns. Single overhead light to all doors. Each dwelling comprises a door and window to ground floor with single first floor window above lower window. Four northern dwellings are identical in arrangement however the southern arrangement is unique in that it mirrors the adjacent dwelling.

**Fletton and Stanground
9 Church Street**

Local List Ref:	FS35
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1903
Use:	Residential



Reason for selection

A positively detailed semi-detached dwelling with an unusual split of dwellings. It proves interest and detail to its positive aspect to the street scene

Description

Semi-detached two storey comprising main dwelling with smaller attachment. Constructed of buff brick in Flemish bond with concrete tile roof. Three bulbous stacks, two end for main dwelling and single end for attached dwelling. Lower quality red brick to gable end. Each aperture has square headed lintel with decorative moulding. Ground floor main dwelling and single upper floor south windows, three lights of 1-over-1 sash with moulded twin pillars. Remaining four windows 3-over-3 sash windows. Off centre date stone 1903.

**Fletton and Stanground
21 Church Street**

Local List Ref:	FS36
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1893
Use:	Residential



Reason for selection

A simple yet elegant dwelling that forms the ends of a terraced row. Although distinct from the remainder of the row in design it has the same style and provides interest to the row and a positive aspect to the street scene.

Description

Symmetrical single two-storey dwelling resulting end of terrace. Constructed of buff brick in Flemish bond with stone dressings. Painted lower two courses imitate a plinth. Brick façade rises to stepped kneelers and string-course of dentils to the eaves below a slate roof. One stack at each gable. The north stack constructed with that to adjoining property. Central door flanked by two windows, mirrored by three windows above. The door has large single overlight, topped by the same moulded lintel reading: 18 SIDNEY HOUSE 93. The majority of the windows comprise two lights with stone sills, chamfered mullion and decorative moulding to the soffit of the lintel. Each light comprises a one-over-one sash with horns. The only window to differ lies above the door and comprises a single one-over-one sash.

**Fletton and Stanground
23 – 29 (odd)**

Local List Ref:	FS37
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1894
Use:	Residential



Reason for selection

One of a series of terrace rows in the near vicinity which retain their uniform appearance and their historical features. The rows provide a positive aspect to the street scene

Description

Terraced row of four two-storey dwellings. Constructed of buff brick with stone dressings. Façade topped by stepped 'kneelers' and a strong-course of dentils. The roof above has a shallow pitch and is slate. Three chimney stacks, one to the gable end, one central, and one straddling the division with adjoining property. The arrangement is symmetrical for both pairs, and between them lies a stone plaque on the first floor reading: SIDNEY COTTAGES 1894. Each aperture has a stone lintel with mouldings to its soffit in various forms. The door to each has an over-light. The ground floor windows have stone sills and stone lintels with a projecting keystone and mouldings each side. The windows themselves are timber, three-lights. The central light comprises a two-over-two sash with moulded horns, the two flanking narrow lights are one-over-one with moulded horns and may be fixed. The first floor windows comprises a two-over-two sash with moulded horns.

**Fletton and Stanground
31 – 43 (odd) Church Street**

Local List Ref:	FS38
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1892
Use:	Residential



Reason for selection

One of a series of terrace rows in the near vicinity which retain their uniform appearance and their historical features. The rows provide a positive aspect to the street scene

Description

Terraced row of seven two-storey dwellings. Constructed in buff brick in Flemish bond with stone dressings. The gables are of lower quality red brick. Façade topped by stepped eaves and stepped 'kneelers' below a slate roof. Three chimney stacks to southern part, none to the north. Each dwelling comprises a door and large window to the ground floor, mirrored by a single first floor window. The arrangement of the terrace is partly symmetrical with two pairs of symmetrical dwellings comprising doors centrally, flanked by ground and first floor windows. The southern pair has a stone plaque to first floor reading: CAMB DGE. 1892 COTTAGES. However, the flanking cottages to these pairs do not match this pattern. Each aperture retains a splayed lintel with mouldings to their soffits. The door to each dwellings has a single over-light. Each ground floor window has a stone sill and a stone lintel with projecting keystone, mouldings each side. The window itself is timber of three-lights. The central light comprises a two-over-two sash with moulded horns, the two flanking narrow lights are one-over-one with moulded horns and may be fixed. The first floor windows comprises a two-over-two sash with moulded horns.

**Fletton and Stanground
Baptist Church, Church Street**

Local List Ref:	FS39
Group value:	No
Selection criteria:	A2, B3, C6
Construction date:	19 th C
Use:	Ecclesiastical



Reason for selection

A prominent and positive building which also represents an important phase in the cultural development of Stanground

Description

Baptist church of buff brick in English bond with red brick dressings rising from a sloped plinth topped by blue brick. Formal gable end to the street with steps to entrance. Side arrangement differs to darker brick with red brick dressings. Pan-tile roof and single short stack to west gable end. Principal arrangement comprises large central door, flanked by two windows framed by pilasters and stepped courses. Decorative use of alternate bricks is used to create bands across the façade. The gable is marked by dentilled courses, courses of red brick and a projecting course. The gable is marked by a blind oculus of red brick and stone keystones, and four ventilation bricks. The apertures all have semi-circular arched heads with red brick voussoirs and a central stone keystone. The door has red brick pilasters with buff brick details. The building is entered through a double door, each of three-panels. The fan light above is blind. The two flanking windows have stone sills and comprise single light timber windows. They both sit above a stone plaque set into the brickwork. The side of the building is of darker red brick with red brick dressings and band courses in similar arrangement to the front with pilasters and stepped courses above six panels. Each except the second from the south retains a window. The windows have cambered headed shallow splayed voussoirs and stone sills and comprise two lights. The upper light appears to be a single pane top-hung casement. The lower example is of two panes. The exception retains a door with cambered headed voussoir similar as elsewhere. The door is of three-panels in the style of bolection mouldings. To the south below the eaves it reads: STANGROUND BAPTIST CHURCH.

**Fletton and Stanground
Old Parish Hall, Church Street**

Local List Ref:	FS40
Group value:	No
Selection criteria:	A2, B3
Construction date:	1846
Use:	Commercial



Reason for selection

A prominent and positive building which also represents an important phase in the cultural development of Stanground

Description

Parish hall of stone and brick with steep pitch roof of corrugated sheeting. The gable to the street is of rough coursed ashlar with quoins and stone dressings. A lower ground floor window and first floor window sit centrally divided by a stone plaque that reads: BUILT 1846 RESTORED 1980 BY J.P.HEARTY. Across the ground floor a sloped string course extends and forms the sill of the ground floor window. Both windows have stone surrounds with sloped sills, a drip hood above and single pane timber windows. The ground floor window is of four lights and the first floor is of two. The two long sides are of brick. A small outshut with flat-roof lies to the north. To the south lies the formal entrance constructed as a flat-roof narrow extension awkwardly attached along this side, set back from the formal gable end. This is also of brick with stone dressings to the front. The entrance sits within an ornate moulded stone surround which rises to a stepped parapet.

**Fletton and Stanground
66 – 74 (even) South Street**

Local List Ref:	FS41
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

One of a series of terrace rows in the near vicinity which retain their uniform appearance and their historical features. The rows provide a positive aspect to the street scene

Description

Terraced row of seven two-storey properties, only five of which are included within the Listing. Constructed in buff brick in Flemish bond with stone dressings. Red ceramic cornice with dentils and 'kneelers' under eaves. Four chimney stacks, northern single end stack, remainder central and shared between dwellings. Each dwelling comprises a door and large window to the ground floor, mirrored by a single first floor window. The arrangement of the terrace is partly symmetrical with three pairs of symmetrical dwellings comprising doors centrally, flanked by ground and first floor windows. Upper windows and doors have stone lintel with a pair of chamfered mouldings to soffit. Windows on lower floor have similar arrangement with additional central keystone. Upper windows timber two-over-two sash with moulded horns. Lower windows, three on-over-one timber sash windows with moulded horns. Two slim sashes flanking larger central sash. Modern composite black doors, six panelled with top panels glazed.

**Fletton and Stanground
1 & 3 Fellowes Road**

Local List Ref:	FS42
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1900's
Use:	Residential



Reason for selection

The semi-detached dwelling retains its historical features and detailing and contributes positively to the character of the street scene which is extenuated by its prominent position

Description

Semi-detached dwellings. Constructed of red brick in Flemish Bond with stone dressings. Slate Mansard roof with decorative support to the eaves affixed to flint cornice band and red ceramic finial ridge. 'Ivydene' and 'Ivanhoe' set below false dormer with mock timber king post set in flint above flanking windows with continuation of decorative ridge finials. No.1 retains Celtic cross. End chimney stacks, with west truncated without decorative upper section. Each dwelling comprises central door and bay window on ground floor with slimmer window above door and regular sized window above bay. Central recessed doors with white painted stone semi-circular arched lintel incorporating keystone, mouldings and plinth. One-over-one sash windows with horns on all windows except upper windows on No.3 which incorporate nine lights and coloured glass to the upper sash. Decorative window replicated on front door and above over light. Dentil band between floors. Bay windows, semi-hexagon with lead crown roof above double decorative row. No.1 bay windows, windows surrounds and rainwater goods painted green with No.3 respectively black.

**Fletton and Stanground
5 & 7 Fellowes Road**

Local List Ref:	FS43
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1900's
Use:	Residential



Reason for selection

A uniquely styled semi-detached property, that retains its historical detailing. It in combination with the other semi-detached dwellings in the row contribute positively to the street scene.

Description

Semi-detached dwelling constructed of red brick on north elevation and buff brick with red brick details on side elevations. No doors on principle elevation, located on each respective side. Hipped roof with crest tiles and set of four end chimney stacks, all bar the north-east truncated. Pair of decorative gables incorporated in to two storey timber bay windows.

Gables incorporate fake wall plate with king post. Windows framed by recessed panels. Decorative central cross lattice with rendered infill. Aqua and beige for design No.7, black for No.5. Principle bay windows twelve over one, flanking bay windows three over one and side windows four over one, sash's with horns. Off centre six panelled door with overlight and voussior. Central upper window with semi-circular head under red brick arched lintel.

Long slim windows adjoining red brick quoins with red brick voussiors and stone lintel on ground floor and single upper north. Six different string courses, all red brick. Bottom a dentil course connecting flanking windows cills. Next single string. Then elongated dog tooth incorporating respective voussiors of ground floor apertures. Single dentiled course flanked by decorative bricks with projecting crosses under upper floor cills. Followed by a single indented cross brick course and finished by dentil course under eaves. Single projecting course forming part of respective chimney on upper floor.

**Fletton and Woodston
Friends Meeting House
21 Thorpe Road**

Local List Ref:	FW1
Group value:	No
Selection criteria:	B3 C6
Construction date:	1936
Use:	Place of assembly



Reason for selection

Purpose built inter-war meeting house associated with the Quaker workers at Baker Perkins, and the Baker family who were Quakers.

Description

Built in 1936, designed by Quaker architect Leonard Brown. Extended and altered in 1997. Faced in wire cut bricks painted white, and laid in stretcher bond, with vernacular revival features such as the tiled pitched roof and metal framed windows. L-shaped plan with the meeting room located in the short leg of the L. To the rear is a large garden which is landscaped to reflect the five Quaker testimonies.

-
- PCC 6534, dated 1935; meeting house by Leonard L Brown (of Letchworth) for the Society of Friends
 - Built Aug 1935-March 1936; opened 5 April 1936
(see "*A short history of the Society of Friends (Quakers) in Peterborough*" (1986))

Fletton and Woodston 53 & 55 Thorpe Road

Local List Ref:	FW2
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason For Selection

A fine remaining example of the row of substantial town houses that once lined this frontage to Thorpe Road and provided homes for the late Victorian/Edwardian professional classes, complete with original boundary walls and gate piers.

Description

Large and irregular plan. Originally a pair of very substantial houses, built around the turn of the 20th century, of two storeys but with substantial attics. The roof structure is complex. A pair of steeply pitched roofs run front to rear along the centre line of the plan and containing the main attics. On either side is a double pile roof arrangement, on one side hipped, on the other comprising a pair of side gables. To the front elevation each corner is marked by hexagonal turret bays, with six sloped pyramidal roofs set on a brick attic plinth half a storey above the main eaves line. The main central bays have Dutch parapet gables incorporating moulded stone copings with a plinth and finial to the apex, mid span kneelers and carved kneelers at eaves level incorporating a plinth and finial. Blue clay small plain tiles. A central chimney with three brick flues incorporating corbelled and overhanging stone detailing. The chimney base is formed into a pitched roof and there is a further pitched roof between the main roofs toward the rear. Red brick with stone surrounds to the double square sash windows to the front elevations and stone key stones and sills to side elevations. Some side elevation and front attic windows incorporate half round upper sashes with brick arches and stone keystones. Mainly 2 light timber sash windows. The front door and fanlight are contained within stone bracketed columns and a frieze. Some of the front door 6 fielded panels have been replaced with glazing. The original front and side walls and piers remain, substantially unaltered.

-
- PCC 1219, dated c1891; 2h by [??] for Miss Frances Pears
 - No 55 was occupied by WT Mellows whilst Town Clerk, then became St John's Vicarage c1938-c1990's

**Fletton and Woodston
61 & 63 Thorpe Road**

Local List Ref:	FW3
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	early 20 th c
Use:	Residential



Reason For Selection

A commanding pair of early 20th c semi-detached buildings set in large plots which largely retain their original character. Makes a positive contribution to the character of Thorpe Road.

Description

Rectangular plan. A large pair of substantial early 20th c houses. Rusticated stone to ground floor with render above. Large span hipped roof with small clay tiles with heavily oversailing timber eaves. Two storeys with attics and basement. Each comprising a three bay frontage incorporating a full height cant brick bay with a rendered gabled roof supported on timber brackets. Gable with corbelled 'dogs tooth' detail and cartouche (ornate plaque). Three light flat roof attic dormers. Single rectangular bay to side of entrance under pitched clay tile roof extending over entrance door. Cruciform style window fenestration. Unaltered tall red brick gable and centre chimney stacks with projecting courses and pots.

PCC 3609, dated 1911; 2h by Herbert A Sutton for Arthur J Sole (potato merchant)

Fletton and Woodston
Thorpe Lodge Hotel
83 Thorpe Road

Local List Ref:	FW4
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	1880
Use:	Hotel



Reason For Selection

A robustly detailed late Victorian house with an adjoining coach house which form part of a frontage of buildings of similar date and style. Largely retains its original character and makes a significant contribution to the character of the locality,

Description

A two and a half storey square plan form house. Two projecting rectangular bays either side of an ornate central front door surround with a semi attic gable above. Stone bays and painted window surrounds with mullions and transoms arranged to give an approximated two third / one third vertical division of the main and side windows. At first floor level, the stone is interrupted by brick but stone is resumed to the upper floor windows, terminating in a parapet.

Double front doors with a semi circular fanlight, contained within a door case comprising stone painted columns on a panelled bases, rising to a double bracketed console feature supporting a frieze and pediment. The front elevation is in red brick, the side elevations in yellow 'commons', with sash windows set under simple brick arches with no decorative surrounds. The roof is single span in blue small plain tiles with 2 hole decorative ridge tiles with an assertive steep pitched central gabled half-dormer. The coach house is a more utilitarian single storey structure in yellow stock brick and Welsh slate with a modern extended bay window structure added to the front. The front boundary wall and piers have been removed giving an open setting.

-
- PCC 1568, dated 1895; 2h by William Boyer for Alfred Jermyn of Kings Lynn (draper)

**Fletton and Woodston
87 & 87a Thorpe Road**

Local List Ref:	FW5
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason For Selection

A pair of late Victorian houses which are substantially intact and form part of a frontage of buildings of similar date and style.

Description

Square plan. Pair of large symmetrical semi-detached houses under a complex roof form comprising a main span, with projecting bay wings to either side at the front and a large central rear wing, with projecting secondary wings either side with roofs running parallel to the main roof. The front bays have hipped roofs in Welsh slate. Main roofs in concrete tiles. Walls are in white Fletton type stock bricks with platbands at ground floor window head and first floor sill level. Dentilled and corbelled eaves courses.

Stone lintels and sills to first floor windows, stone formed bay window surrounds. Ground floor door and window openings have unusual half round window heads incorporating moulded springers and central columns with springers.. Ground floor undivided timber sash windows. Front doors have a lower panel and upper sections of many small glazed lights, with a central larger 3 module light. Above and to each side are also small, glazed lights. Front boundary wall removed at 87a for car parking; to no. 87 there are modern concrete brick boundaries and shrubs.

-
- PCC 2436, dated 1900; 2h by Alan W Ruddle for Messrs W and CW Allen (drapers)

Fletton and Woodston
91 Thorpe Road

Local List Ref:	FW6
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason For Selection

A substantially intact late Victorian house which forms part of a frontage of buildings of similar date and style.

Description

Rectangular plan form. A narrow frontage single house, with a wider plan to the rear and extending well back into the plot. The roof is a double pile arrangement with the front range incorporating a gabled bay and side gable chimney whilst the rear range has a central chimney springing from the ridge. The bay is formed in brick at plinth and first floor levels with ground and first floor stone window surrounds. The gable above the first floor bay, is timber framed set on wooden braces resting on projecting bricks. The front door has fielded panels to the bottom, a central linen fold panel and 3 glazed panels above the middle rail and a semi circular fanlight above, with a stone surround formed with bracketed pilasters incorporating corniced capitals supporting the simple arch which has a moulded reveal. The walls are in red brick with regular stone quoins at the corners. The original front brick piers remain but the front and side walls between them have been removed to allow car parking in front of the building.

-
- probably PCC 1883, dated 1897; 1h by William Boyer for Miss Frances M Border

Fletton and Woodston
93 Thorpe Road

Local List Ref:	FW7
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason For Selection

Late Victorian/ early Edwardian town house of typical design, it forms part of a row of similar properties which together have a significant role in shaping the character and appearance of this part of Thorpe Road.

Description

Originally a narrow frontage rectangular plan form extending back into the plot covered by a complex of hipped roofs, but changed by 20th century extensions on east side. In white brick with a small plain clay tile roof. Front elevation incorporates a stone two storey rectangular bay with a central double square sash window and two half width side sashes. Above is a canted bay and covered by a pitched and gabled roof with bargeboard. There is a panelled front door within a recessed opening incorporating a semi circular arched head, formed in stone sprung from moulded impost. Large chimney stack to the west gable

-
- PCC1837, dated 1897; 1h by James Ruddle for Mrs Amies (ironmonger)

Fletton and Woodston
95 Thorpe Road

Local List Ref:	FW8
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	1885
Use:	Residential



Reason For Selection

A late Victorian house which retains much of its original character and forms part of a frontage of buildings of similar date and style.

Description

L shaped plan. A roof which is narrow span from front to back but with a wide plan side wing with a ridge running parallel to the road. The side wing has a gable chimney; the other narrow plan roof has a chimney springing from the flank wall. The road frontage to this wing has a simple stone 3 light bay to the ground floor; to the first floor is a double square sash window with half width windows either side. The road gable incorporates a timber frame structure formed of a plate and un-braced vertical studs with painted infill. Other windows are sashes of similar patterns. The walls are in white stock bricks; the roof is now in concrete tiles.

-
- PCC 1584, dated 1895; 1h by Henry M Townsend for William H Pike (brewery agent)

**Fletton and Woodston
111 Thorpe Road**

Local List Ref:	FW9
Group value:	No
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason For Selection

An individual and characteristic dwelling in local stone and Collyweston slate, possibly originally a gatehouse, which makes a strong visual contribution to the street scene.

Description

The front range of this one and a half storey steep pitched roof building has a narrow, rectangular plan form but there is a single storey rear wing, making an “L” plan. There is also a large central and possibly modern pitched roofed rear extension. It is reminiscent of “model” Victorian lodges and gatehouses, incorporating a large scale decorative chimney and gabled attic dormer breaking the eaves line. Constructed in local rubble stone with a Collyweston slate roof. The chimney is central in the ridge and constructed from stone rubble with grey brick quoins and cut stone strings and oversailing courses. There are modern windows in original and new openings.

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- 1821 Map: shows a building in this location
 - 1862 Map: shows a residential building in this location
 - part of the English family’s Westwood House Estate from the 1860’s until auctioned 23 May 1898

Fletton and Woodston
113 & 115 Thorpe Road

Local List Ref:	FW10
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	early 19 th c
Use:	Residential



Reason For Selection

Originally, a pair of late Victorian / early Edwardian town houses of robust design that forms part of a row of similar properties which together have a significant role in shaping the character and appearance of the street scene.

Description

These two dwellings were based around a central range with projecting bays to front and rear at either end giving a symmetrical "H" plan form. Chimneys as each end and a shared central stack, all in brick with contrasting brick strings and corbelled heads. The front bays are prominent with three light sash windows set in between brick piers with stone sills and continuous stone lintels. The canted bays are covered by a square gabled roof, with bargeboards and finial, requiring an exaggerated eaves overhang supported by wooden brackets. Within the main roofs are single wooden dormer windows. Concrete roof tiles. Walls are in white/yellow local stocks with a contrasting red brick platband at ground floor window head and first floor cill levels. The original double square sash windows have been replaced by uPVC top hung lights.

*Outside the Municipal Borough until 1929, and P'boro RDC record-keeping not as good; however...
not shown on 1901 map, but on the 1927 edition*

**Fletton & Woodston
Pillar post box
Thorpe Road**

Local List Ref:	FW11
Group value:	No
Selection criteria:	A2 B2 C6 D1 D2
Construction date:	later Victorian
Use:	Post box



Reason for selection

Rare surviving Victorian pillar post box. A valuable amenity as well as aesthetic value in the street scene and adjacent to the former Victorian gaol. (Early Victorian boxes had no royal cipher and are known as 'anonymous' boxes. This oversight was corrected from 1887)

Description

Cylindrical pillar post box made between 1879 and 1901. The words POST OFFICE are placed either side of the aperture with royal cipher to door.

Fletton and Woodston
84, 86, 88 London Road

Local List Ref:	FW12
Group value:	Yes
Selection criteria:	Pos A1 B2 C3 C6
Construction date:	c1840?
Use:	Residential



Reason for selection

Possibly Regency town houses. Very unusual for location outside town centre. Differ in style from typical later terraces. The terrace has distinctive detailing and size make a significant contribution to the area – local landmark quality.

Description

Rectangular plan. An unusual short terrace in having four floors including raised basements. London stock type brick under three shallow pyramidal roofs. Three large brick chimneys with pots and projecting courses. Flat brick arches to windows. Projecting eaves cornice. Attractive ironwork railings up to steps to recessed entrance doors and more intricate ironwork decorative to balconies above each entrance supported on consoles. Projecting brick pilasters rising full three storey height either side of entrance, dividing the terrace into three bays assisted by each roof. Original windows replaced in a variety of styles though some uniformity to each floor. Likely original boundary walls and copings. (front wall of similar style to Duke of Bedford Abbey wall, Thorney)

-
- 1877/81 Map: buildings shown in this location
- Other sources give this as “Oak Terrace”, and this occurs as an address in 1871 Directory.*

Fletton and Woodston
120-126 London Road

Local List Ref:	FW13
Group value:	Yes
Selection criteria:	A2 B2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

The use of stone as a building material for housing is rare within the city. The immediate properties to the north west of London Road, of which this group forms a part, are important in providing definition to the street scene. A good example of housing from this period - relatively rare surviving example in the city. Locally distinctive architecture. Forms part of a frontage of buildings of similar date and style

Description

Rectangular plan. Two storey semi detached coursed stone houses with gothic detailing. Nos. 120 & 122 with small clay roof tiles and nos. 124, 126 with larger manufactured tiles. Rusticated projecting quoins. Drip course lintel moulding with stone dressings to window reveals. Three light windows to ground floor and two lights to first floor, all non original. Projecting eaves. Ogee shape stone door surround with drip moulding. Solid panel doors. Paired roof dormers with decorative fret cut bargeboard detailing. Similar highly decorative bargeboards to gables. Stone and brick chimney stacks without pots. (similar in style to nos. 108/110)

Taken together these are traditionally said to have been built from stone recovered from the demolition of the Sacristan's farm and barns (on the site of the North Station) c1849-50; hence their name of Sexton Villas or Saxon Villas.

- 1854 Hunts Directory: lists four addresses as "Sexton Villas"
- 21 May 1879 Auction Catalogue: 11h "Saxon Villas" for the Executors of John Ellis [builder]

The eleventh house is No 128 (PCC 44, dated 1876). The 1879 Auction catalogue indicates that these properties were copyhold of the Manor of Woodston, so research in the Manor Court Books at Huntingdon Record Office may provide some better evidence for the period of time in which it might they were built.

Fletton and Woodston
112-118 London Road

Local List Ref:	FW14
Group value:	Yes
Selection criteria:	A2 B2 C4 C6
Construction date:	c1870
Use:	Residential



Reason for selection

The use of stone as a building material for housing is rare within the city. The immediate properties to the north west of London Road, of which this group forms a part, are important in providing definition to the street scene. A commenting short terrace Locally distinctive architecture. Forms part of a frontage of buildings of similar date and style.

Description

Rectangular plan. "Ashlar Terrace" Two storey high quality ashlar faced stone terrace under manufactured tile roof. Projecting eaves. Italianate in style. Side elevations in non ashlar dressed stone. Pillastered stucco door case with shallow flat hood architraves and console brackets. Stucco window architraves with consoles to the cills, mostly painted. Two light windows subdivided by a top light to elevation. Mainly part glazed doors with fanlight. Two large rectangular brick chimney stacks to ridge with projecting courses and pots.

Taken together these are traditionally said to have been built from stone recovered from the demolition of the Sacristan's farm and barns (on the site of the North Station) c1849-50; hence their name of Sexton Villas or Saxon Villas.

- 1854 Hunts Directory: lists four addresses as "Sexton Villas"
- 21 May 1879 Auction Catalogue: 11h "Saxon Villas" for the Executors of John Ellis [builder]

The eleventh house is No 128 (PCC 44, dated 1876). The 1879 Auction catalogue indicates that these properties were copyhold of the Manor of Woodston, so research in the Manor Court Books at Huntingdon Record Office may provide some better evidence for the period of time in which it might they were built.

**Fletton and Woodston
108 & 110 London Road**

Local List Ref:	FW15
Group value:	Yes
Selection criteria:	A2 B2 C4 C6
Construction date:	late 19 th C
Use:	Residential



Reason for selection

The use of stone as a building material for housing is rare within the city. The immediate properties to the north west of London Road, of which this group forms a part, are important in providing definition to the street scene. A commanding example of housing from this period, which largely retains its original appearance - relatively rare surviving example in the city. Locally distinctive architecture. Forms part of a frontage of buildings of similar date and style

Description

Rectangular plan. Two storey semi detached dressed coursed stone houses under deeply projecting eaves on extended rafters under a small clay pantile roof. Gothic detailing and very similar in style to nos. 120-126. Rusticated projecting quoins. Drip course lintel moulding with stone dressings to window reveals. Three light windows to ground floor and two light windows to first floor. Original wood and metal glazing frame window remains at no. 108. Ogee shape stone door surround with drip moulding. Solid panel doors. Decorative bargeboard detailing. Large central ridge rectangular stone and brick chimney stack with pots.

Taken together these are traditionally said to have been built from stone recovered from the demolition of the Sacristan's farm and barns (on the site of the North Station) c1849-50; hence their name of Sexton Villas or Saxon Villas.

- 1854 Hunts Directory: lists four addresses as "Sexton Villas"
- 21 May 1879 Auction Catalogue: 11h "Saxon Villas" for the Executors of John Ellis [builder]

The eleventh house is No 128 (PCC 44, dated 1876). The 1879 Auction catalogue indicates that these properties were copyhold of the Manor of Woodston, so research in the Manor Court Books at Huntingdon Record Office may provide some better evidence for the period of time in which it might they were built.

Fletton and Woodston
St Michael's House
185 London Road

Local List Ref:	FW16
Group value:	No
Selection criteria:	A2 C4 C6
Construction date:	late 19th c
Use:	Residential



Reason for selection

Well proportioned late Victorian house and retains most of its original features. Provides significant variety and interest to the area. An important part of the street scene

Description

Rectangular plan. Very fine double fronted house Two storey yellow brick in Flemish bond under slate roof with decorative ridge tiles. Double height square and stone bays. Red brick detailing to rusticated quoins to corners, entrance door surround and sides to first floor. Wood mullioned and transomed sash windows, with margin lights to first floor. Projecting balcony above entrance door with ornate railings. Fine single arched window with margin lights above front door with stone lintel. Unusual and decorative dormers with fret worked elaborate bargeboard and ridge tiles. Elaborate eaves detailing of stone band below heavy dentil course. Decorative barge boarding. Solid timber entrance door with top light.

-
- 1886 Map: a house in this location shown, and named as “St Michaels”

This house is outside the Municipal Borough and so the sources are limited. Worth noting, perhaps, that this was sometime the home of Adam Adams, local Manager for the London Brick Co 1890-1915; he died here in 1918.

Fletton and Woodston
102 London Road

Local List Ref:	FW17
Group value:	No
Selection criteria:	A2, C6
Construction date:	late 19th c
Use:	Residential



Reason for selection

An elegant and prominent property, which sits alone and askew on the main historical route from the city to the south, contributes positively to the character of the street scene though its well-balanced design and interesting detail.

Description

Detached dwelling on prominent corner plot and orientated at slight angle to road. Constructed of buff brick, with stone dressings under a slate roof with ridge tiles incorporating miniature crosses. End chimney stacks. Twin marginally projecting gable ends incorporating bay window and upper window. Stone surround bay windows of simple design incorporating front window pair and slimmer side windows with hipped leaded roof and matching brick plinth. Upper windows stone surround pair with arched combined double arched lintel. Upper floor central window with chamfered and stop stone lintel and stone cill positioned directly under a decorative string course under the eaves linking projecting gable ends. Central six panel door with semi-circular fanlight above. Encased in stone surround incorporating moulded arched lintel with keystone. Side lights in neo-classical stone surrounds. All windows one over one sliding sash.

**Fletton and Woodston
Oundle Road Baptist Church
Oundle Road**

Local List Ref:	FW18
Group value:	No
Selection criteria:	A3 A6 B3 C6
Construction date:	1936
Use:	Place of worship



Reason for selection

Imposing building proving interest and a positive feature in the streetscene. Locally distinctive.

Description

Large single storey building in buff brick under a small clay tile pitched roof. Cruciform plan with rotunda to rear. Symmetrical elevation to Oundle Road with slightly projecting central bay and large crow stepped parapets. Art deco decoration. Front elevation articulated by attractive red brick fin-like pilasters flanking a tall central window divided by brick mullions into three lights. Metal windows with leaded glazing. Vertical treatment continues in reconstituted stone with red tile edge work, culminating in small window. Two single storey projecting bays flank an entrance porch with projecting flat roof. Alteration to provide level access. Modern linked brick extension to west.

-
- PCC 6760, dated 1935: new church by WE Norman Webster (of Spalding) for the Minister & Deacons.
 - *The Baptist Handbook* 1937, p355 (description and illus)
 - PS 21 May 1937 p13 (col 3): preview before the opening, with description of church
 - 27 May 1937: Programme for the opening and dedication

Fletton and Woodston
145 Oundle Road

Local List Ref:	FW19
Group value:	No
Selection criteria:	A2 B3 C4 C6
Construction date:	1830'S?
Use:	Office



Reason for selection

A good example of housing from this period - relatively rare surviving example in the city. Forms an important part of the street scene to the corner of Wharf Road and Oundle Road.

Description

Early 19th c property, possibly William IV or early Victorian period. Square plan to principle building. Formal double fronted facade of three bays. Three storey brick house including railed raised basement with a lower two storey side extension in Wharf Road. Yellow / gault brick with rusticated brick quoins to corners. Low pitched hip slate roof with deeply projecting wooden eaves cornice and regular brackets. Flemish bond brickwork with decorative stone surround to widows. Flat hood architraves and with consoles to the cills. Timber sash 6 over 6 pane windows. Six panelled entrance door with rectangular fanlight in stone architrave with pediment on consoles. Large chimney stack with projecting courses.

-
- possibly occupied by Thomas Hill, merchant, in 1864 Directory
 - 1877/81 Map: house shown in this location
 - 18 Feb 1879 Auction Catalogue (includes this house, with the malting and cottage to rear)
 - 1885 Directory: William Roberts occupier of "West View" [seems a likely 'match' for this house]

The 1879 Auction catalogue indicates that this distinctive property was copyhold of the Manor of Woodston, so research in the Manor Court Books at Huntingdon Record Office may provide some better evidence for the period of time in which it might have been built.

Fletton and Woodston
Guild House
85-129 Oundle Road

Local List Ref:	FW20
Group value:	No
Selection criteria:	A5 B2 C6
Construction date:	1962
Use:	Office



Reason for selection

Forms an important part of the street scene and being set back from Oundle road has a significant local landmark function.

Description

Rectangular plan. Opened in 1962 for Mitchell Construction Co. Ltd. Three storeys office complex. High quality elevation to Oundle Road with 15 bays of three lights and slate panels. Flat roof. The principle entrance formerly with a porte-ochere with three gabled bays constructed in reinforced concrete. Framed by grassed forecourt and supporting residential elements to the east and west.

-
- PCC 16931, dated 1960: office block by Howard V Lobb & Partners (of London), for Mitchell Construction Co Ltd
 - PS 29 June 1962 p12: Mitchell Construction's new HQ "to be opened today"

**Fletton and Woodston
Cemetery Chapel
New Road**

Local List Ref:	FW21
Group value:	No
Selection criteria:	A2 B3 C1
Construction date:	1882
Use:	Chapel



Reason for selection

Rare surviving example in Peterborough of Victorian cemetery chapel in an unusual 'Romanesque' style. Completed in 1882 to the designs of John Reginald Naylor, a Derby architect who also designed Thomas Deacon 'old' school and Kings School, Park Road. Originally built as a boardroom which could be used as a chapel.

Description

Very pleasant example of stripped down 'Romanesque' style building. Tall single storey with (possible later) outshut. Red Fletton brick in English bond under small clay tiles with clay ridge tiles and finial. Red brick detailing to eaves. Brick chimney with cross-ventilation detail. Front elevation has solid timber entrance door with 'Romanesque' style arch with polychromatic buff and red gauged brick and moulded brick drip hood. Projecting string course and corbelled gables. Splayed stone cills in contrasting limestone with three narrow lancet windows with fine polychromatic buff and red brick gauged brick curved arches. High circular ventilation opening in gauged brick to gable. Lancet windows to side elevations. Stone lintel detail with drip mould to outshut entrance door. Recessed brickwork detailing to elevation of outshut. Building enclosed by modern railings.

-
- PA 24 Sept 1881 p3 (col 1): tenders invited to build Board Room or Chapel and provide fencing to the cemetery (apply to J R Naylor, architect, Derby)
 - PA 11 Feb 1882 p3 (col 2): report of official opening (for Woodston Burial Board)

It seems to have been intended that the chapel serve a dual use as Board Room !

Fletton and Woodston
The Cherry Tree Public House
Oundle Road

Local List Ref:	FW22
Group value:	Yes
Selection criteria:	A2 B3 C4 C6
Construction date:	late 19 th c
Use:	Public house



Reason for selection

Public house name reflects earlier character of adjacent open space. Building retains many original features. Provides significant interest to the area. Contributes to the structure of the street and a focal point building at the junction of South Street and Oundle Road.

Description

Rectangular plan. Principle building two storey and 'L' shape to Oundle Road having small two storey projecting element to east. Built of Fletton brick under a slate roof. Double fronted 3 bay elevation to Oundle Road with timber sash six over six pane windows. Flat window heads. White painted brickwork. Timber entrance door with top light above and flat canopy. Two painted chimney stacks to each gable. Single storey adjoining building, perhaps earlier age also with a slate roof and chimney stack with some projecting courses.

-
- 1847 Hunts Directory: lists a "Cherry Tree ph"
 - 1886 Map: shows the distinctive outline of the present building

There may be some analogy here with The Peacock (see below) as both seem to sit sentinel-like at the nominal entrances to Bridge Fair Ground (as loosely defined in the Dean & Chapter's Award of 18 Dec 1760).

**Fletton and Woodston
Boys Head Public House
Oundle Road**

Local List Ref:	FW23
Group value:	No
Selection criteria:	A3 B2 C4 C6
Construction date:	1930's
Use:	Public House



Reason for selection

Rare and complete example of Art Deco style “butterfly” plan public house. Retains distinctive original fenestration and materials making a significant contribution to the area – local landmark quality.

Description

“Butterfly” plan. Large two storey red / brown brick building designed as a public house in existing use. Steeply pitched roof with small clay roof tiles. Symmetrical appearance with three bays to each ‘wing’ comprising 2-4-2 light windows (each with 4 panes) to ground and first floor. Three bay to front entrance with three two light windows to first floor and two light windows either side of projecting square stone arch. All original crittall windows. Three brick chimney stacks.

-
- PCC 13074, (dated 1955): to rebuild The Boys Head, by Portess & Richardson for Warwick & Richardsons (brewers).

The “Boys Head” is the heraldic device of the Vaughan family, who lived in the Manor House.

**Fletton and Woodston
Westbrook, Westbrook Park Road**

Local List Ref:	FW24
Group value:	No
Selection criteria:	A2 C6
Construction date:	Mid 19 th C
Use:	Commercial



Reason for selection

A simple, yet elegant detached house (now a pair) set on a prominent corner plot of a distinctive character which contrasts positively the prevailing street scene. The building was originally set within its own significant grounds and has been subsumed by later development.

Description

Two storey dwelling on corner plot with two adjacent principle elevations. South elevation incorporates two full height canted bay windows with hipped roof. Stone window surrounds housing timber sash windows with single horizontal glazing bar (windows to west half are later replacements). Square central entrance bay on eastern elevation with ashlar quoins, arched window above entrance door with deep leaded light above, stone surround with key stone. Butterfly crown roof with slate on eastern half and modern concrete tile on western. Stone moulded projecting string course encasing the building. Multiple chimneys stacks on ridgeline.

North
Ball Memorial Fountain
The Triangle
Lincoln Road

Local List Ref:	N1
Group value:	No
Selection criteria:	A2 A6 B3 C6 D1 D2
Construction date:	1884
Use:	Monument



Reason for selection

Has distinctive detailing and its size make it an important local landmark structure. Provides significant variety and interest to the street scene.

Description

Stone memorial water fountain provided by Reverend Charles Ball, Vicar of St Pauls Church 1869-1886 to his parents. Unveiled in November 1884 and met a local need for need for fresh drinking water. Highly decorative and elaborate stone and granite structure on a stepped plinth and surrounded by lawn and railing.

-
- PA 4 Oct 1884 p5 (col 4): the fountain is nearly complete (attributes design to Henry M Townsend)
 - PA 8 Nov 1884 p5 (col 4): report of unveiling ceremony (described as built of white and brown Hollington Stone, with basins of red Aberdeen granite)

North
St Pauls' Parish Church
The Triangle
Lincoln Road

Local List Ref:	N2
Group value:	Yes
Selection criteria:	A2 A6 B3 C4 C6
Construction date:	1869
Use:	Place of worship



Reason For Selection

This characteristic church forms the central feature to the Lincoln Road triangle and is thus the main vista in the streetscape. It also has historical significance, being part funded by the railway companies constructed to serve the needs of 19th century workers who had migrated to the city employed in the expanding railway industry.

Description

Architect unknown. Constructed of local limestone with a Collyweston slate roof. The entrance is at the west end where there is a porch opening into the nave with north and south aisles to either side. The square tower is positioned between the nave and the chancel and altar. It has 3 windows to the north and south walls but on the west and east faces the window patterns have been adapted around the abutting nave roof. The aisle is within the semi-circular east gable, which has a corresponding semi-circular roof. Fine tracery with distinctive stained glass, mainly in primary colours.

-
- PA 29 May 1869 p3 (cols 8-9): report of consecration & opening. Attributes the design to James M Teale of Doncaster, and refers to the use of Gt Ponton Stone and Ancaster Stone dressings
 - PA 15 Dec 1888 p5 (col 4): West Porch added
 - PCC 2424, dated 1900; for new Choir Vestry
- (see “*St Paul’s Church 1869-1969*”; also “*The History of New England*” by R Perrin (1958) pp13-14; and website www.churchplansonline.org)

North
St Pauls' Parish Church Hall
The Triangle, Lincoln Road

Local List Ref:	N3
Group value:	Yes
Selection criteria:	A2 B3 C4 C6
Construction date:	late 19 th c
Use:	Church hall



Reason for selection

Visual and functional relationship with St Pauls Church (see C2) The building has distinctive original detailing and forms an important part of the street scene. Together with St Paul's Church forms a landmark in The Triangle.

Description

Rectangular plan. Single storey red brick building, laid in Flemish bond under a Welsh slate roof. Symmetrical front elevation. Single storey flat roof brick entrance porch with stone detailing to tall parapets Two paired timber entrance doors separated by brick with semi-circular fanlight and brick arch with drip course. Either side of the entrance is a tall arched timber mullioned and transomed window with further subdivision under a brick segmental arch with stone keystone. Larger arched window to centre of gable above entrance porch, again the similar brick arch. Two brick pillar strips with stone heads rise above entrance porch. Stone kneelers, mid span kneelers and coping to roof parapet. Rectangular windows with stone lintels and cills to side elevations, divided into bays by brick pillars. Unaltered elevations.

-
- PCC 2967, dated 1904; church hall by James G Stallebrass for the Vicar & Churchwardens
 - 25 Jan 1905: foundation stone laid
 - June 1905: opened

New England Club & Institute Occupation Road

Local List Ref:	N4
Group value:	No
Selection criteria:	A3 A6 C6
Construction date:	c 1920's
Use:	Leisure



Reason For Selection

Prominent 19th century landmark building on corner of Occupation Road and Gladstone Street with historical significance in the industrial expansion of the city.

Description

Structure of 3 storeys in red semi engineering brick with stone dressing and a Welsh slate roof. gabled façades to each street elevation incorporating ground floor entrances, first floor Venetian style windows and pedimented gables with brick pier /kneelers and finials. The main entrance is on Occupation Road and has a portico defined by engaged brick Ionic style columns rising to stone consoles and frieze, within which is an arch formed of alternate brick and stones with a prominent keystone. The recessed doors are wood panelled. The outer edges of the building are defined by engaged brick piers. There are horizontal bands of stone at ground, first and second floor window head levels incorporating stone mullioned central windows and incorporating quasi classical forms. Other windows are simple sashes, many of which have been replaced with more modern casements. The form of the building conceived as a theatre type plan with a stage, or cinema screen at the west end.

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- National Archives file BT 31/9445/70168: company registration of The New England Workmans Hall Co Ltd in 1901
 - PCC 2656, dated 1902; public hall and club by Alan W Ruddle for The Workmen's Hall Co Ltd
 - Perrin (see below) says opened 27 Nov 1902
 - PAS Licensing Register: Cinematograph license granted 1911 (building partially used as New England Cinema from then to c1970; continuing as The Imperial, c1970-???)
 - 1922 Directory p76: says acquired, in Dec 1919, by Brotherhoods for their Club & Institute

(see "*The History of New England*" by R Perrin (1958) pp19-20)

North
Clock Tower Shelter
The Triangle
Lincoln Road

Local List Ref:	N5
Group value:	No
Selection criteria:	A2 A6 C6 D1
Construction date:	1936
Use:	Shelter



Reason for selection

Forms an important part of the street scene. A landmark and focal point building.

Description

Memorial to George S Palmer (d. 1933) a Labour councillor of North ward. Rectangular symmetrical building. Fletton stock brick under red clay pantile roof. Open on four sides to provide shelter and seating. Side windows now bricked in. Projecting roof and forward element with two timber supporting pillars to east facade. Interesting four sided clock tower.

-
- PS 12 June 1936 p22: reproduces architect's drawing of one elevation the Shelter, which was then under construction.
 - PA 11 Oct 1929 p10 (col 5): biography of George Samuel Palmer JP, Mayor 1929/30 (he was Chairman of the New England Branch of the NUR; North Ward Councillor (the first elected Labour Party member) from 1919; Magistrate (the first Labour Party member appointed) from 1912. Cllr Palmer died 15 June 1933, aged 65.

North
Former St Pauls Secondary Modern School
Lincoln Road

Local List Ref:	N6
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Community



Reason for selection

Formerly St Paul's Secondary Modern School. The building range includes 'Senior Boys' and Junior' boys schools, now in community use. The building is an important part of the street scene. The scale and variety of the building create a local landmark. Important contribution to the character of the area.

Description

Irregular plan. Single storey building built of a mixture of yellow and red brick in Flemish bond with stone detailing. Slate roof with multiple pitches. Brick detailing in red and yellow brick, for horizontal courses, eaves detailing, pilasters, and gable chequerboard infill. Series of projecting gabled frontages. Windows to each gabled section have curved brick arches over tripartite window groups. Other windows are timber single sash with 6 over 6 panes with stone headers and cills. Original brick boundary walls with red brick coping tiles and piers. Cast iron rainwater goods and hoppers. formed of

In origin two schools here, combined and linked together only after it became an all senior boys school in 1957.

- PCC 3288, dated 1907; school [for infants and girls] by Alan W Ruddle for the LEA
- PA 20 June 1908 p6 (col 2): report of official opening
- PCC 3598, dated 1910; school [for boys] by Samuel Dodson for the LEA
- PA 29 July 1911 p6: report of official opening

Successively named Lincoln Road Council School (1911-1945); Lincoln Road County Secondary School (1945-1976); then St Paul's Comprehensive School 1976-1983 (although the school's last 'year' was hosted by Walton Comprehensive School) (see "GNR Schools: the history of the old railway church schools" by R Perrin (1961))

North
Ghousia Mosque
406 Gladstone Street

Local List Ref:	N7
Group value:	No
Selection criteria:	A6 B3 C3 C6
Construction date:	c 1980's
Use:	Place of worship



Reason for selection

Distinctive architecture. Forms an important part of the street scene. Due to its scale and function it serves as a local landmark building.

Description

A striking paraphrasing of Islamic forms and decorative motifs executed in modern materials. The building exerts a considerable presence in the townscape and flat topography of the area. Although completed only very recently it is a building with considerable cultural and historic resonance.

-
- Planning Application 02/00469 (revised 03/01516) by Archi-structure (of Bradford)
 - *suggest built 2002-2004*
 - ET 20 March 2012 p3: English Heritage interested in including on book on mosques

North
'New England House'
555 Lincoln Road

Local List Ref:	N8
Group value:	No
Selection criteria:	A2 C4 C6
Construction date:	early 20 th c
Use:	Office



Reason for selection

The building has a well proportioned composition and retains most of its original features. It makes a significant contribution to the character of the area. Locally distinctive. A commanding late Victorian building.

Description

Rectangular plan. Double fronted detached two storey three bay Victorian building with projecting ground floor. Built of red brick and painted render. Pitched roof with manufactured tile with small clay tile to bay roof. Projecting timber eaves. Forward gables above stone canted bays to first floor with undivided timber sash windows. Five stone mullioned and transomed windows to each ground floor bay. Mock timber framed gables with bargeboards supported by timber brackets. Central smaller canted stone bay window above entrance with hipped gable and timber brackets. Wide brick arched entrance with side arched openings with painted panels below. Cast iron rainwater goods with hoppers. Three short chimney stacks.

-
- probably PCC 2373, dated 1900; 1h by Alan W Ruddle for Dr William Peach Hay (medical practitioner)

North
620 -686 (even) Lincoln Road

Local List Ref:	N10
Group value:	Yes
Selection criteria:	A2, B2, C4, C6
Construction date:	1850/60's
Use:	Residential



Reason for selection

One of two remnants of what was originally a series of seven terraced rows constructed for the railway workers of the Great Northern Railway and was adjacent to the locomotive depot. Built to a high standard for the time these terraced buildings still retain their uniformity and historical features and make a significant contribution to the character of the street scene and provide a glimpse in to the now demolished history of this part of Peterborough.

Description

Terrace row of thirty-four two storey buildings, arranged in a repeating pattern of identical symmetrical pairs. Constructed in buff brick under a concrete tile roof. Paired end chimney stacks. Each pair of dwelling comprises a pair of central doors, with flanking 6 over 6 sash windows with horns on ground floor and four 3 over 6 sash windows above. Central window and door unaligned with large gap between first floor windows. Matching brick slayed voussoirs above all apertures and stone lintels below windows. Plat band between floors. White three panelled door with 3x3 glazed for upper half panel. End dwelling to north has two ground floor windows, with entrance alongside and raised hipped roof. End dwelling to south is gabled ended with single window on respective floors on highway elevation. Door to side. Picket fence boundary treatment.



North
688 - 736 (even) Lincoln Road

Local List Ref:	N10
Group value:	No
Selection criteria:	A2, B2, C4, C6
Construction date:	1850/60's
Use:	Residential



Reason for selection

One of two remnants of what was originally a series of seven terraced rows constructed for the railway workers of the Great Northern Railway and was adjacent to the locomotive depot. Built to a high standard for the time these terraced buildings still retain their uniformity and historical features and make a significant contribution to the character of the street scene and provide a glimpse in to the now demolished history of this part of Peterborough.

Description

Terrace row of 25 two storey dwelling, arranged in a repeating pattern of identical symmetrical pairs with the exception of the southern dwellings which is single is distinct in arrangement. Constructed in buff brick under a concrete tile roof. Paired end chimney stacks, with aligned corbel. Each dwelling comprises door and window on ground floor with aligned pair of windows on upper floor. 6 over 6 sash windows with horns. Matching brick slayed voussoirs above all apertures and stone lintels below windows. Plat band between floors. White three panelled door with 3x3 glazed for upper half panel. End dwelling to south has two ground floor windows, with entrance alongside elevation which has been rendered. Picket fence boundary treatment.



North
St Barnabas Centre
Taverners Road

Local List Ref:	N11
Group value:	Yes
Selection criteria:	A2 A6 B3 C6
Construction date:	1898
Use:	Community



Reason for selection

The building is an important part of the street scene. The scale, position and variety of the building create a local landmark. Important contribution to the Victorian character of the area.

Description

Rectangular plan. Oversized single storey building in gothic style. Built in 1898 by William Boyer (1898-1910) Red brick building with stone dressings under a small clay tile roof with projecting eaves. Rubbed brick arch with stone keystone to entrance porch. Two projecting south gables. Large stone tripartite window with fine tracery to east elevation. Two light lancet widow with stone dressings to side elevations. Buttressing with stone coping. Series of later additions well detailed.

-
- PCC 2234, dated 1899; church by William Boyer for the Vicar & Churchwardens
 - PE 11 May 1899 p5 (cols 3-4): sketch and description of building (refers to Leicestershire red bricks, Monks Park Stone dressings, with Corsham Down stone being used internally) on occasion of laying of foundation stone.
 - 11 June 1900: dedication and opening
 - 5 Jan 2003: last Sunday Service (before becoming redundant)
- (see PS 27 Jan 1933 p7 for brief history of church; and website: www.churchplansonline.org)

North
7a Francis Gardens

Local List Ref:	N12
Group value:	No
Selection criteria:	A3 C4 C6
Construction date:	@1930's
Use:	Residential



Reason for selection

Particularly good example of inter war period building. . .
Attractively detailed 1930's property, retaining many original features. Provides important element in the street scene and interest to the area.

Description

Rectangular plan. Two storey built of light Fletton stock type brick under a hipped clay tile roof. Very pleasant two storey curved bay with original crittall metal windows. Projecting brick architrave detail to open porch with recessed entrance door. Deep overhanging eaves. Single tall brick chimney. Original brick boundary walls. Single brick garage to side.

-
- PCC 6274, dated 1934; layout of housing estate by S Dodson & Son

North
St Pauls Road Gospel Hall

Local List Ref:	N13
Group value:	No
Selection criteria:	A3 B3 C3
Construction date:	c1930's
Use:	Place of worship



Reason for selection

Form of building is pleasantly different to adjacent properties. The building provides an interesting structure and detailing in an area of mixed use character.

Description

Rectangular plan. Single storey brown brick building, laid in Flemish bond under a slate roof. Symmetrical front elevation. Slightly forward projecting front entrance with flat projecting timber roof canopy supported on simple triangulated timber brackets. To each side of the entrance is a single round headed crissall metal window with brick surround and cills. Above the entrance is a large round headed metal multi-pane window. Apex to gable has date stone. Side elevations are divided into three bays by projecting brickwork each with same metal windows. Largely unaltered.

-
- PCC 6981, dated 1936; [assembly] hall by Goddard & Phillips (of Highgate Rd, London NW5) for "Hitchman and others"

Mr FG Hitchman is believed to have been an 'independent' evangelical lay-preacher.

**Orton Loungueville
2-8 (even)
The Crescent**

Local List Ref:	OL1
Group value:	No
Selection criteria:	A2, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

A distinctive and historic arrangement, with all four dwellings retaining a unified appearance. Provides significant variety and interest to the street scene and the green to which the row is prominent.

Description

Four dwelling terraced row flush to highway, set as two mirror pairs. Varied red brick with 'English bond', with later red brick above windows from raised roof along the length of elevation. Door and window on ground floor with corresponding windows on upper floor. Curved brick lintels with infill fillets above doors and upper floor windows. Modern white UPVC windows throughout, single opening casement on upper floors with two top openers on ground floor. End chimney stacks with double end stack in middle of row

Orton Waterville
40a Cherry Orton Road

Local List Ref:	OW1
Group value:	No
Selection criteria:	A2 B2 C6
Construction date:	mid 19 th c
Use:	Residential



Reason for selection

The shanty is a rare survivor of a peasant existence. It represents a fairly unique building type. The building provides significant variety and interest to Cherry Orton Road and is an important part of the street scene and the conservation area. A local landmark.

Description

The building to the frontage of no 40a Cherry Orton Road is a reduced part of the cottage in the b&w picture. Single storey with render over stone under a steeply pitched corrugated iron sheet roof. Single non-opening window under timber lintel. Planked entrance door. Two plastered areas in diamond pattern with stone / shell inlay.



**Orton Waterville
53 Sunningdale**

Local List Ref:	OW2
Group value:	Yes
Selection criteria:	A5 B2 C3 C7
Construction date:	Mid 19 th C
Use:	Commercial

Reason for selection

A representative and unaltered example of a distinctive "Development Corporation" dwelling from the Sunningdale Estate. A unique development which formed a distinctive new town estate.



Description

Ad-hoc postmodern arrangement with Italianate and mock-Jacobean influences. Constructed around a central square three storey tower with pyramid roof. Single storey element to east and north with hipped catslide roof off tower, incorporating large decorative chimney within hinge. Single dormer with glazed sides on north catslide roof elevation. L shaped two storey range off tower to west, turning south with return incorporating two single garages on first floor, catslide roof with dormer with glazed sides on south elevation. Variety of timber window designs, small casement, circular with surrounding red brick detail, two light corner window, 2x8 light full length corner window.

**Orton Waterville
The Chapel
Chapel Lane**

Local List Ref:	OW3
Group value:	No
Selection criteria:	A2, B3, C6
Construction date:	1880
Use:	Ecclesiastical



Reason for selection

The building serves as a positive transition away from the historic core of the former village. Its detailed design provides an interesting backdrop for the street scene and is an example of the religious development of the village.

Description

A single storey buff 'Victorian Gothic' Chapel which is gable ended. Principle double doors and flanking windows have 'early English' design, with red brick detailing. Three identical windows on both side elevations, wider than principle elevation but of same design. Three 'Plat Bands' on north elevation. Lower double band ties lintel detail of door with flanking windows above respective stone cills. Middle band ties flanking window lintel details traversing around the two central decorative square red tiles and is mirrored at a lower level on the side elevations. Top band is a simple straight line providing a platform for stone date stone 'Primitive Methodist Chapel 1880' and a ceiling for infilled oculus, now adorned by a cross. Brick moulding with dog tooth along gable eaves line.

**Park
Lincoln Road Centre
Lincoln Road**

Local List Ref:	P1
Group value:	Yes
Selection criteria:	A3 B3 C6
Construction date:	1925
Use:	Community



Reason for selection

Originally a drill hall for military purposes, now in community use. The position, scale and distinctive appearance of the building create a prominent local landmark. Important contribution to the character of the area.

Description

Rectangular plan. Neo-classical design. Two storey building in red brick laid in Flemish bond under a pitched Welsh slate roof with slightly projecting eaves and parapets. Central projecting gabled 3 bay entrance, with four bays to both wings. Substantial pedimented stone entrance surround with double timber doors. All windows are modern but attempt to repeat multi-paned sash. Above entrance are three windows, the centre being 6 over 6 with margin lights. Two smaller flanking windows are 6 over 6. Triangular gable above with pediment and tympanum and arched raised brickwork. Four ground floor windows (6 over 6 panes) to right hand wing, with same type above and three same ground floor windows and door and four windows above to left hand wing.

Built for the County Territorial Army Association (no obvious, surviving, Bye-law plan) as the HQ of the 5th(Hunts Bn) Northants Regt TA (transferred from Huntingdon) and the 336 Bty, 84th(East Anglian) Field Brigade RFA (TA).

- PS 5 Feb 1926 p7: reference to the land having been bought for a Drill Hall
- PA 22 July 1927 pp4(photo) & 7: description of new Drill Hall (attributed to JW Fisher of Talbot Brown & Fisher of Wellingborough); building almost complete, and partly occupied.

Drill Hall facilities eventually became concentrated at London Road, and so this building became redundant by c1963 and was sold c1965 to P'boro Joint Education Board.

- PCC 22522, dated 1967; conversion to City Youth Centre

Park
18 St Martins Street

Local List Ref:	P2
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	1883
Use:	Residential



Reason for selection

Contributes to the Victorian character of the area. An unusual example of a pair of semi-detached cottages from the latest half of the nineteenth century. Differ in style than later examples. Well proportioned and retains most of its original features.

Description

Rectangular plan. Fletton brick laid in Flemish bond under concrete tile roof. Contrasting red brick string course to ground floor and band continuing through first floor cills. Principle entrance is to gable which has unusual and finely detailed projecting brick doorcase with small pitched slate roof. Undivided timber sash windows with red flat brick arch and stone cills to gable. Two paired windows to front elevation divided by colonnettes and unified by common chamfered lintels. Elaborate red brick corbelling either side of windows and to corner of building and heavy dentil course.

-
- possibly PCC 502 or 527 (both 1883) or, more probably, PCC 1428 (dated 1893) for 2h.

Park
Victoria Square
Alma Road

Local List Ref:	P3
Group value:	No
Selection criteria:	A3 B3 C6
Construction date:	planted 1988
Use:	Open space



Reason for selection

Contributes to the Victorian character of the area and provides significant definition.

Description

Restoration of this open space was carried out in the late 1980' as part of City Council urban renewal works to the area. Formal layout follows similar Victorian small pocket parks. Railings and planting date from this period.

Park
Former Congregational Church
St Martins Street

Local List Ref:	P4
Group value:	No
Selection criteria:	A2 B3 C1 C6
Construction date:	1879
Use:	Community



Reason for selection

Significant architectural quality and has a local landmark quality. The style adds to the Victorian character of the area and provides structure in the street scene. Well-proportioned and retains most of its original features. While many Congregational churches joined with the United Reformed Church (e.g. Westgate Reformed Church) the Millfield Congregational Church retains its independence.

Description

Rectangular plan. Oversized single storey building of gault / yellow Fletton type brick laid in Flemish bond under a small clay tile roof. Gothic style symmetrical front elevation with painted stone surround to arched double timber entrance doors. Paired lancet windows with stone mullions and surrounds and splayed stone cills each side of entrance. Above the entrance is a pair of smaller lancet windows with projecting cill. Perspex sheeting applied to front windows for protection. Brick buttresses with red brick heads divide the side elevation into four bays each containing two pairs of lancet windows with stone surrounds. Small outshut to the rear of west elevation with small timber porch. An adjacent Congregational School (1888) was demolished in 2000. (site of present car park).

-
- PCC 282, dated 1879; chapel, by Walter Hill for the Trustees.
 - PA 21 June 1879 p4 (col 1): foundation stone laid
 - PA 25 Oct 1879 p3 (col 1): official opening
 - PCC 2811, dated 1903; extension, by Charles J Watson for the Trustees
 - PA 19 Sept 1903 p6 (col 5): reopening after extension completed

A 'mission' of Trinity Congregational Church, Priestgate, from whom they became independent in 1898. The congregation did not join the URC in 1972, but became part of the Congregational Federation. Presumably closed c2015/16 as advertised as for sale in 2016.

Park
The Hand & Heart Public House
Highbury Street

Local List Ref:	P5
Group value:	No
Selection criteria:	A3 B3 C3 C6
Construction date:	c 1930's
Use:	Public house



Reason for selection

Rare surviving example of purpose built 1930's public house. Locally distinctive and important building.

Description

Rectangular plan. Two storey structure with red brick to front elevation and common brick to other elevations. Original three light etched windows (Warwick Ales) to front with flat brick arches and cills. Replacement windows to first floor Stone coping to parapet. Projecting brick string course to side elevation. Slight projecting brick door architrave. Recessed double timber entrance doors with toplight. Pitched tiled roof is recessed behind a brick parapet Single brick chimney. Interior is largely original.

Situated in a small terrace, the Hand & Heart was re-built in 1938 by Warwick & Richardson's Brewery of Newark and has an interior of a lobby with a rare glazed screen, small public bar at the front and small smoke room at the rear served by a hatch. The layout has not changed since it was built and the original fittings such as the bar counter with a distinctive Art Deco frontage, bar back, fixed seating, baffle/draught screen etc. remain.

-
- certainly a "beerhouse" called *The Hand in Heart* was located in Millfield in 1872 (passing ref in PA 16 Nov 1872 p2 (col 3))
 - PCC 8379, dated 1938; rebuild of *The Hand in Heart*, by and for Warwicks & Richardsons (brewers)

Park
'Rutlands'
241 Lincoln Road

Local List Ref:	P6
Group value:	Yes
Selection criteria:	A2, C6
Construction date:	1857
Use:	Residential



Reason for selection

The building provides interesting structure and detailing in an area of mixed use character. Provides significant variety and interest to the area. An important part of the street scene. Contributes to the Victorian character of the area.

Description

Rectangular plan. Two storey gault Fletton brick under a slate roof with brick chimney stack and pots to gable (southern stack also serving no. 239). Slightly projecting eaves supported on paired wooden brackets. At first floor three subdivided wooden sliding sash windows – left and right have four panes, the middle is narrower and has two - with chamfered stone lintels and cills with consoles (all painted). Painted stone bay with double timber sash windows below parapet and drip course. Subdivided 4 pane sash windows. Doorway has classical pillars and capital under pedimented roof architrave. Half glazed door with fanlight. Painted boundary wall – likely in brick with regular openings and brick piers and coping.

-
- *Seems to be a residential building in this location on the 1877/81 Map, and again as early as the 1862 Map (although the image of Millfield in 1862 being used is not fully in focus)*

Park
220 Dogsthorpe Road

Local List Ref:	P7
Group value:	Yes
Selection criteria:	A2 A6 C4 C6
Construction date:	late 19 th c
Use:	Office



Reason for selection

A substantial building providing significant variety and interest to the area. An important part of the street scene. Has distinctive detailing and its size make it a significant contribution to the area – local landmark function.

Description

Square plan. Substantial large two storey building of red brick laid in Flemish bond under a hipped slate roof. Additional smaller two storey recessed annexe in matching style and character. Two storey projecting gables with cant bays and hipped roof. Decorative painted heavy corbelled brickwork eaves detail and platbands. Stone band below ground floor cills. Painted stone lintels and cills. Tall windows to front of bays with narrow windows to sides, all replaced in modern top hung style windows. Semi circular fanlight contained within a door case comprising stone painted columns rising to a bracketed console feature. Similar elaborate detail to annexe entrance. Accessed by steps with flanking brick walls with painted flat coping. Tall triple brick chimneys with projecting cornice detail.

This house, virtually the only survivor of four substantial houses which stood on this side of Dogsthorpe Road, would have been outside the Municipal Borough until 1929. Clearly built between the maps of 1877/81 and 1886, the best guess is:

- PA 31 May 1884 p1 (col 6): tenders invited to build house for James Higgins of Spalding
- the Directories consistently refer to this house as *The Cedars*, and list the Higgins family in continued residence until at least 1928.

Higgins was the retired Governor of Spalding Gaol, whence he had gone from P'boro Goal.

**Park
Electrical Sub-Station
St Pauls Road (adjacent no. 239)**

Local List Ref:	P8
Group value:	No
Selection criteria:	A3 A6 C3 C6
Construction date:	Early 20 th C
Use:	Sub station



Reason for selection

Locally distinctive building and a curiosity.

Description

Electrical sub-station set in a single storey square building formed of brick base walls in Flemish bond with faux timber frame and painted render under a hipped roof with small clay tiles. Two small dormers to east and west roofs for ventilation. Projecting eaves. (See also P20 and P23).

-
- The 14acre housing development immediately south of this Sub-station – “Northfields Estate” - was begun either late in 1925 or early 1926 (see, for example, PC 1 Sept 1925 p7).
 - *So the conclusion must be that these almost ‘ornamental’ Sub-stations were built for the City Council’s Electricity Dept somewhere between c1922 ad c1928.*

Park
'Gablecote'
2 Garton End Road

Local List Ref:	P9
Group value:	No
Selection criteria:	A3 C3 C6
Construction date:	Inter war
Use:	Residential



Reason for selection

A good example of housing from this period which is relatively rare in the city. Well proportioned and retains most of its original features. Provides good definition to the area.

Description

Large irregular two storey building. Red brick under complex slate roof. Cross gables and external chimney brickwork, the base cleverly incorporating two flanking windows. Very much suggestive of Arts & Craft style. Rectangular flat bay with five light front and single side windows. Two light first floor corner window. Three light window to first floor under arched and rendered panel, which is repeated at ground floor. Projecting end cornice with moulded mortar detail to eaves.

**Park
Palm Villa
21 Princes Street**

Local List Ref:	P10
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

A mainly unaltered property with features common to a group of adjacent properties. Contributes to the Victorian character of the area and complements the street scene.

Description

Rectangular plan. Detached two storey building built in yellow stock brick laid in Flemish bond under a manufactured tile roof. Gothic features. Rectangular stone bay with crenellated parapet with two 2 two light timber sash windows divided by central mullion. Attractive moulded and paired eaves brackets supporting projecting eaves. Half round stone arch to entrance incorporating keystone, moulded springers and indented building name. Open porch and recessed entrance door. Above bay to first floor are paired arched sash windows separated by a stone mullion with arched stone lintels with drip moulding. Single arched head sash window to first floor above door with similar stone detail. Original brick boundary wall with blue engineering brick coping

-
- PCC 2402, dated 1900: 1h by Charles J Watson for W H Hill.

Park

Broadway Cemetery: gates, piers & ironwork Broadway & Eastfield Road entrances

Local List Ref:	P11
Group value:	Yes
Selection criteria:	A2 B2 C6
Construction date:	c1858
Use:	Cemetery



Reason for selection

The entrance piers and gates have distinctive detailing and make a significant contribution to the Victorian character of the area.

Description

Broadway Cemetery has two principle entrances at opposite ends of the site - located at Broadway and Eastfield Road. Both entrances have a double set of stone gate piers within which is a central double iron gate and a single gate set either side. Principally ashlar with highly ornate coping block. These entrances open onto the main central avenue. The detail reflects the formality of the cemetery design.



-
- property deeds: 30 April 1857: Conveyance of 5ac to P'boro Cemetery Commissioners (area roughly doubled later on)
 - 3 May 1858: first burial recorded

Originally there was a combined Porters Lodge and twin Chapels in the middle of the cemetery designed by Bellamy & Hardy of Lincoln in open competition (Cemetery Commissioners' Minute Book for 28 April 1857). In November 1857 Bellamy submitted plans for gates (which his firm had already used at Newark-on-Trent and Loughborough) but, because of continuing financial difficulties, it's not clear if the Commissioners adopted these designs or not. The fact that adverts inviting tenders for walls, gates and pillars occur regularly between 1860 and 1862 (and the tenders were to be submitted to John Fox or James Ruddle) might suggest they were not. Indeed it's possible that the Eastfield Road gates were not in fact erected until 1864; Broadway did not exist then, so in theory gates on that frontage were not needed here until c1895.

Park
**Broadway Cemetery: Memorial to
Smith / Walker families (south west quarter)**

Local List Ref:	P12
Group value:	No
Selection criteria:	A6 B2 B3
Construction date:	@1890's
Use:	Memorial



Reason for selection

The Smith / Walker monument is arguably the most architecturally ambitious in the cemetery. It is representative of a number of others of only marginally less ambition. Locally significant memorial

Description

Quite a spectacular piece of Gothic Revival funerary art, commemorating members of the Smith and Walker families from 1890's to 1920's. Executed in limestone in a vaguely early decorated style of, say, just either side of 1300. Tall canopied structure with gables, cuspings, ball-flower ornament, crockets, wind-blown foliage and coronets, rising from a square base with inscribed shields and a surrounding stone enclosure attended, at the corners, by kneeling angels.

-
- this appears to be a memorial stone to Frederick Smith (1831-1905) and Maria Balls (1838-1911) and some of their ten or so children. Commonly known as "Ketchup" Smith, he ran a small factory in Star Road manufacturing mushroom ketchup (sometime between the 1880's and c1973).

Park

Broadway Cemetery: Memorial to Thompson family (south east quarter)

Local List Ref:	P13
Group value:	No
Selection criteria:	B1 B2, B3
Construction date:	late 19 th C
Use:	Memorial



Reason for selection

John Thompson senior, JP and four times mayor of Peterborough, was known nationally, indeed internationally, as the principal of what was at the time the outstanding firm of ecclesiastical builders. In addition to the firm's heroic work on Peterborough Cathedral, together with the host of new buildings, similarly significant work of repair and restoration was undertaken by Thompsons on numerous other major medieval fabrics, including Winchester and Norwich Cathedrals and Westminster Abbey. Locally significant memorial.

Description

To the rear, large Celtic-shaped standing wheel-head cross carrying elaborately carved vine trail decoration. Commemorating John Thompson – the principal of the great Peterborough firm of ecclesiastical builders – 1824 to 1898. In the foreground, a low coped tomb chest bearing an elaborately carved cross in vaguely thirteenth-century style. To John Thompson, born 1837 (date of death now illegible).

-
- gravestone for John Thompson II (1824-1898) and his [second] wife Mary Caster (c1839-1920). His father (John Thompson I) acquired or established a stone-masons business in the 1820's, which developed into a national firm of ecclesiastical-work contractors in the later 19thC.

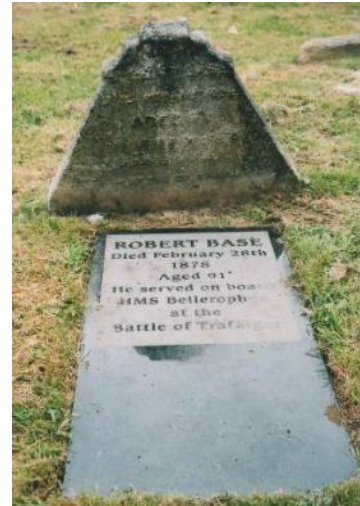
Park

Broadway Cemetery: Gravestone to Robert Base (south east quarter)

Local List Ref:	P14
Group value:	No
Selection criteria:	B1, B2
Construction date:	Unknown
Use:	Memorial

Reason for selection

The original headstone was found comparatively recently in a damaged state, particularly as regards the inscription. Though the grounds for Base's story has not gone unchallenged, there was thought to be sufficient circumstantial evidence at least to support the connection. A significant local memorial



Description

Minuscule, roughly triangular headstone, minimally shaped at the top. Modern (2005, in commemoration of 200th anniversary of Trafalgar) memorial stone at foot of headstone:

ROBERT BASE
Died February 28th
1878
Aged 91
He served on board
HMS Bellerophon
At the
Battle of Trafalgar

- PS 9 March 1878 p7 (col 5): letter from the Senior Curate of St John's outlining Base's naval career and querying whether funds should be raised for a small 'memorial'
- Trafalgar veterans website hosted by TNA: no Robert Base in the database !

Park

Broadway Cemetery: Memorial to SerGt. G. T. Hunter The Lonely ANZAC' (south west quarter)

Local List Ref:	P15
Group value:	No
Selection criteria:	B1 B2
Construction date:	@1919
Use:	Memorial



Reason for selection

Thomas Hunter had been injured at Gallipoli, patched up and sent to the Somme, where he was wounded in the spine and repatriated to England. Returning to his birthplace, he was taken off the train at Peterborough as he was too ill to travel further and died the next day – 31/7/1916. He is honoured annually on ANZAC Day, 25th April. The monument, together with the bronze tablet to Hunter in Peterborough Cathedral (St Sprite's Chapel, western transept), was raised by subscription. Locally significant memorial.

Description

Fine granite stone, approximately 8ft tall, roughly speaking in the form of a Saxon, or perhaps Celtic, wheel-head cross.

*"To a Lonely ANZAC SERGT G T HUNTER 10TH Australian Corpswounded in France
Fighting for the Allies Died in this City ...born at Newcastle"*

-
- PA 5 Aug 1916 p7: reports death
 - PA 19 Aug 1916 pp2 and 5: subscriptions invited towards the cost of a 'memorial'
- (see also: *"The Lonely Anzac [etc]"* by JW Harvey (Birches Publishing 2003))

Park

Broadway Cemetery: Cross of Sacrifice Commonwealth War Graves Commission

Local List Ref:	P16
Group value:	No
Selection criteria:	B1 B2
Construction date:	early 1920's
Use:	Memorial



Reason for selection

The Cross of Sacrifice was erected by the Commonwealth War Graves Commission. Similar crosses are found throughout the country, and abroad. The War Memorial serves as a local landmark and is a significant local memorial.

Description

Constructed in limestone. The design – a four-point Latin cross, octagonal on an octagonal base and roughly 5m tall, with a bronze sword blade superimposed – was provided by Sir Reginald Blomfield to enable the Commission to honour the debt to the 1.7 million of Commonwealth forces who perished in two world wars. *'Their name liveth for evermore'* is the only inscription carried by this particular memorial.

-
- PA 25 Feb 1927 p4 (photo + caption): cross of Portland Stone (with Bronze Sword) just been erected by Ford & Weston of Derby on behalf of the IWGC.
 - P'boro Joint Cemetery Board Minutes 30 March 1926 and 25 Jan 1927 refers to correspondence with the Imperial War Graves Commission over the proposed erection of a 'Cross of Sacrifice'

Park
Entrance gates to Central Park
Broadway

Local List Ref:	P17
Group value:	No
Selection criteria:	A2, B3, C6
Construction date:	early 20 th c
Use:	Boundary

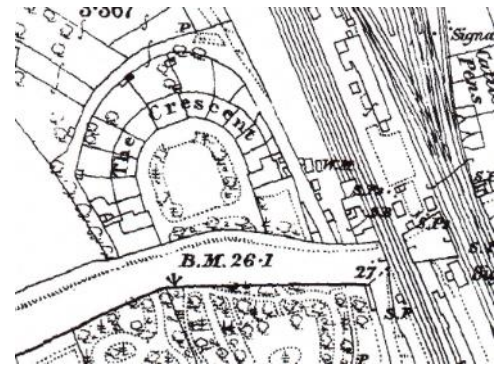


Reason for selection

The structure was relocated from the site of The Crescent, a terrace of residential properties to Thorpe Road and west of the main railway line at the following the demolition of the buildings to allow the construction of Crescent Bridge (from where the name derives). A locally distinctive and an interesting focal point.

Description

Constructed in ashlar stone with copings to match.



1911-1913 saw the demolition of buildings (including The Crescent) for the building of Crescent Bridge

- PA 3 May 1913 p5 (col 8): a boundary gateway and parts of its flanking wall from The Crescent (built c1835) were saved and re-erected on the boundary of The Park on its Broadway frontage

Park
270 Eastfield Road

Local List Ref:	P18
Group value:	Yes
Selection criteria:	A2, B2, C3, C6
Construction date:	mid 19 th c
Use:	Commercial



Reason for selection

The building has significant architectural character and interest and retains substantially all original external fabric. It has artistic interest in terms of workmanship and materials used and is a style notable in the area. The position of the building to the large plot makes this a local landmark. One of the original buildings on Eastfield Road.

Description

Mid 19th C two storey detached Villa. Broadly square plan with rear element, and set back from the street frontage. Gault brick laid in Flemish bond with stone detailing (stretcher bond to rear element) under a shallow pitched hipped slate roof. Short brick plinth to south and part front elevations. Deeply over sailing timber eaves with later air vents added. Dentil course. Rectangular brick and capped chimney stack centrally placed on the main ridge with slight eaves detail, without pots.

Asymmetrical composition by virtue of a two storey forward projecting tower to the north incorporating entrance door and two storey canted ashlar stone framed bay with slight capitals and stone panels above ground floor to the south. The composition is part classical with a slight Italianate manner. Heavily projecting profiled and corniced stone band to first floor front and south elevations. Shallower projecting stone band below, and to north side of tower, providing an 'echo' to main band.

Window openings to south and east elevations have stone lintel and cills, those to north mostly have flat arch brick headers and stone cills. First floor window openings to tower have slightly projecting stone architrave, arched heads and cills with projecting brickwork below. Blind window to ground floor south elevation. uPVC replacement top opening windows throughout.

Timber four panelled entrance door in tower with arched fanlight set in slightly projecting stone architrave with arched stone lintel, key stone and springer stones. Railings to street frontage with mature trees and part open front land.

Phase of late 20th c two storey flat roofed brick extensions to rear and side (west and south west).

-
- 1862 Map: a house shown in this location

**Park
Kings School
Park Road**

Local List Ref:	P19
Group value:	Yes
Selection criteria:	A2 A6 B3 C3 C6
Construction date:	1885
Use:	School



Reason for selection

The King's (The Cathedral) School was founded by Henry VIII in 1541 as the Cathedral School the Cathedral choristers. The school relocated from the Cathedral precincts, its previous home. Its scale and variety forms a prominent local landmark building. Positive contribution to the Park Conservation Area.

Description

Irregular plan. Symmetrically organised compositions. Two and three storeys. Built in 1885 of dark red brick in Flemish bond with stone dressings under a Welsh slate roof. Forward projecting main cross gables with bargeboards and minor gables to recessed part. Central square crenelated tower with clock in circular stone surround. Fenestrated with variety of mainly large tripartite cruciform stone mullioned and transomed windows. Stone bands. Red brick and stone boundary wall and piers.

-
- PCC 547, dated 1884: school and master's house, by John R Naylor (of Derby) for the Dean & Chapter
 - PA 15 Aug 1885 p5 (cols 3-4): preview and description ("in Tudor style")
 - PA 17 Oct 1885 p7 (cols 5-6): report of official opening (on 13 Oct)
 - Clock believed installed in 1888

**Park
Electrical Sub-Station
Park Road (adjacent no. 263)**

Local List Ref:	P20
Group value:	No
Selection criteria:	A3 A6 C3 C6
Construction date:	Early 20 th C
Use:	Sub station



Reason for selection

Locally distinctive building and a curiosity.

Description

Electrical sub-station set in a single storey square building formed of brick base walls in Flemish bond with faux timber frame and painted render under a hipped roof with small clay tiles. Two small dormers to north and south roofs for ventilation. Projecting eaves. (See also P8 and P23).

-
- Picture of this Sub-station appears on p10 of offprints from The Electrical Review, 12 Jul 1929, in an article on P'boro Power Station).

Park
150 Park Road

Local List Ref:	P21
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Office



Reason for selection

Built as a single dwelling, characteristic of this part of the Park Conservation Area. Contributes to the Victorian character of the area. Significant architectural quality in the street scene – has a local landmark quality close to the Burghley Road, Park Road junction. A substantially intact late Victorian house.

Description

Rectangular plan. Large two storeys of gault Fletton brick. Front elevation has cross gable with two storey splayed stone bay, flat roofed with stone balustrade. Timber sash windows. Two light gable window above bay. Main roof is slate. Small front dormer with two light window. Slightly projecting plain stone bands. Deeply projecting eaves with corbelled detail and timber bargeboard to front gable. Stone dressings to first floor window above entrance door. South elevation has large curved brick bay with timber sash windows set in stone mullion with moulded stone cornice. Main entrance has pillastered stone door case with shallow flat hood architraves and console brackets. Timber door with fanlight and margin lights.

-
- PCC 1275, dated 1892: 1h by James Ruddle for John T Miller (clothier)

Park
207 & 205 Park Road

Local List Ref:	P22
Group value:	No
Selection criteria:	A2, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

An early Victorian unusual high status semi-detached building. Constructed prior to the opposite park, the now flats dominate the area. Its elaborate façade which lacks the detail and use of stone of later dwellings contributes positively to the street scene.

Description

A semi-detached property, albeit 205 has been converted to flats. A two and a half storey building constructed of buff brick with red brick detailing under a slate roof. Subsequent alterations, the side extension to No.205 between 1890 and 1900 and the removal of the bay window to No.205 and the insertion of two sets of flanking windows have reduced the symmetry of the building. Two end and one central chimney stack, although end to No.205 now subsumed within extension. Cantered bay window with voussiors and stone cill. Parapet with blank panel on principle elevation and stone capping. Bay window to No.205 removed, fully glazed in fill incorporating door with exposed rough lintel. Single window above No.207 with red brick surrounds including voussior with additional later flanking windows on No.205. Slightly recessed door in projecting porch with red brick quoins to aperture, impost, then semi-circular arch which corresponds with the fanlight. Tile plaque between arch and stone capping forming the parapet. To centre of the building from the respective doors are a single large window with flanking windows mimicking a bay arrangement. Red brick detailing continues to matching upper window with decorative plaque between No.205 and blank recessed panel at No.207. Upper floor of No.205 have later inserted matching flanking windows. Central dormers continue up from window detailing beneath. Flanking dormers projecting from pushed out mansard roof. With the exception of the central No.205, three dormers incorporate stone pediment. 1890's extension to No.205 has two projecting elements. Adjacent to the historic core a gable incorporating double door with three centre arch, string course, pair of windows with voussiors, brick moulding then decorative plaque in the gable. On the flank and two storey bay window, with voussiors incorporating a key stone, central moulding and decorative band to eaves under a hipped roof.

Park
195 Park Road

Local List Ref:	P23
Group value:	No
Selection criteria:	A2, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

A decorative and elaborate dwelling, now flats, which incorporates two principle elevations in terms of design. Its combination of simple and detailed elements ensure this building contribute positive to its street scenes.

Description

Two and half storey detached dwelling with open basement level. Although on Park road, principle access and elevation on Huntly Grove. Constructed of red brick with some stone dressings under a concrete tile roof. Extra height decorative chimney stack slightly projecting on both principle elevations. Wide steps with brick railings and stone cappings lead up half storey to principle door. Blue, six panelled with fanlight encased by stone surround with plinth, square post, capital and segmented semi-circular arch with key stone and moulded cover. Set on projecting brick detail is matching plinth to capital with reeded corbel and topped by drip hood over arch beneath. Above corbels is an brick alcove with stone top infilled by ball finial which flanks recessed panel with stone cill and lintel. Wording indecipherable. All topped by drip hood matching below. One drip hood is upper single window within single projecting brick course with voussior with stone key stone flanked by two decorative stoppers. Projecting Dutch style gable end. Brick kneelers with two stepped inverted segmented arches, topped by finial which matches finial on kneelers. Single course projecting brick box window surround with pair of windows with lintels matching lower floors of bay. Two pattern of rustication to the gable with central oculus with petal pattern infill above. Two and a half storey bay window incorporating lower ground floor with brick parapet. Brick voussiors with stone keystone lintel on ground floors with soldier course lintel on upper floor. Stone cill with chamfer and stop on all elements. Projecting plat bad with recessed blank panel above below upper floor. Bay window on east elevation matches south, with single window above bay, no oculus and soldier lintels on bay. Dentil course under eaves where no projections occur. Two storey with half storey lower ground floor single course projecting brick window surrounds. Voussiors with stone lintel and stone chamfered and stop cill. Pair of stone sting course encasing decorative stone plaque between floors. Principle windows two over two sash's with secondary windows one over one sash's. Enclosed by low stone wall infilled between pillars with different red brick.

Park
194 Park Road

Local List Ref:	P24
Group value:	No
Selection criteria:	A2, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

A prominent corner dwelling which is interesting and detailed and contributes positively to the character of the street scene,

Description

Detached dwelling constructed of red brick with stone dressings under a concrete tile roof. Two principle gable ends, projecting a single course. Decorative bargeboards, finial and central quatrefoil. Northern gable incorporates single storey box bay window with triple window with stone surround and single upper window. Cambered arch to each light with mullion comprised of plinth, post and capital. Moulded drip hood around all three elevations. Southern gable incorporates two storey bay window with stone surrounds under a matching red brick parapet. Surround post with plinth and capital but don't match opposite gable. One over one sash's except central window of upper floor which is two over two. Central arched upper window with semi-circular stone lintel with impost and keystone and chamfered and stop cill. Slightly recessed doorway with fanlight. Stone surround with plinth, stone post with recessed panel wit central decorative ballflower. Semi-circular arch with spandrels, projecting keystone and corbels with lean to roof. Side elevation to Huntly Grove, central gable with kneelers, moulded course under eaves and central decorative trefoil plaque. Paired lower window with stone lintel with chamfer and stop separated by keystone, above which is a triangular arch in brick with stone springers and keystone. Matching arrangement for upper window except single window. Box two storey bay window with two course matching brick string course and flat roof. Stone lintels with chamfer and stop and stone lintels on both floors. Further windows along the elevation match this arrangement. Sash windows with one over one arrangement.

Park
184 & 182 Park Road

Local List Ref:	P25
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1890's
Use:	Residential



Reason for selection

A well-proportioned and designed pair of dwellings with a neo-classical influence to the design. Set on a run of positive dwellings No.182 & 184 stand out as particularly fine examples, which contribute positively to the street scene.

Description

Two storey semi-detached dwellings, constructed of buff brick with stone dressings under a concrete tile roof. Decorative end chimney stacks. Single central dormer window with decorative barge boards and finial. Decorative gable ends with barge boards, finial and date stone '1895' above two storey cantered bay windows with stone surrounds and dentil course on ground floor and plain parapet atop. Decorative plaques set between floors on No.184 Stone surround central upper windows with mouldings and cill. All windows one over one sash with horns. No.182 has curved bottom of window frame. Recessed doors with overlight and side lights within stone surround. Plinth, reeded post and decorative corbel with inner post, impost under semi-circular arch with spandrels. Incorporated upper fascia with flanking further corbels and hood. 'Hawthornden' and 'Skandon' etched respectively.

Park
180 Park Road

Local List Ref:	P26
Group value:	No
Selection criteria:	A2, C6
Construction date:	1900's
Use:	Residential



Reason for selection

A well proportionated and detailed detached dwelling , which although distinct in style from the surrounding buildings still contributes positively to the street scene.

Description

Detached dwelling constructed of red brick with render above on principle elevation and buff brick on side and rear elevations under a red plain tile roof. Decorative south end chimney stack. String course separating upper and lower floors. Cantered oriel window above four panelled door with side and over lights, set within a lean to porch with decorative frame. Two storey bay windows top with a gable end supported on arched braces and with dentil course above the eaves and ormer fake timber arrangement still visible through the white painted elevation. Stone bay surrounds incorporating front pair windows. Single light main aperture with mini six light above.

Park
176 & 178 Park Road

Local List Ref:	P27
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

A highly detailed and well-designed semi-detached property. Through a combination of its size, quality of materials and detailing and its imposing style, this building stands out even among its other positive adjacent buildings.

Description

Two and a half storey semi-detached building constructed of dressed stone under a slate roof. Roof incorporates simple end chimney stacks, decorative cross ridge finials and two central dormers with bargeboards and a finial. Two storey bay windows with stone surrounds with moulded detail around the aperture. Central windows above doors, mirror flanking stone surrounds. Principle bay windows two over two sash windows, remainder one over one sash's String course under both floors cill's and lintels along entire principle elevation. Upper string course overly moulded. Parapet balustrade incorporating bay window projection with four urn finials and classical pillars. Recessed doors with side and over lights. Stone surround with plinth, post with blank recessed panel and moulded capital. Decorative reeded corbel supporting moulded drip hood. Segmented arch with spandrels and decorative keystone with bust. Recessed gables with moulded stone surrounds, different in design from below and decorative trefoil plaque above. Enclosed by low stone wall with cappings matching dwellings

Park
200 Broadway

Local List Ref:	P28
Group value:	Yes
Selection criteria:	A3 B2 C6
Construction date:	Early 20 th C
Use:	Residential



Reason for selection

The building is a good example of housing from this era. The style adds to the character and definition of the conservation area in Broadway which is made up of substantial detached individual buildings.

Description

Rectangular plan. Two storey building in white coloured painted render to the front elevation above a red brick plinth. Small clay roof tiles. Two storey projecting cant bay with small tile hanging. Wood mullioned and transomed windows with leaded panes. Large projecting gabled roof above bay supported by timber bracketed eaves. Gable is rendered with bargeboards. Main entrance is under a side pitched roof supported by a timber post. Two light corner window to ground floor. Tripartite window to first floor. Entrance has part glazed door with side lights. Rusticated brickwork bands to corners. Tall rectangular external brick chimney stack to north gable.

-
- PCC 4269, dated c1923: 1h by Walter P Hack for Miss K E Norcup.

**Park
Electrical Sub-Station
Broadway (adjacent no. 195)**

Local List Ref:	P29
Group value:	No
Selection criteria:	A3 A6 C3 C6
Construction date:	1932
Use:	Sub station



Reason for selection

Locally distinctive building and a curiosity.

Description

Electrical sub-station set in square two storey red brick and render building under hipped roof with small clay tiles. Two small dormers to north and southern roof slopes for ventilation. Projecting eaves. Red brick rustication to corners with paired entrance doors to front elevation and arched brick work above springing from a brick plinth. Self coloured roughcast render above and below section of timber framing and infill painting to panels below eaves. Small projecting 'V' shape timber window with supporting bracket to front elevation. Similar finish detail to other elevations but with smaller arched brick work and with infill patterning in checkerboard patten with red and buff brick. (See P8 and P20)

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- Picture of this Sub-station appears in the brochure for the opening of the enlarged power station, 6 Sept 1923, on p13)

Park
118 & 120 Broadway

Local List Ref:	P30
Group value:	Yes
Selection criteria:	A2,C4, C6
Construction date:	1890's
Use:	Residential



Reason for selection

One of a series of predominantly matching semi-detached properties constructed opposite the new Victorian cemetery opposite. Situated on a boulevard with trees, the properties create a very positive street scene

Description

Semi-detached dwellings constructed of Flemish bond buff brick with stone dressings under a concrete tile and slate roof respectively. Two storey bay windows with stone surrounds. Hipped roofs with dentils along ground floor stone surrounds. Decorative end chimney stacks. Decorative gable ends with single light slight aperture above bay windows with stone eaves incorporating stone kneelers. Dentil course under eaves which continues along black side elevations with exception for bay window. Central windows on each respective dwelling with chamfered and stop cill and dentil filled lintel. All windows one over one sash's with horns. Stone surround doorway with overlight and reeded corbels under moulded drip hood with dentils.

Park
122 & 124 Broadway

Local List Ref:	P31
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1900's
Use:	Residential



Reason for selection

One of a series of predominantly matching semi-detached properties constructed opposite the new Victorian cemetery opposite. Situated on a boulevard with trees, the properties create a very positive street scene

Description

Semi-detached dwellings constructed of Flemish bond buff brick with stone dressings under a concrete tile and slate roof respectively. Two storey bay windows with stone surrounds. Hipped roofs with dentils along ground floor stone surrounds. Decorative end chimney stacks. Decorative gable ends with single light slight aperture above bay windows with stone eaves incorporating stone kneelers. Dentil course under eaves which continues along black side elevations with exception for bay window. Central windows on each respective dwelling with chamfered and stop cill and dentil filled lintel. All windows one over one sash's with horns. Stone surround doorway with overlight and reeded corbels under moulded drip hood with dentils. No.122 etched Endendale and No.124 Ryedale above door. No122 stone painted white, N.124 mustard

Park
126 & 128 Broadway

Local List Ref:	P32
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1900's
Use:	Residential



Reason for selection

One of a series of predominantly matching semi-detached properties constructed opposite the new Victorian cemetery opposite. Situated on a boulevard with trees, the properties create a very positive street scene

Description

Semi-detached dwellings constructed of Flemish bond buff brick with stone dressings under a concrete tile and slate roof respectively. Two storey bay windows with stone surrounds. Hipped roofs with dentils along ground floor stone surrounds. Decorative end chimney stacks. Decorative gable ends with single light slight aperture above bay windows with stone eaves incorporating stone kneelers. Dentil course under eaves which continues along black side elevations with exception for bay window. Central windows on each respective dwelling with chamfered and stop cill and dentil filled lintel. All windows one over one sash's with horns. Stone surround doorway with recessed door and overlight. Reeded corbels under moulded drip hood with dentils. No.126 etched Danesmore and No.128 Northdene above door.

Park
130 & 132 Broadway

Local List Ref:	P33
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1900's
Use:	Residential



Reason for selection

One of a series of predominantly matching semi-detached properties constructed opposite the new Victorian cemetery opposite. Situated on a boulevard with trees, the properties create a very positive street scene

Description

Semi-detached dwellings constructed of Flemish bond buff brick with stone dressings under a concrete tile and slate roof respectively. Two storey bay windows with stone surrounds. Hipped roofs with dentils along ground floor stone surrounds. Decorative end chimney stacks. Decorative gable ends with single light slight aperture above bay windows with stone eaves incorporating stone kneelers. Dentil course under eaves which continues along black side elevations with exception for bay window. Central windows on each respective dwelling with chamfered and stop cill and dentil filled lintel. All windows one over one sash's with horns. Stone surround doorway with recessed door and overlight for No130 and flush door for No.132. Reeded corbels under moulded drip hood with dentils. No.130 etched Belmont and No.132 Lyndon above door.

Park
134 & 136 Broadway

Local List Ref:	P34
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1900's
Use:	Residential



Reason for selection

One of a series of predominantly matching semi-detached properties constructed opposite the new Victorian cemetery opposite. Situated on a boulevard with trees, the properties create a very positive street scene

Description

Semi-detached dwellings constructed of Flemish bond buff brick with stone dressings under a concrete tile and slate roof respectively. Two storey bay windows with stone surrounds. Hipped roofs with dentils along ground floor stone surrounds. Decorative end chimney stacks. Decorative gable ends with single light slight aperture above bay windows with stone eaves incorporating stone kneelers. Dentil course under eaves which continues along black side elevations with exception for bay window. Central windows on each respective dwelling with chamfered and stop cill and dentil filled lintel. All windows one over one sash's with horns. Stone surround doorway with flush door and overlight for No134 and recessed door for No.136. Reeded corbels under moulded drip hood with dentils. No.4 etched Ivanhoe and No.132 Brierdene above door.

Park
99 Huntly Grove

Local List Ref:	P35
Group value:	No
Selection criteria:	A2 C6
Construction date:	Mid 19 th C
Use:	Residential

Reason for selection

An architecturally detailed Victorian dwelling with elegant classical style that, makes an important contribution to the character of the area and complements the street scene.

Description

Two storey, detached red brick dwelling with slate roof. Incorporates several white painted stone features including quoins, moulded string course and window surrounds. Full height canted brick bay window with stone windows surrounds under projecting square gable end with decorative barge board on the east side of principle elevation. Decorative oversized drip hood with splay face, sat on corbels with diminishing courses on west side of principle elevation. Front entrance door recessed in internal porch with decorative glazed door behind arch with single light above. End chimney stacks. Original timber sash windows with 6 over 1 glazing pattern.



Park
45 & 47 All Saints Road

Local List Ref:	P36
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	
Use:	Residential



Reason for selection

Set along a street which hosts a large number of positive buildings this semi-detached dwellings stands out due to its design and detailing.

Description

Semi-detached dwellings constructed of Flemish bond red brick with stone dressings under a concrete tile roof. End chimney stacks. Decorative gables above two storey bay window with stone surrounds. Single central windows with moulded chamfered with stops stone lintel and stone cill above respective doors. One over one sash windows with horns. Dog tooth cornice under all aspects of the eaves. Recessed four panelled door with upper glass lights with surrounding side lights mirror form of door with three top lights. Squared arched stone lintel, with mouldings, keystone and base and decorative spandrels.

Park
49 – 59 (odd) All Saints Road

Local List Ref:	P37
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1906
Use:	Residential



Reason for selection

Set along a street which hosts a large number of positive buildings this terraced row stands out due to its design, detailing and retention of uniform appearance.

Description

Terrace row of six dwellings of three mirror pairs. Constructed of red brick with stone dressings, under a slate roof with crest tiles. Each pair is centred with an archway, with moulded semi-circular lintel on moulded impost with keystone providing access to rear. Stone date stone above, square with projecting crest, 'SBB 1906'. Flanking single storey bay window with stone surround. Paired window on principle elevation and slim windows on side. Chamfered and stop detailing for lintel with swan neck detailed parapet. Paired upper window with stone mullion between, plain cill and chamfered and stopped lintel with recessed panel. Dentil course under eaves with exception for beneath decorative gable. Decorative gable has fake wall plate and king post and curved braces with pebble dash infill and decorative bargeboards. Single window above door with matching dressings to adjacent pairs. Recessed door with overlight. Chamfered and stop lintel with recessed panel and moulded drip hood under swan neck with orb stone detail. 'Ohio', 'Ottawa', 'Florida', 'Georgia', 'Idaho', 'Alberta' No49 to No59 respectively.

Park
61 & 63 All Saints Road

Local List Ref:	P37
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1906
Use:	Residential



Reason for selection

Set along a street which hosts a large number of positive buildings this distinctive pair on a terraced row stands out due to its design, detailing and retention of uniform appearance.

Description

Terrace Row of two dwellings, a mirror pair. Constructed of red brick with stone dressings, under a slate roof with crest tiles and central chimney stack. Centred archway, with moulded semi-circular lintel on moulded impost with keystone providing access to rear. Stone date stone above, square with projecting crest, 'SBB 1906'. Flanking single storey bay window with stone surround. Paired window on principle elevation and slim windows on side. Chamfered and stop detailing for lintel with battlement parapet atop of a moulded drip hood. Paired upper window with stone mullion between, plain cill and chamfered and stopped lintel with recessed panel. Dentil course under eaves with exception for beneath decorative gable. Decorative gable continuing the red brick with a slit aperture with stone lintel and cill all under decorative bargeboards. Recessed door with overlight. Chamfered and stop lintel with recessed panel 'Monroe' and 'Oneida' respectively. Moulded drip hood under a further blank recessed panel

Park
65 All Saints Road

Local List Ref:	P37
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1906
Use:	Residential

Reason for selection

Set along a street which hosts a large number of positive buildings this odd and distinctive end terrace stands along with the remainder of the row out due to its design, detailing and retention of uniform appearance.



Description

Single end terrace building with odd relationship to adjoining buildings. Design matches separate semi-detached dwelling to west but constructed as extension to terraced row to east. Red brick ground floor and fake chevron timber framing infilled with painted pebbledash above. Mini dentil string course interrupted by cill's. End chimney stack. Paired upper window with stone mullion between, plain cill and chamfered and stopped lintel with recessed panel. Single storey bay window with stone surround. Paired window on principle elevation and slim windows on side. Chamfered and stop detailing for lintel with battlement parapet atop of a moulded drip hood. 'Oregon' etched centred above window. Recessed doors with overlight. Moulded stone cambered arch on an impost with keystone and spherical finial.

Park
67 & 69 All Saints Road

Local List Ref:	P38
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1900's
Use:	Residential



Reason for selection

Set along a street which hosts a large number of positive buildings this semi-detached dwellings stands out due to its design and detailing.

Description

Semi-detached dwellings with red brick ground floor and fake chevron timber framing infilled with painted pebbledash above. Grey slate roof, with crest tile along ridge. Decorative gable's with matching upper floor elevation and finials along ridge and decorative barge boards. Recessed central doors with overlight. Moulded stone cambered arch on an impost with keystone and spherical finial. Mini dentil string course interrupted by respective cill's End chimney stacks. Decorative box bay window with single pair of stone surround mullioned windows and thin flanking side windows. No.67 'Maine' and No.69 'Utica' centred above window. Chamfered and stop detailing for lintel with swan neck detailed parapet.

**Ravensthorpe
4 Thorpe Avenue**

Local List Ref:	R1
Group value:	Yes
Selection criteria:	A3 B2 C3 C6
Construction date:	c 1930's
Use:	Residential



Reason for selection

Large bespoke designed property from the mid 20th c contributing to the spacious suburban character of Thorpe Avenue. Similar character to neighbouring properties, though a different design. A locally distinctive and commanding building provides definition to Thorpe Avenue.

Description

Irregular plan. Large detached two storey property with complex roof plan and elaborate gabled hipped roofs. Painted render. Two full height bays each with seven light windows to west and south elevations and surmounted by large projecting pitched gable. Gables with mock timber framing formed of a plate and un-braced vertical studs and painted infill panels. Mock timber framing, some with 'cross members', to first floor. Wood mullioned and transomed casement windows. Main entrance is under first floor projection supported by a column.

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- PCC 6130, dated 1934; 1h by Jellings Builders

**Ravensthorpe
5 Thorpe Avenue**

Local List Ref:	R2
Group value:	Yes
Selection criteria:	A3 B2 C3 C6
Construction date:	c late 1930's
Use:	Residential



Reason for selection

Bespoke designed property contributing to the spacious suburban low density character of Thorpe Avenue. Has a similar character to neighbouring properties though to a different design. A locally distinctive building. Helps to provide definition to Thorpe Avenue.

Description

Rectangular plan. Symmetrical two storey 3 bay property of brick finish under a small red clay tile roof. Projecting eaves cornice. Symmetrical elevation with four-light wood mullioned and transomed windows to ground and first floors either side of central entrance. Above entrance is a further four light window. Recessed entrance with projecting and decorative brick / tiles door case. Multi-paned glazed entrance door. Flanking the entrance are small single light windows. Tall rectangular brick chimney stacks to both gables. Complementary brick boundary wall with entrance piers.

-
- PCC 7077, dated 1937; 1h by JW Bettles, (builder)

**Ravensthorpe
Former Baker Perkins Apprentice School
Westfield Road**

Local List Ref:	R3
Group value:	No
Selection criteria:	A5 A6 B2 B3 C3 C6
Construction date:	1954
Use:	Office



Reason for selection

Built as Apprentice School for Baker Perkins 1952-1954, closed in 1991. Rare post war modernist but with classical leanings style building in Peterborough. Elevation to Westfield Road forms a focal point at head of junction of Westfield Road and Grange Road. Provides significant variety and interest to the area, and a local landmark quality.

Description

Rectangular plan. Large buff brick and stone detailed elevation to Westfield Road. Stripped down architectural detail. Flat stone pillars with drip course and plinth in a 'Parthenon' style forming 7 bays. Each two end bays with tall multi paned crittall metal windows. Large ashlar stone flat roof entrance extension with inset metal windows. Slightly recessed stone surround to open porch with recessed timber glazed doors and multi paned toplights. Single stone band below brick parapet with stone coping.

-
- PCC 11337, dated 1954; new Apprenticeship Centre, by CE Owen Ward (of London) for Baker Perkins
 - PS 15 Jan 1954 p1: preview of building before official opening
(see also "*Growing our own wood* [etc]" by Baker Perkins Historical Society)

Ravensthorpe
Former RAF Westwood Junior Officers
Quarters & Mess, Cottesmore Close

Local List Ref:	R4
Group value:	No
Selection criteria:	A2 B2 B3 C3 C6
Construction date:	c 1930
Use:	Office



Reason for selection

RAF Peterborough (RAF Westwood) was established during the 1930's and served as a training base throughout the war and into the early post war years. Built during the 1903's 'expansion' period an important and evocative survivor in an increasingly rare class of military building. The larger of three brick built station buildings. Unique within Peterborough, and landmark value. Locally distinctive and important building. A commanding building in a formal and uniform style.

Description

Rectangular plan. Two storey dark red brick building under a slate. Slightly projecting eaves. Extensive fenestration Principle entrance has white painted stucco portico of four columns. Timber sash 6 over 6 sash windows to first floor and 6 over 1 to ground floor. Flat brick arches and stone cills to windows. Series of 6 ridge chimneys. Central section of 7 bays projecting forward of two 3 bay wings. Cast iron hoppers and rainwater goods. Setting of building includes driveway with railings to boundary.

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- National Archives file AIR2/315 correspondence (1927-1932) concerning the purchase of the land for Aircraft Acceptance Park (265ac bought 1928-29); and English Heritage archive file ALO185, an album of civil engineering photographs, features construction at Westwood.
 - Aircraft Acceptance Park opened in 1931 (Osborne, see below, says "*The three substantial buildings.....all carry the date "1931" over their portals*")
 - housed Flying Training Schools (of various designations), Dec 1935-April 1946
 - Last military flying c1946, but Spalding & Peterborough Aviation Ltd used site to Feb 1964

(see "*A brief history of RAF Westwood*" by MB Osborne (1983) and "*Airfield focus 26: Peterborough*" by GM Simons (1996))

**Ravensthorpe
Former RAF Westwood
Station Office (No. 5), Saville Road**

Local List Ref:	R5
Group value:	No
Selection criteria:	A3 B2 B3 C3
Construction date:	c 1930
Use:	Office



Reason for selection

RAF Peterborough (RAF Westwood) was established during the 1930's and served as a training base throughout the war and into the early post war years. Built during the 1903's 'expansion' period an important and evocative survivor in an increasingly rare class of military building. One of three remaining brick built station buildings. Unique within Peterborough, and landmark value. Locally distinctive and important building.

Description

Irregular plan. Two storey dark red brick building under a slate roof. Projecting eaves and bargeboards. Principle entrance has pillastered door case with shallow flat hood architrave and console brackets and articulated by side projecting brick pillar strips. Double timber door with toplight. Timber sash 6 over 1 pane windows. Gauged flat arch brick headers and white painted stone cills. Slightly projecting simple double brick string course above ground floor heads. Cast iron rainwater goods. Large chimneys with projecting courses.

-
- National Archives file AIR2/315 correspondence (1927-1932) concerning the purchase of the land for Aircraft Acceptance Park (265ac bought 1928-29); and English Heritage archive file ALO185, an album of civil engineering photographs, features construction at Westwood.
 - Aircraft Acceptance Park opened in 1931 (Osborne, see below, says "*The three substantial buildings.....all carry the date "1931" over their portals*")
 - housed Flying Training Schools (of various designations), Dec 1935-April 1946
 - Last military flying c1946, but Spalding & Peterborough Aviation Ltd used site to Feb 1964

(see "*A brief history of RAF Westwood*" by MB Osborne (1983) and "*Airfield focus 26: Peterborough*" by GM Simons (1996))

Ravensthorpe
Former RAF Westwood Sergeants Mess
Saville Road

Local List Ref:	R6
Group value:	No
Selection criteria:	A2 B2 B3 C3
Construction date:	c 1930
Use:	Commercial



Reason for selection

RAF Peterborough (RAF Westwood) was established during the 1930's and served as a training base throughout the war and into the early post war years. Built during the 1903's 'expansion' period an important and evocative survivor in an increasingly rare class of military building. The smaller of three remaining brick built station buildings. Unique within Peterborough, and landmark value. Locally distinctive and important building

Description

Tall single storey dark red brick building under slate roof. Six over six, and four over four tall timber sash windows. Simple stone door case with stepped reveals. Double timber part glazed door with toplight. Same door to north gable with simple wooden lintel. Projecting eaves and bargeboards. Flat brick arches and stone cills to windows. External gable chimney stacks with projecting courses. Cast iron rainwater goods.

-
- National Archives file AIR2/315 correspondence (1927-1932) concerning the purchase of the land for Aircraft Acceptance Park (265ac bought 1928-29); and English Heritage archive file ALO185, an album of civil engineering photographs, features construction at Westwood.
 - Aircraft Acceptance Park opened in 1931 (Osborne, see below, says "*The three substantial buildings.....all carry the date "1931" over their portals*")
 - housed Flying Training Schools (of various designations), Dec 1935-April 1946
 - Last military flying c1946, but Spalding & Peterborough Aviation Ltd used site to Feb 1964

(see "*A brief history of RAF Westwood*" by MB Osborne (1983) and "*Airfield focus 26: Peterborough*" by GM Simons (1996))

**Ravensthorpe
St Judes Church of England
Atherstone Avenue**

Local List Ref:	R7
Group value:	No
Selection criteria:	A5 A6 B3 C3 C6
Construction date:	@ 1975
Use:	Place of worship



Reason for selection

An imposing example of innovative use of brick in design. Unique building design style to Peterborough. Very fine and distinctive architectural detailing and its size make it a significant contribution to the area – local landmark function.

Description

Irregular plan. Dark red brick with light buff and blue brick dressings. Constructed during the Peterborough Development Corporation Town expansion period. Very contemporary design, particularly striking curved tower and swept roof. Projecting brick detailing to tower ‘openings’

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- PCC 22733, dated 1967; [Stage 1] Church Hall & Narthex, by Gotch & Partners (of Brighton)
 - Opened 1969
 - PO153/77, dated 1977; extension to ‘hall’ and new chapel, by Terence Hodgkins (of Oundle)
 - PO391/82, dated 1982; addition of tower and a sacristy, by Robotham & Quinn (for the last two see PCC Planning Portal website)

Stanground South
118 High Street , Fletton

Local List Ref:	SS1
Group value:	No
Selection criteria:	A1 B3 C4 C6
Construction date:	poss. 17 th C
Use:	Commercial



Reason for selection

Appears on early O.S. series maps as farmhouse associated with the now demolished Manor House. Simply proportioned and retains most of its original features. Contributes to the Victorian character of the area.

Description

Rectangular plan. Possibly 17th C or earlier double fronted stone house with later Victorian timber bays with leaded roofs and timber sash windows. Clay tiled roof with parapets. Three simple hipped roof dormers with lead returns and two light six paned windows. Cement gauged and painted render to front elevation. Small reduced chimney stacks with pots to both gables. Simple panel door with top light.

Stanground South
117 Fletton Avenue , Fletton

Local List Ref:	SS2
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	1900's
Use:	Residential



Reason for selection

One of a varied group of detailed and interesting buildings which, although situated along a road, stand out due to their particular positive character and detail.

Description

A two-storey detached dwelling constructed of red brick under a slate roof. Two decorative end chimney stacks, west side double east. Projecting gable end on west side which incorporates a pair of windows on the principal elevation and slim side windows all with brick voussiors and stone cills on both floors. Decorative timber gable with render in fill on timber bargeboards with finial. 'Inglewood' inscribed on false wall plate. Recessed front door with side overlights with posted lean-to projecting same distance as gable end. Window above door matching those on gable end in detail.

Stanground South
119 & 121 Fletton Avenue , Fletton

Local List Ref:	SS3
Group value:	Yes
Selection criteria:	
Construction date:	
Use:	Residential



Reason for selection

One of a varied group of detailed and interesting buildings which, although situated along a road, stand out due to their particular positive character and detail.

Description

A two-storey semi-detached building constructed of red brick under a slate roof. Crest ridge tiles. Decorative end chimney stacks. Two-storey bay window topped by a projecting gable end with fictitious timber framing infilled by render supported by curved braces. 'Lindistavne' etched on gable on No.121. Brick voussiors with stone cills, with a single cill for each set of bay windows. One over one timber sash windows with horns on No.119. Incongruous top opening casements on No.121. Recessed door with lean-to porch with timber braces and decorative bargeboards. No.119 is in need of repair.

Stanground South
171 & 173 Fletton Avenue , Fletton

Local List Ref:	SS4
Group value:	No
Selection criteria:	A2, C6
Construction date:	1890
Use:	Residential



Reason for selection

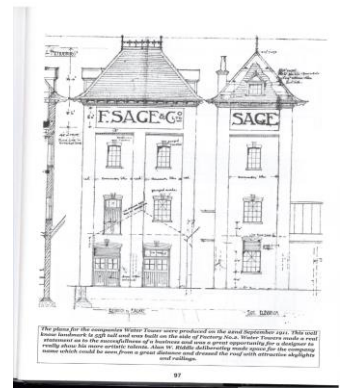
Despite the alteration to the historical route of the road (which is still visible) the semi-detached property retains its prominence within the street scene. A well-proportioned and detailed building, it contributes positively to the street scene.

Description

A semi-detached building located on the former bend of Fletton Avenue. Two storeys and constructed of red brick with stone dressing under a slate roof. End chimney stacks which a shared double central stack. Crest ridge tiles between chimneys with ridge finials on overhanging eaves. Corbels on principle elevation with plain bargeboards on side elevation with decorative finial above. Each dwelling has central door with flanking bay windows. Stone window surrounds with moulding to the aperture, beaded moulding under drip hood above under a stone parapet with blank recessed panels and decorative stone finials. Mostly missing on No.173. Upper windows are encased in a stone surround with same moulding to aperture as below. Cills form part of string course along the elevation. Flush doorway with stone surround and upper elements matching bay windows. Recessed panel '18 Fletton House 90' and '18 Heather House 90' respectively. Finials retained on both. No.71 retains historic double leafed door with two upper leaded glazed lights and a decorative panelled lower section below a two light overlight. Highly decorative lower section comprises six fielded square panels with projecting decorative elements. Glazed leaded section detailed with flower design. Blank gable ends with nine tile square plaque just under ridge.

**Walton & Paston
Former Sages Factory Water Tower
Windsor Avenue**

Local List Ref:	WP1
Group value:	No
Selection criteria:	A2 B2 B4 C6
Construction date:	1911
Use:	Vacant



Reason for selection

Built in 1912 for Frederick Sage & Son (shopfitters) (Designed by Alan Riddle, Peterborough architect). Formed part of a purpose built factory for Sage & Son who were relocating from London. Used during the first world war for the production of airplanes. During the 1950's became part of the Perkins Engines business. The scale of the building creates a prominent local landmark. An important contribution to the character of the area.

Description

Rectangular plan. 17m tall building built of buff and red brick under a small clay tiled roof with deeply swept and projecting timber eaves supported on regular spaced timber brackets. Projecting red brick pillar strips to corners and single strip to east and west elevation to form two bays. Both bays in buff brick each with single metal crissall window with 8 light panes under a segmental brick arch. Detailed metal work to ridge. Two pleasant small dormer windows, one north and south roofs. Business name believed to be inscribed in panels below eaves. Chimney to east roof.

-
- PRDC/PCC 212, dated 1911; Water Tower by Alan W Ruddle for Sage & Co Ltd

**Walton & Paston
Discovery School,
(former Walton Junior & Infant)
Mountsteven Avenue**

Local List Ref:	WP2
Group value:	Yes
Selection criteria:	A2 B3 C6
Construction date:	c 1900
Use:	Education



Reason for selection

Forms an important part of the street scene. The oldest school building in Walton. Well proportioned and retains most of its original features. Has a local landmark quality.

Description

Rectangular plan. Single storey and gabled front. Yellow stock brick to front elevation with light reds to gables. Red brick used for decoration; bands, extensive detail to gables, and heavily dentilled eaves course. Tall rectangular windows, modern replacements, with chamfered stone lintels and cills. Roof is steeply pitched Welsh slate with brick bell tower constructed to west gable. Set behind original brick wall with coping, piers and railing.

-
- PS 20 April 1901 p6 (cols 3-4): report of official opening of Walton Infant School (on 12 April) and attributes the design to James G Stallebrass
 - PA 12 Sept 1908 p8 (col 1) report of official opening of Walton Junior School (on 7 Sept) and attributes the design to Townsend & Fordham

Both schools extended several times, 1934-1957; and merged into one Primary School in 2007(?)

**Walton & Paston
1073 Lincoln Road**

Local List Ref:	WP3
Group value:	No
Selection criteria:	A1 B2
Construction date:	early 19 th c
Use:	Residential

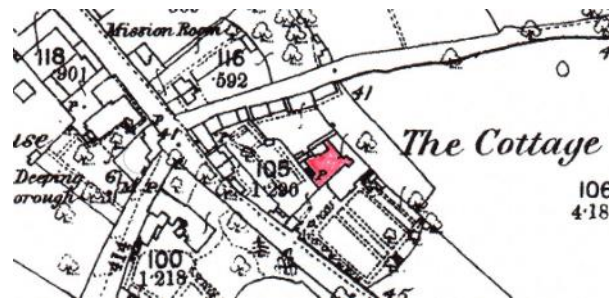


Reason for selection

Possibly part of an old Manor House site. Property retains many original features and is locally important.

Description

Irregular plan. Complex two storey building with additions. Built of coursed stone and brick under complex hipped welsh slate and clay tile roofs. Small outshut to north under lean-to-roof with single timber sash window with margin lights and coloured glazing to margin lights.



Timber entrance door case with a flat hood. Further extensions to core building with two storey element. Original timber part glazed door with fanlight over. Right of door single undivided timber sash window. Ashlar chimney stack to front elevation. Single stone buttress next to single storey, slightly curved, outshut with narrow slit single light window under a Collyweston slate roof.

-
- 1805 Inclosure Map: shows no buildings in this location
 - PA 21 March 1868 p2 (col 4); auction advert for “Walton Cottage” [so standing then ?]

Only surviving one of three or four superior residences to be found at one time in this area. As the land was Copyhold of the Manor it ought to be possible to work out roughly when built. Very possibly the one-time home of EC Gordon-England, Chief of Sage’s Aircraft Division during WWI.

**Walton & Paston
Voyager School
Mountsteven Avenue**

Local List Ref:	WP4
Group value:	Yes
Selection criteria:	A5 B3 C1
Construction date:	2008
Use:	Education



Reason for selection

Built on the site of the former Walton Secondary School.

Description

Irregular plan. Single Storey flat roof building. Metal framed construction with stylised and colourful curtain walling. Metal frame windows. Very distinctive appearance and its size make it a significant contribution to the area - local landmark building. *'The school field nearby is the original site of St John the Baptist. In 1402 the people of Lincoln (in whose dioceses the town then lay) had the church moved and re-built on the site where it stands today, next to the old Market Place, now renamed Cathedral Square'.*

**Walton & Paston
Arthur Itter Memorial Fountain
Itter Park**

Local List Ref:	WP5
Group value:	No
Selection criteria:	A2 A6 B3 C6 D1 D2
Construction date:	late 1930's
Use:	Monument



Reason for selection

A distinctive feature of Itter Park and an important local landmark

Description

A water fountain erected by citizens and members of Peterborough Council as a memorial to former mayor Arthur Itter, a member of the Council from 1929 to 1935. Highly decorative and elaborate metal structure on a stepped stone plinth. (non-operational)

-
- PA 6 Dec 1935 p6 (cols 1-3): report of Itter family's gift of land, and proposed plan of the park.
 - PC 16 June 1936 p7 (col 2): report of official opening on 12 June

His family gifted about 3.5ac to PCC as a memorial to Cllr Arthur Itter, who died 26 Dec 1934 (aged 35), only a month into his Mayoral Year (Nov 1934-Nov 1935). However, the memorial drinking fountain (with plaque) is first referred to in PCC Minute Book 1936/37 p1509. The costing of this is still being discussed in PCC Minutes 1937/38 (eg pp497 and 543), so presumably the fountain wasn't erected until c1938.

See also biography entitled "*Arthur Itter: God's Knight Errant*" by M Williams (The Religious Tract Society, [1936])

**Werrington
105 Church Street**

Local List Ref:	WE1
Group value:	No
Selection criteria:	A2, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

A well balanced and detailed building whose general character is not prevalent within the area of Peterborough. As such it has an outsized positive contribution to the character of the street scene

Description

Detached, two storey dwelling of buff brick on principle elevation and commons on side with stone dressings under a slate roof. End chimney stacks joined by a contrasting clay spiked ridge tiles. Central doorway flanked by bay windows incorporating stone surrounds with pair of windows under small plain parapet. Upper floor windows consist of chamfered and stop lintels and plain cill, with the middle window being roughly half the width of the flanking. Recessed door with overlight and side windows set behind stone surround. Plinth, post with blank recessed panel, reeded corbel and impost with blank recessed panel under a moulded rip hood. Inner arch semi-circular with keystone and spandrel. Seven decorative red brick courses, three lower, three upper and last under the eaves linking the kneelers.

Werrington
107 & 109 Church Street

Local List Ref:	WE2
Group value:	No
Selection criteria:	A2, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

A well-proportioned and delicate workers cottage which has retained its historical character and provides a positive outlook to the street scene.

Description

Pair of late C19 houses of symmetrical form and arrangement. Built of yellow gault brick and under a modern concrete tiled roof. Central chimney stack serving both. Elevations detailed with contrasting red brick banding and dog toothed cornice. Windows formed with simple stone cills and lintols. Symmetry could be improved by way of matching traditionally styled windows and re-instatement of a natural slate roof.

**Werrington
44 Church Street**

Local List Ref:	WE3
Group value:	No
Selection criteria:	A2, C6
Construction date:	1890's
Use:	Residential



Reason for selection

An odd 1890's projecting extension to an historical rear range, this unusual building forms a group with the adjacent Listed N0.46 and provides a positive character to the street scene and clear example of historical development.

Description

Constructed of common brick elevations under a modern concrete pantile roof (formerly welsh slate). Unusual forward gabled property fronting onto the footpath, which is attached to a large GII listed house. The stone side elevation to the ground floor denotes an earlier structure, possibly a barn. Timber 2 over 2 sash set within brick arch and stone cills. Central 2 panel timber front door with simple glazed light above (likely original). The range from which it projects is older and previously formed part of the Listed Building abutting.

**Werrington
50 Church Street**

Local List Ref:	WE4
Group value:	No
Selection criteria:	A2, C6
Construction date:	1890
Use:	Residential



Reason for selection

An unusual and distinctive cottage with no door on the principle elevation. This simple yet interesting cottage provides a positive aspect for the street scene

Description

Late C19 house constructed of painted brick under a modern concrete tiled roof (formerly slate). Interest is formed by a proudly projecting canted bay, dog tooth cornice and 2 over 2 upvc sashes set under dressed stone lintels throughout. Front door has been converted into a window and re-located to the side elevation. Tabled to centre of front elevation – Vine Cottage

Werrington
78 – 82 (even) Church Street

Local List Ref:	WE5
Group value:	No
Selection criteria:	A2, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

An unusual small terrace row, which incorporates an odd and distinct end of terrace. Its positive detailing and character along with its unusual design ensures that the row contributes positively to the character of the street

Description

A two storey terraced row of three dwellings, mirrored pair to central and west and further dwelling to east. Constructed of buff brick, with red brick details, stone dressings and under a concrete tile roof hipped only to east double shared chimney stack between central and west and end stack to west. Mirror pair consists of central passage to rear with recessed vertical boarded door set behind plain semi-circular stone arch sat on pair of impost. Flanked by two doors with over light and stone splayed lintel with chamfer and stop to aperture, then further flanked by two windows with stone cill and matching lintel detail to door. Upper window including dwelling to east match lower windows except lintel splay is cut short by red brick dentiling under eaves. Decorative blind aperture with stone cill to match windows and lintel to match passageway. Dwelling to east incorporates bay window with slate roof under upper window, with principle entrance to side elevation. Windows are two over two sashes with horns. Five red brick bands cross the principle elevation however eastern dwelling is green painted

Werrington 1 The Green

Local List Ref:	WE6
Group value:	No
Selection criteria:	A2, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

A prominent corner section of an ad hoc terrace, this element is the best surviving element of the 19thC row.

Description

Detached two storey dwelling constructed of buff brick, with red brick detailing, stone dressings under a slate roof. Pair of end chimney stacks, triple to east and double to the west. Double fronted with stone cills for all windows and stone voussiors with chamfer and stop detailing for all apertures. Windows two over two sash windows, with six panel door incorporating overlight. Red brick dentiling under eaves, with further red brick detailing running through both upper and lower lintels and single red brick course through the respective cills and centre of the windows. Red brick detailing continues along both side elevations and on the east elevation run through two slim windows adjacent to the principle elevation and further matching size window to the lower rear.

Werrington
26 The Green

Local List Ref:	WE7
Group value:	No
Selection criteria:	A2, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

One of a pair of fine detached dwellings with good detailing that have retained their historical features. No.26 is the more prominent due to its corner position and as such ensures its positive character is easily appreciated within the street scene.

Description

Detached two storey dwelling constructed of buff brick, with red brick detailing, stone dressings under a slate roof. Pair of end chimney stacks, triple to east and double to the west. Double fronted with stone cills for all windows and stone voussiours with chamfer and stop detailing for all apertures. Windows two over two sash windows, with six panel door incorporating overlight. Red brick dentiling under eaves, with further red brick detailing running through both upper and lower lintels and single red brick course through the respective cills and centre of the windows. Red brick detailing continues along both side elevations and on the east elevation run through two slim windows adjacent to the principle elevation and further matching size window to the lower rear.

**West
Holy Well
Longthorpe**

Local List Ref:	W1
Group value:	No
Selection criteria:	A6 B3, D2
Construction date:	Unknown
Use:	Grotto



A small grotto with a natural spring that feeds nearby medieval fish ponds. A unique curiosity and local feature.

Description

Broken steps lead to the entrance. Three subterranean linked chambers of undressed Oolitic limestone walls and domed roofs, supported by two pilasters over a slab pavement. Spring water flows out to a stone basin some 2m x 10m in size then to medieval former fish ponds. Trees and shrubs have encroached the site.

See part of the article: "Peculiarities of Water and wells" by Beeby Thompson, **in**, *Journal of the Northants Natural History Society* 17, 1913-14; pp111-115 (+ illustrations). In the offprint version Holy Well occurs on pp59-63.

Also: "Longthorpe Holy Well" by D Mackreth & F O'Neill, **in**, *Durobrivae* 4, 1976; pp34-35

**Ailsworth
Memorial bus shelter
Peterborough Road**

Local List Ref:	A11
Group value:	Yes
Selection criteria:	A5 B2 C6
Construction date:	1952
Use:	Memorial



Reason for selection

The bus shelter belongs to Ailsworth Parish Council, and was opened in 1952. Money to build the shelter came from the Ailsworth Victory Fund, which was set up during the second world war to help servicemen and their families. A building of some architectural merit and locally distinctive in the street scene. Has strong local association.

Description

Rectangular plan. Single storey brick built building under a small clay tile hipped roof with a flat central ridge. Buff brick laid in stretcher bond. Projecting eaves also supported by two columns either side of the entrance constructed in square clay tiles with metal gates. Inside the shelter is a memorial plaque inscribed: "*to honour those who served their country*".

**Ashton
Barn Lodge
Bainton Green Road**

Local List Ref:	AS1
Group value:	No
Selection criteria:	A2 C4 C6
Construction date:	mid 19 th c
Use:	Residential



Reason for selection

The building is located in the hamlet of Ashton and provides structure in the street scene. Variation of roof lines and the stone fabric make an important contribution to the character of the area. Provides definition and reflects the agricultural character of this small rural settlement.

Description

into accommodation. Similar two light windows with timber lintels and cills. Cast iron rainwater goods and hoppers. Short chimney stacks to each gable. Clay saddleback type ridge tiles. Rectangular plan. Two storey building built of local limestone under a Collyweston slate roof. Fenestration comprising two light timber casement windows, non original, with timber lintels. Also, two small single light windows. Modern open stone porch with mono-pitched slate roof. Adjoining signal storey stone barns have been converted.

**Ashton
Hawthorn Farm
Bainton Green Road**

Local List Ref:	AS2
Group value:	No
Selection criteria:	A2 C4 C6
Construction date:	mid 19 th c
Use:	Residential



Reason for selection

The building is located in the hamlet of Ashton. Provides definition and reflects the agricultural character of this small rural settlement.

Description

L shape plan. Two storey detached building in stone with a Collyweston slate roof and projecting eaves. Later extensions to west and north. Tall ashlar chimney stacks to gables. Single windows, non- original. Principle entrance to north elevation under pitched roof continuing from two storey extension. Single stone flat top bay to front elevation Stone detailing to windows

**Ashton
First House
Bainton Green Road**

Local List Ref:	AS3
Group value:	No
Selection criteria:	A5 C6
Construction date:	1990's
Use:	Residential



Reason for selection

A modern reflection on a historic 'manor house' in its detailing and proportions. An assured and mannered composition. Makes a successful contribution to the rural setting.

Description

Rectangular plan with two projecting wings. Large modern detached two storey property. Built of stone under replica Collyweston slate roof. Projecting cross wings with gables. Fenestration is predominantly tripartite windows, divided by stone mullions, with stone dressings including drip moulding to lintels. Gable to Bainton Green Road features rectangular bay with shallow hipped roof and four windows divided by stone mullions. Above are 2 two light windows with similar stone dressings and drip moulding. Two large chimney stacks to centre of building.

**Barnack
Pond House
School Road**

Local List Ref:	BA1
Group value:	No
Selection criteria:	A2, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

Vernacular building rich in local materials that provides definition to the streetscene and the character of the area. Of a design that is very prevalent in and around the Barnack – one always finds slight variations in design between them.

Description

Mid C19 3 bay, double fronted house of a common style within Barnack and the immediately surrounding villages. Constructed of local coursed rubble lime stone under a Welsh slate roof, fronting directly onto the footpath. Pair of brick ends stacks. Modern timber sash windows under segmental stone arched lintels. Modern door. Modern but traditionally designed single storey outbuilding range to right hand side in stone and clay pantile (replaced an earlier similar structure).

**Barnack
Sandall House
Stamford Road**

Local List Ref:	BA2
Group value:	No
Selection criteria:	A2, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

Vernacular building rich in local materials that provides definition to the streetscene and the character of the area. Of a design that is very prevalent in and around the Barnack – one always finds slight variations in design between them.

Description

Mid to late C19 3 bay, double fronted house of a common style within Barnack and the immediately surrounding villages. Constructed of local coursed rubble stone with dressed corner quoins under a Welsh slate roof. Pair of stone ends stacks and tablet between first floor windows. Unsympathetic upvc windows, under segmental stone arched lintels. Central date tablet of 1877 under initials R.S.B. Pleasant low stone frontage boundary wall.

**Barnack
Rose Cottage
Stamford Road**

Local List Ref:	BA3
Group value:	No
Selection criteria:	A2, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

Vernacular building rich in local materials that provides definition to the streetscene and the character of the area. Of a design that is very prevalent in and around the Barnack – one always finds slight variations in design between them.

Description

Mid C19 3 bay, double fronted house of a common style within Barnack and the immediately surrounding villages. Constructed of local coursed rubble stone with dressed corner quoins under a Welsh slate roof. Pair of stone ends stacks and tablet between first floor windows. 2 over 2 timber sash windows and modern glazed door, under segmental stone arched lintels. Pleasant low stone frontage boundary wall topped with later Staffordshire blue half round coping.

**Barnack
Rock Cottage
Stamford Road**

Local List Ref:	BA4
Group value:	No
Selection criteria:	A2, C4, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

Vernacular building rich in local materials that provides definition to the streetscene and the character of the area. Of a design that is very prevalent in and around the Barnack – one always finds slight variations in design between them.

Description

Mid C19 3 bay, double fronted house of a common style within Barnack and the immediately surrounding villages. Constructed of local coursed rubble in a less common rusticated stone (possibly related to its given name), under a Welsh slate roof. Pair of stone ends stacks. 2 over 2 timber sash windows and modern glazed door, under segmental stone arched lintels. Pleasant low stone frontage boundary wall with cock and hen coping.

Barnack
2 Station Road

Local List Ref:	BA5
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

Vernacular building rich in local materials that provides definition to the streetscene and the character of the area.

Description

A semi-detached double fronted dwelling, adjoined to No.3 a Grade II Listed Building. Two storey and constructed of rubble limestone with dressed stone quoins, lintels and cills under a plain tile roof. Pair of brick end chimney stacks. Arched lintels over the apertures with plain black painted cills. Yellow painted two over five casement windows on the ground floor and two over four on the upper floor. Twelve panelled door painted olive green. Enclosed by low stone wall with half barrel cappings less than a metre from the principle elevation.

**Barnack
Station House
Station Road**

Local List Ref:	BA6
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

Although in less than perfect appearance and much altered, it has significance and group value alongside other remaining railway buildings within Barnack.

Description

Mid to late C19 Station House. Coursed half-dressed limestone elevations under a Welsh slate roof with oversailing timber fascia's to the gable ends. Large and elaborate dressed stone chimney stack to rear elevation. Simple square cut dressed stone lintels and cills. Unsympathetic modern windows throughout.

**Barnack
Old Railway Station
Station Road**

Local List Ref:	BA7
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

Well executed design and a clear building relic of the railway era.

Description

Former mid to late C19 Barnack Railway Station of single storey constructed in coursed and half-dressed limestone elevations under a Welsh slate roof. Large end stacks, now reduced in height from their original height. Third stack to centre of ancillary wing on left hand side now lost. Timber sashes remain under four centred arch lintels and dressed window surrounds. Modern but sympathetically designed porch added to front elevation.



Barnack
Holly Cottage
Wittering Road

Local List Ref:	BA8
Group value:	No
Selection criteria:	A2, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

Vernacular building rich in local materials that provides definition to the streetscene and the character of the area.

Description

Mid C19 two storey cottage of coursed rubble stone elevations under a Welsh slate roof with a pair of end stacks. Single story extension to right hand side of front. Modern timber casement windows and doors throughout. Setting is benefitted by informal gravel driveway, 5 bar gate and mature vegetation.

**Barnack
Westcroft
Main Street**

Local List Ref:	BA9
Group value:	No
Selection criteria:	A2, C6
Construction date:	1835
Use:	Residential



Reason for selection

Vernacular building rich in local materials that provides definition to the streetscene and the character of the area. Evolution and extensions are apparent and add to the organic appearance.

Description

Mid C19 two storey house of coursed rubble stone under a Welsh slate roof. Unusual non symmetrical form with left hand ground floor element appearing to be an earlier wall that has been built above later. Rusticated segmental stone arch lintels with modern but correct 8 over 8 timber sashes. The lone window to left hand side has different stone window arches which goes some way to corroborate a later addition to above a single storey ancillary building. Dressed stone stacks with drips. A tablet central to the main house is dated 1835 under initial W.L.

**Barnack
Skipport & Garside
Main Street**

Local List Ref:	BA11
Group value:	No
Selection criteria:	A2, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

More modern and designed pair of dwellings that show the changes to building styles after the arrival of the railway. Rich in local materials, mixed with the relatively new and exotic Welsh slate. Provides definition to the streetscene and the character of the area.

Description

Pair of later C19 houses constructed on local limestone under a Welsh slate roof. Symmetry has been eroded by way of a substantial extension to left hand side. Pair of brick end stacks. 2 over 2 timber sash windows throughout, first floor with dressed stone surrounds and timber canted bays to ground floor. Entrances formed with a pair of adjacent dressed stone stilted arches, with timber screens and glazed doors set behind forming porch. Historic front boundary walls, altered on left hand side losing its rhythm of stone posts and horizontal rails.

Barnack
Willoughby House
Main Street

Local List Ref:	BA11
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	19 th C
Use:	Residential

Reason for selection

Vernacular building rich in local materials that provides definition to the streetscene and the character of the area.



Description

Mid to late C19 mid terrace house of two storey to back of footpath. Coursed rubble stone with dressed quoins under welsh slate roof with dressed stone end stacks. 3 bay symmetrical frontage with 2 over 2 timber sash windows and a central doorway with deeply recessed timber door.

Barnack
Willoughby Cottage
Main Street

Local List Ref:	BA12
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

Vernacular building rich in local materials that provides definition to the streetscene and the character of the area.

Description

Mid to late C19 end of terrace house of two storey to back of footpath. Coursed rubble stone and dressed quoins under welsh slate roof with dressed stone end stacks. Unusual chamfered corner detail to left hand side. Ground and first floor 2 over 2 sashes. Ground floor has a remnant of a larger commercial opening with a wide stone lintel.

**Barnack
Pond House
Main Street**

Local List Ref:	BA13
Group value:	No
Selection criteria:	A2, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

Vernacular building rich in local materials that provides definition to the streetscene and the character of the area.

Description

Formerly 2 dwellings now 1. Local coursed rubble stone elevation under a Collyweston stone slate roof. Modern but sympathetic flush casement windows under segmental stone lintels. Brick end stacks. Historic stone front boundary wall and site vegetation serve setting well and provide an interesting historic range within longer views.

Barnack
18 Main Street

Local List Ref:	BA14
Group value:	No
Selection criteria:	A2, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

Vernacular building rich in local materials that provides definition to the streetscene and the character of the area, in largely original appearance.

Description

A detached dwelling located on a corner with the side elevation facing the highway. Two storeys and constructed of rubble stone with cropped stone quoins under a pantile roof. Central doorway with arched brick lintel with flanking windows with matching lintel. Upper windows in line with lower windows devoid of lintels and cills. North end chimney stack constructed of brick, south end truncated with only chimney pot above ridge. Windows on side elevation facing the highway roughly match upper windows for size and incorporate timber lintel on both upper and lower.

**Barnack
Rose Cottage
Main Street**

Local List Ref:	BA15
Group value:	No
Selection criteria:	A2, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

Vernacular building rich in local materials that provides definition to the streetscene and the character of the area.

Description

Two storey detached dwelling of coursed rubble stone elevations under a red clay pantile roof, with an off centre stone chimney stack. Window openings are segmental stone to ground floor and timber to first floor denoting the possibility of formerly being a single storey dwelling with attics. Modern timber casement windows throughout. Front door has been lost to a window.

Barnack
Millroy, Fern Lea, Dartnells & Mawers,
Main Street

Local List Ref:	BA16
Group value:	No
Selection criteria:	A2, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

Vernacular buildings rich in local materials that provides definition to the streetscene and the character of the area. Quite rare to find a row of diminutive cottages that have not been converted into a larger single residence in Barnack.

Description

Row of 4 C19 labourers' cottages, constructed of coursed rubble elevations under a Collyweston stone slate roof. Much altered fenestration, with Maw being the most original with unusually small windows. A variety of cast in situ concrete and timber lintels. Two stone stacks serving the four cottages.

**Barnack
May Cottage
Main Street**

Local List Ref:	BA17
Group value:	No
Selection criteria:	A2, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

Vernacular building rich in local materials that provides definition to the streetscene and the character of the area.

Description

Early C19 pair of two storey cottages, now a converted into a single residence. Coursed rubble stone elevations under a Collyeston stone slate roof with clay ridge tiles, flanked by a pair of stone end stacks. First floor openings appear original whereas ground floor window openings have been widened. Modern timber casements throughout. A mid height stone boundary wall with barrel coping stone adds positive enclosure to the streetscene.

Eye
Old Fire Station building
Back Lane

Local List Ref:	EY1
Group value:	Yes
Selection criteria:	A3 B2 A6
Construction date:	late 19 th c
Use:	Vacant



Reason for selection

The building was purpose built as the Eye Fire Station.
Unique and locally distinctive structure.

Description

Rectangular plan. Small single storey yellow brick building with newly laid slate roof. Single wooden side door. Double wooden side hung doors with strap hinges to front elevation. Red brick detail to eaves Ventilation holes in gable. Rubbed red brick arch above door with timber infill bearing feint painted Lettering: " FIRE ENGINE STATION"

Eye
Former Mortuary building
Eye Cemetery

Local List Ref:	EY2
Group value:	No
Selection criteria:	A2 B2 C6
Construction date:	late 19 th c
Use:	Cemetery



Reason for selection

A surviving example of a Victorian cemetery building. Employing a simple detail and light gothic style. The building has landmark value.

Description

Rectangular plan. Single storey red brick built building laid in Flemish bond under a manufactured replacement tile roof with stone copings. Stone detailing includes a two light lancet window to gable with stone mullion with stone dressings including kneelers at eaves. Two single windows to north elevation with stone detailing and chamfered cills. All windows removed and replaced with brick infill. Brick plinth with canted brick band. South elevation has two openings, one ogee shape in stone, the other square with no dressings and metal side hung gates.

Eye
12 Main Street

Local List Ref:	EY3
Group value:	No
Selection criteria:	A2, C6
Construction date:	Mid 19 th C
Use:	Residential



Reason for selection

Vernacular building that provides definition to the streetscene and the character of the area, especially as part of the collective group of diminutive labourers cottages in largely original appearance.

Description

Mid C19 3 bay house with later extension to left hand side. Painted brick under a concrete tiled roof (formerly Welsh slate). Pair of exceptionally tall brick end stacks. 2 over 2 timber sash windows and sashes within canted bays to ground floor. Modern glazed front door with gabled bracket canopy. Would benefit from a traditional boundary wall to add enclosure to the streetscene.



Eye
24 Main Street

Local List Ref:	EY4
Group value:	No
Selection criteria:	A2, B3, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

An interesting dwelling which retains clear appreciation of its varied past and provides definition to the streetscene and the character of the area.

Description

Late C19 house of painted brick and Welsh slate roof. Historically mixed having a shopfront on left hand side. Much altered and extended, but retains positive architectural features, such as 2 over 2 timber sash windows under simple stone lintels.



Eye
28 Main Street

Local List Ref:	EY5
Group value:	No
Selection criteria:	A2, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

An interesting building with a varied history, stands out in the street scene due to its unusual bay windows. Although heavily altered, this demonstrated the buildings history and therefore contributes positively to the street scene.

Description

A two storey detached property, constructed of brick under a Collyweston and tile roof. Different end chimney stacks. Central door with simple frame with three over lights above under a plain projection drip hood. Flanked by two oversized bay windows, the west on a stone plinth. Upper windows in line with ground apertures and incorporate stone cills. Windows are heavily festooned with glazing bars. Elevation has been heavily rebuilt with eastern third completely rebuilt.

Eye
64 Main Street

Local List Ref:	EY6
Group value:	No
Selection criteria:	A2, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

Well designed and imposing building within the streetscene. Forms one of the larger and higher status historic buildings within the village. Provides definition to the streetscene and the character of the area.

Description

Mid C19 two storey dwelling of substantial proportion. Originally symmetrical 3 bay with a pair of canted ground floor bays. Later 2 storey extension added to left hand side incorporating a coaching arch. Originally brick elevations under a slate roof, but cement rendered during C20. Pair of end stacks as well as

Eye
11-17 (odd) Main Street

Local List Ref:	EY7
Group value:	No
Selection criteria:	A2, C6
Construction date:	19 th C
Use:	Residential



Reason for selection

Vernacular building that provides definition to the streetscene and the character of the area, especially as part of the collective group of diminutive labourer's cottages in largely original appearance.

Description

Row of 4 mid C19 terraced cottages, Yellow brick elevations under a modern concrete tiled roof. Rhythm of simple brick stacks with simple plat band. Openings formed with full brick arches and stone thick cills. Simple cast iron down pipes with hoppers. They were never built to be an identical row, with some having sash windows and others being casements. Stone ground floor elevation to no.13 appears to be a remnant of an earlier building and has a wide lintel that possibly denotes a former shopfront. No's 11 and 17 have horizontally sliding sashes at ground floor (rare for this region and likely utilised so as not to project into the footway).

Improvement could be achieved by re-instating natural slate roofs, replacing modern upvc windows to match originals (inc recessing back into their reveals) and re-instatement of a cast downpipe and hopper between no's 11 and 113.

Eye
27 Main Street

Local List Ref:	EY8
Group value:	No
Selection criteria:	A1, B3, C6
Construction date:	Early 19 th C
Use:	Residential



Reason for selection

Vernacular historic building that provides definition to the streetscene and the character of the area. Holds social interest to those that remember it as the village newsagent in more recent years: 'Cureton's'.

Description

Early C19 house constructed of painted brick under a concrete tiled roof (formerly a 3 bay symmetrical property with a welsh slate roof). In use as shop during the later C20. First floor window openings remain original with modern timber multi-pane sash windows. Ground floor has been re arranged, with the formation of a brick arched under-croft entrance to right hand side and a pair of modern multi-plane timber casements.



Eye
Former Eye Girls School
Crowland Road

Local List Ref:	EY9
Group value:	Yes
Selection criteria:	A2, B3, C4, C6
Construction date:	19 th C
Use:	Library



Reason for selection

Former schoolroom. A well detailed building, with original features. Provides structure in the street scene. Important contribution to the character of the area and complements adjacent buildings. A locally distinctive building.

Description

C19 school, single storey constructed of local red clay brick under a Welsh slate roof. Contrasting dressed Stone detailing, by way of plinths, mullion and transomed window surrounds and gable coping. The base of an octagonal bell tower remains with the rest removed.

Eye
Former Boys School
Crowland Road

Local List Ref:	EY10
Group value:	Yes
Selection criteria:	A2, B3, C4, C6
Construction date:	1855
Use:	Office



Reason for selection

Former schoolroom. A simply detailed building, with original features. Provides structure in the street scene. Important contribution to the character of the area and complements adjacent buildings. A locally distinctive building.

Description

The Old School was built circa 1855. Constructed of local red clay bricks in an English bond pattern under a Welsh slate roof with ornate ridge tiles. There are four flying buttress piers to the front elevation. Windows have stone surrounds with mullions. The gable ends have parapets. Modern rooflights to front elevation. Hoop top railings to frontage with hedging adds to the positive enclosure of the streetscene.

Glinton
Village water pump
The Green

Local List Ref:	G1
Group value:	No
Selection criteria:	A2, B2, C6, D1 D2
Construction date:	late 19 th c
Use:	Monument



Reason for selection

A locally distinctive and important historic features in the centre of the village. Rare surviving and excellent example of a Victorian water pump that provided a reliable water supply. Positive feature of the conservation area.

Description

Cast iron water pump restored in the mid 1980's and set in surrounded by brick and stone paving. Located to east of The Green. Manufactured by *L. Bernasconi, Huntingdon*. Decorative 'mouse tail' shaped pump handle. Not in use.

Glinton
Street lights
The Green

Local List Ref:	G2
Group value:	Yes
Selection criteria:	A3 C6 D1 D2
Construction date:	early 20 th c?
Use:	Lights



Reason for selection

This is an unusual example of a finely detailed lamp post. It forms part of a group of similar posts of the same date and design in Glinton around The Green and neighbouring roads. Locally distinctive and add to the character of the conservation.

Description

Made of steel or cast iron to design loosely based on the classical column. The lamp consists of a fluted shaft which tapers slightly to form a plain banded capital and has a ladder resting bar. Swan neck lamp bracket and fitted with modern head.. Eight in the centre of Glinton, 5 with ladder bars

Unknown whether the lamp was gas lit?

Helpston
Railway signal and level crossing box
Helpston Road

Local List Ref:	H1
Group value:	Yes
Selection criteria:	A2 B4 C3 C6
Construction date:	early 19 th c
Use:	Railway



Reason for selection

Locally distinctive building. Forms part of a larger group of buildings, including the former railway station masters house (see H2) the former public house opposite, and the former railway good shed (both listed grade II buildings) which are part of Helpston's railway heritage. A local landmark building.

Description

Signal box. Built early 19th c by the Great Northern Railway. London stock brick base with a timber upper storey and slate roof. Three bay base with small six pane curved windows with segmental heads to the locking room. Fully glazed timber frame upper floor, sliding timber windows and external gallery. Vertical boarding to gable, with fretted bargeboards and spike finial. External timber stairs with timber w.c. to south gable.

Helpston
Former Station Masters House
97 Glinton Road

Local List Ref:	H2
Group value:	Yes
Selection criteria:	A2 B2 C3 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

Locally distinctive building. Forms part of a larger group of buildings of the railway signal box (see H1), the former public house, and the former railway good shed (both listed grade II buildings) which are part of Helpston's railway heritage. The building has significant architectural quality and retains all original features. A local landmark.

Description

L shaped plan. Two storey detached property built in coursed stone with ashlar quoins and dressings under a Walsh slate roof. Deeply projecting wooden eaves cornice supported on rafter feet. Forward projecting small gable with bargeboards over timber two light casement window. Stone architrave to windows with stone cills. Stone and timber framed porch in the angle of the building with heavily fretted bargeboards and finial supported by timber posts under a pitched slate roof. Heavily fretted and scrolled bargeboards to gables. Timber framed three light mullioned and transomed windows to ground floor front with arched heads and cills and two light widow to first floor, also with same arched heads and cills. Two small projecting gables to west elevation with bargeboards above single casement window. Large ashlar chimney stack with projecting courses and pots to same elevation.

**Helpston
Old Schoolhouse
Glinton Road**

Local List Ref:	H3
Group value:	Yes
Selection criteria:	A2 B3, C4 C6
Construction date:	late 19 th c
Use:	Vacant



Reason for selection

Former schoolroom. A simply detailed building, with original features. Provides structure in the street scene. Important contribution to the character of the area and complements adjacent buildings. A locally distinctive building.

Description

Rectangular plan. Single storey built of coursed stone with quoins under a Collyweston slate roof with coped parapets. Six pairs of 2 light windows with stone dressings, each separated by stone mullions and divided into three panes. Coursed stone boundary wall.

Helpston
John Clare's gravestone
St Botolph's Church

Local List Ref:	H4
Group value:	No
Selection criteria:	A2, B1
Construction date:	1864
Use:	Memorial



Reason for selection

A memorial of great local significance/ Forms part of a wider group, including the John Clare memorial to West Street, his former home and the Blue Bell Inn in Woodgate.

Description

Grave of John Clare, the Northamptonshire Peasant Poet. Born in the thatched cottage next to the Bluebell Inn on Woodgate, Helpston in 1793. Died in the Northampton County asylum 20th May 1864. Regarded as the most important British poet of the natural world. John Clare's grave with the inscription: "*A POET IS BORN NOT MADE*"

**Newborough
Decoy Public House
Thorney Road**

Local List Ref:	NE1
Group value:	Yes
Selection criteria:	A2 B3 C6,
Construction date:	mid 19 th c
Use:	Public house



Reason for selection

Although the building has been much altered it is of some age and local value. Possibly an earlier building. (Further research to be undertaken).

Description

Rectangular plan. Two storey detached property built of coursed stone with painted quoins under a pitched small clay tile roof. Two modern casement windows to the front elevation with stone lintels with keystones and cills. Modern red brick and glazed single storey front extension with shallow hip roof. Red brick single storey side extension with pitched clay tile roof and three light cruciform style window. Modern window to north gable under chamfered stone lintel. Varied coursing to gable. Single storey flat roof rear extension.

**Peakirk
St Pegas Granary
St Pegas Road**

Local List Ref:	PE1
Group value:	No
Selection criteria:	A2 B4 C3 C6
Construction date:	mid 19 th c
Use:	Commercial



Reason for selection

Rare surviving railway warehouse outside Peterborough, once part of the former Peakirk railway station and goods yard. The building retains much of its original fabric and detailing. The position and scale of the building makes this a prominent local landmark. Locally distinctive building.

Description

Rectangular plan. Three storeys built in light red stock brick with blue engineering brick for dressings and decoration. A wide shallow Welsh slate roof with projecting eaves on rafters. Brick dentil course to eaves with plain bargeboard to gable. Projecting brick pillar strips to side elevations forming eight bays, and three bays to gable. Projecting brick band below apex to gable. Each bay with a 12 light metal window, slightly curved head, to first and second floor with blue brick segmental arch and cills. Circular blue brick window to gable. Symmetrical steps to entrance with railing. Double timber doors with timber doors to loading bay above. Cast iron rainwater goods. Some alterations to windows to gable

Peakirk
Water trough commemorating reign
Of Queen Victoria, 3a St Pegas Road

Local List Ref:	PE2
Group value:	No
Selection criteria:	A2 B1 C6 D1 D2
Construction date:	1901
Use:	Water trough



Reason for selection

An unusual piece of street furniture which contributes to local distinctiveness and the character of the conservation area.

Description

Stone water trough. Basin now planted. Believed to have been repositioned. Inscribed on the basin as: *'1837 VICTORIA 1901 ERECTED BY VOLUNTARY CONTRIBUTION'*

Peakirk
Village water pumps near village cross
and junction of Thorney Road / St Pegas Road

Local List Ref:	PE3
Group value:	No
Selection criteria:	A2 B3 C6 D1 D2
Construction date:	late 19 th c
Use:	Monument



Reason for selection

Locally distinctive and important historic features in the centre of the village. Rare surviving examples of Victorian water pumps that provided a reliable water supply. Positive features of the conservation area.

Description

Cast iron water pumps. Pump handles missing. None in use.

**Pilsgate
Ragstone House
Stamford Road**

Local List Ref:	P11
Group value:	No
Selection criteria:	A1 C6
Construction date:	Mid 19 th C
Use:	Residential



Reason for selection

Positive historic character and materials. Focal building within the street scene owing to presence in short and longer views. Curious organic shape.

Description

Rubble stone elevations under a Collyweston stone slate roof. Formerly a row of cottages now a single residence. Part two storey, part single storey and attics with a relatively consistent roofline, but ground level changes due to being situated on a hill. Rhythm of former doorways now windows, but perceptible due to their setback. Doorways would have previously had steep stepped access. Modern stone chimney stacks with do not correlate with their original positions. Plain eaves with cast iron guttering on rise and fall brackets

Pilsgate
12 Pudding Bag Lane:

Local List Ref:	PI2
Group value:	No
Selection criteria:	A1 C6
Construction date:	Mid 19 th C
Use:	Residential



Reason for selection

Formerly a row of labourers' cottages now a single dwelling, good historic character and materials. Provides a strong sense of rural character, definition and enclosure to the streetscene.

Description

Single storey and attics fronting highway, rubble stone walling under Collyweston roof. Formerly a row of vernacular agricultural cottages. Two rendered pitched roof dormers. Modern timber casements and part glazed front door utilising various historic and later openings. Plain eaves with guttering on rise and fall brackets. Three chimney, two end and one central stack. Traditional stone boundary walling topped with cock and hen coping to west side and picket fence to north. Blocked doorway on left hand side, now utilised as window.

**Pilsgate
Bake Oven Cottage,
Pudding Bag Lane;**

Local List Ref:	PI3
Group value:	No
Selection criteria:	A1 C6
Construction date:	Mid 19 th C
Use:	Residential



Reason for selection

Simple vernacular stone cottage with historic form and character.

Description

Single Storey and attics with a front lean to extension. Two modern pitched roof dormers. Coursed rubble stone walling with quoins under a Collyweston stone slate roof. Modern timber casements and door set within original segmental arch openings. Single end stack. Plain eaves with guttering on rise and fall brackets. Historic stone wall to road frontage with later addition of curvature to height and openings.

**Southorpe
Middle Farm Cottages:
Main Street**

Local List Ref:	SO1
Group value:	Yes
Selection criteria:	A2, C4, C6
Construction date:	Mid 19 th C
Use:	Residential



Reason for selection

Example of late nineteenth-century decorative estate workers cottages, providing a more 'designed' character than the vernacular cottages in the village and reflecting the progression of agricultural character of this small rural settlement.

Description

Two storey coursed rubble stone and welsh slate symmetrical pair of cottages with date tablet of 1892. Dressed stone quoins and window arches and roof ventilation slit. Over sailing timber eaves and verges which reveal purlin ends characteristic of the period. Forward projecting cross gable. Timber casement windows with some modern replacements. Central ashlar chimney stack serving both properties. Symmetrical balance thrown off by addition of modern porch.

**Southorpe
Hall Farm Cottage :
Main Street**

Local List Ref:	SO2
Group value:	No
Selection criteria:	A2, C4, C6
Construction date:	Mid 19 th C
Use:	Residential



Reason for selection

Provides prominent definition to the back of footway and street scene, reflecting the agricultural character of this small rural settlement.

Description

Mid nineteenth century pair of symmetrical estate workers cottages. Coursed rubblestone elevations under a hipped Collyweston roof, with brick central chimney stack serving both. Simple arched heads to windows with modern upvc windows. Cast effect guttering on rise and fall brackets, recently changed from white upvc to good effect.

**Southorpe
Rosemead Cottage
Main Street**

Local List Ref:	SO3
Group value:	No
Selection criteria:	A1, C6
Construction date:	Mid 19 th C
Use:	Residential



Reason for selection

Provides definition to streetscene and reflects historic vernacular and the agricultural character of this small rural settlement.

Description

Early-mid 19th C small 2 bay 1 storey cottage with attic dormers, single end stack and with a later outshut to the north side and modern extensions to rear. Built in limestone and Collyweston slate. The visual impact of UPVC windows is apparent. Traditional flush fitting timber casement windows would significantly enhance the appearance of the property.

**Southorpe
The Old Woodyard
Main Street**

Local List Ref:	SO4
Group value:	No
Selection criteria:	A1, B2, C6
Construction date:	Mid 19 th C
Use:	Residential



Reason for selection

Provides definition to streetscene, prominent and reflects historic vernacular and the agricultural character of this small rural settlement.

Description

Nineteenth century barn, built of stone with dressed quoins under a Collyweston roof. The building has been sympathetically converted into a dwelling by way of not over domesticating the appearance. The front (east elevation) has an irregular arrangement of small windows retaining a positive appearance of a closed barn frontage. Partially let down by oversized rooflights. Pleasant agricultural metal field gates as a continuation of historic stone wall.

**Southorpe
Abbots Barn
Main Street**

Local List Ref:	SO5
Group value:	No
Selection criteria:	A1, B2, C6
Construction date:	Mid 19 th C
Use:	Residential



Reason for selection

Provides definition to streetscene, prominent and reflects historic vernacular and the agricultural character of this small rural settlement.

Description

Nineteenth century range of barns, built of coursed rubble stone with dressed quoins under a Collyweston roof with ancillary cart barns under Welsh slate roofs. Different roof heights show a gradual hierarchy of the various agricultural buildings and their uses. The range has been sympathetically converted into a dwelling by way of not over domesticating the appearance and retaining a number of timber filled openings. The cart barns that run from the road frontage have a pleasant rhythm of side hung plank doors with strap hinges infilling the openings. The front (east elevation) has an irregular arrangement of small windows retaining a positive appearance of a closed barn frontage. Pleasant agricultural metal field gates as a continuation of historic stone wall.

**Southorpe
The Cottage
Main Street**

Local List Ref:	SO6
Group value:	No
Selection criteria:	A2, C6
Construction date:	Mid 19 th C
Use:	Residential



Reason for selection

Provides definition and enclosure to the streetscene and is constructed of positive local material that reflects the simple agricultural character of this small rural settlement.

Description

Nineteenth century 3-bay house built of coursed limestone and Collyweston slate with segmental headed window openings. Brick end stacks and gable ends with no openings. The modern windows and half multi-paned front door stands out.

**Southorpe
Stud Farmhouse and Barn
Main Street**

Local List Ref:	SO7
Group value:	No
Selection criteria:	A1, C4
Construction date:	Mid 19 th C
Use:	Residential



Reason for selection

Constructed of and retaining almost all positive historic features and local materials. It is constructed in an estate house style that reflects the simple agricultural character of this small rural settlement.

Description:

Early 19th C and typical of the Victorian estate farmstead style. This is a pleasant symmetrical 2 bay 'L' shape plan building, built of coursed limestone with a Collyweston slate roof and steeply pitched forward gable with two-light half-dormers and two tall central chimney stacks and original pots. The original cruciform timber windows have prominent ashlar dressings. The farmhouse is set back from the road with a verdant southern aspect and framed by trees and native hedging.

**Sutton
Heath House (S1) and former railway station
Buildings (S2) at Sutton Heath Road**

Local List Ref:	S1 & S2
Group value:	Yes
Selection criteria:	A2 B3 B4 C4
Construction date:	1867
Use:	Residential

Reason for selection

The former station masters house and railway buildings, both converted to dwellings, and the nearby railway bridge to the A47 are all locally significant and visual reminders of the former Wansford Road Railway Station, on the Stamford to Wansford Branch railway line. Built in 1867 as part of the Stamford and Essendine Railway.



Description

Heath House: Originally rectangular plan. One and half storey stone building under a Welsh slate roof. Projecting eaves detail with bargeboards. Large rectangular and stepped external chimney stack with projecting courses. Dressed stone to single light windows. Modern single storey extensions to north and east. Porch to angle supported by timber brackets. Part glazed timber door.

Former Railway station: Single storey central stone building with smaller side extensions to each gable and set forward to the platform. Converted to residential use. Welsh slate roof with overhanging eaves. Extensions have 2 paired single light timber sash widows divided by stone mullions unified by chamfered stone headers and cills and single light sash window with similar stone dressings. Tall wood mullioned and transomed windows with stone dressings to central building. Part external chimney stacks reduced in height. Modern extensions and additions. Photos to add.

Photographs of former Wansford Road Railway Station



Sutton
Bridge no. 6 - A47

Local List Ref:	S3
Group value:	Yes
Selection criteria:	A2 B4 C4
Construction date:	c 1860's
Use:	Bridge



Reason for selection

Locally important structure. Excellent example of a skew arch bridge with a five ring brick barrel. Fine workmanship in the detailing where the brick arch meets the abutments. One of a group of structures that formed part of the former Wansford Road railway station



Description

Railway Bridge formerly serving the Wansford to Stamford Railway line carrying the A47. Built of local limestone in a rusticated finish with red brick ring detail off sandstone blocks.

**Sutton
8 Nene Way**

Local List Ref:	SU4
Group value:	No
Selection criteria:	A2 C6
Construction date:	Mid 19 th C
Use:	Residential



Reason for selection

Attractive and well-proportioned mid-nineteenth century dwelling set within a spacious plot. Modest size and status optimises the historical character of Sutton and contributes positively to the street scape.

Description

Two storey, detached dwelling set back from the street frontage contained behind a cropped stone wall. Stone construction with Collyweston roof and two end chimney stacks. Dressed stone quoins and window lintels. Modern upvc casement windows. Later canted bay window to west of principle elevation. Small window in ground floor centre of principle elevation formerly central entrance door.

Sutton
14/18 Nene Way

Local List Ref:	SU5
Group value:	No
Selection criteria:	A2 C6
Construction date:	Mid 19 th C
Use:	Residential



Reason for selection

A modest row of cottages that contribute positively to the village street scape.

Description

One and a half storey, now semi-detached dwelling set back from the street frontage. Rubble stone construction with Collyweston roof and two central chimney stacks set along the main ridgeline. Dressed stone quoins, string course, lintels and cill's. Symmetrical principle elevation with central door between two sunken dormers with corresponding windows beneath and flanked by full gable ends with central windows on ground and first floor. Modern extensions to side and rear.

Sutton
10 Graeme Road

Local List Ref:	SU6
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	Mid 19 th C
Use:	Residential



Reason for selection

A former agricultural barn flush to the street providing a positive degree of enclosure for the road and contrasting with the surrounding domestic properties. Contributing to the strong agricultural history of the village. The barns form part of a group also containing number 11A.

Description

Two storey converted barn, constructed of rubble stone with dressed stone quoins under a concrete tiled roof. A later brick chimney located on the ridge line. Modern extension protrudes from the centre rear of the building. A positive blank east gable elevation, however there are three domestic upvc windows to west gable end contrast with agricultural character of building. Two modest windows on the north elevation with pleasant stone surrounds which do not detract from the barn character.

Sutton
11A Graeme Road

Local List Ref:	SU7
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	Mid 19 th C
Use:	Residential



Reason for selection

A series of three adjoining agricultural buildings flush with the highway providing a positive degree of enclosure, contrasting with the surrounding domestic properties and contributing to the agricultural character for the village. The barns form part of a group inclusive of no.10.

Description

A series of three single storey individual but conjoined agricultural buildings of rubble stone with dressed stone quoins and varying in height roofs denoting their organic series of construction. The central and western buildings have pantile roofs, with Collyweston roof to east. Later addition brick chimney to corner. Eastern gable end is blank while western gable end incorporates a window above the eaves under timber lintel.

Sutton
Sutton Water Pump, Graeme Road

Local List Ref:	SU8
Group value:	No
Selection criteria:	A2 D1
Construction date:	Mid 19 th C
Use:	Water pump

Reason for selection

An interesting surviving village water pump which remains as a relic of the villages history.

Description

Relocated from a different position. Black painted cast iron. Simple design separated by collar detailing. Flat top cylindrical head with decorative short spout. Long curved handle for leverage. Original stamp no longer decipherable due to paint layering.



Thorney
'Paddy Kipps': South Farm
Dairy Drove / Old Knarr Fen Road

Local List Ref:	T1
Group value:	No
Selection criteria:	A3 B2 C3 C4
Construction date:	early 20 th c
Use:	Vacant



Reason for selection

These small buildings provided temporary seasonal accommodation for itinerant agricultural workers and their families (mainly Irish). Their use declined post-war with the rise of mechanised and intensive farming practices. Locally distinctive landmark buildings. They represent an important social aspect of former Fen agricultural traditions and a 'way of life'. Most are currently vacant or used for storage.



Description

Single storey brick built buildings typically with manufactured sheet profile roofing. One or two room internally often with separate outside brick w.c. Small single chimney stack and pot. Variety of widow material – metal crittall and timber casement. Located close to farmsteads.

Thorney
Duke of Bedford Junior School
Wisbech Road

Local List Ref:	T2
Group value:	No
Selection criteria:	A4 B3 C4 C6
Construction date:	Late 1930's
Use:	Education



Reason for selection

Visually dominant in Wisbech Road. A village feature with significant local association. Built for Cambridgeshire County Council and opened in 1940. Continued a tradition of Thorney Schools. Original Thorney schools built by the Duke of Bedford Estate in Knarr Fen (1880), Wryde Croft (1886) and Thorney (1846). These schools closed immediately post-war and children transferred to the new mixed-sex school.

Description

Rectangular plan. Large single storey building of buff brick with large steep tiled pitched roof. Two large forward projecting coped gables built off taller central section and containing tall framed fenestration with stone surround. Circular date stone to apex of each gable. Extensive large regular divided fenestration, non-original.

Thorney
Second World War 'Pill Box'
East of Powder Blue Farm
Bukehorn Road

Local List Ref:	T3
Group value:	No
Selection criteria:	A4 B3 C3
Construction date:	early 1940's
Use:	Monument



Reason for selection

One of thirty fortified defensive structures (pill boxes) constructed in 1940 between the Dog-in-a-Doublet (River Nene) and the River Welland as part of the national GHQ Line (defence against invasion). The 'pill box' along with others in the Thorney area is believed to have been constructed by Hugh Cave of Thorney as part of civic defence work.



Description

Triangular plan. Single storey purpose built pill box built of concrete. Two gun apertures. Protective concrete wall to rear and open access.

Thorney
Former Duke of Bedford Smithy
Gas Lane

Local List Ref:	T4
Group value:	Yes
Selection criteria:	A2 B2 C4 C6
Construction date:	mid 19 th c
Use:	Commercial



Reason for selection

In the mid 19th century the 7th Duke of Bedford re-built Thorney as a progressive 'model village' to exploit the agricultural potential of the surrounding fenlands and to house their estate workers. Strongly influenced by the philanthropic housing movement, an entire township of cottages, shops, workshops and public buildings serviced by water, and sewage systems, gas supply, post office, public buildings, schools and poor house was built, many designed by the architect Samuel Sanders Teulon. A surviving workshop remaining in near original use

Description

L shape plan. Single storey building built of yellow stock with some 'Thorney Lump'. Gable to Gas Lane. Pitched roofs in Welsh slate and metal profile sheet. Dentil detail. Various sized metal windows under flat brick arches. Single square brick chimney stack.

Thorney
Post box to wall of Former Post Office
Abbey Place

Local List Ref:	T5
Group value:	Yes
Selection criteria:	A2 B2 C6 D1 D2
Construction date:	early 1920's
Use:	Post box



Reason for selection

Rare surviving example of wall mounted post box. Locally distinctive feature. A valuable village amenity as well as aesthetic value to both the listed building and the street scene

Description

Wall mounted post box to village post office, Abbey Place. Believed to be a 5th series post box circa. 1915. Made by W T Allen & Co. London.

**Thorney
Rose & Crown Public House
Wisbech Road**

Local List Ref:	T6
Group value:	Yes
Selection criteria:	A2 B2 C4 C6,
Construction date:	mid 19 th c
Use:	Public House



Reason for selection

The Rose and Crown Public House is believed to have been built in the early 1890's. Acquired by the People's Refreshment House Association in 1899, one of their earliest properties. (The People's Refreshment House Association set up by Rev Osbert Mordaunt 1877 to manage public houses on a system to promote sobriety).

Forms part of a larger group of buildings with the former 'Tap Room' (north east) built as part of the 7th Duke of Bedford's 'model agricultural settlement' 1845-1865 (See T8). The building has significant architectural quality and retains substantially all external features. The position and scale of the building makes this a prominent local landmark at the heart of the village

Description

A substantial detached property set back from the street frontage. Two storeys of red brick with painted stone dressings. Broadly rectangular plan. Symmetrically arranged 4 bay frontage. Balanced pair of large forward projecting hipped gables with heavily oversailing timber eaves and bargeboards. Echo of "Elizabethan" style with gables incorporating a timber frame structure with mock timber framing of braced studs with painted infill. Double height stone framed cant bays with mullions and transoms. Vertical division of the main and side windows, all painted. The hipped Welsh slate roof is a large span, incorporating substantial pitched sub roofs. Entrance door is enclosed by infill porch between forward gables. Chimneys on the main ridge with tall side chimneys to each side breaking through, all substantially unaltered with projecting courses and pots.

**Thorney
The Tap Room
Rose & Crown Public House
Wisbech Road**

Local List Ref:	T7
Group value:	Yes
Selection criteria:	A2 B2 C4 C6
Construction date:	mid 19 th c
Use:	Commercial



Reason for selection

The 'Tap Room' to the Rose and Crown Public House, Thorney was built as part of the 7th Duke of Bedford's 'model agricultural settlement' 1845-1865 and is an outstanding example of the social history of the period. It was designed by Samuel Saunders Teulon, a renowned architect, commissioned by the Duke of Bedford. The special interest of the building is its appearance, relationship to adjacent listed buildings and group value.

Description

Circa 1850. Cellars, one storey and attics of yellow stock brick and some 'Thorney Lump' brick. Hipped slated gabled roof with dormers., local gault brick walls with corbelled brick eaves and stone dressings. Stone jambs and pointed arches to door and barrel openings. Stone chamfered mullioned windows (with relieving arch above), wood framed opening lights. Brick shafted chimneys. Access is gained to main floor by a straight flight of stone stairs. The entrance porch is contained within a lean- to. The building has been extended by one bay to the north, incorporating similar stone dressings and using Fletton type brick. The building has been vacant for some years.

**Thorney
120 -132 (even)
Wisbech Road**

Local List Ref:	T8
Group value:	Yes
Selection criteria:	A2, B1, C2, C4, C6
Construction date:	1858
Use:	Residential



Reason for selection

In the mid 19th century the 7th Duke of Bedford re-built Thorney as a progressive 'model village' to exploit the agricultural potential of the surrounding fenlands and to house their estate workers. Strongly influenced by the philanthropic housing movement, an entire township of cottages, shops, workshops and public buildings serviced by water, and sewage systems, gas supply, post office, public buildings, schools and poor house was built.

Description

Row of 7 Duke of Bedford labourers' cottages set on a linear plan in a neo-Jacobean style, constituting phase 5 of the cottage provision. Rhythm of the gables and the plan of the bays of some complexity. Dated 1858 on the central gable. Built in yellow 'Thorney lump' bricks which were made within the village and welsh slate roofs. Gauged brick window lintels and simple stone cills. Majority of original cast iron diamond windows and vertically planked doors remain. Projecting brick porches with timber framed gables. Tall brick chimney stacks add symmetry to the composition. Frontage gardens laid to grass add to setting. Improvements could be made by re-instating lost cast iron diamond casements where they are missing.



Thorney
134 146 (even)
Wisbech Road

Local List Ref:	T9
Group value:	Yes
Selection criteria:	A2, B1, C2, C4, C6
Construction date:	1858
Use:	Residential



Reason for selection

In the mid 19th century the 7th Duke of Bedford re-built Thorney as a progressive 'model village' to exploit the agricultural potential of the surrounding fenlands and to house their estate workers. Strongly influenced by the philanthropic housing movement, an entire township of cottages, shops, workshops and public buildings serviced by water, and sewage systems, gas supply, post office, public buildings, schools and poor house was built.

Description

Row of 7 Duke of Bedford labourers' cottages set on a linear plan in a neo-Jacobean style, constituting phase 5 of the cottage provision. Rhythm of the gables and the plan of the bays of some complexity. Dated 1858 on the central gable. Built in yellow 'Thorney lump' bricks which were made within the village and welsh slate roofs. Gauged brick window lintels and simple stone cills. Majority of original cast iron diamond windows and vertically planked doors remain. Projecting brick porches with timber framed gables. Tall brick chimney stacks add symmetry to the composition. Frontage gardens laid to grass add to setting. Improvements could be made by re-instating lost cast iron diamond casements where they are missing.

Thorney
148-160 (even)
Wisbech Road

Local List Ref:	T10
Group value:	Yes
Selection criteria:	A2, B1, C2, C4, C6
Construction date:	1858
Use:	Residential



Reason for selection

In the mid 19th century the 7th Duke of Bedford re-built Thorney as a progressive 'model village' to exploit the agricultural potential of the surrounding fenlands and to house their estate workers. Strongly influenced by the philanthropic housing movement, an entire township of cottages, shops, workshops and public buildings serviced by water, and sewage systems, gas supply, post office, public buildings, schools and poor house was built.

Description

Row of 7 Duke of Bedford labourers' cottages set on a linear plan in a neo-Jacobean style, constituting phase 5 of the cottage provision. Rhythm of the gables and the plan of the bays of some complexity. Dated 1858 on the central gable. Built in yellow 'Thorney lump' bricks which were made within the village and welsh slate roofs. Gauged brick window lintels and simple stone cills. Majority of original cast iron diamond windows and vertically planked doors remain. Projecting brick porches with timber framed gables. Tall brick chimney stacks add symmetry to the composition. Frontage gardens laid to grass add to setting. Improvements could be made by re-instating lost cast iron diamond casements where they are missing.

**Thorney
162-174 (even)
Wisbech Road**

Local List Ref:	T11
Group value:	Yes
Selection criteria:	A2, B1, C2, C4, C6
Construction date:	1864
Use:	Residential



Reason for selection

In the mid 19th century the 7th Duke of Bedford re-built Thorney as a progressive 'model village' to exploit the agricultural potential of the surrounding fenlands and to house their estate workers. Strongly influenced by the philanthropic housing movement, an entire township of cottages, shops, workshops and public buildings serviced by water, and sewage systems, gas supply, post office, public buildings, schools and poor house was built.

Description

Row of 7 Duke of Bedford labourers' cottages set on a linear plan in a neo-Jacobean style, constituting phase 8 of the cottage provision. Rhythm of the gables and the plan of the bays of some complexity. Dated 1864 on the central gable. Built in yellow 'Thorney lump' bricks which were made within the village and welsh slate roofs. Simple full brick window lintels and simple stone cills. Majority of original cast iron diamond windows and vertically planked doors remain. Tall brick chimney stacks add symmetry to the composition. Frontage gardens laid to grass add to setting.

Improvements could be made by re-instating lost cast iron diamond casements where they are missing.

Thorney
176-188 (even)
Wisbech Road

Local List Ref:	T12
Group value:	Yes
Selection criteria:	A2, B1, C2, C4, C6
Construction date:	1865
Use:	Residential



Reason for selection

In the mid 19th century the 7th Duke of Bedford re-built Thorney as a progressive 'model village' to exploit the agricultural potential of the surrounding fenlands and to house their estate workers. Strongly influenced by the philanthropic housing movement, an entire township of cottages, shops, workshops and public buildings serviced by water, and sewage systems, gas supply, post office, public buildings, schools and poor house was built.

Description

Row of 7 Duke of Bedford labourers' cottages set on a linear plan in a neo-Jacobean style, constituting phase 9 of the cottage provision. Rhythm of the gables and the plan of the bays of some complexity. Dated 1865 on the central gable. Built in yellow 'Thorney lump' bricks which were made within the village and welsh slate roofs. Simple full brick window lintels and simple stone cills. Majority of original cast iron diamond windows and vertically planked doors remain. Tall brick chimney stacks add symmetry to the composition. A well-executed extension added to no 188 does throw off symmetry of the range. Frontage gardens laid to grass add to setting.

Improvements could be made by re-instating lost cast iron diamond casements where they are missing.

Thorney
Former Bakehouse
Rear of 170 Wisbech Road Thorney

Local List Ref:	T13
Group value:	Yes
Selection criteria:	A1 B1 B2 C4
Construction date:	1864
Use:	Outbuilding



Reason for selection

Last remaining detached communal bakehouse associated with the Bedford estate cottages at Thorney, built between 1849 and 1865. Originally, each row would have had a bakehouse located beyond the outbuildings of the cottages for the tenants to use. On the Duke of Bedford's other estates, the bakehouses were integral to the cottage outbuildings, making this detached example at Thorney very rare.

Description

Former bakehouse located to the rear of 170 Wisbech Road Thorney. Simply constructed of the large 'Thorney Lump' brick with slate roof. Corbeled eaves and chamfered brick gable verges, much in the same style as the rows of outbuildings adjacent. Unfortunately, the oven and chimney were removed in the past.

Thorney
Thorney Bridge
The Causeway

Local List Ref:	T14
Group value:	Yes
Selection criteria:	A2 B3 C4 C6
D2Construction date:	mid 19 th c
Use:	Bridge



Reason for selection

Built in the mid 19th c as part of the 7th Duke of Bedford's Thorney estate improvement works. A locally distinctive structure and landmark.

Description

Stone and red brick vehicular and pedestrian bridge to The Causeway. Built by S. Teulon. Brick parapets with shaped stone coping, incorporating four stone and brick piers with similar stone coping. Four centred stone arch and stone below parapets The brick opening detail in the parapet matches the same to Thorney Abbey wall, also rebuilt by Samuel Teulon for the Duke of Bedford.

Thornhaugh 5 & 7 Russell Hill

Local List Ref:	TH1
Group value:	No
Selection criteria:	A1, B2, C1, C6
Construction date:	Early 19 th C
Use:	Residential



Reason for selection

An early example of a semi-detached pair of workers cottages which contribute to the historic street scene of the village. Unaltered by the subsequent upgrading by SS Teulon the building contrast positively with the more elaborate examples of his work within Thornhaugh.

Description

The building was constructed prior to 1838 and although unaltered by the SS Teulon alterations of subsequent decades, it does incorporate a Grade II listed fountain dated 1839 within its boundary wall with Russell Hill.

Constructed of rubble stone under a Collyweston roof, two storey's incorporating a door and window on the ground floor and single widow above the ground floor window. No.7 formerly mirrored, but door now converted to window. Contrasting stone quoins, windows and door dressings and string course incorporates the lintels of the ground floor windows and doors. All four windows and both doors incorporate a keystone with the keystone above the door of number 7 decorative. No 5 has single storey stone side extension with replacement front door while both properties have extensive extensions to the rear. Central chimney stack.

**Thornhaugh
8 Russell Hill**

Local List Ref:	TH2
Group value:	No
Selection criteria:	A2, C6
Construction date:	Early 19 th c
Use:	Residential



Reason for selection

Well-proportioned workers cottage with gable onto the road. Historic outshot extension to the rear elevation has been extended to two storey in the past. Expanded over the years but incorporates historical features. In conjunction with the former agricultural building to the east within its curtilage the pair are a representative of the agricultural history of the village and contribute positively to the street scene.

Description

Historic building whose core, constructed late C18 to early C19 with several phases of subsequent extension. Two storey incorporating two half dormers on principle elevation with window lintels level with eaves. Slate roof, including modern porch extension, with two internal side end chimney stacks. Rubble stone construction, with rear upper elevation constructed of brick. Window dressings and quoins of dressed stone with timber lintel above front ground floor window. Modern timber casement windows on principle elevation, retains one leaded widow on side elevation.

**Thornhaugh
10 & 12 Russell Hill**

Local List Ref:	TH3
Group value:	Yes
Selection criteria:	A2, B1, C2, C4, C6
Construction date:	1859
Use:	Residential



Reason for selection

An irregularly designed semi-detached workers cottage which retains all of its original features, the pair of dwellings was presumably a SS Teulon new build from 1859 and similar in design and style to the Duke of Bedford cottages at Thorney and Wansford, the only example within the village. Situated in a prominent position within the street scene to which it contributes to positively the building is the most noticeable within the western approach to the village.

Description

Constructed in 1859, presumably by SS Teulon, the building is semi-detached, irregular workers cottages. Two storey with a combination of gable ends and wall dormers, the building is constructed of rubble stone under a Collyweston Roof. Selective and varied use of quoins and window dressing arrangements. Single storey and two story bay window to principle elevation, oriel window to side north elevation. Rectangular windows with single stone transoms, exception being window to north with arched lintel which matches door arrangement on the principle elevation. Timber casement windows with varying lights and arrangement. Two arrow slit windows on north end of building. Two identical single storey extensions to rear with matching materials. Two, four stack chimneys located in centre of building. Two date stones on principle elevation.

Wansford
Gate Piers
23 Old North Road

Local List Ref:	WA1
Group value:	No
Selection criteria:	A1 B3 C4
Construction date:	Unknown
Use:	Residential



Reason for selection

The stone pillars have strong local historical association. They are distinctive features in the street scene.

Description

Substantial stone piers that are understood to have supported the iron gates which separated the quire from the nave in Peterborough Cathedral and removed when the gates were declared redundant in 1928.

**Wansford
Swanhill House
Old North Road**

Local List Ref:	WA2
Group value:	No
Selection criteria:	A2 C3 C6
Construction date:	mid 19 th
Use:	Residential



Reason for selection

A substantial stone building of some age and interest, formerly a public house. Well proportioned and retaining most of its original features. Detailing and elevated position make a significant contribution to the area. Distinctive with local historical association.

Description

L shape plan. Detached two storey stone built 3 bay property under a Collyweston slate roof. Symmetrically arranged. Ashlar stone detail to first floor windows and cills. Timber mullion and transom 2 over 2 pane casement windows. To ground floor two rectangular and slightly canted timber bays under a shallow pitched stone slate roof across the elevation to both bays and entrance. Roof also supported by curved timber brackets off each bay. Part glazed timber door.

Joined by a lower ridge to a two storey stone building with gable to front, and Collyweston slate roof. Two ashlar stacks to main property with projecting coursing and pots. Steps set into a stone retaining wall with railings lead to the entrance.

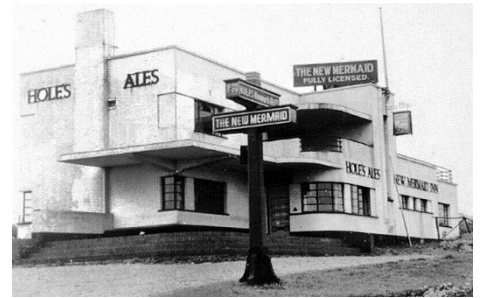
**Wansford
ArcHaus
Peterborough Road**

Local List Ref:	WA3
Group value:	No
Selection criteria:	A3 B2 C6
Construction date:	1932
Use:	Office



Reason for selection

A distinctive architectural form and local landmark building. Historical value as one of six former 'Knights on the Road' roadhouses built from the late 1920's to provide lodging and refreshments for long distance motorists in the Midlands. (Nottingham, Hinckley, Leicester, Coventry and Wansford Knights)



Description

The 'Wansford Knight' was designed by Davies & Knight architects in the "Bauhaus" style combining art and craft in an avant-guard modern form. Two storey flat roof rendered building. Subsequent alterations to windows, original fascia and extensions for use as a public house then Little Chef restaurant have removed some key elements of the original design. Sympathetically restored and extended.

St Martins Without (Wothorpe)
1-4 Primrose Villas
Second Drift

Local List Ref:	WO1
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

Two imposing pairs of late Victorian houses. Excellent examples of substantial Victorian villa architecture. Relatively rare surviving examples and retaining virtually all original features. The buildings have significant distinctiveness and provide good definition to the area.

Description

Rectangular plan. Two storey paired semi detached villas. Built of rusticated limestone with ashlar to quoins and window surrounds. Light red brick to gables. Welsh slate roof with clay ridge tiles.

Orderly fenestration diminishing with height. Stone gables with pair of timber sash windows divided by stone mullion with stone surround and chamfered lintels. Canted stone framed bay with very ornate ironwork railings to flat roof. Timber sash windows to bay, front windows with margin lights. Fenestration comprising paired sash windows to first floor above bay with margin lights and divided by stone mullion with unifying lintels with decoration and chamfer. Single sash window above entrance with margin lights and stone surround. Exceptional cornice detail with projecting cornice supporting stone blocks on flat stone band. Square profile cast iron rainwater goods and hoppers. Large ashlar chimney stacks. Gabled timber porch with slate roof with ridge tiles supported by carved wooden brackets. Porch gable glazed in timber frame. Original timber part glazed doors with fanlight above.

**St Martins Without (Wothorpe)
Karnack House & 1-6 Wothorpe Villas
Second Drift**

Local List Ref:	WO2
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	late 19 th c
Use:	Residential



Reason for selection

Although some alterations have occurred, principally to roofs, these properties remain excellent examples of Victorian terrace villa architecture. Their detailing and uniformity make a strong contribution to the area. The buildings have significant distinctiveness.

Description

Linear plan Victorian terrace villas. Two storeys in red brick laid in Flemish bond with ashlar to first floor window surround and entrance. Stone band to first floor incorporating window cill. Roofs are of slate or concrete tiles. Timber canted bays with cornice work and flat roof and timber sash window 2 over 2 to front and signal light sash to side. Two sash windows to first floor with delicate margin lights under chamfered stone lintels. No. 6 has double height cant stone bay with shallow hipped roof. Some properties have large original dormers of interesting design and detailing with ridge tiles. Modern uniform flat roof dormers to nos. 4-6. Rainwater goods are predominantly cast iron. Arched entrance with stone surround including keystone and capitals. Recessed door, most original timber part glazed with fanlight. Passage entrance to rear between entrances to nos. 1&2 and 3&4 with same stone surround detail all now blocked.

St Martins Without (Wothorpe)
Tera Cotta House
First Drift

Local List Ref:	WO3
Group value:	Yes
Selection criteria:	A2 C4 C6
Construction date:	1895
Use:	Residential



Reason for selection

Distinctive late Victorian period house.

Excellent example of substantial and decorative Victorian villa architecture. Relatively rare surviving example and retaining virtually all original features.

Description

Rectangular plan. Large formal double fronted facade of three bays. Two storey red brick house with rusticated stone quoins to corners and to first floor window surround. Flemish bond brickwork Low pitched hip slate roof with narrow ridge. Deeply projecting wooden eaves cornice and regular paired brackets. Timber sash windows to first floor, divided 2 over 2 panes. Six panelled entrance door with fanlight with rusticated stone architrave and date stone above. Left and right of entrance are brick and stone canted bays with flat roofs and coped parapet. Timber sash windows 2 over 2 to front and single light sash to side. Highly decorative terracotta tile band to first floor and through stone bays and edging date stone. Large gable chimney stacks with projecting courses.

Appendix 1

Glossary of Terms

- Art Deco** – a design movement that was most prominent in the 1920's and 1930's. Characterised by opulent style and unfunctional 'modernism'.
- Arts and Crafts** – a style of design that advocated truth to materials and traditional craftsmanship using simple forms and often medieval, romantic or folk styles of decoration.
- Band course** – an unmoulded, projecting string course, often delineating a floor/storey.
- Bargeboards** – projecting boards set against the incline of the gable of a building.
- Bellcote** – a structure on the top of roof that houses a bell or bells.
- Baw window** – a curved window.
- Broken pediment** – a low pitched Gable above a Portico where the raking cornice is left open at the apex.
- Buttress** – a solid structure usually made of brick or stone, which is built against a wall to support it.
- Casement window** – a window hinged vertically to open like a door.
- Castellation** – furnished with battlements in the style of a castle.
- Classical architecture** – originated from Roman and Greek construction methods, which were later used as a model for "neo-" architectural styles.
- Colonette** – a slim column
- Console bracket** – a bracket with an outward curving scroll, located at the top of a pilaster.
- Corbels** – brackets of brick or stone that jut out of a wall to support a structure above.
- Cornice** – a projecting, decorative moulding found along the top of a building.
- Dentil cornice** – refers to a cornice made up of a series of small square blocks.
- Crittall windows** – type of steel window frames that are hot tipped galvanized to prevent corrosion.
- Cupola** – a dome that crowns a roof or turret.
- Dormer** – a projecting window placed vertically in a sloping roof with a roof of its own.
- Entablature** – the superstructure of mouldings and bands which lie horizontally above columns, resting on their capitals.
- Fenestration** – the arrangement of windows in a building.
- Finial** – a carved decoration at the top of a gable, spire, or arched structure.
- Frieze** – a band of decoration running along a wall or on a shopfront.
- Gable** – the triangular upper part of a wall found at the end of a ridged roof.
- Gablet** – a small gable above a hipped roof. Also used ornamentally, such as on a buttress or over a niche.
- Gothic architecture** – a European architectural style of circa 1150 to circa 1500.
- Drip stone** – a protective drip made of stone, as on a cornice over a door or window.
- Headstop** - A carving at the end of a hood mould, often taking the form of a head.
- Herringbone pattern** – a pattern of columns of short parallel lines with all the lines in one column sloping one way and lines in adjacent columns sloping the other way.
- Hipped Roof** – A hipped roof has four faces of roofslope
- Keystone** – the wedge-shaped stone at the highest point of an arch that locks the others in place.
- Lancet window** – a window formed as one or more slender pointed arches.
- Lintel** – a horizontal supporting element of timber, metal or stone found across the top of a door or window.
- Mansard** – roof that has a double slope where the lower part is steeper than the upper part.
- Moulding** – a continuous projection or groove used decoratively to throw shadow or rain water off a wall.
- Mullion** – a vertical element (glazing bar) that divides a window into two or more lights.
- Oculus** – A round window, keyed oculus with a keystone
- Ogival** – the shape of an object which has a roundly tapered end.
- Oriel window** – a small bay window that projects from the wall above ground level.

Outshut – a modestly sized single storey building element with single pitched roof.

Palladian architecture – a style of architecture derived from the designs of the Venetian architect Andrea Palladio.

Pantile – a roofing tile with a curved S shape designed to interlock.

Pediment – a low pitched Gable above a Portico.

Pier – a solid vertical masonry support (or mass) found in buildings and walls.

Pilasters – a vertical structural part of a building that projects partway from a wall.

Plinth - is the base or platform upon which a column, pedestal, statue, monument or structure rests.

Portico – a roof space open or partly enclosed.

Queen Anne style – an eclectic nineteenth century style with mixed Gothic and baroque detailing.

Quoins – blocks on the outer corner of a wall that are different, in size or material, from the other blocks or bricks in the wall.

Regency architecture – the architectural style of the early 19th c, which follows on from the neo-classical Georgian style of architecture.

Render – plaster or stucco applied to a wall.

Sash window – a window that is double hung with wooden frames (sashes) that slide up and down with pulleys.

Stall riser – the panel below the window on a shopfront which raises the window up from the ground level.

String course – a thin projecting course of brickwork or stone that runs horizontally around a building.

Stucco – a form of plaster used internally or externally to decorate or protect.

Tracery – decorative ribs in windows.

Tudor revival architecture – domestic scale architecture that revives the Tudor style. Principally of the late nineteenth and early twentieth centuries.