

6.0 SUMMARY OF ISSUES

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

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

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

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

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





Views to west front from Precincts



Memorial Gardens

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

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

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

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





Cumbergate, truncated by Queensgate Shopping Centre



Western extent of Cowgate

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





Queen Street as seen from St John's Square

7.0 ENHANCEMENT OPPORTUNITIES

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



Unsympathetic changes, Park Road

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





View through courtyard to Cowgate

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

8.0 MANAGEMENT PLAN: POLICIES AND GUIDELINES

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

Open spaces and trees

1. Protection and management of open spaces

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

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

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

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

2. Protection and management of trees

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

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

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

Views and vistas

3. Protection of views to positive landmarks

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

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

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

4. **Removal of negative landmarks**

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

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

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

Development

5. **Design of new buildings**

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

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

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



6. Appropriate scale of new buildings

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

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

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

7. Materials

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

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

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

8. Development form behind street frontages

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



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

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

9. Demolition

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

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

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

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



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

10. Alterations to Listed Buildings

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

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

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

11. Buildings of Local Importance

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

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

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



12. Alterations to Buildings of Local Importance

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

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

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

13. Reuse of historic buildings

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

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

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

Streetscape and urban grain

14. Spatial organisation

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



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

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

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

15. Gateways

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

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

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

16. Reinstatement of traditional materials and windows

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



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

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

17. Article 4(2) Directions

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

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

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

18. Shop fronts

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



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

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

19. Display of advertisements

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

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

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

20. Public realm

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

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



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

Sustainable development

20. Climate change

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

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

City Centre Vitality

21. Retail activity

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

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

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



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

22. City Centre at night

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

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

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

Archaeology

23. Archaeology

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

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



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

Cathedral

24. Cathedral and Precincts

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

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

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

Conservation Area Boundary

25. Conservation Area Boundary

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

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

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



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

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

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

9.0 RECOMMENDATIONS

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

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

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

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

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

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

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



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



10.0 REFERENCES AND FURTHER INFORMATION

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Useful contacts

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APPENDICES

Appendix A Statutory Designations

Appendix B Buildings of Local Interest

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





APPENDIX A

Statutory Designations

Statutory Designations

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

Listed Buildings

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

ALL SAINTS ROAD

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

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

BRIDGE STREET

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

See Nos. 1 and 3 Cathedral Square.

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

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

PETERBOROUGH

3/101

II

BRIDGE STREET (West side)

No. 90

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

PETERBOROUGH

3/38

II GV

25.9.72.

BRIDGE STREET (West side)

No. 94 (Bull and Dolphin)

C16 core. Front timber work completely modernised with sawn fake half timbering, possibly covering the original timbers in replica. Two storeys. Repaired stone slate roof. Three gables overhang on oriel cornice bases, with carved bargeboards, two lights each with leaded casements. Three windows on first floor, two light narrow leaded casements. On ground floor, paired narrow plain pilasters with nine fielded double doors to centre and half glazed two fielded double doors to left. Early C19 shop front to right.
Nos. 94-100 (even) form a group.

PETERBOROUGH

1/401

II

BRIDGE STREET (East side)

No. 3 (National Westminster Bank)

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

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

BROADWAY

PETERBOROUGH

1/408

II

BROADWAY (West side)

Nos. 8 to 14 (even)

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

CATHEDRAL SQUARE

PETERBOROUGH

1/105

II GV

CATHEDRAL SQUARE

The Bell and Oak Hotel

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

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

PETERBOROUGH

1/36

II* GV

CATHEDRAL SQUARE

Old Guild Hall (formerly listed under Market Place)

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

Ancient Monument NMR.

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

PETERBOROUGH

1/402

II

CATHEDRAL SQUARE (South side)

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

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

PETERBOROUGH

1/412

II GV

CATHEDRAL SQUARE (South side)

No. 7

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

PETERBOROUGH

1/407

II

CATHEDRAL SQUARE (South side)

No. 8

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

CHURCH STREET

PETERBOROUGH

1/2

I GV

7.2.52

CHURCH STREET (South side)

Parish Church of St John the Baptist

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

PETERBOROUGH

1/107

II

CHURCH STREET (South side)

No. 8

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

PETERBOROUGH

1/33

II

CHURCH STREET (South side)

Nos. 8A and 9

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

PETERBOROUGH

1/406

II

CHURCH STREET (South side)

Nos. 10 and 10A

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

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