

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

### **14-30 (even) Cowgate**

#### **Reason for selection**

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

#### **Description**

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

### **'The Drapers Arms'**

#### **29 & 31 Cowgate**

#### **Reason for selection**

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

#### **Description**

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

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

### **32 Cowgate**

#### **Reason for selection**

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

#### **Description**

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

### **'Milton House'**

#### **38 Cowgate**

##### **Reason for selection**

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

##### **Description**

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

### **EXCHANGE STREET**

#### **10 Exchange Street**

##### **Reason for selection**

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

##### **Description**

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

### **GRAVEL WALK**

#### **St Peters House**

##### **Gravel Walk**

##### **Reason for selection**

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

##### **Description**

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

### **LINCOLN ROAD**

#### **Former Masonic Hall**

##### **Lincoln Road**

##### **Reason for selection**

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

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

#### **Description**

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

### **LONG CAUSEWAY**

#### **Market Chambers / Long Causeway Chambers**

##### **Long Causeway & Cathedral Square**

##### **Reason for selection**

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

##### **Description**

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

#### **21 Long Causeway**

##### **Reason for selection**

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

##### **Description**

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

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

### **24 & 25 Long Causeway**

#### **Reason for selection**

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

#### **Description**

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

### **26 Long Causeway**

#### **Reason for selection**

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

#### **Description**

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

### **27 Long Causeway**

#### **Reason for selection**

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

#### **Description**

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

### **34 & 35 Long Causeway**

#### **Reason for selection**

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

#### **Description**

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

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

### **36 Long Causeway**

#### **Reason for selection**

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

#### **Description**

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

## **MEMORIAL GARDENS**

### **Memorial fountain to Henry Pearson Gates**

#### **Bishops Road Gardens**

#### **Reason for selection**

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

#### **Description**

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

### **Soldiers memorial**

#### **Bishops Road Gardens**

#### **Reason for selection**

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

#### **Description**

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

## **NORTH STREET**

### **The Ostrich Public House**

#### **North Street**

#### **Reason for selection**

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

**Description**

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

**1 North Street**

**Reason for selection**

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

**Description**

Probably built at the end of first half of nineteenth-century. Still essentially in the Georgian tradition. Three storeys; yellow stock brick. Stone 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.

**26 North Street**

**Reason for selection**

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

**Description**

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

**'Kilwinning Terrace'**

**28-34 North Street**

**Reason for selection**

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

**Description**

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

## **PARK ROAD**

### **Park Road Baptist Church**

#### **Park Road**

##### **Reason for selection**

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

##### **Description**

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

### **2 Park Road**

##### **Reason for selection**

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

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

##### **Description**

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

### **4-16 even Park Road**

##### **Reason for selection**

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

##### **Description**

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

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

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

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

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

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

#### **40 Park Road**

##### **Reason for selection**

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

##### **Description**

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

#### **PRIESTGATE**

#### **18 Priestgate**

##### **Reason for selection**

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

##### **Description**

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

#### **The City Club**

#### **21 Priestgate**

##### **Reason for selection**

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

##### **Description**

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



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

### **25 Priestgate**

#### **Reason for selection**

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

#### **Description**

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

### **31 Priestgate**

#### **Reason for selection**

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

#### **Description**

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

### **41 Priestgate**

#### **Reason for selection**

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

#### **Description**

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

## **QUEEN STREET**

### **Queen Street Chambers**

#### **2 Queen Street**

#### **Reason for selection**

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

### **Description**

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

## **WESTGATE**

### **The Westgate Arcade**

#### **Westgate**

#### **Reason for selection**

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

#### **Description**

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

### **Westgate House Buildings**

#### **Westgate**

#### **Reason for selection**

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

#### **Description**

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

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

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

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

### **1 Westgate**

#### **Reason for selection**

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

#### **Description**

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

### **3 Westgate**

#### **Reason for selection**

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

#### **Description**

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

### **5 Westgate**

#### **Reason for selection**

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

#### **Description**

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

### **7 Westgate**

#### **Reason for selection**

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

#### **Description**

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

### **Mansion House Chambers**

#### **10-14 (Even) Westgate**

#### **Reason for selection**

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

#### **Description**

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

### **15 Westgate**

#### **Reason for selection**

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

#### **Description**

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

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

### **33 Westgate**

#### **Reason for selection**

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

#### **Description**

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

### **44-48 (even) Westgate**

#### **Reason for selection**

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

#### **Description**

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



# APPENDIX C

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

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

#### 4.7 ECOLOGY

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

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

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

## 5 ISSUES AND POLICIES

### 5.1 INTRODUCTION

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

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



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

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

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

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

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

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

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

## 5.2 BACKGROUND TO THE SITE

### *5.2.1 Ownership, tenure, tenancy and management*

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

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

Both residential and commercial office tenancy arrangements are carefully

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

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

### 5.2.2 Use

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

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

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

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

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

### 5.2.3 Records and disaster planning

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

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

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

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

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

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

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

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

### 5.3 CONDITION OF THE FABRIC

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

## 5.4 UNDERSTANDING

### 5.4.1 A framework for enhancing knowledge of Peterborough Cathedral

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

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

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

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

<sup>4</sup> [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk); [www.magic.gov.uk](http://www.magic.gov.uk).

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

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

The report will need to consider both the plan extent *and* depth of below ground archaeological remains. Deeper features in particular may be waterlogged, with high potential for survival of organic remains and evidence of the past environment<sup>5</sup> within the Precincts. This can also apply to 'moats'/the western culvert, canals and wells, as well as the reredorter or any garderobes/cess pits. It is important that due provision is made for the study of the Precincts' past environment when this is relevant in planning projects.

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

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

#### 5.4.2 *The development of the site through time*

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

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

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

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

## 5.5 INFORMATION RESOURCES

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

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

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

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

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

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

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

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

## 5.6 INTERPRETATION, PRESENTATION AND TOURISM

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

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

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

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

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

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

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

## 5.7 PHYSICAL ACCESS

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

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

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

## 5.8 PROTECTION

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

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

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

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

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

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

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

## 5.9 ECOLOGY

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

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

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

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

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

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

## 5.10 INTRUSIONS

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



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

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

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

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

## 6 IMPLEMENTATION STRATEGY

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

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

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





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