

PEAKIRK NEIGHBOURHOOD PLAN 2030

HERITAGE

Peakirk's historic environment and statutory and non-statutory designations.

HISTORY AND SETTING

The origin of the present nucleated settlement of Peakirk probably dates to the 9th century AD. It is not recorded in the Domesday survey of 1086, but formed part of a single township with Glinton, with which it shared resources of arable, woodland and fen until the fields were enclosed following the Enclosure Act of 1809. The earliest documentary reference to the village of Peakirk is in a charter of 1016 (a grant of land in *Pegecyrcan* to the 'new minster' dedicated to the Holy Trinity and the Virgin Mary and All the Saints), but archaeological evidence suggests settlement here from at least the Roman period onwards, and a Roman interest is clearly demonstrated by the presence of Car Dyke, a Roman canal or catchwater drain that follows the 5 metre contour to the east and north of the historic core of the village. St Pega, for whom the village is named, is said to have settled in Peakirk in the 7th century, having been banished from the island of Crowland by her brother, Guthlac. Tradition holds that the small 13th century chapel on a slight rise to the east of Car Dyke and the Deeping road, now part of a private house, is the site of her hermitage. The focus of the historic core of the village is the area immediately to the east, north and south of the village church, from the early 18th century dedicated to St Pega. Test pits excavated on and around the village green, to the east of the church, as part of the Big Dig (a community dig led by Dr Carenza Lewis of Cambridge University), produced pottery dating from the 9th century onwards. The Big Dig was a project that formed part of the 2012 Cultural Olympiad. More substantial structural evidence of Saxon and medieval settlement has been found to the west of St Pegas Road about 80m south of the green.

Despite the transformation of Borough Fen (east of the village) into productive agricultural land as a result of the increasingly efficient drainage of the fens from the mid-17th century onwards, the setting and structure of the village remains much the same as it was at the time of enclosure in the early 19th century; the arable fields between the Glinton and Peakirk retain an open aspect, and a track between them directly connects the two villages. To the north of the historic core of the village is an area of ponds, (a former Wildfowl Trust site) formed by gravel extraction, probably 19th century, and to the east is the flat expanse of the drained and enclosed fen. Quarrying probably also accounts for the hollows and uneven ground in the field south of The Grange, where the Ordnance Survey map of 1900 records a gravel pit.

Conservation area and locally listed structures

The historic core of the village contains buildings that span a period from the late 11th to the later 20th century. The Conservation Area, designated in 2010, is designed to capture the village as it was in the 18th and into the early 19th century and includes Rectory Lane and the settlement around and to the north of the village green, and also follows its development to the south on the west side of the road to Ginton. The arrival of the railway in 1848 brought a cluster of buildings around the station to the east of the road, (outside the Conservation Area) but further development for housing to east and south was delayed until the early 20th century. The loss of historic fabric in the course of the 20th century illustrates the vulnerability of unprotected buildings and structures: those lost notably include a substantial 18th century house of two storeys with attics near the junction of the Thorney and Deeping roads, demolished for road widening; two cottages to the north of Rectory Lane, condemned, demolished and replaced with modern bungalows in the mid-late 20th century; and a thatched cottage on Chestnut Close, demolished c.1920 to make way for an enlarged graveyard. The Conservation Area also includes the scheduling of Car Dyke and medieval fishponds to the north-west.

The National Planning Policy Framework's core planning principals state that heritage assets should be conserved 'in a manner appropriate to their significance' (p13). Designated heritage assets include scheduled monuments and listed buildings, while in general a heritage asset is defined as a 'building, monument, site, place, area or landscape having a degree of significance meriting consideration in planning decisions'; this includes all designated assets and those identified by the local planning authority, including local listing. The criteria for local listing outlined by Peterborough City Council are similar to those for statutory listing, but include historic street fabric.

Three structures in Peakirk are locally listed; two village water pumps are under one listing reference; the second listing is the Granary, part of the nineteenth century station complex and outside the conservation area boundary. Historically significant unlisted buildings include 1 and 7 Rectory Lane: the former is probably an 18th century building, originally with a steeply pitched roof, raised possibly in the early 19th century; 7 Rectory Lane also appears to have a raised roof, while attached to its west gable is a building, now used as a shed, which has blocked windows and door facing onto the street. The row of houses to the north of Chestnut Close, Nos. 9-19, also form a significant group of possibly late 18th to late 19th century houses.

NATIONAL DESIGNATIONS

Buildings and structures are listed by the Secretary of State under the Planning (Listed Buildings and Conservation Areas) Act of 1990. The Principals of Selection for Listing Buildings produced by the Department for Culture Media and Sport in March 2010 provides guidance on the process of selection. To be listed, a building or structure must be deemed to have special architectural or historic interest, and

building are graded according to the level of interest: most buildings are listed at Grade II; those considered to be of more than special interest are listed at Grade II*, while buildings listed at Grade I are of exceptional interest. The main principals used to determine special interest are age and rarity and aesthetic merits.

Archaeology, both as monumental structures and buried archaeology, is scheduled by the Secretary of State under the Ancient Monuments and Archaeological Areas Act of 1979. Supplementary guidance on both the management of monuments and the principals of selection for scheduling is given in the document Scheduled Monuments and nationally important non-scheduled monuments (October 1913), also produced by the Department for Culture Media and Sport. Under the 1979 Act, it is a criminal offence to demolish, destroy, damage, remove, repair or alter a scheduled monument. Unlike listing, where the issuing of consent to undertake work on a listed building or structure is the responsibility of the Local Planning Authority, in the case of scheduling authorisation of works rests with the Secretary of State.

More detailed Selection Guides for both listing and scheduling can be found on the English Heritage website at:

<http://www.english-heritage.org.uk/caring/listing/criteria-for-protection/>

All except one of Peakirk's 16 listed buildings (and two other listed structures) are within the Conservation Area, representing all centuries except the 16th and 20th. The railway station (1848) is the only one outside the conservation area. Only a very few of the list entries include any reference to internal detail.

The 19 List Entries on the National Heritage List for England (NHLE) are briefly described chronologically, but with the single scheduled monument last:

The medieval period

St Pega's Church, Grade I, (NHLE1221288). Listed 1955. The church has 11th century (late Anglo-Saxon) fabric, but is substantially 12th 13th and 14th century, with two rare schemes of wall paintings dating to the 14th century, uncovered in the early 1950s. The chancel was remodelled in the late 15th century.

The Hermitage, Grade II, (NHLE 1275188) Listed 1955. Small chapel considered to be on the site of St Pega's cell, 13th and 15th century, restored and remodelled in

1880, and as a convent chapel in the 20th century; now a private house. It has a mid-late 20th century house attached (not described in the list entry).

17th and 18th centuries

There are no buildings or structures in Peakirk dating to the 16th or earlier 17th centuries; the Ruddy Duck (formerly the Black Bull) dates to the late 17th, and some 17th century fabric survives in buildings mainly dated to the 18th century. There are nine buildings for this period:

Ruddy Duck public house, St Pegas Road, Grade II (NHLE 1221450)

Described in the list entry as a long, late 17th century range, formerly a row of cottages. None of the windows are original; those to the first floor are lead paned casements, and the entrance has been moved from the front to the north side. The interior is much altered, but retains some stop chamfered beams.

1 St Pegas Road, Weststones, Grade II (NHLE 1127499)

Described as probably 18th century, remodelled in the 19th, and with reused 17th century windows to the ground floor. Listed in 1979, the first floor windows are described as modern casements, but are now sash windows. It has a Collyweston stone roof.

The Goshams, 21 Chestnut Close, Grade II (NHLE 1127536)

The house is dated 1730, and is described as a small stone house with an ashlar front, thatched roof and late 19th century casement windows.

Peakirk House (listed as Greystones), St Pegas Road, Grade II* (NHLE 1221470)

The only II* listing in the village, and externally one of the best preserved; an 18th century house, stone with an ashlar façade with parapet. It has a front door with a pediment over, supported on console brackets, above which is a Venetian window. It also has a Collyweston stone roof with three dormer windows with hipped roofs.

Gates immediately to the west of Peakirk House (Greystones) Grade II (NHLE 1127497)

The elaborate mid-19th century wrought iron gates to Peakirk House are separately listed; the list entry states that the railings to either side are modern.

The Old Rectory, Rectory Lane, Grade II (NHLE 1331213)

Listed as the Old Rectory and Rectory Cottage. An 18th century house with 19th century alterations and additions, listed in 1955, the listing updated in 1982. It is described as being built of coursed stone rubble with rusticated quoins, and with a Collyweston stone roof, and a mid-19th century addition to the rear.

Stables adjoining to the east of the Old Rectory, Rectory Lane Grade II (NHLE 1275168)

18th century stable range to the Old Rectory, stone with Collyweston stone roofs; listed in 1982, when the listing of the Old Rectory was updated.

Corner House, 6 St Pegas Road, Grade II (NHLE1275156)

An early 18th century house with a brief list entry. Built of coursed stone rubble, it has a modern concrete tiled roof and modern windows and door.

5 Chestnut Close, Grade II (NHLE 1275220)

An 18th century cottage, with some 19th century modifications, of pretty mellow brick with a Collyweston stone roof and gable end chimney stacks. The windows are casements, modern replacements for the originals. The original central doorway is blocked, and replaced with a window.

14 St Pegas Road, Grade II (NHLE 1127539)

A late 18th century cottage, stone with a low pitched slate roof (in contrast to the more steeply pitched roof of the 17th century Ruddy Duck, immediately to the north). The wide beam over the ground floor window to the north of the front door suggests a possible cart opening, although the stone work appears seamless.

Early 19th century

No.8 St Pegas Road and barn and stable adjoining to the south, Grade II (1127538)

Listed as an early house with attached farm buildings, stone with a Collyweston stone roof. Since it was listed in 1982 the barn and stable have been converted into a house (8A St Pegas Road); apart from the materials, the building now bears little relation to the list description. The windows and front door of No.8 are modern, as they were when listed.

3 Chestnut Close, Grade II (NHLE 1127535)

Late 18th or early 19th century house, stone with modern concrete tiled roof and casement windows in original openings.

7 Chestnut Close, Grade II (NHLE 1331212)

An elegant early 19th century house, coursed stone with ashlar dressings and slate hipped roof, and with what the list entry describes as a Gothic cast iron lattice porch. The house retains its original sash windows, and is one of the better preserved listed buildings in the village.

The Grange and garden area railings (first listed as The Cottage), St Pegas Road, Grade II, (NHLE 1127498)

This handsome early 19th century house, originally called The Cottage, is of stone with a low hipped roof and a round arched doorway with a semi-circular fanlight over the six panelled door.

Former railway station, St Pegas Road, Grade II (NHLE 1127500)

The station was built in 1848 to serve the GNR loop line. After the closure of the station in the late 20th century it was converted to a house, with extensions to north and south. Built of gault brick with slate roofs, it is striking for its Italianate style stepped profile rising to a tower.

Village Cross, Grade II (NHLE 1127537)

The cross is a copy of Helpston's, and was erected in 1904 by the Rector, the Revd Edward James. Apart from a brief description the list entry only records his initials and the date.

Scheduling

A section of the Car Dyke canal, fishponds and barrows 250m north of the Old Rectory

The course of Car Dyke, a Roman canal or catchwater drain and one of the longest of the canals known from the Roman period, runs from the River Nene to the south to the River Witham in the north. It enters Peakirk from the south, and is followed by the Peakirk-Glinton Road before turning sharply left into the Glebelands, opposite The Hermitage (its route here has been demonstrated by archaeological investigation undertaken in advance building work in). The scheduling here includes a relatively well preserved section of the dyke as it follows the 5 metre contour through the Glebelands, a section not used as a field drain and has not been subject to constant dredging. Included as part of the scheduling are two probable barrows (Bronze Age

burial mounds) visible as ring ditches on aerial photographs, and also two of a group of three medieval fishponds (the third, to the east, although now silted up, has been historically dredged and used for watering stock). The bank and ditch of Car Dyke, and the banks of the ponds, are well defined. To the north of the ponds is the line of the old brook which would have fed the ponds, still boggy, and the field between Car Dyke and the brook is a County Wildlife site and a significant and rarely surviving area of historic landscape.