

PEAKIRK CONSERVATION AREA APPRAISAL

REPORT AND MANAGEMENT PLAN



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Date: August 2010

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1.0 INTRODUCTION

Conservation Areas are “ areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Planning (Listed Buildings & Conservation Areas) Act, 1990. The protection of an area does not end with conservation area designation; rather designation demonstrates a commitment to positive action to safeguard and enhance the character and appearance of the area.

The Local Planning Authority is required under the 1990 Act to review its Conservation Areas and ‘draw up and publish proposals for the preservation and enhancement of these areas’. A character appraisal is a way of identifying the key features that define the special character of the area and identify proposals for enhancement. It is important that all those who have an interest in conservation areas are aware of those elements that must be preserved or enhanced. All Conservation Areas are being reviewed to produce up to date character appraisals.

The purpose of this report is to assess the historic and architectural qualities of Peakirk Conservation Area and make proposals for the future management of the area over the next 5-10 years to ensure that its special character and appearance are retained and enhanced. It is expected that further periodic reviews will take place with residents during this period. The information will be used as a basis to monitor the general appearance and condition of the Conservation Area and assessing progress in implementing the draft management plan.

The report can be viewed/downloaded at www.peterborough.gov.uk and inspected at Planning Services, Stuart House, St John’s Road, Peterborough. Copies are available on request.

The character appraisal will:

- identify the areas special character
- review existing conservation area boundaries
- provide guidance when considering planning proposals that affect the area
- make proposals to ensure the areas special qualities are retained and enhanced
- establish a measurable built environment baseline to allow re-survey so that changes over time can be identified, measured and management regimes adjusted

The Peakirk Conservation Area Appraisal and Management Plan was adopted on 7th September 2010 as City Council approved guidance and will be a material consideration when making planning decisions and considering other changes affecting the area to ensure that its special character and appearance is not harmed.

2.0 SCOPE OF APPRAISAL

The appraisal area covers the existing conservation area and adjoining areas of historic and architectural significance where these have influence on the conservation area (annexe 1.1) The conclusions and recommendations reflect the wider appraisal investigations.

The appraisal records various facets of the conservation area’s built and natural fabric in a series of databases. This is the foundation for the Management Plan comprising of proposals for future policy and for practical management initiatives. The appraisal reflects the advice given by English Heritage on Conservation Area Appraisals & Management Plans.

www.english-heritage.org.uk

3.0 PEAKIRK CONSERVATION AREA

Peakirk is located some 5 miles to the north east Peterborough and lies 1 mile east of its neighbouring village Glington. The landscape character is broadly flat open farmland with drainage ditches, water courses and fragmented hedgerows forming field boundaries.

The Peakirk Conservation Area was designated by Peterborough City Council in 1975 and includes the historic core of the village. The boundaries are shown on in Annexe 1.1 and by the aerial photograph below and are defined as: To the east: St Pega's Road, turning east on the B1443 and continuing north adjacent to the former Wildfowl and Wetlands Trust Reserve. To the south: St Pega's Road. To the west: field boundaries adjacent to the Old Rectory and continuing south to St Pega's Road. To the north: part of Deeping Road and continuing along a field boundary north west.



4.0 HISTORY OF SETTLEMENT

This section investigates the history of Peakirk and considers how today's village has been shaped by the past.

The Pre-Roman Period

There is considerable archaeological evidence to confirm that the area around the present village of Peakirk has been continuously inhabited for some 4000 years. Like the parishes of Helpston, Northborough, Maxey, Etton and Glinton, Peakirk is located on the Fen edge. Early man occupied and farmed the fertile dry land of the river Welland terraces and also exploited the hugely productive nearby wetlands where fish, wildfowl, eels, reeds etc could be gathered. In nearby Maxey, ancient earthworks long parallel banks (curcuses) stretch for over a mile and are surrounded by circles representing burials. The exact purpose of the curcuses is not known but it is certain that many of the artefacts excavated close by have been dated to as far back as 1700 BC. However, the work of these ancient people has had little impact on present day Peakirk.

Roman Influences

Car Dyke is a Roman canal linking Cambridge with Lincoln, via Peterborough and its route snakes along the fen edge. It is also thought that the dyke was part of a drainage system: it divided the wet fenlands to the east from the higher river terraces that could be settled and cultivated. The settlement of Peakirk was established immediately to the west and south of a dogleg in Car Dyke on land protected from floods (shown on map at annexe 1.3). Therefore, the centre of today's village, at the apex of the bend in the dyke and its linear form to the south, running parallel with the line of Car Dyke are a direct result of the Roman waterway.

The Dark Ages

It is reputed that St. Pega, virgin sister to St Guthalc of Crowland lived as an anchoress at Peakirk, (the nearest area of permanently dry land to Crowland) in the early 8th century and the current chapel is on the original site of her cell. Certainly, the settlement had some religious significance because the place name Peakirk is said to mean "St Pega's" Church.

Dr Graham Jones, Leicester University, in a very informative paper – [Peakirk: Village plan and medieval underpinnings \(2010\)](#) identifies Peakirk as "an example of a relatively rare class of settlement in eastern England in which the place takes its name from the saint of a religious centre". Some historical sources state that there was a large Saxon church on the site of the present Church of St Pega. Many other villages in the area such as Helpston, Longthorpe and Glinton were established during Saxon times when climatic changes resulted in the flooding of the river terraces and settlements moved to higher ground. This could explain why the site of St Pega's cell is to the east of Car Dyke whilst the church is to the west.

There are no archaeological records to confirm Saxon settlement. However, evidence from elsewhere would suggest that early Peakirk would have consisted of a group of wooden houses with straw thatched roofs, each set in its own enclosure. On drier ground beyond the cluster of houses and home closes (linear strips of land adjacent to the dwelling used for growing produce and rearing animals for own family), the Saxons had begun to establish the communal open field system of agriculture, whilst the fens would have provided a rich source of fish, wildfowl and reeds and withies.



The illustration left from an article by Roland Williamson gives a good idea of what Peakirk may have looked like before the Norman Conquest.

Medieval Peakirk

Norman organisation led to a considerable increase in economic activity. In 1301, a total of £27 6s and 5.5p was collected from 37 people. The Church of St Pega was begun in the 11th

century and completed by the 12th century.

The Hermitage Chapel originates from the 13th century. Both these buildings were constructed in Barnack stone.

The cottage illustrated right is a 13th century dwelling reconstructed at the Weald and Downland Museum, Sussex. Similar Cottages in the Nassaburgh Hundred (old administrative area) would have had timber framed walls with wattle and daub infill panels.



The 1819 Parish Enclosure Map (Annexe 1.2) shows the positions of the great openfields, Dovecot Field, Well Moor Field and Tween Towns Field. It appears that these were shared with Glinton (Peakirk being within the Glinton manor). It is noticeable that these cultivated fields are all to the west, or dry side of Car Dyke whilst Peakirk Moor, Peakirk Long Meadow and Borough Fen Common, which would have provided seasonal grazing, are to the east. Evidence of the cultivated ridge and furrow strips and headlands can still be seen in land turned over to pasture alongside Brook Drain.

It is likely that the ponds north of The Rectory have their origins as medieval fish ponds. The Domesday Book does not have a record for Peakirk (being a dependent settlement within the manor of Glinton) but recorded 100 acres of meadow and woodland (for Glinton - *Glintone*).

A picture of a settlement can be built of timber and straw single storey cottages clustered around the stone church and chapel, with grander buildings for manorial landlord and religious community. Cottages would have been set in their own small paddocks, enclosed with woven willow hurdles whilst the manor house and nunnery would have had herb gardens, possibly a small vineyard and fishponds. Beyond the village were openfields to the west and wide expanses of fen to the east. On the rising land to the south west, fragments of the great Rockingham Forest fringed the horizon. It is likely that the current street pattern took shape from the medieval period.

The medieval period has left its mark on the landscape and townscape. Today's footpaths are the legacies of the network of paths and tracks that gave access from the dwellings to the cultivated strips in the open fields and between settlements. Today these remain, for example in the path from Rectory Lane to Glinton.

The 17th and 18th Centuries

Technological change began to shape the landscape. In the early 17th century the Forty Foot Drain and Bedford River were constructed to drain the Great Fen to reclaim vast areas of land for agriculture. Whilst this did not directly affect Peakirk, it did give an insight into the future.

The Borough Fen Decoy, located 2 miles to the north east and dating to 1670, is a clear reminder of the former economic value of the adjacent Fen and the abundance of waterfowl, particularly in the more waterlogged winter months.

The one surviving secular building from the 17th century is the Ruddy Duck Public House. This is significant in a number of ways. Firstly, its name associated with Fen waterfowl, and secondly that it is a stone building. From medieval times into the 15th century, the church strongly controlled the quarries and availability of stone. By the 17th century this grip was gone and the woodlands had been extensively felled. Furthermore, an emerging breed of yeoman farmers and professional classes could afford better quality houses built of stone. In the fields, the communal systems of agriculture and complex administration was beginning to give way to

farming by individuals who began to amalgamate strips into small fields to practise the new scientific systems of agriculture.

By the 18th century, local commissioners were appointed to improve and maintain the main roads, enclose fields and commons and drain the fen marshes to win new agricultural land. As a new class of people emerged, more houses were constructed. The Corner House (now demolished) was a late 17th century house whilst no 1 Chestnut Close is a late 18th century cottage, though much altered, having lost its Collyweston slate roof and casement windows.



The Corner House 1910 (now demolished)



1 Chestnut Close 2009

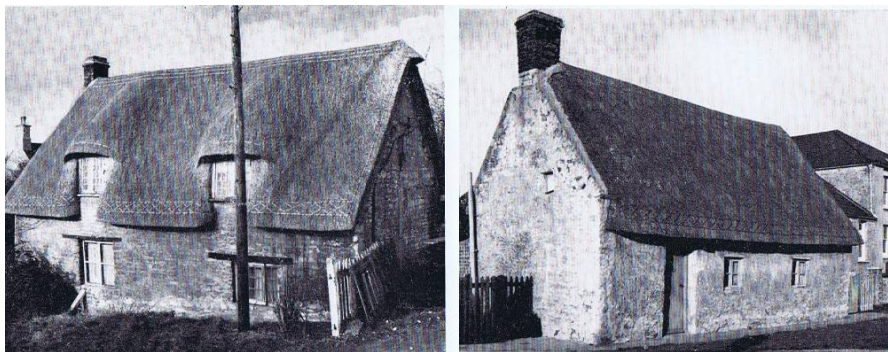
The Goshams, The Corner House and Weststones are all examples of houses from the 17th and 18th centuries that are likely to have been built by the yeoman farmers who had begun to enclose fields to create small profitable mixed farms.

The map below is an enlarged copy of the Enclosure Map of 1819 (Annexe 1.2) with the buildings that can be readily identified, shaded black. This shows Peakirk as a fairly nuclear settlement but with an almost continuously built up frontage to the west of the St Pega's Road, as far as Greystones House.



Early 20th century photographs indicate that this frontage was made up at least in part by 17th century and 18th century cottages, similar to those illustrated below. Evidence from Glinton

and other nearby parishes suggests these would have been constructed of rubble with straw thatch roofs similar to the buildings below.



The Enclosure map (annexe 1.2) shows long burgage style plots to the rear of frontage cottages. This is pattern of occupation is fairly typical for villages in the area.

With enclosures, came the building of local stone walls. It is likely that at first, walls were informal structures, made of stones gathered after ploughing and piled up at the field edges with the purpose of marking boundaries. As more formal gardens and grounds began to be set out, the construction of the walls that enclosed them began to be more sophisticated.

At 1800, it is likely that Peakirk consisted of the stone church and chapel and around 40 cottages and houses. Some timber framed cottages remained, but many had been replaced by stone and straw thatched dwellings. Cottages and houses were set in their own plots, enclosed by stone walls that replaced the woven willow fences of previous periods. The road was still single track, unmetalled, with wide grass verges and a village green existed where the memorial currently stands. The traditional open fields to the west were now being subdivided into a patchwork of smaller fields, enclosed by thorn hedges. To the east, the fens were being reclaimed and the Welland navigation improved; it is likely that Peakirk was a minor port.

The population was 132 people in 1801, so Peakirk was a relatively small village. However, there appears to have been sufficient wealth for the construction of the magnificent 18th century house Greystones along with the rebuilding of The Rectory, both buildings being typical of more formal 18th century architecture.

The 19th and Early 20th Centuries

The Enclosure Act of 1809 prompted the end of the open fields and enclosure of common land including Peakirk Long Meadow and Moor. The landscape changed as paths through the former openfields were closed and the open landscape was replaced by hedges and hedgerow trees surrounding small fields. The Industrial Revolution brought steam power and finally deep drains could be cut and mechanically drained; South Drain and North Drain were both cut in the early 19th century. However, until the mid 19th century, Peakirk remained a relatively isolated small rural agricultural settlement.

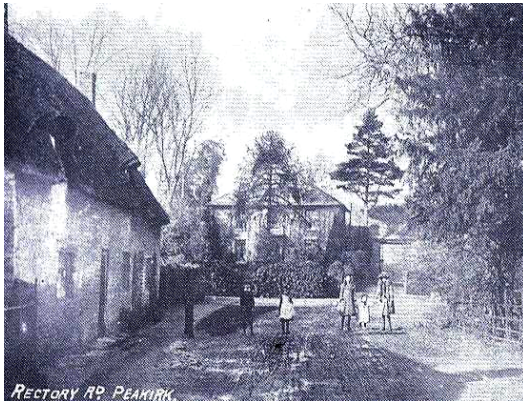
The coming of the GNR in 1848 changed all this. The establishment of the station and goods yard at Peakirk, on the Fenland Loop line, is no coincidence. Peakirk was close to surviving pockets of wild fenlands and the railways allowed export of vast numbers of wildfowl to city markets. It also allowed export of agricultural produce brought by boat along local waterways and the Welland.

In turn, the railways brought Welsh slates and stock bricks from Fletton and Whittlesey and these materials were used to construct the goods sheds, the station and other buildings. The village began to extend southward as houses and semi-detached cottages were built along St Pega's Road. Presumably, these houses were for staff of the railway and workers in the goods yard and sheds. 19th century cottages were also constructed on the north frontage of Chestnut Close and on the south and north frontages of the B1443. In addition, many older houses were altered; the Ruddy Duck acquired a shallow pitch Welsh slate roof, The Rectory and Greystones were extended and iron railings and gates added.

In 1870-72, John Marius Wilson's Imperial Gazetteer of England and Wales described **Peakirk** like this:

PEAKIRK, a parish, with a village, in Peterborough district, Northampton; on the Great Northern railway, adjacent to the river Welland at the boundary with Lincolnshire, 3¼ miles S E of Market-Deeping. It has a station on the railway, and a postal letter-box under Market-Deeping. Acres, 630. Real property, £1, 864. Pop., 246. Houses, 56. The property is much subdivided. The living is a rectory in the diocese of Peterborough. Value, £335.* Patrons, the Dean and Chapter of Peterborough. The church is partly Norman, partly of later dates; and has a bell-gable campanile. A chapel of the 13th century, in the geometric style, stood in the village; belonged to Crowland abbey; is now a dwelling-house; and has a well-designed E window.

We have maps and photographs that give a clear idea of the character and form of the settlement at the end of the 19th and into the early 20th century.



The photograph above left shows an 18th century cottage on left which has since been demolished and the 19th century house that still exists. The photograph of St Pega's Road and the memorial also shows a part metalled un-kerbed road with rough grass green. All the houses have 19th century doors and windows although the basic structures are earlier in date.

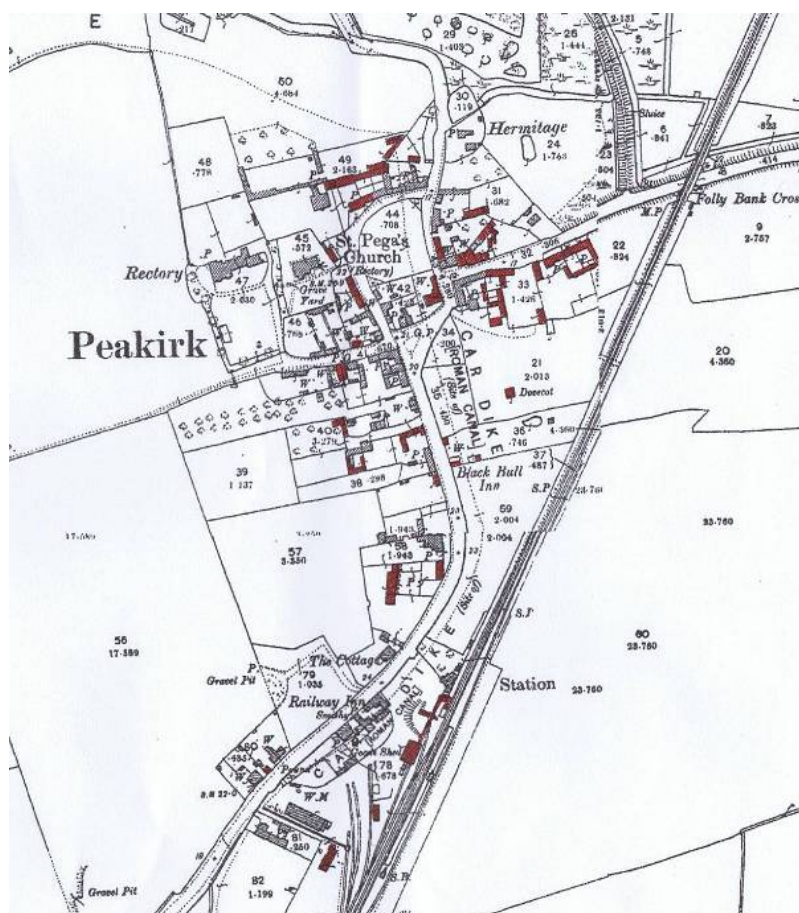


In the photograph of Gatehouse Road (now Thorney Road), the public house (the Boat Inn) is clearly a one and a half storey thatched structure with an early 17th century central chimney. The pantiled addition appears to be date from the mid 19th century whilst the semi-detached cottages to the left foreground are early/mid 19th century. The buildings to the right hand foreground in rubble and Collyweston slate are 18th century and still exist. The name "The Boat Inn" may give a clue as to the significance of river transport right into the early 20th century.

The population steadily grew from 132 people in 1801 to 245 by 1881. Boundary changes in 1883 mean that figures need to be treated with a little caution, but the population is recorded at 244 in 1911.

The 1885 and 1902 Ordnance Survey maps (Annexes 1.3 and 1.4) give an accurate record of the buildings that existed up to the 20th century. The plan below is an extract from the 1902 – 1904 O.S. base. Marked in red are buildings that have been demolished. Most of these buildings are still present on the 1938–1953 OS map (Annexe 1.5) so demolition must have been in the second half of the 20th century.

This evidence allows a reasonably accurate picture to be painted of Peakirk up to the outbreak of the Great War. The 17th and 18th century village was nuclear, centred around the green in front of the church, the Memorial and Station Road, Gatehouse Road, Rectory Lane cross roads was intact. To the south frontage of Gatehouse Road was at least one farmyard and the group of buildings south of The Goshams also appears to be a farmyard group. There were many more terraces of cottages, on the road frontage and set behind the road frontages, on the present Chestnut Close and on Gatehouse Road. There was a group of dwellings south of Greystones and a dovecot and farm pond on the site of Firdale Close. Orchards lined the south side of Rectory Lane.



Extract from 1902–1904 OS map (annexe 1.4) showing buildings demolished by 1990 in red

In the second half of the 19th century, the railway passed along the east side of the village on the line of Car Dyke. With it came the station, goods sheds and a shift in the centre of gravity of the village southward. Whilst some houses were clearly altered and extended in the 19th century, it appears that many of the 17th and 18th century buildings remained.

New buildings were in the style typical of the day: 34 St Pega's Road, 7 Chestnut Close and The Grange (formerly The Cottage) are good examples of Victorian "executive" domestic architecture. The station is a good example of the Victorian Gothic approach to railway

architecture. The goods shed and workers cottages along St Pega's (formerly Station) Road and typical Victorian utilitarian buildings.

Even at the beginning of the 20th century, river freight continued to have a role. Photographs show that the roads remained unmetalled, there was no mains drainage, no mains electricity or even gas street lights. The principle occupations were agriculture and transport, principally the railways but also some water freight.



Earlier 19th century buildings continue the 18th century tradition of stone and sash windows, arranged in a 3 bay form with a central front door. Shallow pitched roofs mean there are no longer attics



The Station is a typically exuberant Victorian combining machine made bricks, Welsh slates and sash windows in a Gothic approach to architecture. The goods shed reflects the 19th century increasingly technological approach to buildings with pre-fabricated roof trusses and brickwork piers enabling an uncluttered open interior space, ideal to manage and store bulk materials



The Victorian approach of symmetrical houses of 2 storeys with a 2 room deep plan form under a shallow pitch slate roof continued into the early 20th century. The red bricks reflect the new self firing brick kilns being introduced in Fletton

The 20th Century

The interwar house building boom had a small effect on Peakirk. Two or three pairs of semi-detached houses characteristic of the period were constructed as ribbon development along St Pega's Road.



Left, Typical interwar semi with local red bricks but Welsh slate roof and render.

The O.S. maps of 1938-1953 and 1975 (Annexe 1.5 and 1.6) show that the major changes occurred during the third quarter of the 20th century. Many buildings were swept away; for example the cottages behind the north frontage to Chestnut Close and the group of buildings to the south frontage of Gatehouse Road.

Others, for example the farm buildings and dovecot behind Weststones made way for the new Firdale Close housing estate and the 'ribbon' development along the east frontage to St Pega's Road. This new development reflected the 20th century approach, with buildings uniformly spaced and set back from the frontage with an open front garden. New industrial techniques in brick production meant that the typical local stock bricks used since the 17th century were replaced by hard edged, sand faced bricks produced in almost any colour and texture. Factory made casements replaced sash windows and cladding panels became fashionable. Plastic guttering was cheap and required no painting.



Above, Housing typical of the period 1960 – 1985.

In 1957 a new form of development took place when the Peakirk Wildfowl Gardens were founded by Sir Peter Scott and owned and managed by the Wildfowl and Wetlands Trust. The site of the gardens was a spring, planted with osier beds and subsequently used for gravel extraction. The Wildfowl Gardens were a popular tourist destination for 30 years but were closed by the Trust in the early 1990's.

By the end of the 20th century, buildings from the 50 years 1951-2000 outnumbered all buildings from all previous periods put together. Furthermore, old properties were stripped out and “modernised”. Today, no cottage or small house retains windows, doors or other features from before 1950 and in most, thatched and Collyweston slate roofs have been replaced by concrete tile. To cater for the rapidly rising population and even more rapid increase in car ownership, roads were kerbed in pre-cast concrete, drained and metalled and re-engineered for motor vehicles with regular junction radii, tarmac pavements and electric street lighting. The character of Peakirk had fundamental changed from a pedestrian based settlement to a village adapted for car travel.

By 1991 the population had grown to 329, an increase of 77 since the 1891 census. However, this figure masks the fact that in 1891 a considerable proportion of the population would have lived in either very small cramped cottages with a large family sharing just 2 or 3 rooms or were ‘in service’ and so lived within a larger household. Thus the density of people to buildings was higher. By the end of the 20th century, households had become much smaller but still required 3 and 4 bedroom houses. So terraces of small cottages have been amalgamated into larger dwellings and barns and other agricultural buildings converted into dwellings. Even on these old buildings, traditional materials, especially on roofs, have often been replaced by modern mass produced tiles and associated new buildings such as garages etc have been constructed of brick or artificial stone rather than local natural materials.



19th century buildings greatly changed in the 20th century

Subdivision of building groups and enclosure of individual plots has tended to be by fences, rather than traditional walls. All these factors have changed the relationships between buildings and the character of the spaces and street scenes they enclose.

In the 1950's, most people who lived in Peakirk would have worked in the village or in adjoining villages. By the 1970's, almost universal car ownership enabled people to commute to work, shop at supermarkets and travel out of the village for leisure and entertainment. As a result, local shops, village pubs etc have closed and also been converted to dwellings.

Post 2000, the pressure for more housing continues. This has taken the form of infill, individual houses and estate development. It is noticeable that stronger conservation and design policies introduced since the 1990's have resulted in forms of development that are more akin to the settings in which they are placed. However, there is a marked difference between new buildings within the conservation area and buildings just outside the conservation area boundary. Recent infilling that has taken place has a marked impact on the character of frontages.



Post 2000 estate development in machine made brick, artificial blue slate.



Infill development to Glington Road

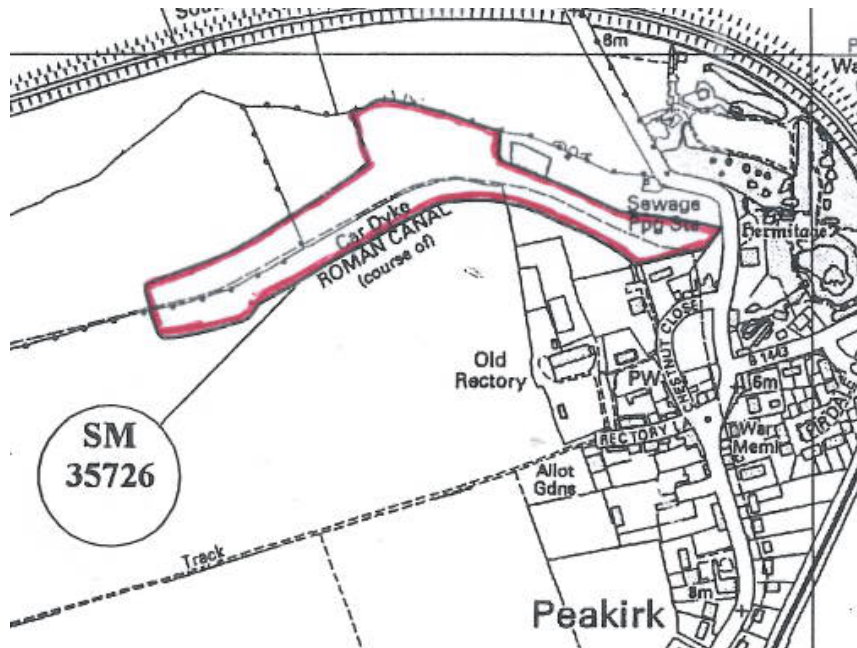


Post 2000 development of individual plots within the conservation area, in stone with natural Welsh slate and good quality artificial Collyweston slates



5.0 ARCHAEOLOGY AND SCHEDULED MONUMENTS

There is a single Scheduled Monument, shown on the plan below. Interestingly, the monument description includes not only Car Dyke but also the prehistoric barrows and medieval fishponds.



Scheduled monument SM35726 – section of Car Dyke canal, fishponds and barrows

These formal designations do not acknowledge the full archaeological resource that is known to exist. The 1902-1904 O.S. map clearly demonstrates that a significant number of post medieval buildings remained into the 20th century together with ancient ponds, gravel pits, etc

and of course, the north east / south west aligned section of Car Dyke. It is accepted that all these have been much disturbed by 20th century development. However, whilst fragmented, these remains may be sufficiently preserved, in the relatively wet peaty soils, to provide important evidence to further our understanding of the history of the area.

6.0 LANDSCAPE TO TOWNSCAPE - THE APPROACHES TO THE VILLAGE

From a landscape typology Peakirk is located on the Maxey gravel river delta island within the Welland Valley Character Area. (Peterborough City Council Landscape Character Assessment 2006) An open agricultural landscape character with strong linear features. Built development on the fringe of settlement is predominant. Vegetation is generally in linear belts particularly along drainage cuts and ditches.

The Approach from Glinton



The open landscape and bend in the road from Foxcovert Road mean that a settlement can be seen on the horizon long before arriving at the village. The transition from countryside to built environment is immediate. The combination of 19th century, 1930's ribbon development and 20th century infill combined with the straight engineered road do not convey the expectation of an historic village beyond.

The Approach from Northborough



On crossing Maxey Cut, the sharp bends in the road combined with hedgerows either side give a sense of expectation, especially when moving from the open landscape between Northborough and Peakirk. As one rounds the last bend, the new stone houses swings into view giving notice of the settlement beyond. The combination of the Goshams and its outbuildings and the gable of no 19 Chestnut Close both abut the pavement edge and so frame the view, forming a gateway into the village beyond. On passing this strongly enclosed

space, the view opens out into the square type space around the village cross. Between these is the less well spatially organised area of the B1443 road junction and verge opposite.

The B1443 Approach from Thorney



The presence of the houses beyond the village envelope and the Folly River and railway crossings all serve to give notice of the village beyond. The openness of the Firdale Close frontage does not reflect the historic village centre beyond. Approaching the B1443 / St Pega's Road junction, the combination of the outbuildings to Weststones and 1 Thorney Road, both sited close to the back edge of the footpath, form a gateway and focus the eye on the verge beyond. Unfortunately there is no vista to hold attention; instead a clutter of traffic signs, cycle signs, benches, village signs, bins etc., present a visually confused introduction to an historic village.

7.0 ANALYSIS OF THE BUILT ENVIRONMENT

7.1 Building Periods (see map annexe 2.1)

Over half (52%) of buildings in Peakirk have been constructed in the 50 year period 1951 – 2000. Only 9% of buildings in the whole of Peakirk date from before 1800.

There are about 122 individual buildings that can be seen from the road frontages and form the street scenes of the village. These include all types of dwellings (detached, semi-detached and terrace), farm sheds, barns and commercial buildings. Only 33 (about 27%) of these date from before the 20th century. It can be concluded from the 1902 - 1904 OS maps that a number of old buildings from the 17th, 18th and possibly earlier periods were demolished in the 20th century. For the scale of the settlement, the 19th century had a considerable impact on Peakirk with a number of imposing buildings including the railway station, goods sheds and large houses being constructed. Older properties were also extensively altered and extended in Victorian times.

Most of the 22 19th century buildings survive although these, in turn, have been altered in the 20th century.

The importance of the medieval period should not be underestimated. Peakirk was widely known as a place of religious significance and people probably visited and stayed. It was during this time that the street pattern was shaped. Medieval buildings earthworks still remain and it is likely that remains of medieval and post medieval structures also exist in better than average state of preservation given the wet and peaty nature of the sub soils. Therefore, the pre-16th century building period is influential, even though the buildings other than the Church and chapel cannot now be seen.

In the 20th century (post 1915), 69 buildings (representing 56% of all buildings) were constructed and 64 (or 52% of all buildings) were built in the second part of the century. The rate of building has continued into the 20th century; in the 9 years since 2000, 20 new houses

have been constructed representing about double the total number of surviving 17th and 18th century buildings and making up 16% of all buildings.

7.2 Protected Buildings

Listed buildings make up less than 11% of all buildings in the village.

Within the village, there are 16 listed buildings:

Church of St Pega	Grade 1
No 3 Chestnut Close	Grade II
No 5 Chestnut Close	Grade II
No 7 Chestnut Close	Grade II
The Goshams	Grade II
The Hermitage (chapel)	Grade II
The Old Rectory and Rectory Cottage	Grade II
Stables adjoining and to east of Old Rectory	Grade II
Village Cross	Grade II
No 6 St Pega's Road (The Corner House)	Grade II
No 8 St Pega's Road	Grade II
Ruddy Duck PH	Grade II
Greystones (formerly Peakirk House)	Grade II*
Gates immediately east of Greystones	Grade II
The Grange (formerly The Cottage) & garden railings	Grade II
No 1 St Pega's Road (Weststones)	Grade II
Former Railway Station	Grade II

A map showing all listed buildings forms Annexe 2.2 to this report.

There is only one Grade I listed building, St Pega's Church, and one grade II* structure, Greystones. The Grade II group thus covers a wide variety of buildings ranging from the 14th century Hermitage Chapel to the 1848 former railway station. A number of structures including walls, railings, gates and the village cross are listed in their own right.

There are undoubtedly buildings that, had they survived into the second part of the 20th century, would have been of listable value. The group of railway-related buildings from the mid 19th century form a notable group but are not in the conservation area.

Almost every cottage and small house has been altered and extended during the latter part of the 20th century; some have been more than doubled in size. A number of 2 up 2 down semi-detached and terraced cottages have been amalgamated into one dwelling. All have been substantially modernised with new windows and doors, replacing historic joinery. In contrast, the larger historic houses, such as Greystones and The Old Rectory retain both external features including windows and doors as well as interior features such as fireplaces, floors, doors and staircases.

The outbuildings to some larger historic buildings, notably Greystone House, have been converted for residential use and sold. This breaks the historical relationship between the principle building and its outbuildings. There are no buildings covered by Article 4 Directions (see end Annexe 6 for explanation).

7.3 Building Heights and Plan Forms

Up to 1900, ceiling heights ranged from under 2 metres in cottages to nearly 4 metres in formal houses; there was also great variety in forms with three storey, two storey with attics, two storey and single storey cottages with attics all side-by-side. In the 20th century, floor to ceiling heights became standardised at 2.3 metres, and single, chalet type and 2 storey buildings have been set out in evenly spaced rows to a rigid building line.

Historically, there were clear patterns in the buildings heights and forms. In typical medieval style, the church is the highest, most prominent and most richly ornamented building in the village, so reflecting religions dominance over all aspects of people's lives in the Middle Ages.

The position and grandeur of The Rectory, illustrates the power of the church, well into the 19th century. Greystones is a classic Georgian House and possibly marks the increasing wealth that could be generated by the new breed of land owning farmers, whilst The Grange may reflect the prosperity brought by the railways. The formal nature of these buildings and the quality of their stonework shows that they were designed by the architects and masons of the day to make a statement reflecting the relative prosperity of their owners. The buildings are invariably based on formal plan forms with high floor to ceiling heights, regular, evenly spaced doors and windows and built in good quality stone with Collyweston slate roofs.



Greystones (now Peakirk House)



The Grange

Evidence of remaining buildings and old maps and photographs clearly shows that Peakirk was a mixed farming community and farm buildings including barns, sheds, dovecots, workshops and stores were intensively used. Surviving vernacular farmhouses include The Goshams and Weststones.



The Goshams



Weststones

These properties are one and a half rooms deep, of two storeys, with strongly rectangular plan forms.

The footings and foundations of pre-17th century houses long since demolished may still exist in and around the village historic core.

A few cottages from the 18th and 19th century have survived. The general forms are two rooms in width and two storeys in height. These are different from 18th century vernacular buildings in the locality which are generally one room in width and one storey high with attics.



Late 18th c cottages

From the mid 19th century, the availability of Welsh slate and quality sawn softwood timber meant that roofs could be much shallower in pitch, so making it possible to build cottages of 2 rooms in depth.



Late 19th and early 20th century cottages

Victorian pre-fabricated roof trusses and strapped beams meant that building design was less constrained by the span of timber as is illustrated in the railway station and goods shed.

The 20th century has seen radical changes in building design; plan forms are squarer with buildings typically 8 metres or more in depth whilst floor to ceiling heights set at a standard 2.3 metres. The 20th century has also seen the amalgamation of terraces of two or more cottages into one dwelling, and the extension of small houses and cottages to double or even treble living accommodation space. Attendant garages, conservatories and summerhouses have also replaced traditional stone, tarred timber and pantile sheds.

The 1902 - 1904 O.S. map shows that, historically, buildings were clustered together and the differences in room and storey heights made a "natural" hierarchy, with the important houses and barns being the largest and highest buildings and the cottages and sheds, the lowest. More recently, modern buildings have been designed and laid-out to echo typical village forms. However the standardized floor to ceiling heights, at both ground and first floor level, and the modern demands for large room sizes, en-suites, utility rooms etc and the market requirement for detached house with garages present a considerable challenge in this respect.



There is a considerable challenge in designing new developments that achieve similar visual qualities to traditional groups of buildings.

7.4 Building Materials

Before 1800, the only building materials were local stone, Collyweston slate, timber, daub and lime, thatch, and clay pantiles. By the 20th century more than 50% of all buildings in Peakirk were constructed in modern bricks with concrete roofing tiles; 16% of buildings were roofed with Welsh slate and 14% in tiles made to imitate Welsh slate. Buildings in local natural materials are now a minority with only 4% of in Collyweston slate and 7% in triple or single roll clay pantiles. Only 1 thatched roof building survives.

From 1700 to 1900, almost every building was built from local oolitic limestone. Cottages were constructed in rough stone (rubble) laid in strict, but narrow, courses with larger dressed stones (quoins) used on the corners and in window and door reveals. Most had long straw thatched roofs. Long straw is the stalks of the traditional species of wheat that were grown before short stemmed wheat was bred for combine harvesting. Houses were built of better quality dressed stone, laid in wider courses and incorporating stone window sills and heads and other decorative features. Their roofs are in Collyweston slate or thatch. Architect designed houses such as The Rectory and Greystones were constructed in dressed stone with good quality Collyweston slate roofs. Working farm buildings were also all in stone; most have triple or the later single roll clay pantiles though there is some evidence that on farm buildings originating before around 1800 were generally thatched. (see map at annexe 2.3)



With the coming of the railways large quantities of cheap Welsh Slate became more readily available. This was often used to roof new buildings from right through to the interwar period and also to re-roof buildings from earlier periods.

The 20th century saw the introduction of mass-produced manufactured bricks and concrete tiles. These completely replaced stone, thatch, clay pantiles and even Welsh slate as materials for new building and building renovation. The great majority of modern buildings are in modern mass-manufactured bricks and concrete tiles. Since the introduction of formal conservation policies in the 1980's, some new buildings (and extensions to older buildings) have reverted to using local materials or building materials that are more sympathetic to traditional materials. Natural stone has begun to be used again with replica Collyweston slate. However, the overwhelming impression of many streets is of modern bungalows and houses constructed in modern bricks with concrete roof tiles.

7.5 The Built Fabric

Most cottages have been amalgamated into larger dwellings and/or greatly extended whilst others have been substantially rebuilt.



Early 18th century house substantially rebuilt Late Victorian house extended / reformed in 20th century.

Most pre 20th century small buildings have been greatly altered. Today, there are no windows surviving from before about 1870. Many Victorian cottage sash windows and panelled doors have also been replaced with uPVC windows and former Collyweston, thatch and even Welsh slate roofs have given way to concrete tiles. A number of buildings are rendered or clad and wooden eaves and fascias added to accommodate plastic guttering to replace cast iron.



Impact of PVC replacement windows and cladding

Today, no pre-1870 cottage or small house retains the greater part of original plan, form and features, other than the stone external walls. Late Victorian and houses and cottages retain more original fabric but since these buildings are not subject to planning controls, some visually unsympathetic replacement doors, windows etc have been installed.



Terrace of substantially intact late Victorian cottages, Chestnut Close

Larger houses have also been modernised, but retaining more original fabric. The 18th century saw the widespread use of standard building proportions and universal patterns for doors and doorcases, windows and sills and heads. In this period there was greater mechanisation in the production of materials and construction techniques. This led to more use of sawn ashlar stone blocks for quoins, window arches and key blocks, string courses cornices, parapets and chimneys. Most of these stone features have survived on buildings such as the Greystones and The Rectory. Original joinery such as sash windows and doorcases and panelled doors have, in the main also been retained and repaired.

7.6 Sheds

Small barns and sheds were essential to rural life right up to the 1950's. Peakirk was relatively isolated, cars were not in general ownership so a high degree of self sufficiency characterised lifestyles. Small buildings were erected through the 18th and 19th century as workshops or to store and process food. A number of these buildings remain. They are generally considered

too modest to warrant statutory protection but nevertheless, they are an important facet of the character and appearance of the village.



Typical sheds from the 18th and early 19th centuries

Some have been converted into garages, one has consent for conversion to a house, others remain part used as stores, garden sheds etc. It is clearly preferable from a conservation viewpoint to retain these buildings for uses that approximate to those for which they were built. Conversion to dwellings inevitably involves sub-dividing the shed from its parent dwelling, extension and the insertion of new window and door openings, so compromising the essential qualities of these buildings.

7.7 Building Uses

95% of buildings in the village are in residential use. The 19th century railway warehouses and sheds have lent themselves to modern day commercial uses but farming has ceased as an activity.

It can be seen from the historic buildings remaining that, even 50 years ago, there was a greater diversity of building uses. The nineteenth century OS maps show 2 public houses, a smithy, Goods sheds and sidings, gravel pits, osier beds, orchards and 2 working farmyards. Many cottages had adjoining sheds and workshops and there is evidence to suggest that these were used for light engineering, joinery and food processing.



Today, most properties in Peakirk are in residential use and people commute to work outside the village. Therefore properties previously in traditional employment uses have been converted to residential use, or demolished to make way for new homes. The surviving agricultural buildings are, for the most part, vacant or underused. In time, there will be pressure to convert them to dwellings.

Some new uses have become established in the former railway buildings, including the station, which has been converted to a dwelling.

8.0 TREES, HEDGES AND WALLS

8.1 Trees

The 1885-1892 OS historic map series can be taken as giving a reasonable representation of significant trees that existed at this time. It clearly differentiates between coniferous and deciduous trees. It would seem to show most trees that are perhaps at least 30 - 50 years old and therefore prominent in the landscape or street scene. Fruit and nut trees and orchards are also shown, probably because these trees were far more socially and economically significant than they are today. Osier beds also have a specific symbol.

Although the 1885 map does not show all trees that existed 120 years ago, by comparing the historic evidence with today's village, it is possible to get an idea of changes that have occurred.

The map shows:

- Orchards to the south of Rectory Lane
- Deciduous and coniferous trees to the south and north boundaries of The Rectory and on the shared boundary with the churchyard
- A wood or orchard on the field north of the dwellings on the north frontage of Chestnut Close and south of the fishponds drain
- Some deciduous trees in the grounds of Greystones (Peakirk House)
- Woodland / osier bed / marsh on the former Wildfowl and Wetlands site
- Osier beds on land north of the B1443 and immediately east of Folly River
- Small orchards in the grounds of the Hermitage and south of The Goshams
- Deciduous trees (coppice crack willows?) along the line of Car Dyke and along the east / west aligned field boundaries between the railway and the Folly River
- Deciduous trees in the triangle behind the frontages to St Pega's Road, (former) Gatehouse Road and the railway

From the photographs taken at the turn of the 20th century it can be seen that:

- The trees behind the Corner House were larger, possibly cherry trees
- The trees on the Gatehouse Road north frontage were probably fruit trees
- Along Chestnut Close, the trees to the church frontage and to the front of 7 Chestnut Close were combinations of larch, Scots Pine, other exotic conifer and deciduous trees, probably common lime

It was common practice in the 18th and 19th century to plant forest type trees to landscape the grounds of the grander houses, in imitation of the stately homes of the day. In Victorian times, it became fashionable to plant dark coloured trees, including exotic species gathered from the colonies. The evergreen oak to the Greystones (Peakirk House) frontage was undoubtedly planted in the 19th century. Similarly the trees to The Rectory, around the churchyard and to 7 Chestnut Close are typical combinations of species planted in the 19th century. All these have a great impact on visual quality.



Victorian trees have a great impact on the village.



The 18th and 19th century trees will require replacing within the next 50 – 100 years.

In the countryside, almost all the hedges and hedgerow trees planted with the enclosures were removed as fields were enlarged during the 1960's and 1970's.



20th century ornamental planning

There have been significant parish planting initiatives, particularly at the St Pega's Road / B1443 junction.

Since the 1930's the advent of dwarf ornamental trees and conifers has dominated plantings in front gardens and in some public schemes. Invariably, these do not have the impact of forest type species. Furthermore, the life expectancy of many ornamental species is generally short.

8.2 Hedges

Outside the village, the landscape is open with few substantial hedges, the enclosure hedges having been largely removed in the 1960's / 1970's. In the village, the extent and species of hedges that may have existed before the 20th century is not known but it is unlikely that hedges contributed significantly to the street scenes until well into the 20th century. Since the 1960's, hedge planting has had significant effects on the village character. Leylandi, is the main species and in most cases, hedges are maintained at heights of around 2-3 metres; in places, these now have a significant effect in enclosing the street scene.



Landscape west of Peakirk



Leylandi hedges enclosing the street scene.

There is an impression of a continuous enclosure created by several owners planting frontage hedges but since the hedges may be of a number of species and are likely to be maintained to varying heights and forms, there is a discontinuity of appearance.

8.3 Stone and Brick Walls

From Saxon times, it is likely that small fields existed immediately around Peakirk. These were used as safe grazing for stock and to grow herbs, fruit etc. A look at the 1819 enclosure map shows a patchwork of fields close to the village street. It is likely that in each, a cottage or small farm once stood. This pattern of settlement has greatly influenced the form of the village. These home closes were probably enclosed by stone walls. The historic means of enclosure within the village has clearly been by stone walls, built in the local style.

Even today, stone walls are very important in defining gardens and old boundaries. Since boundaries have remained over the centuries, it is likely that some walls have existed in the same position for hundreds of years. However, walls may have been built and rebuilt over time. Most walls that exist today would appear to have been constructed in conjunction with the 18th century and 19th century large houses.

Historically the frontages along St Pega's Road were almost continuously enclosed by walls. The substantial level of infill housing has resulted in the puncturing of formerly long stretches of wall with several new openings for car drives etc, leading in places to total loss of the wall.



19th century stone walls

In the second half of the 19th century, brick walls and railings began to replace stone.



19th century walls, gates and railings



20th century stone wall



Recent new buildings incorporating new or rebuilt traditional walls.



Very few walls were erected in the 20th century. However, since 2000 individual houses have included the building / rebuilding of frontage stone and brick walls.

Other walls have been lowered, presumably to make them more stable or have lost their copings which have been replaced by cement. Some walls are obviously deteriorating and will require repair or re-building in the foreseeable future. There may be further opportunities to construct new traditional walls, or restore the height of existing walls, as part of new development schemes.

9.0 TOWNSCAPE

9.1 Context

Old maps and photographs give a good idea of the historic character that the conservation area was designated to preserve. Even into the 20th century, road carriageways were generally not defined to a standard width with concrete kerbs, giving a smaller scale informal appearance. The width of the road varied, some places being narrow and at others opening out. There were far more buildings clustered on the back edge of the footpath around the Chestnut Close / the B1443 junction giving a stronger village centre.



Village Cross or Memorial 2009



Village Cross or Memorial 1910



Gatehouse Road (looking west)



Gatehouse Road (looking east)



Chestnut Close 2009)



Chestnut Close (c 1920

The photographs above give an idea of the changing character of the village. Historically, each street would have had a greater individual character and there would have been greater visual interest in moving from very small scale strongly enclosed streets, such as Rectory Lane, to the more open areas, such as between the station group of buildings and the B1443 crossroads.

The photographs and map evidence shows that up to the 1920's:

- the streets remained un-kerbed and informal in alignment and character
- Many 17th and 18th century buildings remained, with 19th century development mainly in the form of ribbon and infill development, mainly close to the station and sidings
- There were areas of quite different character, with the openness of the Memorial Square, for example, contrasting markedly with the tight enclosure of Rectory Lane

9.2 Character Areas

Today there are a number of distinct character areas, described as follows:

1. St Pega's Road, from the Pumping Station to No. 21



This is an area of ribbon development with the 19th, 20th and 21st century buildings, set out along a relatively straight carriageway.

- The new Penwald Court cul-de-sac marks a different form of development to frontage development of the previous 100 years
- The grass verge on the east side has been cut by the many driveways serving the houses on this side
- In the last 30 years, extensive planting of Silver birch, leylandi, willow etc and shrubs such as laurel, cotoneaster etc have lent a more sylvan character. As the trees and shrubs mature, this will increase
- The infill development formed by subdividing plots that have already limited frontages markedly detracts from the general character and rhythm of the frontages, particularly the east frontage

2. St Pega's Road from The Warehouse to No 10



- The southern section has a distinctly Victorian character - the grouping of buildings including the warehouse, station and buildings such as The Grange and no 34
- The wall and fields behind between nos. 18 and 26 give a glimpse of the more open nature of the 19th village street and show the connection between settlement and landscape
- Moving toward the village the combination of the curved alignment of the road with natural stone walls on the west side, artificial stone walls on the east, no 18 and the hedges and trees all combine to give a strong sense of enclosure and form a "gateway" to the older village core
- This expectation is enhanced by Greystones (Peakirk House), the Ruddy Duck and adjoining stone properties
- The open frontages to the public house car park / Bull Lane and suburban nature of the east side of the street do not reinforce historic character or spatial organisation
- Evidence suggests that there were more continuous stone walls to the east and west frontages

3. The Memorial Square

- It is accepted that this area is not a square in the geometric sense but it does have the spatial qualities of a square

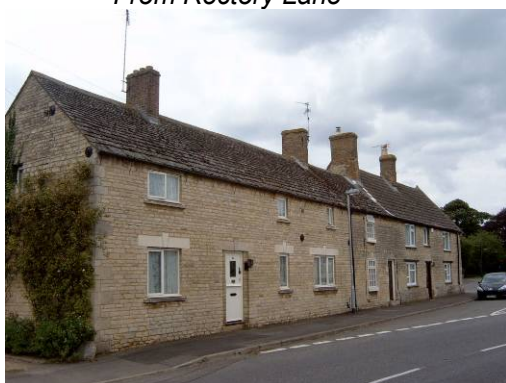
- The stone buildings on the back edge of the footpath on the west side give a strong sense of enclosure and place
- The positioning of the buildings on the north and east side of St Pega's Road (no 1 Thorney Road and 1, 2 and 4 St Pega's Road) also enclose space and reinforce this wider "square" space
- The bungalows on the east frontage do not have the same presence or enclose the space as effectively
- The Village Cross or Memorial is a strong central focus / vista
- The drinking trough erected as a memorial to Queen Victoria (east of the memorial)



From Rectory Lane



View from south



West frontage



View from north

- The road junction of St Pega's Road / Thorney Road forms part of this space. Here, the proliferation of traffic signs, cycleway signs and village signs, benches, lamp standards, bus shelter, substation, litter bin and suburban fencing and tree planting combine to make this a cluttered and spatially disorganised place

4. Rectory Lane, The Church and Chestnut Close

This is the heart of the historic settlement and the conservation area.

- Rectory Lane and Chestnut Close are narrow streets, well enclosed by buildings and walls on the pavement edge
- Even as late as 1953, there were more cottages on the west side and north frontage of Chestnut Close and with the buildings to east frontage of St Pega's Road, this area was more open, in the form of a village green, enclosed by cottages on the west, north and east frontages with a wall and buildings to the south. The present Chestnut Close was the road from Northborough into the village centre, the road fronting the Goshams being no more than a narrow track
- Rectory Lane has always been a short street, well enclosed by cottages either side, but open ended to the west, where it became direct pathway to Glington and to the cultivated strips on Dovecot and Tween Towns Fields
- Historically, the churchyard appears to have been more open and less planted than it is today, and so it would have been more of a part of the area than it is today

- The Rectory has always been set apart from the cottages, yet be close to the church. This effect has been reinforced as the 18th / 19th century trees and shrubs have matured and more recently by the installation of security gates and piers. The Rectory may mark the site of a former manor house, hence the adjoining field pattern, fishponds etc.
- 20th century planting has also given a far more enclosed aspect to the play area green



Play area green



Chestnut Close looking south



18th and 19th century planting has strongly enclosed a previously more open area



Enclosure – to Rectory Lane and to the east end of Chestnut Close



5. Thorney Road (formerly Gatehouse Road) and St Pega's Road (north)

These areas have been described and assessed in Section 6 Landscape to Townscape – The Approaches to the Village.

6. Street Furniture and Highways

Increased volumes of traffic have led to the village streets being re-engineered with historic kinks straightened, grass verges reduced and separate footways with concrete kerbs introduced. As a result, the tarmac carriageway, footpaths and street lights are dominant in the street scene. The influence of roads has been heightened by the introduction of modern cul-de-sacs such as The Mallards and Firdale Close.

At junctions in particular, traffic signage, highway markings and other street furniture is extensive and in the case of the Thorney Road junction, visually confusing. Elsewhere in the conservation there are bollards etc to protect the verges, signs, substations, hydrants, footpath signs and many other items of furniture.

Below left: Galvanised street lights in a regular row Middle: A confusion of signs & street furniture



Above: Road dominated street scenes

The overall effect of post 1960's highway works and street furniture has lessened the historic character and appearance of the conservation area. However, there is evidence of surviving paths and surfaces from the 19th century. The early 20th century post box and replica iron well pumps also remain.



Replica pump casing

19th c local limestone setts

Early 20th c post box

10.0 MANAGEMENT PLAN

Overall proposals

The City Council does not intend to prevent change or new development in the Peakirk conservation area. The effective future management of the conservation area will mainly be achieved by the positive use of planning development control and enforcement powers. The following proposals are intended to manage change and avoid harming the key elements which define the character and appearance of the conservation area.

The proposals are in accordance with national planning policy guidance and the relevant policies of the Peterborough Local Plan (Annexe 5). The Management Plan complements the Peakirk Conservation Area Appraisal. Proposals are shown on the Management and Proposals Plan (Annexe 3).

10.1 The Conservation Area Boundary

The appraisal has shown that some important facets of the heritage of Peakirk are not currently within the conservation area boundary: the section of Car Dyke (north east / south west aligned section) together with medieval fishponds and prehistoric barrows that form the scheduled monument ref: SM35726. The full extent of the pasture fields to the east of the

pumping station and adjacent to Brook Drain which include some visible 'ridge and furrow' patterns are important to the landscape and settlement setting of the village.



Landscape view east of Peakirk towards Scheduled Monument and medieval fish ponds

- **Extend the conservation area boundary to include historic landscape features and field boundaries: the full extent of the pasture fields south of Brook Drain and the schedule monument. (see plan at Annexe 3)**

10.2 Protected and locally distinctive buildings

The terrace nos. 9-19 Chestnut Close remains substantially intact and has great townscape value as part of the group of buildings including the church and churchyard. These properties may not be of sufficient age or architectural merit to be accepted for listing.

- **Examine the use of 'Article 4 Directions' on these properties to bring alterations such as replacing windows and doors under planning control**
- **Discuss with Peakirk Parish Council buildings that may be suitable for designation as 'Buildings of Local Importance' (Policy CBE11 Peterborough Local Plan). These are unlisted buildings which are considered to contribute positively to the character and appearance of the conservation area and the village**

10.3 Alterations to Historic Buildings

There is a challenge in old properties to retain original fabric such as old windows and catches and stays, doors and door-cases, brick and stone floors, staircases etc in houses that have already been modernised, extended and in many cases amalgamated. In February 1998, Peterborough City Council published a broadsheet entitled "Renovating Your Cottage - A Guide For Owners". The advice this sets out still holds good today.

There are a number of buildings, particularly the 18th and 19th century sheds that are underused or vacant. It is generally recommended that the best use for historic buildings is that they were originally designed for. However, changing lifestyles means that these buildings are unlikely to retain their original storage / workshop uses.

- **The Peterborough City Council broadsheet "Renovating Your Cottage - A Guide For Owners" contains good advice. The broadsheet should be reprinted/updated as necessary and distributed to all listed building owners**
- **As a general principle, further extension of already extended listed properties and amalgamations to form larger dwellings should be resisted. (In accordance with policy CBE6 in the adopted Local Plan)**
- **On listed buildings and on other applicable properties, house and cottage window and doors and frames surviving from before 1800 in nearby villages (Glinton, Northborough and Etton for example) should be taken as patterns for the re-manufacture of replica doors and windows for use in repair and restoration**

10.4 New Buildings

A number of the more modern buildings in the conservation area lack much of the architectural quality of earlier buildings, particularly in terms of materials, height and composition. Any future development should be of the highest quality to enhance the character and appearance of the conservation area.

- **Wherever possible, all new buildings should be designed with a narrow plan form of around 6m or less and constructed in local coursed natural stone with replica Collyweston slate and thatched roofs. Triple roll or single roll natural clay pantiles are considered suitable materials for single storey buildings such as garages. Around the station / good shed area, (outside the conservation area) good quality white or red stock bricks and natural slates with appropriate detailing would reinforce the 19th century character of this area**

If there are particular reasons why replica Collyweston slate cannot be used, grey/buff small plain tiles are readily available and more sympathetic in appearance to the local building tradition than modern concrete tiles. For the same reasons, Welsh slates should only be considered as a choice of in close association with existing Victorian buildings rather than a generally acceptable roof material. Welsh slate replicas, particularly concrete type slates, should be avoided.

In the past, the requirement to use sympathetic building materials has been restricted to the conservation area even though other areas in the village are close to and can be seen from the historic core and are prominent in the local landscape.

- **Traditional building materials or reasonable replicas (as detailed above) should be required for new building throughout the village**

10.5 Re-instatement of architectural quality

The appraisal has shown that most doors, windows, chimneys and other features of older properties have already been replaced. The cumulative effect of unsympathetic minor alterations has an adverse impact on the character and appearance of the conservation area.

- **Encourage the reinstatement of original features where they have been removed**
- **Discourage the use of modern materials and detailing, particularly uPVC doors, windows and rainwater goods**

10.6 Archaeology

The appraisal demonstrates that medieval, post medieval and 17th and 18th century heritage probably existed well into the 20th century. The nature of the low lying peaty soils give reasonable expectation that remains could remain in a reasonable state of preservation. Car Dyke has been significantly compromised. Further action is needed to safeguard and manage the archaeological resource within Peakirk.

- **All proposed development within the conservation area should include an appropriate archaeological assessment at or before the planning application stage and special reference is made to the landscape features and boundaries and buildings that can be distinguished on the 1819 Enclosure Map and 19th century / early 20th century Ordnance Survey maps**
- **In co-operation with English Heritage and landowners, measures are considered to prevent further deterioration and consolidate the scheduled and unscheduled sections of Car Dyke**

10.7 Stone Walls

A number of properties have stone boundary walls. Many represent historic boundaries, in some cases dating from Anglo Saxon times. It is clear that some walls have been lost and

others reduced in height in preference to replacing top courses and copings. Were they reinstated, they would clearly make a far greater contribution to the street scene as the walls to the new houses to the north of the village demonstrate. Peterborough City Council has available some detailed practical guidance notes on the building and repair of walls in the local style.

- **All existing stonewalls should be retained, maintained and rebuilt if necessary and where there are opportunities (for example as part of a landscaping scheme linked to the grant of planning consent), restored to their original height**
- **The City Council, in conjunction with the Parish Council, English Heritage and other bodies consider ways to assist the repair of existing walls and the building of new walls in the local tradition**

10.8 Street Furniture

The re-engineering of the streets in the 1960's and 1970's has very much changed the character and appearance of the village. There are vestiges of earlier granite kerbs and local hard limestone setts but these are very much the exception.

- **Retain all vestiges of historic street furniture and materials such as old light standards, water pumps, milestones, and granite and local stone kerbs and setts**
- **As up-grading and replacement schemes for streetlights, railings, signage etc come forward, new designs and materials should be chosen to complement the historic character of the Peakirk conservation area**
- **New development should incorporate traditional features such as limestone setts, granite kerbs etc.**

10.9 Tree Planting And Landscape And Townscape Enhancement

A number of areas present opportunities for enhancement. The planting of native trees such as oak and large ornamental species including lime and holm oak show how trees and buildings can combine to greatly enhance the character and appearance of the conservation area. However, areas such as the Thorney Road junction demonstrate that the species and siting of new tree planting is critical to best enhance spatial organisation and street character. In these areas, a combination of selective removal of trees may allow space for more considered planting. The key objectives of new planting should be

- to heighten the "sense of arrival" when coming into the village
- enhance the landscape immediately around the village
- create a series of human scale compartments in the village which each have well defined spatial organisation and therefore a keen sense of place
- For succession planting to eventually replace the mature 18th and 19th century planting that currently make a significant contribution to the character of the conservation area
- To enhance wildlife value by planting native forest type trees wherever possible

These are shown diagrammatically on the Proposals/Management Plan Map in Annexe 3.

- **An overall long term (25 year) planting plan should be drawn up with the help of landscape design and arboricultural advice (from Peterborough City Council) to fulfil the above objectives. It is hoped that the benefits of well planned planting over a 25 year period will greatly benefit the character of the village and conservation area**
- **In making proposals for highway works, tree planting, considering planning applications and other works, design expertise should be sought. Proposals that are at the junction of the defined character areas have the greatest potential to better define the street scene. Improvement works should therefore particularly consider these the point of transition from one character area to the next**

11.0 CONTACTS AND REFERENCES

Contacts

For advice on the conservation area and listed buildings: www.peterborough.gov.uk or write / telephone: Peterborough City Council, Planning Services, Stuart House East Wing, St John's Road, Peterborough, PE1 5DD; Tel: (01733) 747474; or e-mail: builtenvironment@peterborough.gov.uk

For advice on planning permission: www.peterborough.gov.uk ; or write to address above Tel: (01733) 453410; or e-mail: planningcontrol@peterborough.gov.uk

For advice on trees, works to trees and Tree Preservation Orders: www.peterborough.gov.uk or write Natural Environment Section, Planning Services, Stuart House East Wing, St John's Road, Peterborough, PE1 5DD; Tel: (01733) 747474; or e-mail: naturalenvironment@peterborough.gov.uk

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- Guidance on the Management of Conservation Areas
www.english-heritage.org.uk

References

- Legislation and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

Town and Country Planning (Trees) Regulations 1999

Planning Policy Statement 5: Planning for the Historic Environment 2010

www.communities.gov.uk

- Local Planning Policy:

Adopted Replacement Peterborough Local Plan

www.peterborough.gov.uk

- Web related:

<http://www.planningportal.gov.uk>

<http://www.english-heritage.org.uk>

www.communities.gov.uk

<http://www.culture.gov.uk>

<http://www.ihbc.org.uk>

- For technical advice, including repairing, maintaining and restoring historic buildings:

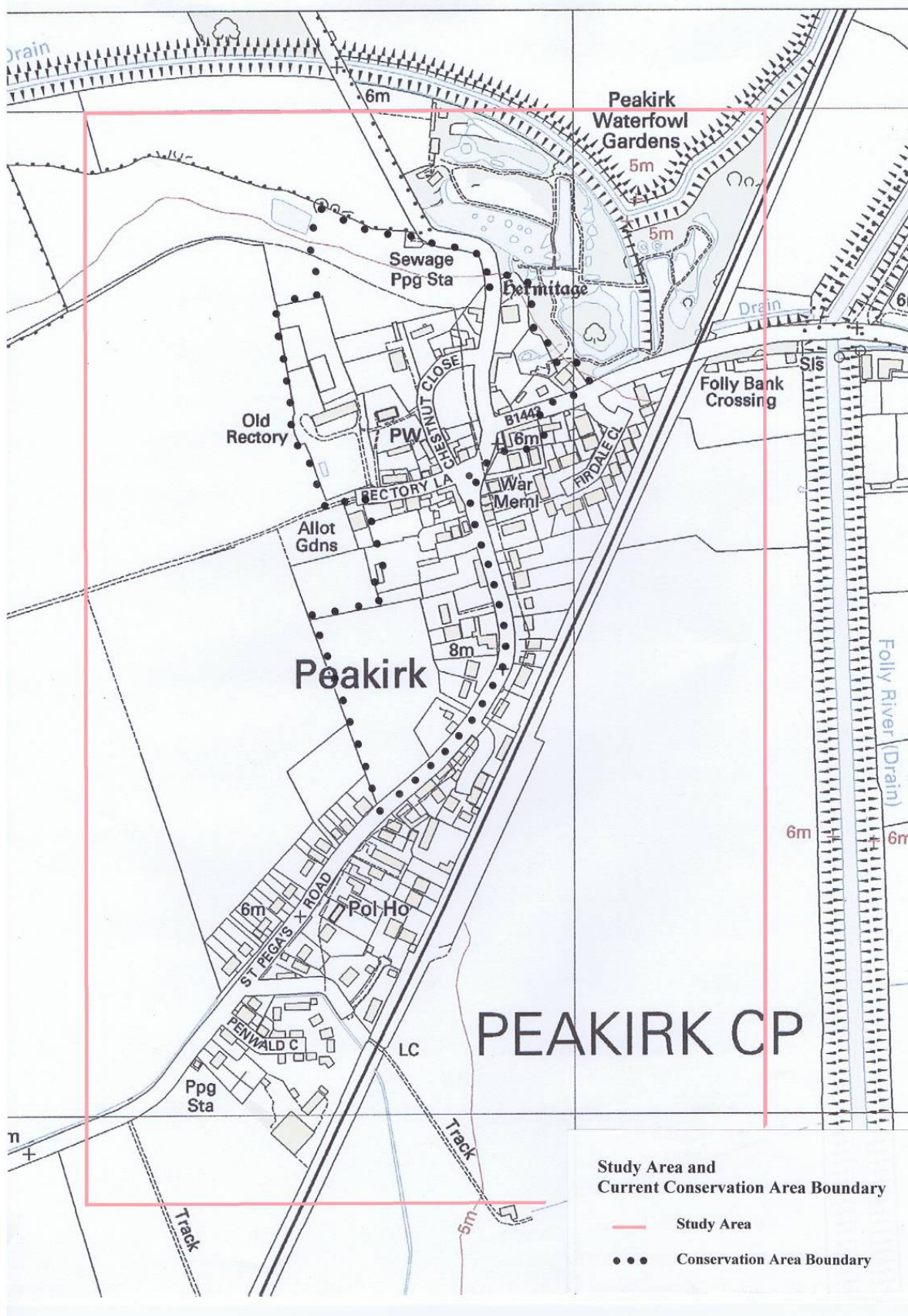
<http://www.spab.org.uk>

<http://www.georgiangroup.org.uk>

<http://www.victorian-society.org.uk>

<http://www.maintainyourbuilding.org.uk>

Annexe 1 Maps
Annexe 1.1 Study Area & Conservation Area Boundary



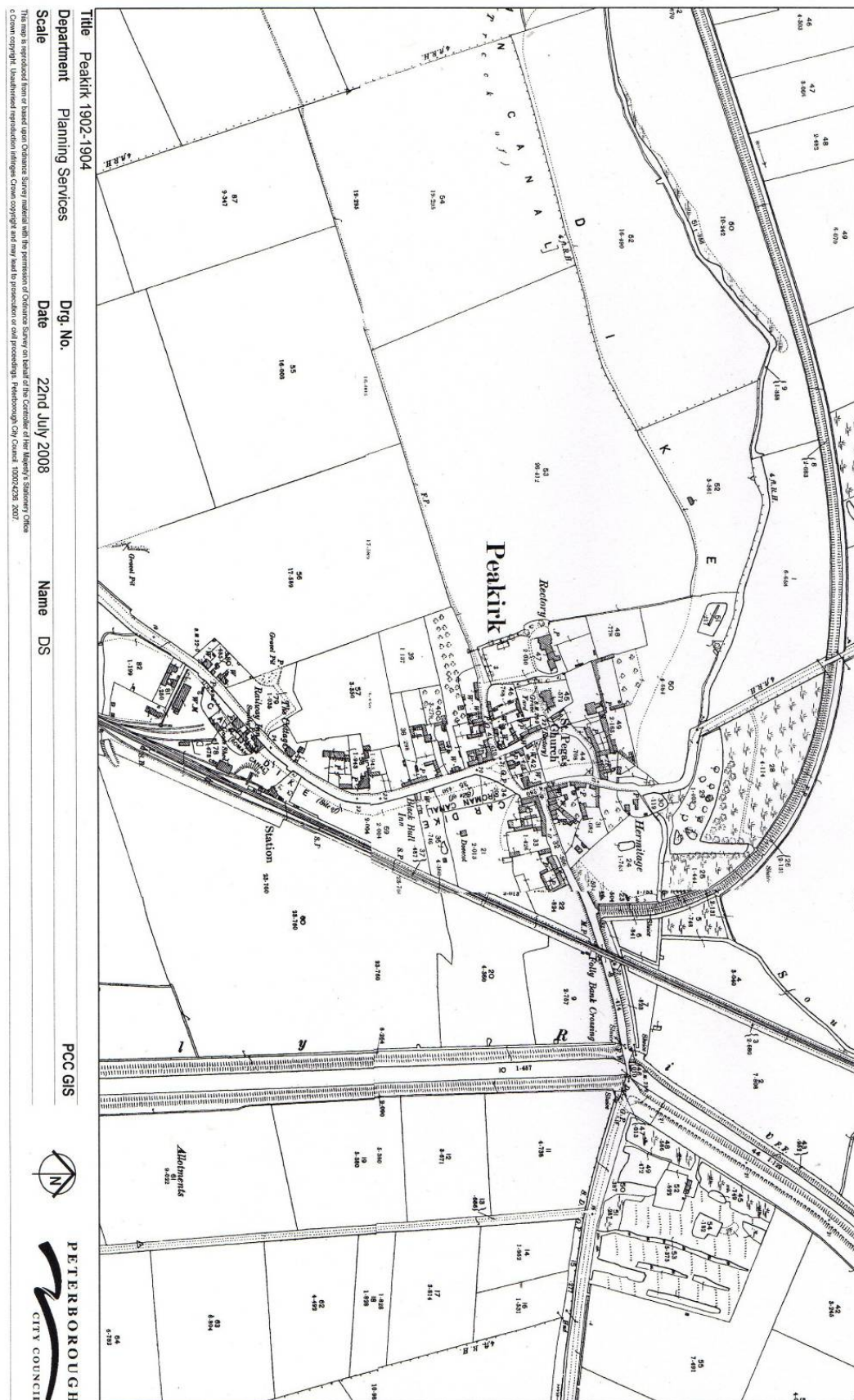
(Crown Copyright)

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Annexe 1.3 The Northants Ordnance Survey 1885-1892



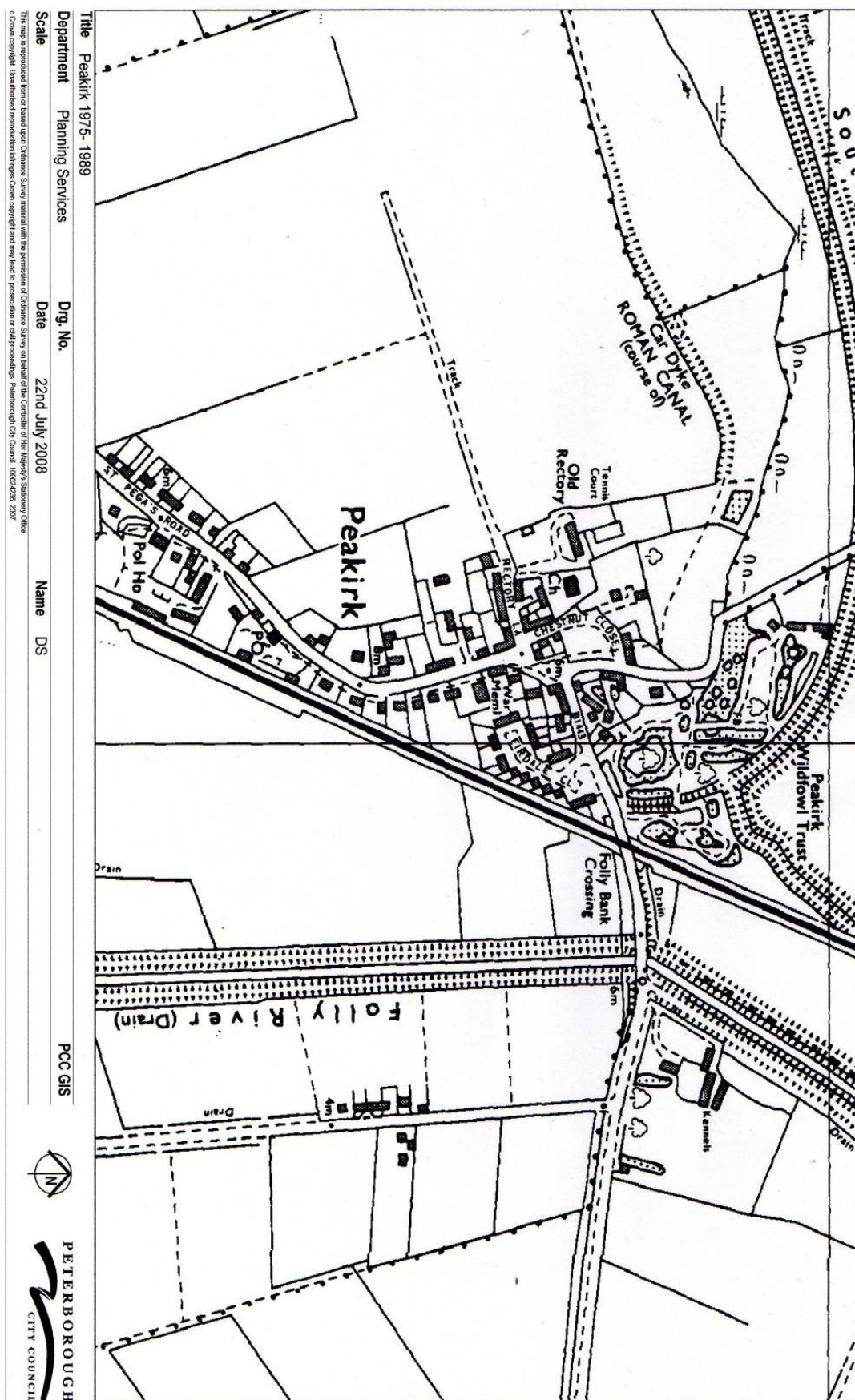
Annexe 1. 4 The Northants Ordnance Survey 1902-1904



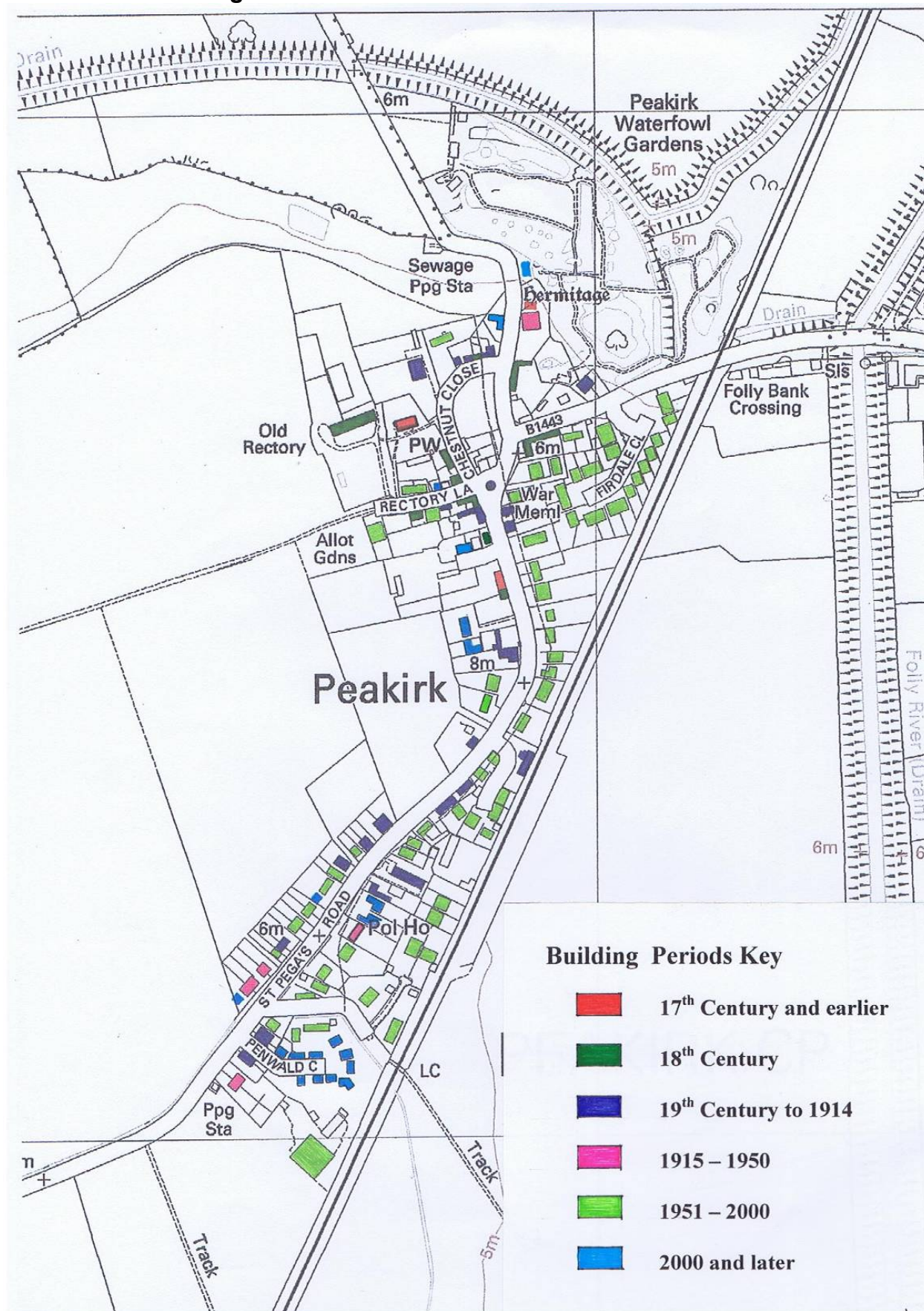
Annexe 1. 5 The Northants Ordnance Survey 1938-1953



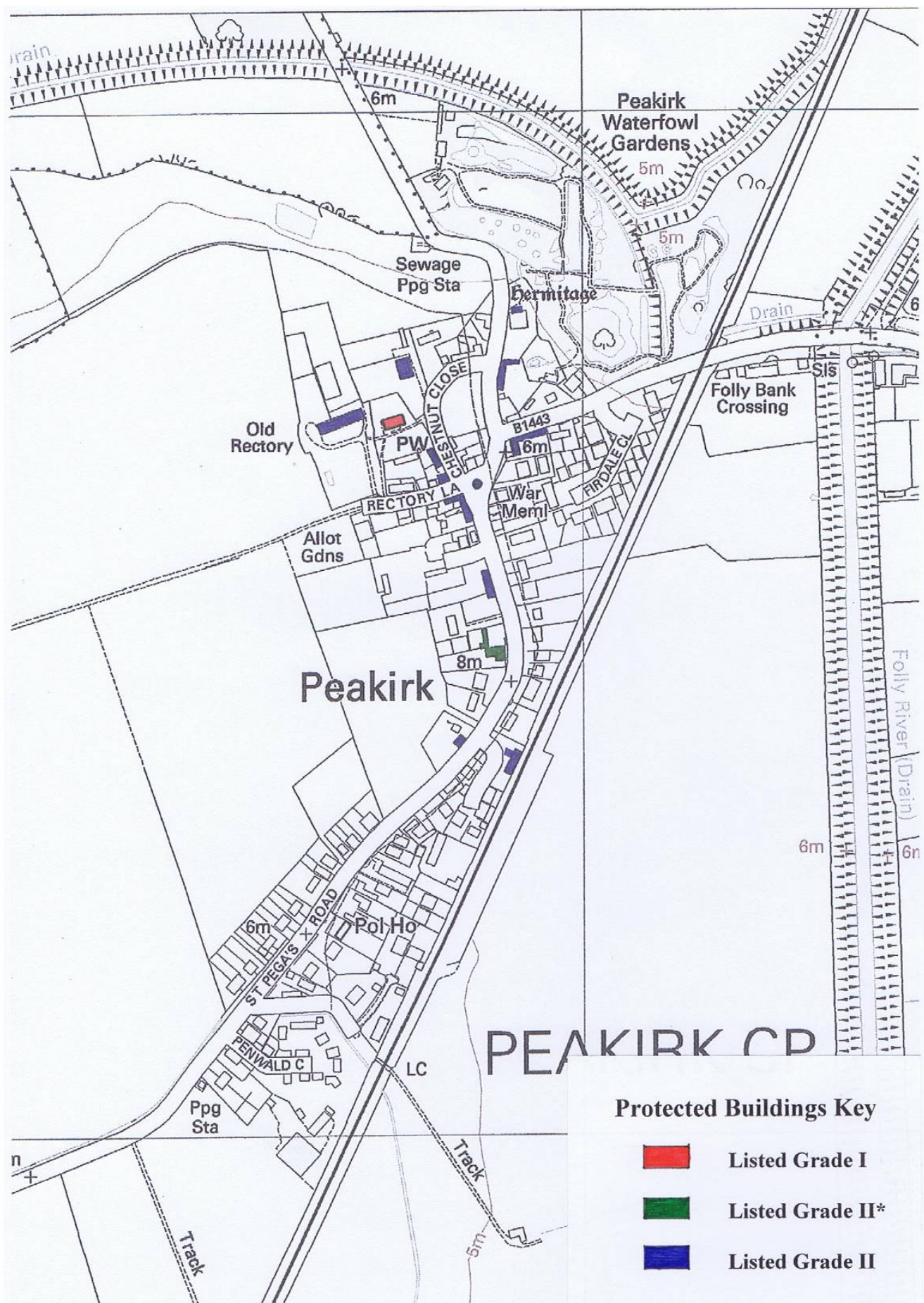
Annexe 1. 6 The Northants Ordnance Survey 1975



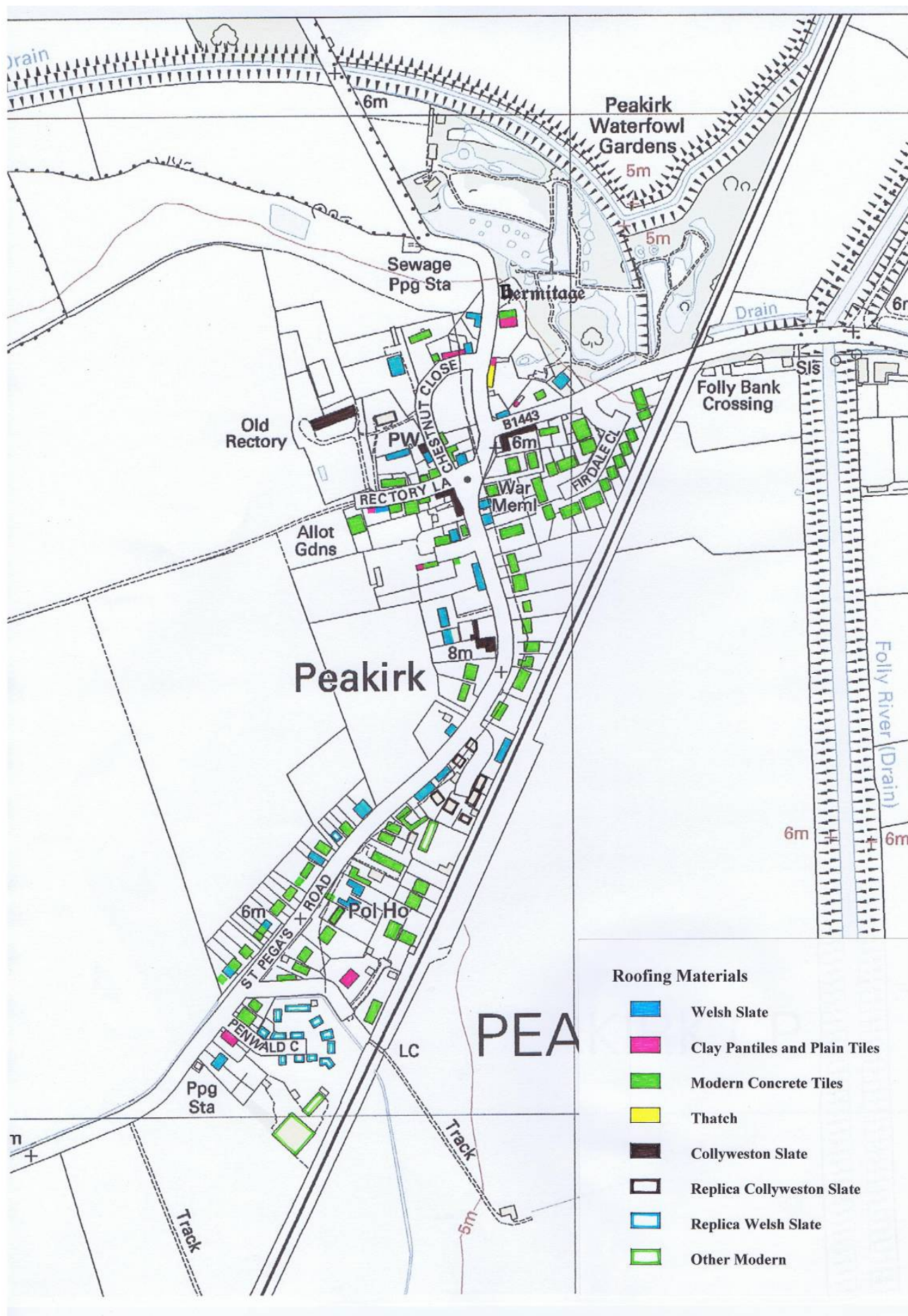
Annexe 2 The Evidence Base
Annexe 2.1 Building Periods



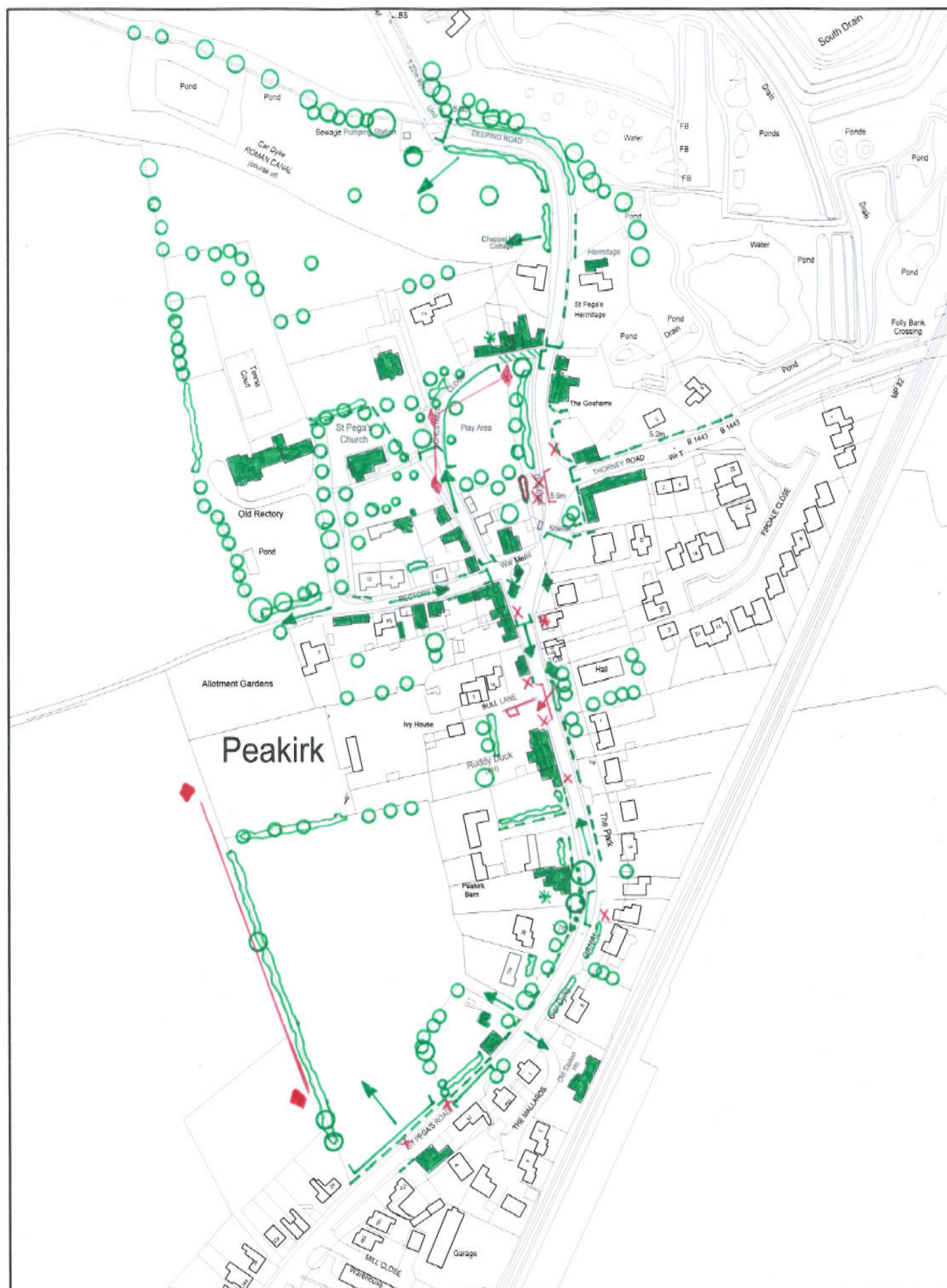
Annexe 2.2 Protected Buildings



Annexe 2.3 Roofing Materials



Annexe 2.4 Townscape Analysis Map



Title Annexe 2.4 Townscape Analysis Map

Department Built Environment

Drg. No.

PCC GIS

Scale Not to scale

Date December 2009

Name JD

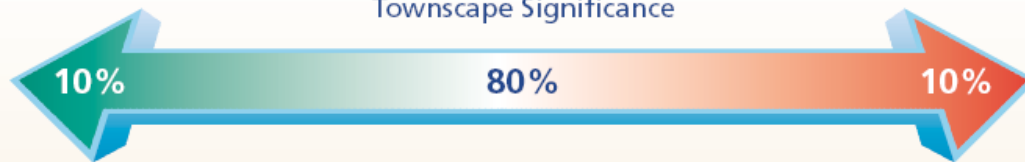


PETERBOROUGH
CITY COUNCIL

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Base Data Sheet – Key to Townscape Symbols

Townscape Significance



Positive Townscape

SPACES

Vertical Enclosure	
Static Enclosure	
Dynamic Enclosure	
Changes in Level	
Views and Vistas	

ENCLOSING ELEMENTS

Buildings	
Walls	
Fences and Railings	
Trees	
Hedges	
Other	

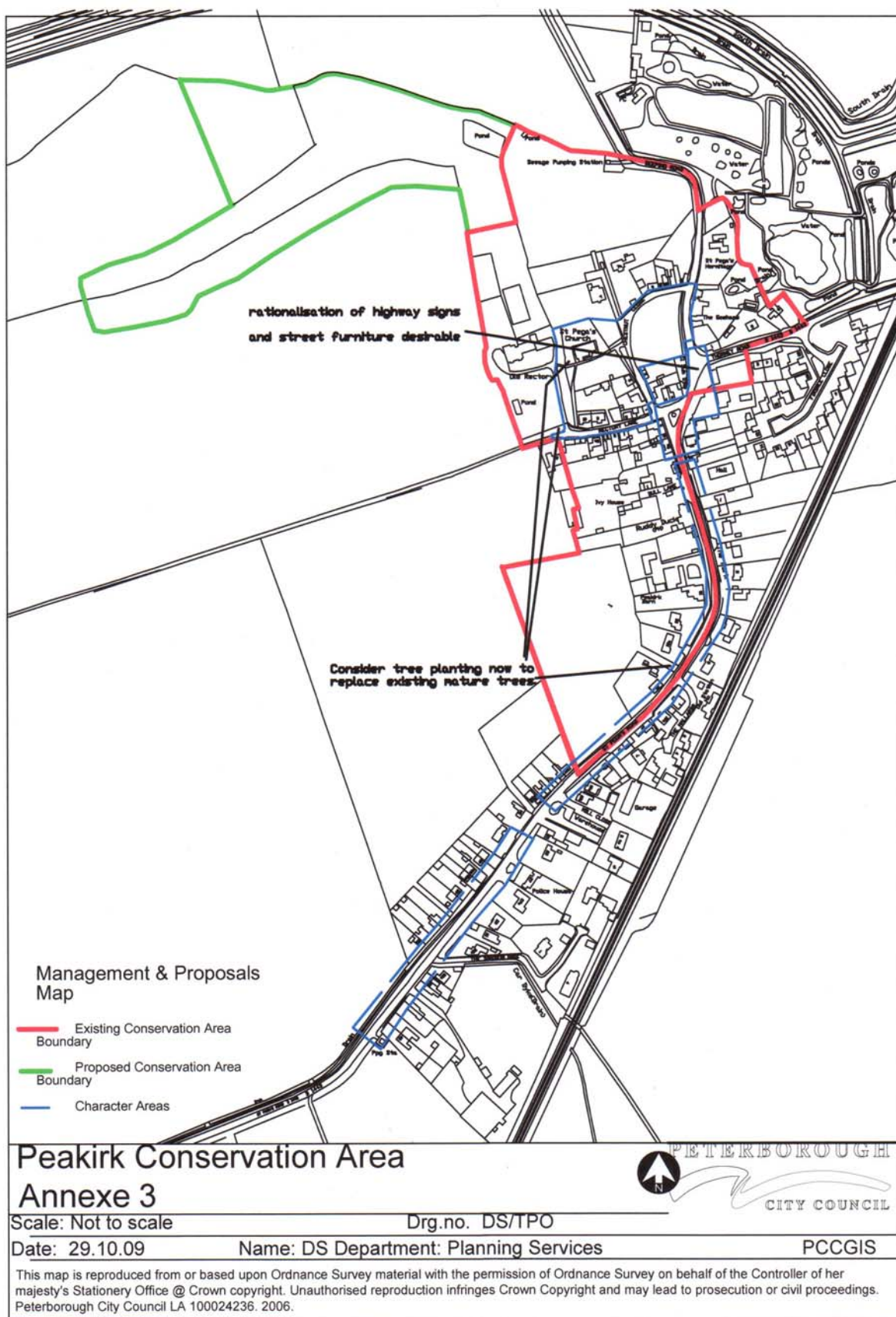
Negative Townscape

DETAILS

Architectural	*
Street Furniture	X
Advertisements	A
Floorscape	
Other	◇

TOWNSCAPE ELEMENTS	KEY	POSITIVE CONTRIBUTIONS	NEGATIVE CONTRIBUTIONS
SPACES			
Vertical Enclosure			
Static Enclosure		7	2
Dynamic Enclosure		3	
Changes in Level			
Views and Vistas		9	1
Sub Total		19	3
ENCLOSING ELEMENTS			
Buildings		29	1
Walls		23	2
Fences and Railings		1	
Trees		97	
Hedges		16	1
Other			
Sub Total		166	4
DETAILS			
Architectural	*	2	1
Street Furniture	X		10
Advertisements	A		
Floorscape		1	1
Other	◇	3	2
Sub Total		6	14
TOTALS		191	21

Annexe 3 Management and Proposals Plan



Annexe 4 Listed Buildings - Grade II unless otherwise stated

Church of St Pega , Chestnut Close (Grade I)

Traces of C11 work in east end of nave but principally from C12. The west wall of the nave is from an aisless Norman building and has 3 flat buttresses with set-offs and C13 lancet. Over the west end is a Norman gabled bellcote with 3 round-arched bell-openings. Nave also has Norman south doorway with one order of colonnettes and tympanum with fan design, and arch with zigzag carving.

The nave has cusped lancet clerestorey windows and parapet with moulded coping. North aisle of circa 1170 has plain chamfered round arched doorway and 3-light straight headed windows. South aisle has 3-light straight headed window with hood mould with ball flower decoration. C13 lancet in west end of both aisles. South porch has double-chamfered pointed arch and semi-circular responds. Late C15 chancel, rebuilt in C15, has 2 Perpendicular 4-centred arch 3-light south windows and large Perpendicular 5-light 4-centred arch east window. Chapel on north side of chancel has Perpendicular north window and east window with 2 ogee-headed lights.

Interior: C12 3-bay north arcade with circular piers with scalloped capitals and square abaci, and roll-moulded round arches. South arcade Early English with double chamfered pointed arches and circular piers with capitals and abaci with nailhead decoration. Transitional chancel arch with tall double-chamfer arch and circular responds, one capital has waterleaf decoration, the other has deep undercut foliage. Chapel arch to chancel is pointed with roll mouldings and circular responds with scalloped capitals. Depressed tiebeam nave and chancel roofs. C14 head corbels in north aisle. Screen between north aisle and chapel appears to have Perpendicular fragments. Lectern has early C14 stem with attached shafts. Plain octagonal font C14? Remainder of furnishings Victorian.

A fine series of wall paintings has been uncovered, mostly C14, depicting the Crucifixion, the miracle of Longinus, the Deposition, the Entombment and the Resurrection and appearance to Mary Magdelene, and a St Christopher. Stained glass east window by Kempe and Tower circa 1914. St Pega, a unique dedication, was sister of St Guthlac, the founder of the monastery of Crowland. VCH Northants Vol II.

No 3 Chestnut Close

Late C18/early C19 cottage. Coursed stone rubble. Concrete tile roof with gabled ends. Two storeys. Two window range. Modern casements in original openings with voussoired heads. Similar head to central doorway with modern door. Brick end chimney stacks. Included for group value.

No 5 Chestnut Close

C18 brick cottage with Collyweston stone roof with coped gable ends with tumbled brickwork. Brick dentil eaves. Two storeys. Two window range. Small modern casements with glazing bars in original segmental arched openings. Central doorway partly blocked to form window with segmental head. End chimney stacks. Single storey wing to left with pantile roof and modern door.

No 7 Chestnut Close

Early C19 house. Coursed stone with ashlar dressings. Low pitched slate hipped roof with oversailing eaves. Two storeys. Three bays. Sashes with glazing bars, stone lintels with keyblocks. Central doorway with plain stone architrave with keyblock and rectangular fanlight and panelled and glazed door. Gothic cast iron lattice porch with pointed arch and balcony above with intersecting traceried balustrade.

No 21 (The Goshams) (formerly listed as House 65 yds south of the Hermitage) Chestnut Close

Dated 1730. Small stone house with ashlar front. Thatched roof with gabled ends. Band at first floor level. Two storeys. Two window range. Late C19 3-light casements in original openings with flat stone arches. Roughcast brick end chimney stacks. Diamond-shaped tablet on front, date "1730" with cornice over.

Hermitage, Northborough Road

Small chapel on site of and successor to, St Pega's cell of circa C 8. Erected by John de Wynbeck. Small 2 cell building. Nave C15 and chancel circa 1300. Heavily restored and remodelled into C13 form in 1880 and again in C20 as a convent chapel. Coursed stone with steeply pitched plain tile roof with coped gable ends. Three stepped lancets in west end. The chancel has C15 east window. Early English style south door with 3-light window to side. St Pega was sister of St Guthlac, the founder of Crowland. VCH Northants Vol II.

The Old Rectory and Rectory Cottage (formerly listed as Rectory), Rectory Lane (north side)

C18 house with C19 alterations and additions. Coursed stone rubble with rusticated joins. Double span Collyweston stone roofs with coped gable ends. Band at floor level. Two storeys. Five bays. First floor

sashes with glazing bars in stone frames with small keyblocks. Ground floor, 2 large early C19, square bay windows of ashlar with sashes. Doorway at side. Ashlar chimney stacks with cornices. Mid C19 addition at rear, also stone. Lower 2 storey wing to right (east), also C18, coursed stone with Collyweston stone roof with gabled ends, 2 storeys, 3 window range, sashes and modern casements, ashlar chimney stack with cornice.

Stables adjoining to east of The Old Rectory, Recoroy Lane (north side)

C18 range of stables adjoining The Old Rectory. Coursed stone rubble with 'Collyweston stone roof with gabled ends. One storey and attic. Ground floor, modern coach house doors, with stable window to right. Two gabled dormers above with loft doors, single storey stable range adjoining at right angles to north.

Village Cross, St Pega's Road (west side)

Dated 1904. Copy of Helpston Cross. Tall octagonal pedestal, the sides have crocketed gables and crocketed pinnacles to the corners, and crenellation above. Surmounted by octagonal shaft with gabled head and cross. Standing on stepped base. Initials "EJ" and date "1904" on pedestal.

No 6 (Corner House) St Pega's Road (west side)

Early C18 house. Coursed stone rubble. Concrete tile roof with coped gable end. Two storeys. Three window range. Large modern casements and central modern door. Central and end brick chimney stacks.

No 8 and barn and stables adjoining to south, St Pega's Road (west side)

Early C19 house and barn and stables adjoining south. Coursed stone rubble range with Collyweston stone roof with gabled ends. Two storeys. The house, one window range with modern casements, and door in original openings with keystones. The stables and barn have a small loft door and stable door to road. At rear facing yard is a barn doorway with segmental brick arch. Included for group value.

Ruddy Duck Public House St Pega's Road (west side)

Long late C17 range, formerly a row of cottages. Coursed stone rubble with steeply pitched roof with gabled ends. Two storeys. Four widely spaced windows. First floor, 2 and 3-light casements with leaded panes. Ground floor, modern casements and concrete lintels. Blocked central door. Brick ridge stacks. Modern brick one storey extension at rear. Interior has been extensively altered but retains some stopped chamfer ceiling beams.

No 14 St Pega's Road (west side)

Late C18 cottage. Coursed stone rubble with low-pitched slate roof with gabled ends. Two storeys. Three window range. First floor, small casements, ground floor, sashes, all with glazing bars. Central modern plank door. Red brick end stacks. Included for group value.

Greystones (formerly listed as Peakirk House) St Pega's Road (west side) Grade II*

C18 stone house with ashlar facade with parapet modillion cornice and band at first floor level. Two storeys and attic. Five bays. Sashes with glazing bars in moulded architraves. Centre first floor Venetian window with pilasters entablature and bracketed sill. Central doorway with panelled pilasters and pediment on console brackets, and fielded panel door with top panels glazed. Three hipped dormers. Steeply pitched Collyweston stone roof with coped gable ends and ashlar end stacks. Gabled wing at rear with large end stack. C19 rear addition with ornate cast iron porch. Interior has a plain early C19 staircase.

Gates immediately to east of Greystones, St Pega's Road (west side)

Mid C19 wrought iron gates, the garden area railings on either side are modern. Included for group value.

No 18 (The Grange) St Pega's Road (west side)

formerly listed as The Cottage) and garden area railings and gate immediately south-east
arly C19 house. Coursed stone with rusticated quoins. Low pitched hipped roof. Two storeys. Three bays. Sashes with glazing bars in moulded stone architraves with keyblocks. Central rusticated round arched doorway with semi-circular fanlight with radial bars, and 6 panel door and panelled reveals. Including heavy cast iron garden area railings and gate with trefoiled circles and ogee arches with finials. Mounted on dwarf stone wall with small ashlar piers at each end.

No 1 (Weststones) St Pega's Road (east side)

Probably C18 with re-used C17 windows on ground floor and remodelled in early C19. Coursed stone rubble with flush quoins. Collyweston stone roof with gabled ends. Long 2 storey 4 window range.

Ground floor, four 3-light ovolo moulded stone mullion windows with cornices. Four modern first floor casements. Central doorway with chamfered frame and panelled door. Victorian ashlar gabled porch with 4 centred arch. Ashlar end and ridge stacks with cornices.

Former Railway Station St Pega's Road (east side)

Built in 1848, for opening of the GNR loop line, with later alterations and extensions. Italianate gault brick building with low pitched hipped slate roofs with wide eaves. The main range facing the line is single storeyed with a low gabled entrance canopy over recess with round arched doorway, and left hand tripartite round arched windows. Right hand 3 storey tower with pyramidal roof and round headed windows. The platform has been dismantled. At the rear are one and 2 storey wings with gabled and hipped roof at various levels forming stepped profile terminating in the tower roof.

Annexe 5 Statutory Planning Policies

Peakirk Conservation Area is covered by the Replacement Peterborough Local Plan 2005. The following is a summary of the main policies that protect the conservation area:

www.peterborough.gov.uk

Policy H8	Village envelopes
H11	Group settlements
H15	Residential density
H16	Residential design and amenity
OIW10	Employment uses in villages
T10	Car and motorcycle parking requirements
R10	Shops in villages
R11	Loss of shops or A3 uses in villages
LT3	Controls over the loss of open space
DA1	Townscape and urban design
DA2	The effect of development on an area
DA6	Controls over tandem, backland and piecemeal development
DA9	Protected spaces and frontages in villages
CBE2	Areas of archaeological potential or importance
CBE3	Development affecting conservation areas
CBE4	Controls over demolition of buildings in conservation areas
CBE6	Control of alterations and extensions to a listed building
CBE7	Control of development affecting the setting of a listed building
CBE8	Sub-division of the grounds of a listed building
CBE11	Controls over Buildings of Local Importance
LNE9	Landscaping implications of development proposals
LNE10	Detailed elements of landscaping schemes
LNE11	Ancient, semi-natural woodland and veteran trees
LNE12	Hedgerows
LNE13	Controls over ponds, wetlands and watercourses
IMP1	Planning obligations

Annexe 6 Effect of Conservation Area Status

Conservation area designation has the following implications:

- Permitted development rights that make a planning application unnecessary for some minor alterations and extensions to dwellings are more restricted within a Conservation Area. Planning permission is required for external cladding and painting, boundary walls, roof alterations, the formation of hard surfaces and additional controls over the positioning of satellite dishes. **You are advised to contact the council concerning any proposed works to determine whether or not an application is required**

- Special attention must be paid to the character and appearance of the conservation areas when determining planning applications. Planning applications are advertised for public comment and any views expressed are taken into account. Applicants are encouraged to discuss ideas for development proposals with planning officers prior to submitting a planning application
- Conservation Area Consent is required for the demolition of unlisted buildings and certain gates, fences and walls. It is advisable to contact the council to confirm whether your proposal will require consent
- Trees within conservation areas are covered by the Town and Country Planning Act 1990 (as amended). It is an offence to cut down, top, lop uproot or wilfully damage or destroy a tree having a diameter exceeding 75mm at a point 1.5m above ground level. The local planning authority must be given 6 weeks notice of works to trees within a conservation area. Failure to give notice renders the person liable to the same penalties as for contravention of a Tree Preservation Order
- Tree Preservation Orders are used to secure the preservation of trees, where their removal would have a significant impact on the local environment and its enjoyment by the public. The local planning authority is required to undertake assessment from a public place, such as a road or footpath. The importance of trees as wildlife habitats will be taken into consideration. There is a strong presumption against any form of development or change of use of land which is likely to damage or prejudice the future long term existence of trees covered by a Tree Preservation Order

A potential additional means of planning control available to a local authority is the ability to apply an Article 4 Direction Order to residential properties:

An Article 4 Direction made under the Planning Act removes some or all 'permitted development rights' from significant elevations, normally front and side. Alterations such as replacement doors, windows and porches, the creation of hard standings and the removal of original boundary enclosures may be insignificant as individual alterations. However, the cumulative effect of these alterations together with the removal of other architectural details such as chimneys, ridge tiles and decorative timber work leads to erosion of character and appearance. An Article 4 Direction requires planning permission to be obtained for these minor developments. No planning fee is paid in these circumstances. There are currently no Article 4 Directions in Peakirk.