

# Peterborough Extensive Urban Survey Report

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The project was managed by Sally Croft, Senior Archaeological Officer at Cambridgeshire County Council and by Darren Sharpe, Manager of the Historic and Environment Team at Peterborough City Council. The work was carried out by Ruth Beckley at Cambridgeshire County Council and overseen by Dr Rebecca Casa Hatton at Peterborough City Council.

Figures are not reproduced to scale.

## Abbreviations

CCC Cambridgeshire County Council

EUS Extensive Urban Survey

HER Historic Environment Record

MPB Monument Peterborough (unique identifier in the Peterborough HBSMR)

NPPF National Planning Policy Framework

NHLE National Heritage Listing Entry

NVRC Nene Valley Research Committee

NVAT Nene Valley Archaeological Trust

PCC Peterborough City Council

PPG16 Planning Policy Guidance 16 (Archaeology and Planning)

PPS5 Planning Policy Statement 5 (Historic Environment)

HER Primary Reference Number

## 1 SUMMARY

This report is the result of a joint project by Peterborough City Council and Cambridgeshire County Council with funding from Historic England to examine the historic core of Peterborough through the implementation of an Extensive Urban Survey. This project aimed to collate and re-evaluate Peterborough's known urban archaeological resource. It provided a comprehensive, updated and consistent information baseline which will be used to inform regeneration proposals, land use and general planning strategies, and to promote detailed research.

This project follows on from the Peterborough Cathedral Survey, also funded by Historic England (HEEP Project 4733), that has already substantially enhanced Peterborough Historic Environment Record for the Precincts area. The Cathedral Survey has highlighted the significant potential for added value within the historic Precincts, and has resulted in the addition and/or enhancement of relevant records and images in the current database.

The primary phase of the Extensive Urban Survey project was to enhance the existing Peterborough Historic Environment Record database to create a baseline dataset for the report. This resulted in the creation of approximately 120 new records derived from cartographic and documentary evidence primarily dating to the late post medieval and modern periods, as well as the enhancement of the relevant dataset.

Development in the 20<sup>th</sup> century has afforded the opportunity to investigate the archaeology of the town with 167 archaeological investigations recorded since the later part of the 19<sup>th</sup> century. This work resulted in a wealth of archaeological knowledge about the town, from the original construction of the monastery and its burghal style defences to the abandonment of the original Anglo-Saxon vill in favour of the planned medieval settlement. A significant archaeological discovery that should be rated of national significance is represented by the medieval leper cemetery Midland Road, while other findings of regional significance include evidence for the medieval town from investigations at the Still and in Market Square, together with remains of the burghal defences and the town ditch excavated at Long Causeway.

Peterborough sits on the edge of the Fens where the River Nene flows into it. Its location on higher ground overlooking the river valley and the Fens played an important part in the history of the town, encouraging movement and settlement throughout the landscape.

In the prehistoric and Roman periods the establishment of a network of road and waterways, including the Fen Causeway and the Car Dyke, as well as evidence from the study area suggested the presence of two areas of probable activity to the east at Fengate near the Car Dyke, and to the west at Westfield Road near the Fen Causeway.

The siting of the Anglo-Saxon monastery at this location took advantage of the rich surrounding countryside, thriving on numerous donations of land and tithes (Anglo-Saxon Chronicles). The origins of the town dates to the 7<sup>th</sup> century when a monastery was founded at a favourable location in the landscape taking advantage of the natural high ground, the proximity to prime agricultural land in the environs and the existing network of routes. Documentary evidence suggests that the original civil settlement may have been located to the northeast of the monastery although, at present, there is no archaeological evidence to support this. The Danish invasions of the 9<sup>th</sup> century transferred control of the town from the Mercians to the Danes until the late 10<sup>th</sup> century when control was restored and the monastery rebuilt. Peterborough remained a place of some conflict during the Norman invasions and the immediate post Conquest period, with documentary sources suggesting Hereward the Wake attacked the town in 1069 AD.

There is evidence that the monastery was rebuilt in the late 11<sup>th</sup> century, when the castle motte and bailey complex at Tout Hill was constructed to the north of the abbey, continuing into the early 12<sup>th</sup> century, when it was substantially altered. The earlier Anglo-Saxon civil settlement may have been abandoned at this time in favour of the planned medieval town laid out to the west of the monastery surrounding the large market place. Throughout the medieval period Peterborough remained a small but influential town. Transport links ensured that it remained regionally important for trade purposes, while the monastery and its network of granges and fairs ensured that it remained a significant place of pilgrimage and religious status.

The post medieval period saw a gradual decline in trade with the partial silting of rivers and canals. Following the Dissolution of the Monasteries in the mid-16<sup>th</sup> century, the abbey became a Cathedral, the redrawn diocesan boundaries with the newly founded Cathedral at its head reinforced the religious status of the town.

A new boom of settlement and activity began in the 19<sup>th</sup> century with the advent of the railways, when Peterborough became an important connection between several lines, including the northern line connecting London to York as well as the east-west lines between Ely and the Midlands. This new growth has steadily increased into the 20<sup>th</sup> century despite the decline of the railway industry in the 1960s with a transition to industry and commerce driving the New Town development from the 1960s onwards.

The modern town has seen substantial expansion that has affected the settlement's historic core. In consequence, the creation of this report with accompanying enhanced dataset has sought to better understand the heritage of Peterborough City Centre by extending the evidence from the Cathedral Survey Project, in order to guide future investigations under the National Planning Policy Framework and local policies. The project has sought to build upon the existing character areas drawn up as part of the Conservation Area Assessment, with the introduction of a further five areas based primarily on the significance of their below ground evidence.

Historic Character Areas		Heritage Significance	
Number	Name	Above Ground	Below Ground
1	Bridge St, Long Causeway and Cathedral Square	High	High
2	Cowgate	High	Unknown
3	Priestgate	High	High
4	Westgate	Medium	Medium
5	Cathedral Precinctss & Memorial Gardens	High	High
6	Boongate	Low	Unknown
7	Westfield Road	Low	High
8	Bridge Street	Low	Medium
9	New Town	Low	Low
10	Cumbergate	Low	Medium

*Table 1 Summary of Character areas in Peterborough EUS area*

## 2 CONTEXT

### 2.1 LOCATION AND SETTING

The study area comprises the historic core of Peterborough until the late 19<sup>th</sup> century and covers approximately 6km<sup>2</sup> of land. Although considered a borough for parliamentary purposes since the 16<sup>th</sup> century, Peterborough remained a small town until the 1850s when the introduction of the railways galvanised town development (**Figure 1**). Historically, settlement north of the river Nene formed part of Northamptonshire, while settlement south of the river formed part of Huntingdonshire. In 1965 Peterborough merged with Huntingdonshire to become the short-lived county of Huntingdonshire and Peterborough before merging with Cambridgeshire in 1974. More recently, in 1998 Peterborough City became a separate unitary authority with the administrative boundary moving further south.

The Soke of Peterborough is an historic region encompassing approximately 20 parishes in the historic county of Northamptonshire. The Soke, known as the Liberty of Peterborough, was under the jurisdiction of the abbot of Peterborough Abbey, who held a number of legal privileges from the Crown, including the right to hold a court, receive fines and control an area of jurisdiction (Gaches, 1905), as decreed in its original foundation (Anglo-Saxon Chronicles).

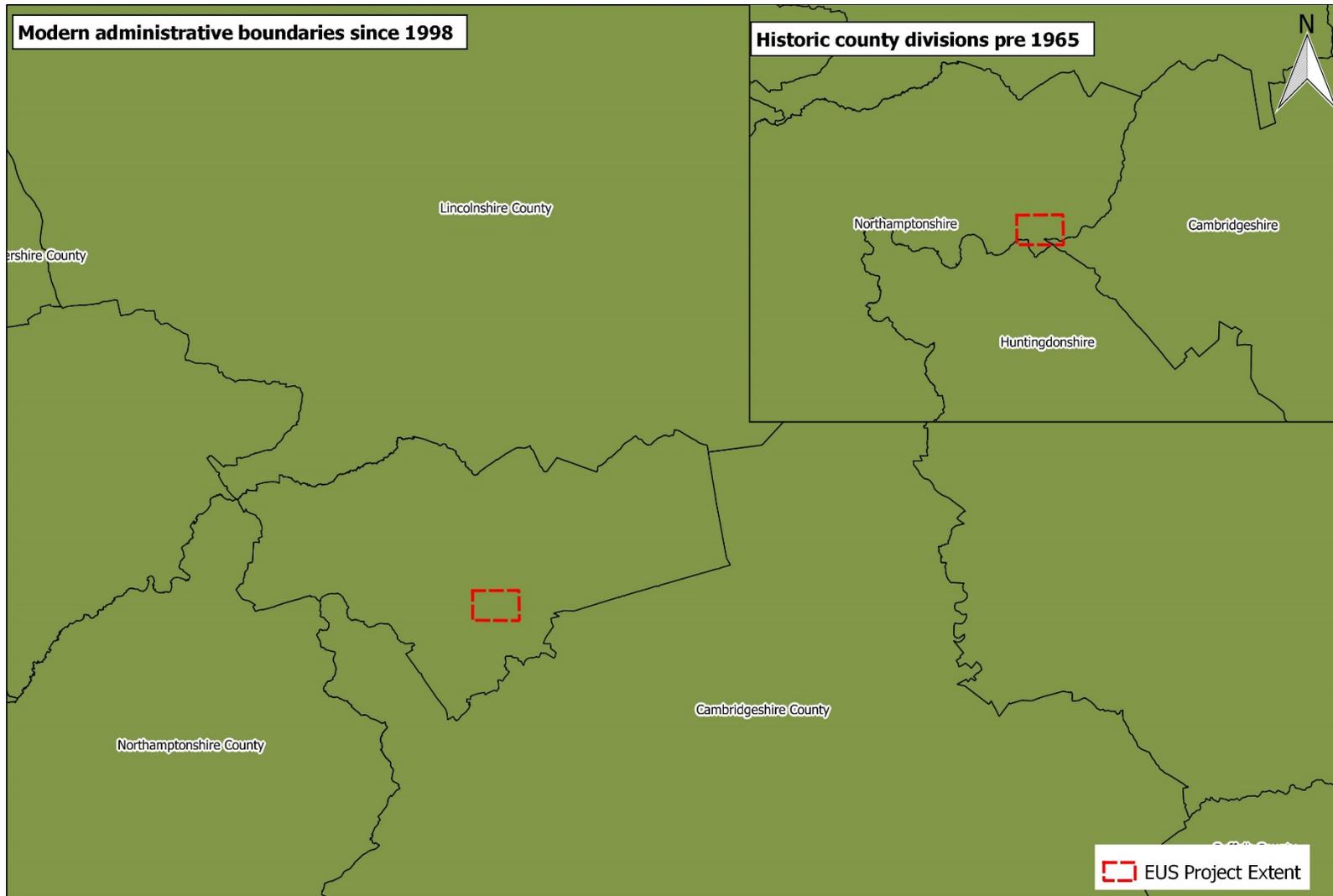
### 2.2 GEOLOGY AND TOPOGRAPHY

Peterborough sits close to the River Nene where it flows through the expanse of the Fens, at a point where the Nene could be crossed. Within the project area there are at least three reported fording points at the site of the current bridge, across the Cats Water and at Woodston. From the river valley the land rises to the north 10m above sea level to a low ridge roughly outlined by the modern path of Longthorpe Parkway, and to 20m above sea level outlined by the modern Soke Parkway (**Figure 2**). South of the river, the land rises to 10m above sea level at the Woodston headland, with the railway line following much the ridge present here. The relative uplands of the Peterborough landscape combined with the fording points across the river made the area a prime location for settlement since at least the Neolithic period.

The underlying geology at Peterborough is Jurassic Kellaways Formation and Oxford Clay Formation (<https://www.bgs.ac.uk/lexicon/lexicon.cfm?pub=KLOX>) around Eastgate and New Fletton with Great Oolitic limestone (<https://www.bgs.ac.uk/lexicon/lexicon.cfm?pub=GOG>) along the valley (**Figure 3**). Superficial geology is represented only in pockets with river terrace gravels (<https://www.bgs.ac.uk/lexicon/lexicon.cfm?pub=RTDU>) at Fengate and Westwood Road, and alluvium (<https://www.bgs.ac.uk/lexicon/lexicon.cfm?pub=ALV>) along the river valley.

East of Peterborough, the Fenlands represent a c.4000km<sup>2</sup> expanse that drains into the Wash and covers substantial parts of Cambridgeshire, Lincolnshire, Norfolk and Suffolk. The River Nene is one of six rivers that link into the fens. The present Fen typically sits at a height of just 3-4m AOD (Above Ordnance Datum) and was a predominately wetland environment with meres and islands interspersed throughout from the Bronze Age until the implementation of drainage schemes from the post medieval period. Two types of fenland are present in Cambridgeshire, with silt fen occupying approximately half of the fens as far south as Guyhirn and Thorney bordered by a large swathe of peat fen that extends as far west as Peterborough itself. The desire to manage the fens has long been an important concern both for transport as well as access to the fertile farming land. The modern landscape of the fens is largely the product of a concerted drainage effort from the 17<sup>th</sup> century and has resulted in some major changes to the topography, with an overall lowering of the fen surface by up to 3 metres due to peat shrinkage. Drainage systems have been a significant part of the landscape of the fens

and the surrounding area since the Roman period when the Car Dyke and possibly also the Catswater were cut, followed by Morton's Leam in the medieval period.



Scale (at A4) 1:300,000

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Figure 1 Peterborough location

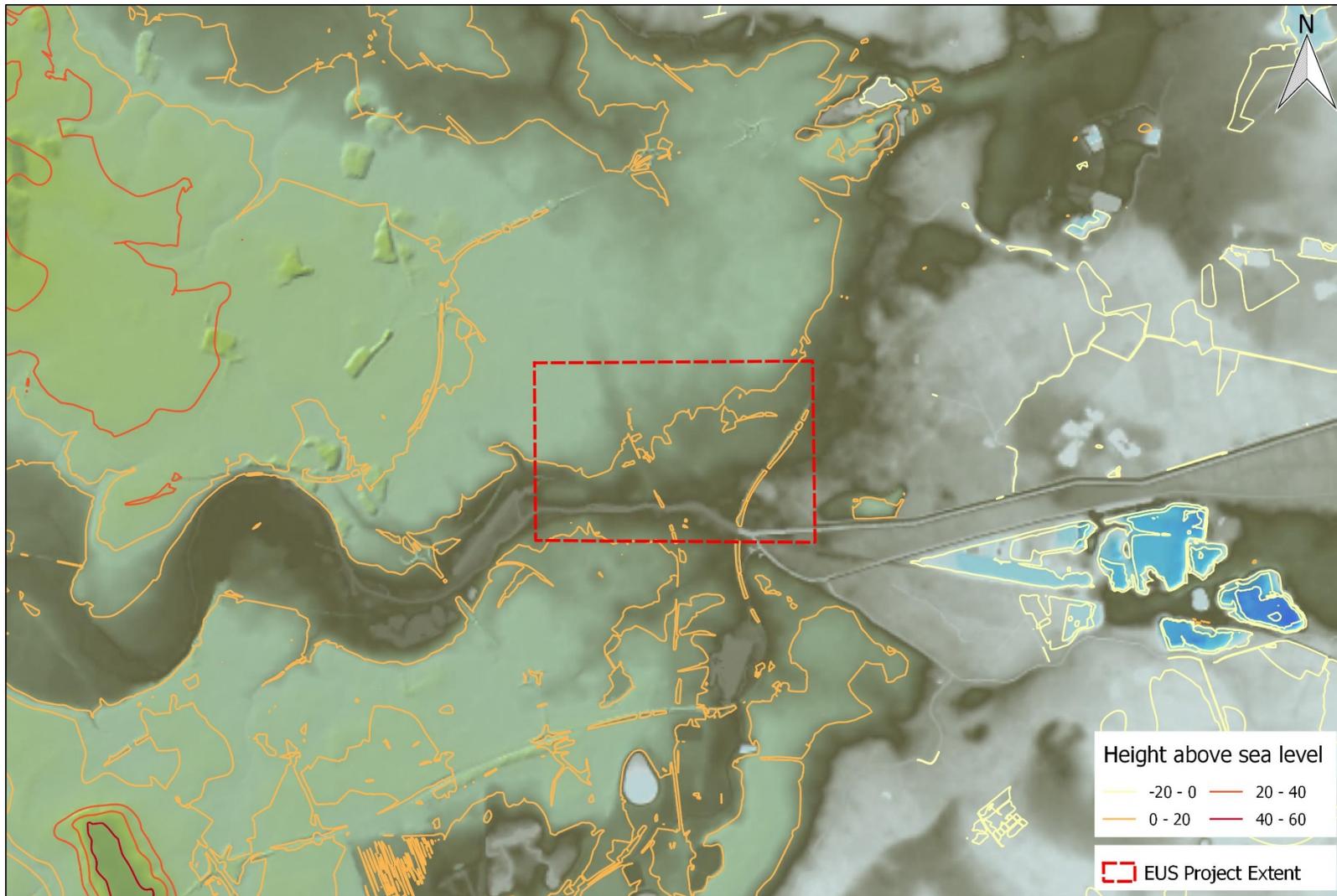
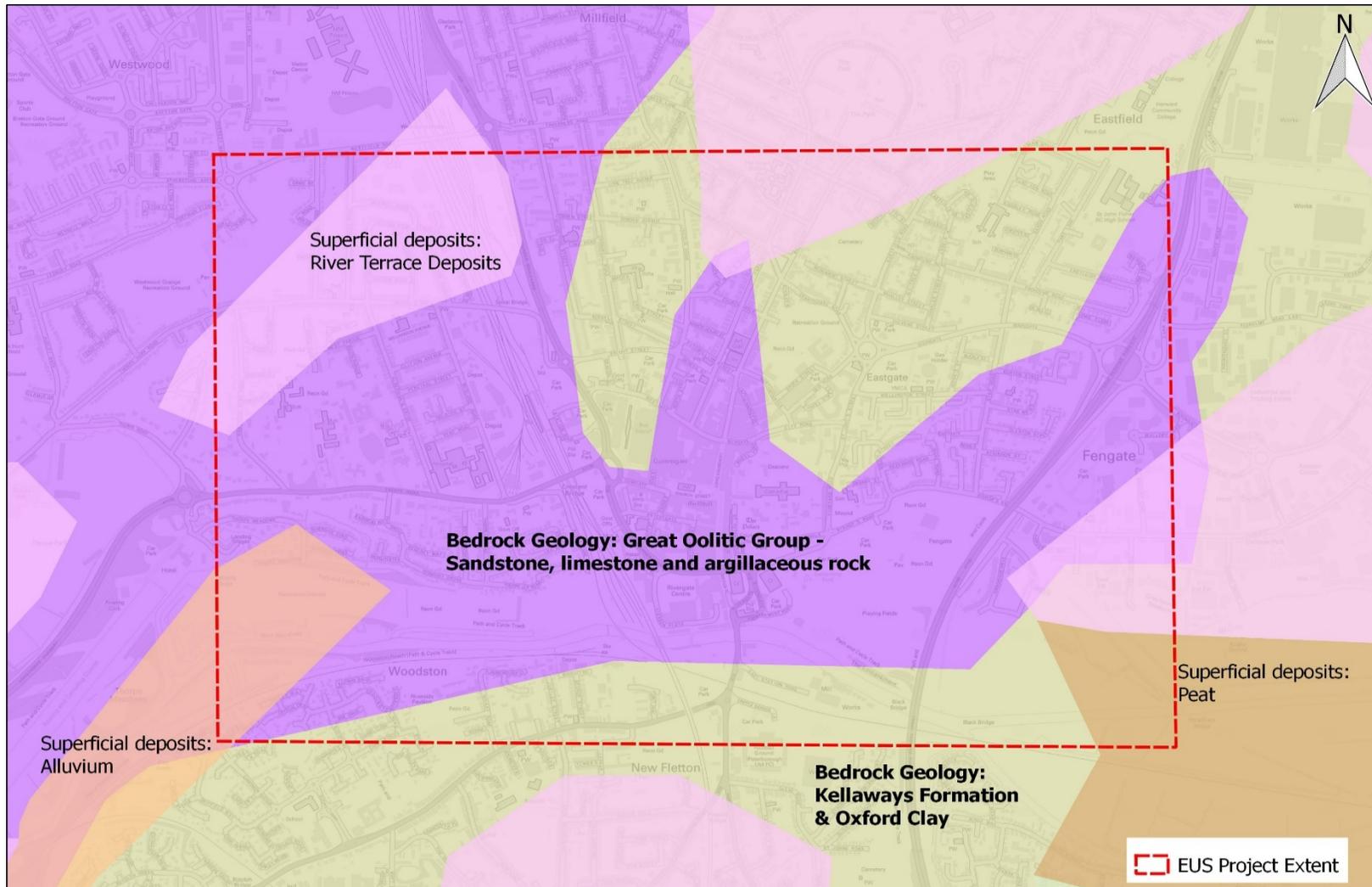


Figure 2 Peterborough topography



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Figure 3 Peterborough Geology (Contains British Geological Survey materials © UKRI [2019] 24/07/2019)

## 2.3 PREVIOUS ARCHAEOLOGICAL WORK

A total of 167 separate archaeological interventions, or 'events' have been identified during the course of this project – derived from antiquarian investigations, 20<sup>th</sup> century salvage recording, and development-led investigations, in addition to Cathedral works regulated by the Diocese. Previous archaeological fieldwork in the area of the Cathedral Precincts alone accounts for 70 of these archaeological investigations conducted since the late 19<sup>th</sup> century.

Most antiquarian investigations and observations – carried out primarily in the 19<sup>th</sup> century - were focused on the Cathedral area where a series of observations during construction and repair work revealed evidence of the earlier Anglo-Saxon church. The first discovery in 1882 by JT Irvine, Clerk of Works to Peterborough Cathedral, was reported in 1894 some 12 years after the event which, by then, had also been supplemented by yearly investigations between 1886 and 1889, along with further work in 1893 and 1894. This work, while fragmented in nature due to physical constraints in place by the existing building, has allowed a reasonable account of both the eastern end of the Anglo-Saxon church and the Norman abbey to be produced.

The early 20<sup>th</sup> century did not see extensive archaeological work, however, gravel extraction in the area continued to produce isolated finds and chance discoveries reported by local antiquarians. Two notable sites are the gravel pits at Fengate and the quarries at Westwood Road. At Fengate, workmen reported discoveries of flint and pottery, while subsequent recording by G Wyman Abbott indicated activity dating to the Neolithic to Iron Age period (Wyman Abbott 1910). At Westwood Road TJ Walker also recorded evidence of features, finds and inhumations of a likely Roman date (Walker 1899).

The 1960s to 1980s saw a programme of rescue investigation primarily by the Nene Valley Research Committee (later the Nene Valley Archaeological Trust), as a result of increased development of the New Town. Rescue investigation, by its very nature, was carried out only with the permission of developers and was often poorly funded and rapid. In consequence, full publication has been carried out at a much slower rate. Just over 20 investigations are recorded within the EUS area by the Nene Valley Research Committee during the period when Peterborough underwent major redevelopment with the construction of the inner ring road, amongst others in the 1970s. The most extensive work of this period was probably that at Bridge Street in the late 1970s where evidence associated with the medieval causeway and settlement from the 12<sup>th</sup> century onwards was recorded (O'Neill 1978).

The Cathedral Precincts continued to be a focus for archaeological investigation during this time with nine investigations by the Nene Valley Research Committee, Don Mackreth (the Cathedral Archaeologist), and English Heritage (now Historic England) primarily with the goal of investigating the extent and layout of the late Anglo-Saxon burh known to have existed in Peterborough. As a result of these investigations, it was determined that the Anglo-Saxon burh only encompassed the monastery and not the civil settlement which may have been located to the east in the Boongate area. Unfortunately, much of Don Mackreth's work both at the Cathedral and in the City Centre remains unpublished.

By far the most intensive period of archaeological investigation occurred in the period following the introduction of Planning Policy Guidance 16 (PPG 16) in 1990, its successor Planning Policy Statement 5 (PPS5) in 2010 and the current National Planning Policy Framework (NPPF) introduced in 2012 (revised 2018). Peterborough Cathedral Precincts remain subject to the Ecclesiastical planning system whereby a Faculty for work is obtained with archaeological monitoring carried out by the Cathedral Archaeologist, or a professional archaeological unit acting on their behalf. Since 1990, 127 archaeological investigations have been carried out within the project area, approximately 20 of which were within the Cathedral

Precincts. The types of archaeological investigation have varied, with 38 watching briefs monitoring construction work, 48 evaluations including test pitting and small-scale investigatory trenches, 33 larger-scale excavations, 20 building surveys and 5 geophysical surveys (**Figure 4**).

A relatively small number of these investigations were negative - just 19 of those carried out since 1990. Of these, two were borehole or auger surveys where little or no archaeological evidence was found due to the limited nature of the works. The remaining investigations largely comprised small scale works such as watching briefs or test pitting, and either encountered significant modern disturbance or development did not extend below relatively shallow depths.

As a result of the current planning led system of archaeological investigation, there are several areas of the city that have uncovered significant archaeological evidence of the historic settlement (**Figure 4**):

- Long Causeway. 1994-1995. *Birmingham University Field Archaeological Unit*. Evaluation and excavation revealed evidence of a substantial ditch thought to have been the town ditch outside the early medieval burh defences. Its significance lies in its contribution at a local level to the understanding of the formation of the city.
- The Still. 1995. *Cambridgeshire County Council Archaeological Field Unit*. This is a significant archaeological investigation within the urban core of Peterborough. Evidence of settlement activity from the 12<sup>th</sup> through to the 19<sup>th</sup> century was recorded on this site directly fronting onto the medieval street network.
- Cathedral Square. 2008-2010. *Northamptonshire Archaeology*. A programme of archaeological investigation over the market square revealed a sequence of features associated with the medieval settlement from its foundation in the 12<sup>th</sup> century through to the modern period. The extent of the investigations of an historic market place is unparalleled in the region.
- Midland Road. 2013-14. *Durham University Archaeological Services/York Archaeological Trust*. An evaluation and excavation identified the remains of over 140 inhumations representing a small portion of a leper cemetery associated with the medieval St Leonards Leper Hospital. Excavations of leper hospitals are rare and while no structural remains were encountered, its discovery has significance at a national scale.
- Cumbergate. 2001. *Cambridgeshire County Council Archaeological Field Unit*. An evaluation at subsequent excavation at the Queensgate centre that has provided evidence of late medieval leather working in the centre of the town.

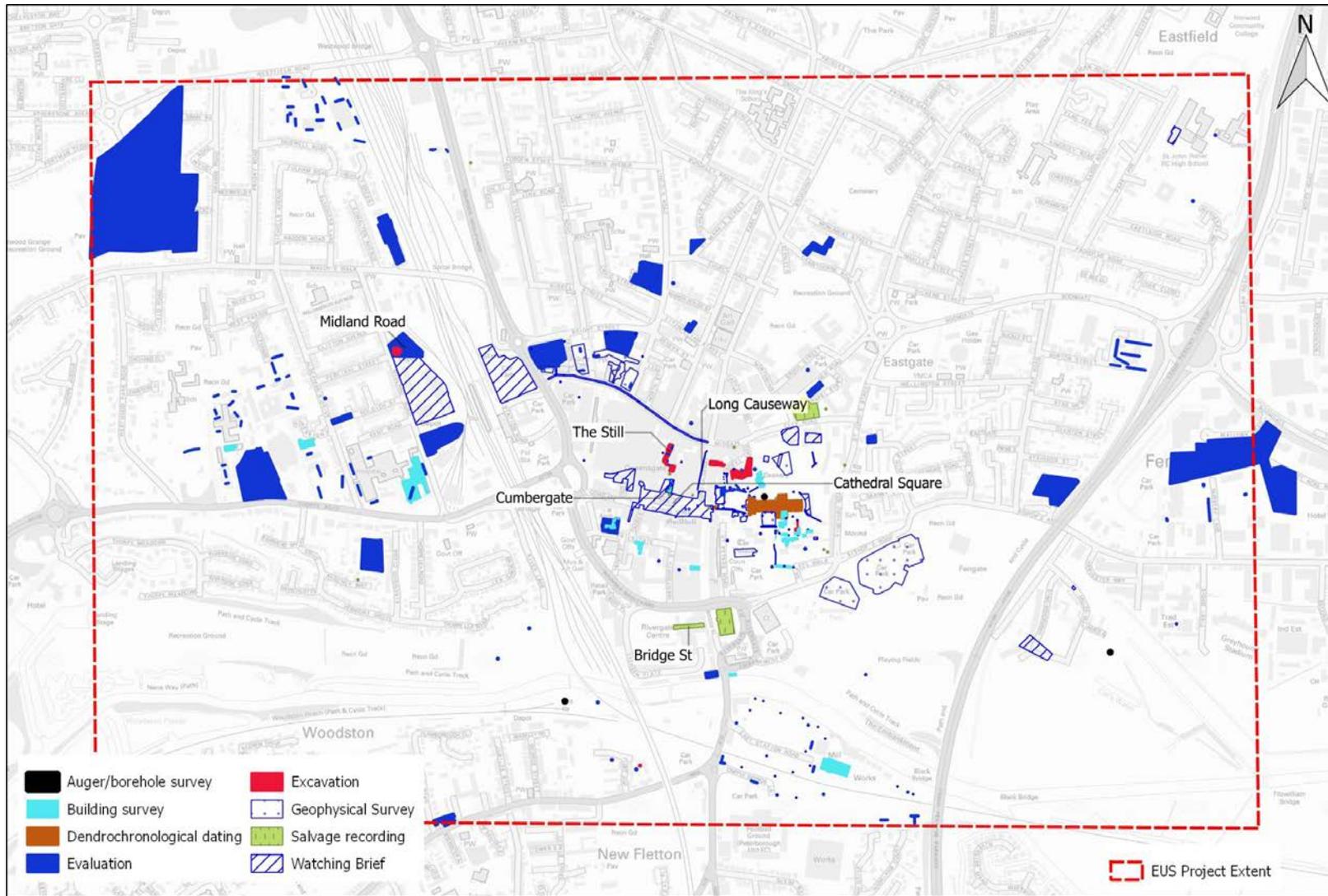


Figure 4 Distribution of archaeological fieldwork in Peterborough

## 2.4 DESIGNATIONS

### 2.4.1 Scheduled Monuments

There are three Scheduled Monuments within the EUS area (**Figure 5**). They include Touthill Castle motte and bailey site (NHLE 1006846), Peterborough Cathedral Precincts (NHLE 1003264) and the Old Customs House (NHLE 1004666). All three were scheduled relatively early and as such do not have detailed records as expected of more recent scheduling procedures.

One of the walls of the Cathedral Precincts is currently on Historic England's Heritage at Risk register because it is considered vulnerable to water penetration and stone decay.<sup>1</sup>

### 2.4.2 Listed Buildings

There are a total of 112 listed buildings within the EUS area (**Figure 6 & Appendix 2**), 33 of which lie within the Cathedral Precincts and a further 50 within the historic town core. The remaining 29 are spread throughout the modern extent of the town. Of the structures within the study area, 21 are afforded the highest level of protection and are Grade I listed. These lie almost exclusively within the Cathedral Precincts, with the exception of St John's Church in the Cathedral Square. A further six are Grade II\* and include two within the Cathedral Precincts, the Guildhall, no 10 Queen Street, the Northern rail bridge over the River Nene and the Crescent Waggon repair shop on Thorpe Road. The remaining 85 listed buildings are Grade II.

Whilst the majority (59) are 19<sup>th</sup>-20<sup>th</sup> century structures including public houses, alms-houses, churches and structures within the Cathedral Precincts, there is a significant number of post medieval (39) and medieval (15) structures within the historic core. Only one listed building – Laurel Court, also in the Cathedral Precincts – is on the Heritage at Risk register for structural issues.<sup>2</sup>

### 2.4.3 Registered Park and Gardens

The Cathedral Precincts is also a Grade II Registered Park and Garden (NHLE 1001638) designated in 2002 (**Figure 7**). Originally laid out in the 12<sup>th</sup> century, the main garden is enclosed by walls and/or buildings with several internal subdivisions that date from the medieval to post medieval period. The present garden design is 19<sup>th</sup> century with some 20<sup>th</sup> century alterations (NHLE 1001638 Description). Several areas of the garden were covered by a wildlife and botanical survey in the 1990s (De Jardin Design, 1993).

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<sup>1</sup> <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/49798> accessed 26/7/2019

<sup>2</sup> <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/50319> accessed 26/7/2019

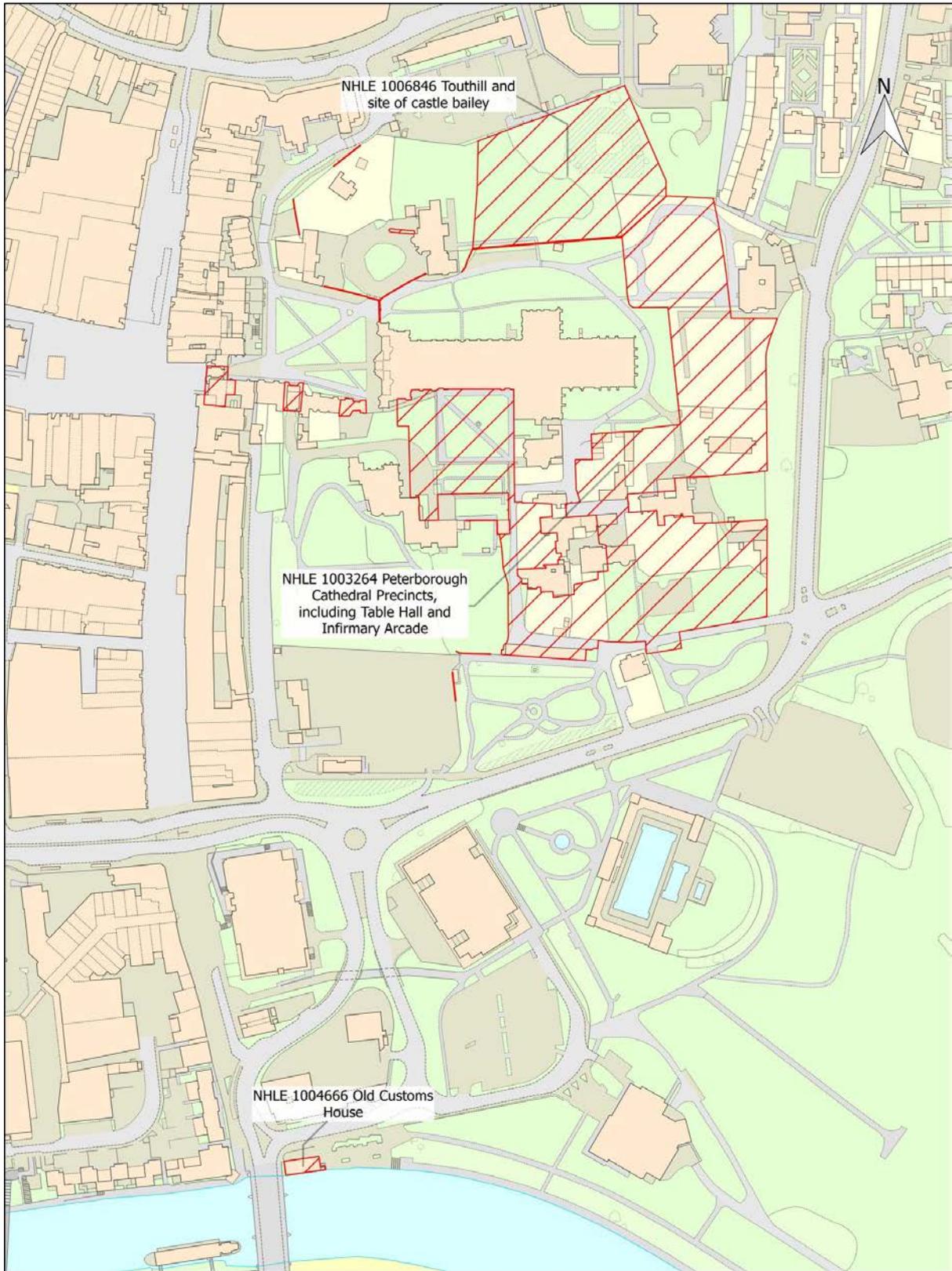


Figure 5 Scheduled monuments in Peterborough

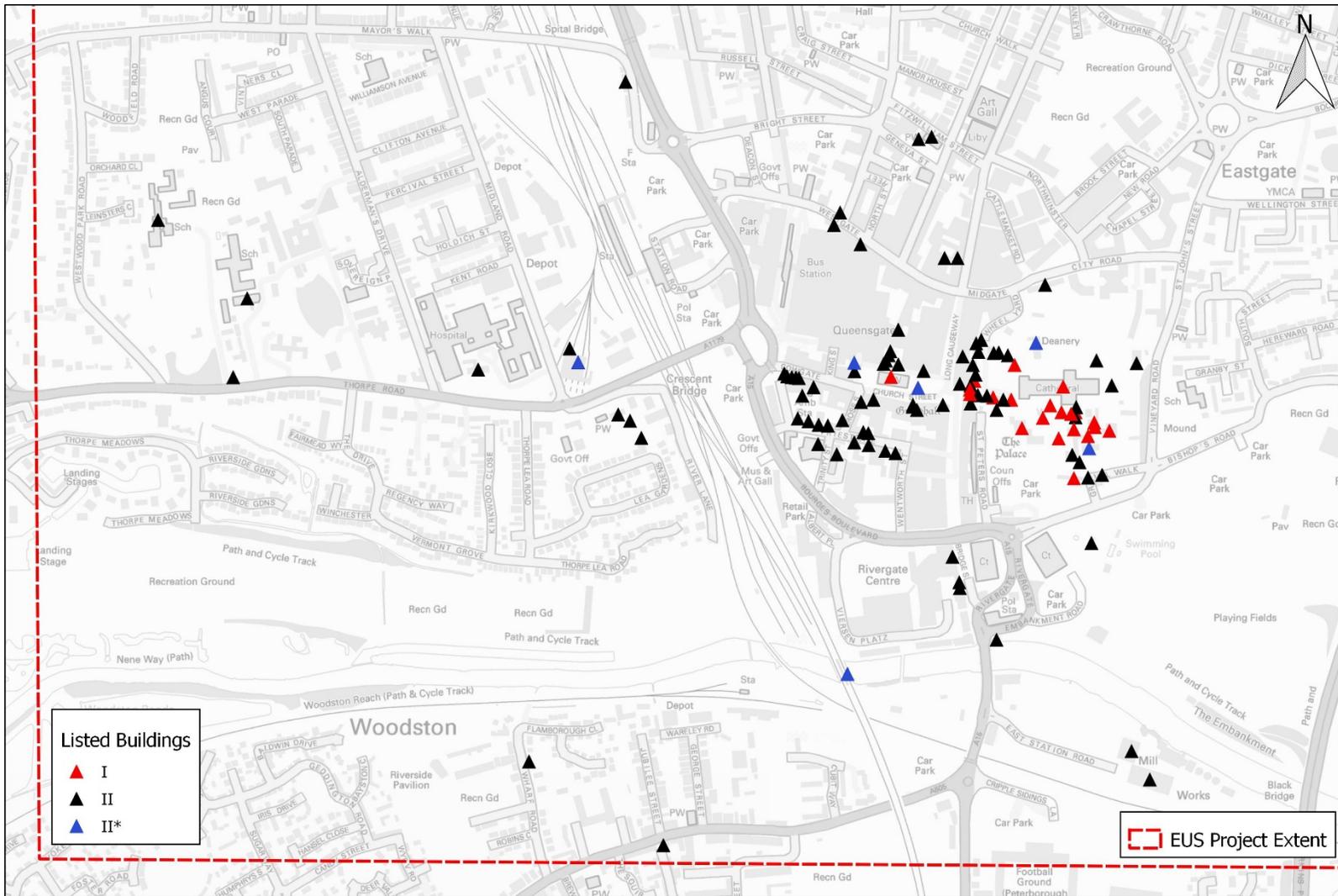
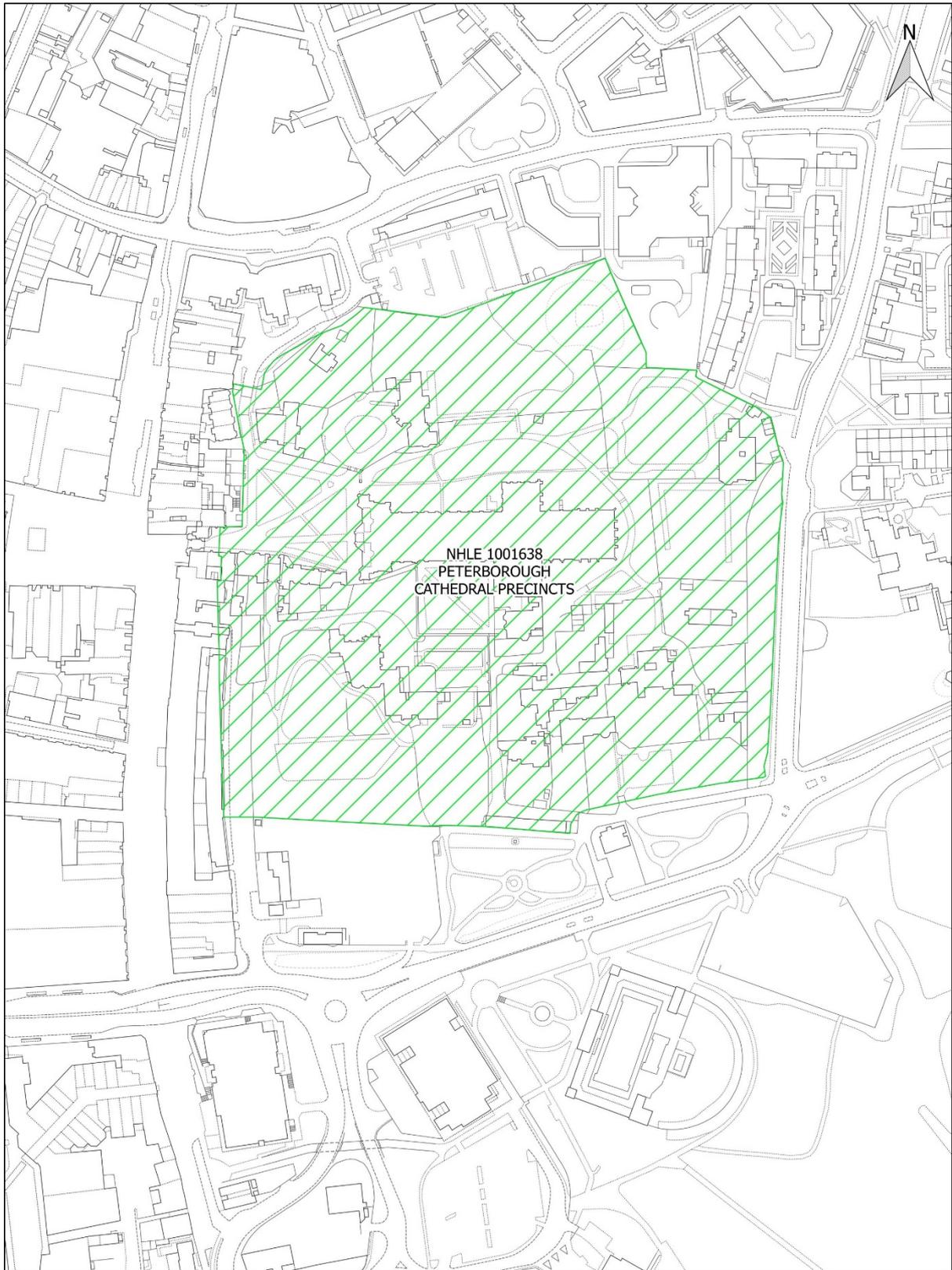


Figure 6 Listed Buildings in Peterborough



Scale (at A4) 1:2,500

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Figure 7: Registered Park and Garden, Peterborough Cathedral

## 2.5 DOCUMENTARY EVIDENCE

### 2.5.1 Documentary Sources

The principal source of documentary evidence for this report has been the grey literature archive of modern archaeological investigations, along with associated monographs held at Peterborough HER, accounting for 238 of the 447 sources consulted as part of this project. Published works such as the Victoria County History (VCH), the Royal Commission on the Historical Monuments (RCHM), local history volumes and local monographs represent a further 175 sources. Other sources consulted include material at Peterborough Library, Northampton Library and Northampton Records Office, as well as accessible information available online.

Artwork depicting Peterborough and its buildings was also considered as part of this project but was ultimately excluded as a viable evidence base due to time constraints and the bias inherent in artistic impressions.

### 2.5.2 Cartographic Sources

Historic maps provide a useful archaeological resource for gaining an understanding of the pre-industrial landscape. Medieval maps are rare and many early post medieval maps were drawn at a county level. Peterborough appears on county maps for Northamptonshire from 1574 onwards. It also appears on Gough's map (c.1360) of Britain from the medieval period, but does not appear to be on any of the major roads. The earliest available map to show Peterborough was produced by John Speed in 1610. Later notable maps include John Eayre's map of 1721 and a series of maps from the 19<sup>th</sup> century beginning with the 1821 Enclosure Award Map, Burton's map of 1829, Smith's map of 1862, and the Ordnance Survey series from 1885.

### 2.5.3 Photographic Sources

Traditional photography by individuals at street level is an important tool that can help to understand rapid change in an urban context by providing a visual record of buildings now demolished or significantly altered. Photography has been a method of recording since the mid-19<sup>th</sup> century and there are numerous resources now available - the Peterborough Images website<sup>3</sup> contains just over 1800 images for the city centre while the Historic England archive<sup>4</sup> contains over 2890 records for the City of Peterborough.

The introduction of aerial imagery from the 1940s also provides an invaluable tool for understanding the landscape as a whole, through the identification of cropmarks and earthworks, and the townscape in particular, through the assessment of the speed of change and the identification of 20<sup>th</sup> century structures, including Second World War features, and industrial sites. Of particular note is the Britain from Above website<sup>5</sup> which contains 98 images for Peterborough and the immediate surrounding area.

### 2.5.4 Built Survey

Peterborough City Centre Conservation Area Appraisal carried out by Beacon Planning Ltd (2012) for Peterborough City Council identified five historic character areas (**Figure 8**) that display their own distinctiveness through their built character, current use, historic association and morphology. These areas form the basis of the Historic Urban Character Assessment (HUCA) presented in this report (see below).

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<sup>3</sup> <https://www.peterboroughimages.co.uk/> Accessed 21/01/2019

<sup>4</sup> <https://archive.historicengland.org.uk/> Accessed 21/01/2019

<sup>5</sup> <https://www.britainfromabove.org.uk/en> Accessed 21/01/2019

Peterborough City Centre Conservation Area Appraisal was produced as part of the statutory obligation (Planning [Listed Buildings and Conservation Areas] Act, 1990) of Peterborough City Council to preserve and enhance the character and appearance of the designated area by periodically reviewing, and updating, the extents of the area of special interest. It brought together relevant sections of the Local Development Framework and National Planning Policy Framework with archival research, including photographic and cartographic analysis, site survey and an assessment of a range of factors contributing to special interest. It defined distinct character areas and common characteristics across the Conservation Area as a whole, taking into account pressures for change as well as opportunities for enhancement supported by the Conservation Area Management Plan, thereby assisting in defining a strategy for developers to ensure that new development has a positive impact. In doing so it supports the preservation of the local character and distinctiveness of the area and the enhancement of the historic environment.

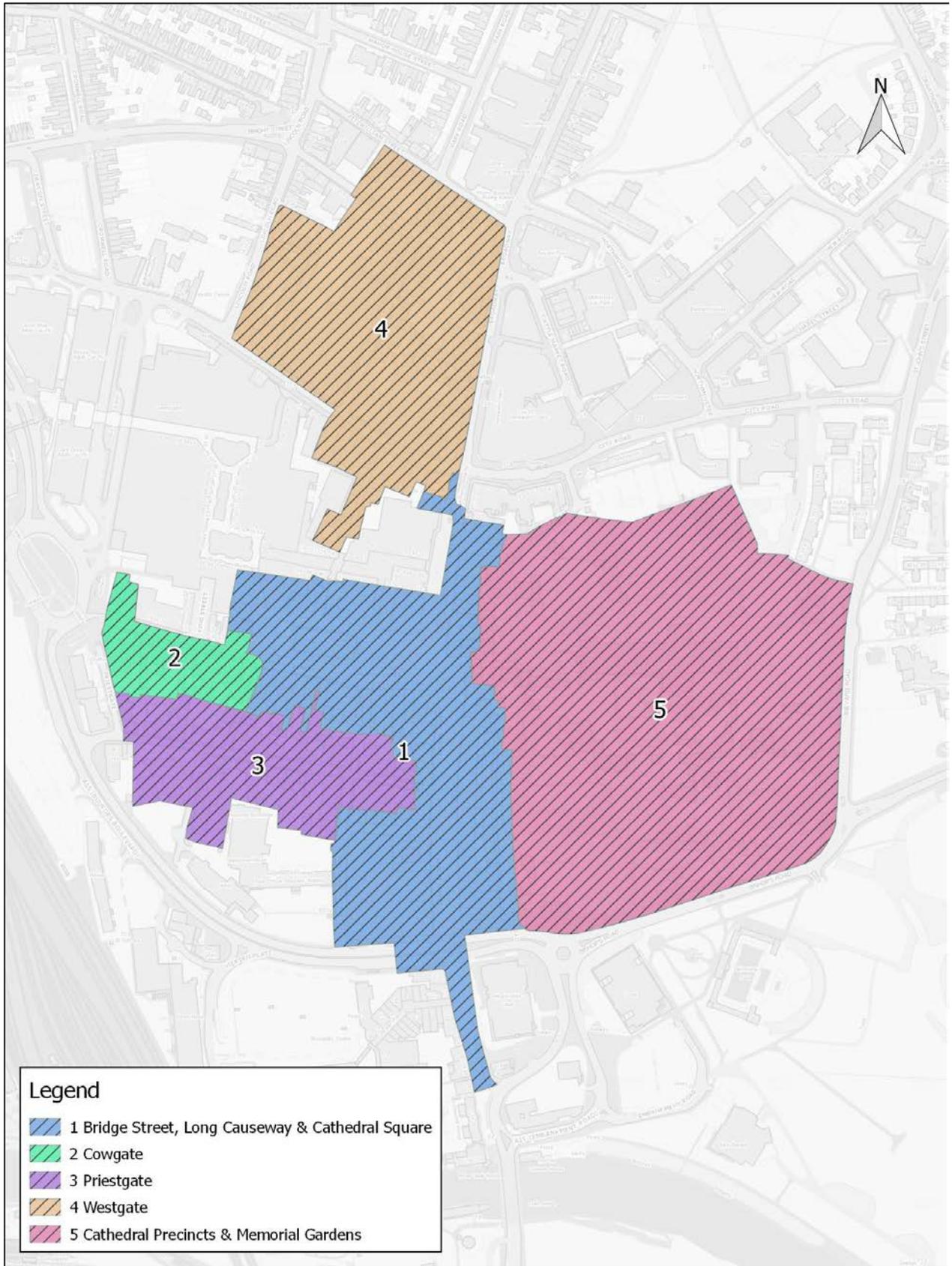


Figure 8 Built character areas, after Beacon Planning Ltd 2012

### **3 PLANNING BACKGROUND**

#### **3.1 NATIONAL PLANNING POLICY FRAMEWORK**

The *National Planning Policy Framework* (2012, revised 2018) sets out the Government's planning policies for England and outlines how they are expected to be applied to sustainable development. It was updated in 2018. Policies relating to the historic environment are outlined in Section 16 of the NPPF, which considers designated and non-designated heritage assets as "an irreplaceable resource [that] should be conserved" (16.184). The NPPF notes that where possible, local government should seek to "draw on the contribution made by the historic environment to the character of a place" (16.185). In order to do so, local planning authorities should "assess the significance of heritage assets and the contribution they make to their environment" (16.187).

#### **3.2 LOCALISM ACT**

Under the *Localism Act* (2011), communities are encouraged to organise their own Neighbourhood Plans and influence planning in that area. The development of historic urban character areas can help communities to identify the heritage of their neighbourhood.

#### **3.3 ANCIENT MONUMENTS AND ARCHAEOLOGICAL AREAS ACT**

The Ancient Monuments and Archaeological Areas Act (1979) governs the conservation and preservation of Scheduled Monuments in England. Any works undertaken within a designated area must be subject to approval by the Department of Culture Media & Sport (DCMS), as advised by Historic England. Current planning policy for designated heritage assets are laid down in Section 16 of the National Planning Policy Framework.

#### **3.4 PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT**

The designation and preservation of Conservation Areas and historic buildings of national significance is primarily the responsibility of local authorities, as regulated by the Planning (Listed Buildings and Conservation Areas) Act (1990). Current national planning policy is laid down in Section 12 of the National Planning Policy Framework.

## 4 RESEARCH AND OBJECTIVES

### 4.1 NATIONAL OBJECTIVES

The project relates to a number of key priorities and aims set out in *Historic England Action Plan 2015-2018*<sup>6</sup>, with particular reference to

- *Corporate Plan Objective 2.2.2. Discovering our hidden heritage, with emphasis on the need to survey and characterize townscapes which may be under-represented and threatened by rapid change.*

The enhanced HER and urban characterisation of Peterborough EUS will lead to an improved management of the archaeological resource and reduce the risk for developers.

The project relates to a number of key priorities outlined in *Heritage 2020: Strategic priorities for England's historic environment 2015-2020*<sup>7</sup>. One of the main priorities outlined in this document is:

- *3. Discovery, understanding and identification* which recognises the historic environment is a dynamic resource, specifically *3.10. Addressing undiscovered and under-appreciated heritage*. A key focus of this project will be the industrial heritage of Peterborough in order to enhance the HER for 19<sup>th</sup> and 20<sup>th</sup> century heritage assets.

The project aligns with Historic England's *Research Agenda*<sup>8</sup> with the aim of making records on the historic environment more comprehensive, up-to-date, accessible, interoperable, archived and reusable. The following are examples of objectives drawn from the Research Agenda which will be supported by a fully interoperable HER for Peterborough:

- *Theme #understand Urban and public realm* - How to promote the understanding of the scale and pace of change that affect the significance of historic town centres, individual buildings and open spaces.
- *Theme #inform Information systems and services* – What information is useful for those who plan and take decisions affecting the historic environment and how to promote the sharing, linking and use of historic environment data and information.

An assessment of the historic character of Peterborough through the examination of the archaeological and historic assets will enable to better respond to enquiries both from the public and from the planning sector. The enhanced HER will enable to provide a clear and consistent response to enquiries within the historic core of Peterborough. The information will be more widely available via the Heritage Gateway.

### 4.2 REGIONAL FRAMEWORK

The first regional research framework for the East of England was first published in 2000 and revised in 2011 (Medlycott, 2011). More recently, a new comprehensive review led by ALGAO

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<sup>6</sup> Historic England Action Plan 2015-2018 <https://historicengland.org.uk/images-books/publications/he-action-plan-2015-18/>

<sup>7</sup> Heritage Alliance Heritage 2020

[http://www.heritage2020.net/wp/wpcontent/uploads/2016/10/Heritage2020-framework-text-2016-06-20\\_final.pdf](http://www.heritage2020.net/wp/wpcontent/uploads/2016/10/Heritage2020-framework-text-2016-06-20_final.pdf)

<sup>8</sup> Historic England Research Agenda <https://content.historicengland.org.uk/images-books/publications/heresearch-agenda/research-agenda.pdf/>

East of England is currently underway with period-based draft summaries produced and a new series of priorities proposed.<sup>9</sup> The questions posed in the priority statements should be considered in terms of what Peterborough heritage can contribute to the discussion.

### 4.3 LOCAL PLAN

The current Local Plan for Peterborough, adopted in 2011 was intended to outline a long-term vision for the centre for the next 15 years. Relevant documents include;

*Peterborough Core Strategy (Feb 2011).*<sup>5</sup>

- *Policy CS17 The Historic Environment.* In which the PCCHER is identified as an evidence source with a need to protect, conserve and enhance Peterborough's historic environment as an integral part of the future strategy for the area.

*Peterborough City Centre Plan (Dec 2014)*<sup>10</sup>

- *4.7 Townscape and Heritage,* which draws attention to significant development pressures within the city centre and the need to ensure development appropriately considers the historic context and setting of heritage assets.

*PE27 Environment Action Plan (May 2017).*<sup>11</sup>

- *Culture and Heritage.* Seek to celebrate heritage in all public realm and highway design schemes across the city.

In January 2018, Peterborough Council submitted a new Local Plan;<sup>12</sup> the consultation window for which closed in February 2018. The proposed Plan identifies the importance of maintaining and enhancing the Peterborough historic environment record and in particular highlights the high level of development in Peterborough city centre and the impact on its heritage. The Plan further highlights the significance of non-designated heritage assets and the role they play in determining planning and development control matters.

- *Policy LP19 The Historic Environment.* The policy identifies the need to protect, conserve and seek opportunities to enhance Peterborough's rich and diverse heritage assets and their settings.

An enhanced HER specifically responds to the Core Policy CS17 which identifies the need to maintain and enhance the PCCHER. It will ensure that the most up-to-date information is provided to developers while an assessment of historic character zones will identify opportunities for future enhancement. The significant results from the Cathedral enhancement project has highlighted the potential for further enhancement across the wider historic core.

Increased understanding of the historic environment and earlier urban landscapes is of paramount importance and relates closely to the needs of other heritage professionals within and outside the Planning Services.

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<sup>9</sup> <http://eaareports.org.uk/algao-east/regional-research-framework-review/> accessed 18/02/2019

<sup>10</sup> Peterborough City Centre Plan <https://drive.google.com/file/d/13CS3LCeMti9bTIHQvp-yRrbltKn2Zzwj/view>

<sup>11</sup> PE27 Environment Action Plan [https://drive.google.com/file/d/0B\\_3f1SsdQbrNRXhVMEJwTjQ1Q1E/view](https://drive.google.com/file/d/0B_3f1SsdQbrNRXhVMEJwTjQ1Q1E/view)

<sup>12</sup> Peterborough Proposed Submission Local Plan [https://drive.google.com/file/d/1ZwkiR2mdq3nODrOWi5B0U05f\\_njxYEB/view](https://drive.google.com/file/d/1ZwkiR2mdq3nODrOWi5B0U05f_njxYEB/view)

Within the local framework, the project will contribute to widespread dissemination and accessibility of the local heritage, sustainable development and conservation and to social and economic regeneration within the City Centre.

Peterborough Historic Environment Record is regularly updated through the on-going processing of historic environment sources, and as part of structured programmes of enhancement. Following an Audit undertaken in 2017, priority has been given to the assessment of Peterborough City Centre, to complement the Cathedral Survey (HEEP Project 4733), and to identify and enhance potentially under-represented monuments and periods in the record, thus meeting the recommended targets.

## 5 HISTORICAL DEVELOPMENT

### 5.1 PREHISTORIC

#### 5.1.1 Finds Summary

The recorded evidence from Peterborough comprises a total of 49 records with a prehistoric date (**Figure 9**), the majority of which are findspots relating to casual discoveries of flint, axe heads, pottery or coins largely reported during gravel extraction in the late 19<sup>th</sup> to early 20<sup>th</sup> century (29 records). Discoveries from this period are often limited in terms of location or detail of the finds themselves.

Modern records from the Portable Antiquities Scheme include two references to Iron Age coins (HER 52087; 52088). However, these are only reported at the ward level, with no precise locational and contextual information. In contrast, descriptions of the finds in these cases are more extensive and images are provided. The lack of accurate location makes findspots problematic for identifying areas of activity based on distributions, but do provide general evidence of background activity throughout the prehistoric period.

#### 5.1.2 HER Summary

The remaining 20 records within the EUS refer to the discovery of more substantial prehistoric evidence and reinforce the suggestion of activity in this area. Only one find record comes from an archaeological investigation at St John Fisher Catholic School (HER 51646), where a small number of finds including two flint flakes and one fabricator were recorded as unstratified finds during a watching brief, and interpreted as representing re-deposited finds from another location (Snee 2008). The main concentration of activity is in Fengate to the far east of the project area. However, later prehistoric activity has been recorded at Westfield Road (HER 51152, Moore et al 2000; 51879, Palmer 1998) and Mayors Walk (HER 51173, Hatton 2001; 51186, Hatton 2003a). Possible prehistoric features have also been noted at Marshall's Garage south of the River Nene (HER 51105, Hatton 2000; 51214, Hatton 2003b), although no dating evidence was recovered.

#### 5.1.3 Prehistoric Character

The distribution of HER records indicates two general zones of activity based on archaeological finds and features of a *probable* prehistoric date (**Figure 10 Zones 1-2**), and six zones of activity based on archaeological finds of a *possible* prehistoric date (**Figure 10: Zones 3-8**).

##### 5.1.3.1 Mesolithic

The earliest discovery from an archaeological investigation within the project area was made during excavations at Midland Road in 2014 (**Figure 10: Zone 7**). The evidence comprised a small flint scatter of 58 pieces of worked flint that contained at least some Mesolithic material (HER 53923, Swann & Carne 2015). All the flint finds were redeposited within grave fills of a medieval cemetery which led the authors to suggest that the later graves had cut into an earlier Mesolithic feature.

##### 5.1.3.2 Neolithic to Bronze Age

The Fengate area remains one of the most significant Bronze Age landscapes in the country, with Flag Fen (Pryor, 2001) and Must Farm, Whittlesey (Knight et al 2019). While much of Fengate lies beyond the EUS area, a small number of early discoveries were made during gravel extraction at the far eastern edge of the project area (**Figure 10: Zone 2**).

The earliest discoveries from Fengate date to the early 20<sup>th</sup> century and include finds reported by G Wyman Abbott and later by ET Leeds. The main source material for these discoveries are a series of articles (e.g. Leeds 1922; Hawkes & Fell 1945) describing Neolithic and Bronze

Age pottery and cremations with only limited locational or contextual information. More recently, a reassessment of Wyman Abbot's site archive (Evans & Appleby 2008) has provided more context on the finds. The resulting information suggests that Neolithic activity chiefly comprised at least one inhumation or cremation burial outside the EUS area (*ibid.*) with limited pottery finds (MPB5775, *ibid.*). Evidence of Beaker pottery and another unspecified burial indicated continuity of activity in the Neolithic to Bronze Age transition, while several later Bronze Age cremation burials (HER 02822, *ibid.*; MPB5818, *ibid.*) and pottery finds, as well as Iron Age features (HER 02824), indicate that the area remained in use throughout the later prehistoric period. More recently, investigations at Tower Works in 1997 and in 2004 have added the first record of prehistoric evidence from a modern investigation. In both cases, evidence of former field systems were identified. The 1997 investigation exposed evidence of ditches, several small quarry pits, post holes and driveways of a Bronze Age to Iron Age date (HER 50539, Vince 2007) suggestive of domestic activity, while the 2004 investigations revealed further ditches thought to represent another paddock within the same field system (HER 51329, Brudenell 2005).

At Thorpe Road (**Figure 10: Zone 5**), a number of poorly dated finds were reported to Peterborough Museum in the late 19<sup>th</sup> and early 20<sup>th</sup> century, including a prehistoric arrowhead (HER 01358, Peterborough Museum 1899), a flint knife (HER 01398, Peterborough Museum 1902) and Neolithic arrowhead (HER 01400, Wyman Abbott pers comm).

North of the Westgate/City Road area (**Figure 10: Zone 6**), three finds form a loose group of prehistoric activity including a Neolithic axehead from Park Road (HER 09840, Green 1977), a possible Bronze Age pit from an evaluation at Chapel Street (HER 51406, Weston & Woolhouse 2005) and possible Iron Age to Roman features at City Road (HER 80167, Dallas 1975). HER 80167 may prove to be a significant discovery. However, the results of this investigation have not been published.

A group of poorly located records suggests activity north of the River Nene (**Figure 10: Zone 8**). This area includes four records associated with Palaeolithic to Bronze Age finds (HER 08179, 08259, 08227 & 09830, Peterborough Museum). Additional records include an isolated discovery of a canoe of likely Iron Age date on the north bank of the river reported in 1950 (HER 01665, Lethbridge *et al.* 1951) and Bronze Age pottery from the same site (HER 01665a *ibid.*), as well as a bronze axehead from the Bishop's Holt (HER80154, Peterborough Museum 1893).

#### 5.1.3.3 Iron Age

At Westfield Road (**Figure 10: Zone 1**), two phases of evaluation were carried out at the former Co-Op site on land to the east (Grundon 1996) and west (Palmer 1998). The eastern site revealed significant 19<sup>th</sup> century disturbance as a result of quarrying and railway construction and a single undated ditch (HER 11956, Grundon 1996), while the western site produced a possible continuation of this ditch but this time five sherds of Middle Iron Age pottery were recovered from the basal fill. In addition, a series of post holes interpreted as a possible fence line were associated with this phase of activity (HER 51879, Palmer 1998). A subsequent excavation carried out in 2000 on the same site identified two curvilinear ditches and two pits of a Middle to Late Iron Age date extending into the post medieval quarry area to the east (HER 51152, Moore et al 2000). This activity was interpreted as possible evidence for a settlement with associated field systems.

At Mayors Walk, an evaluation and excavation in 2001 revealed possible evidence of late Iron Age activity. The evaluation revealed a curvilinear ditch containing late Iron Age pottery, several ditches containing both Late Iron Age and Roman pottery, and pits containing pottery and burnt organic material suggestive of occupation in the area (HER 51173, Hatton 2001).

The subsequent excavation enabled two phases of prehistoric activity to be identified, beginning in the Neolithic to Bronze Age when a series of shallow ditches and post holes were cut by a later phase of pitting (HER 51186, Hatton 2003a).

South of the river, two phases of evaluation at the former Marshall's Garage site on Oundle Road (**Figure 10: Zone 3**) revealed evidence of undated features including a pit, ditch and possibly natural channel (HER 51214, Hatton 2003). While the features were undated, it was suggested that they were of prehistoric date due to the nature of their fills (*ibid.*).

At Thorpe Road (**Figure 10: Zone 4**) there are two references to Iron Age coins recorded by Peterborough Museum; however, the information is very slight and limited to a description. The finds themselves were retained by the owner (HER 10478 & 10479, Peterborough Museum).

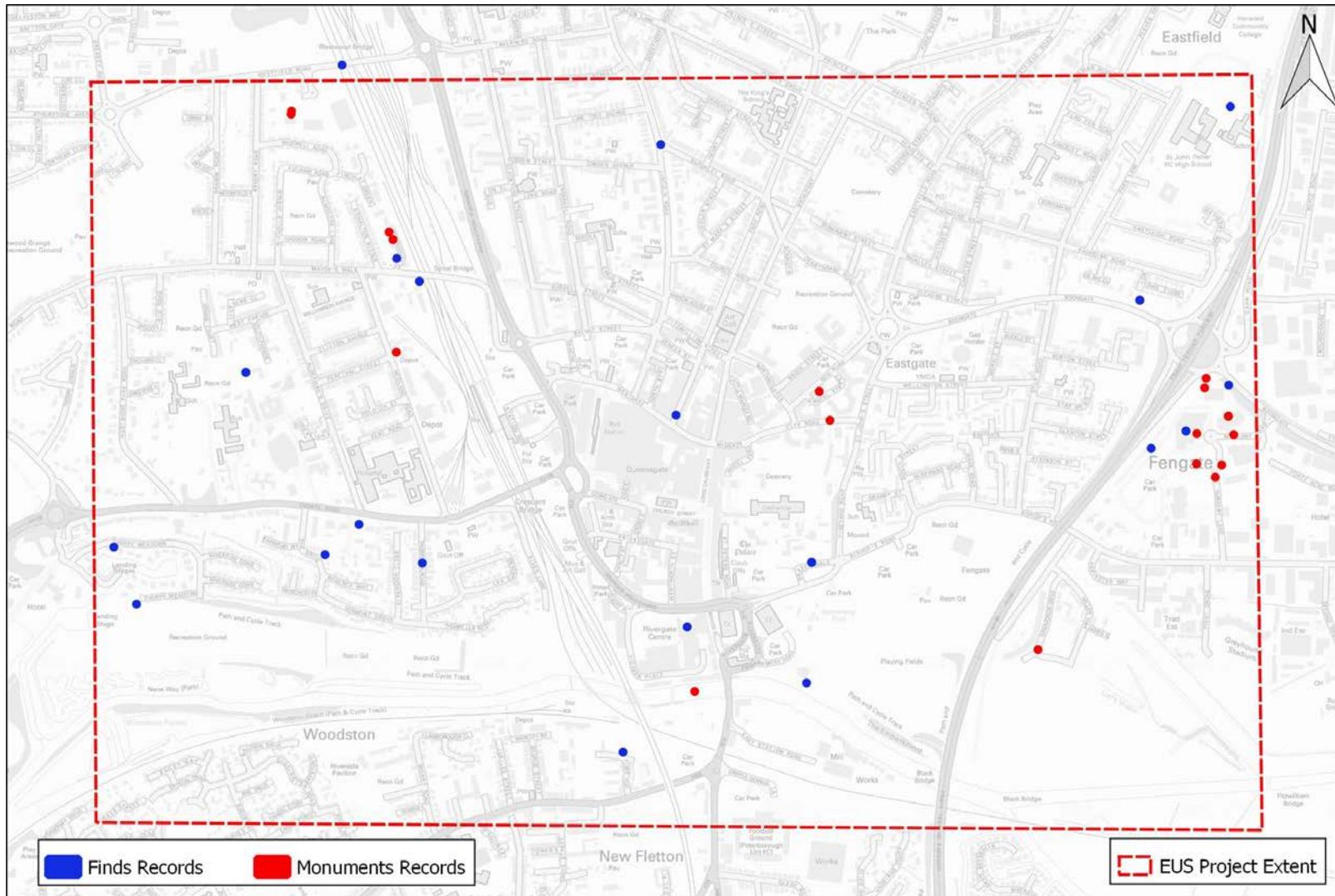


Figure 9 Records from Peterborough HER (prehistoric)

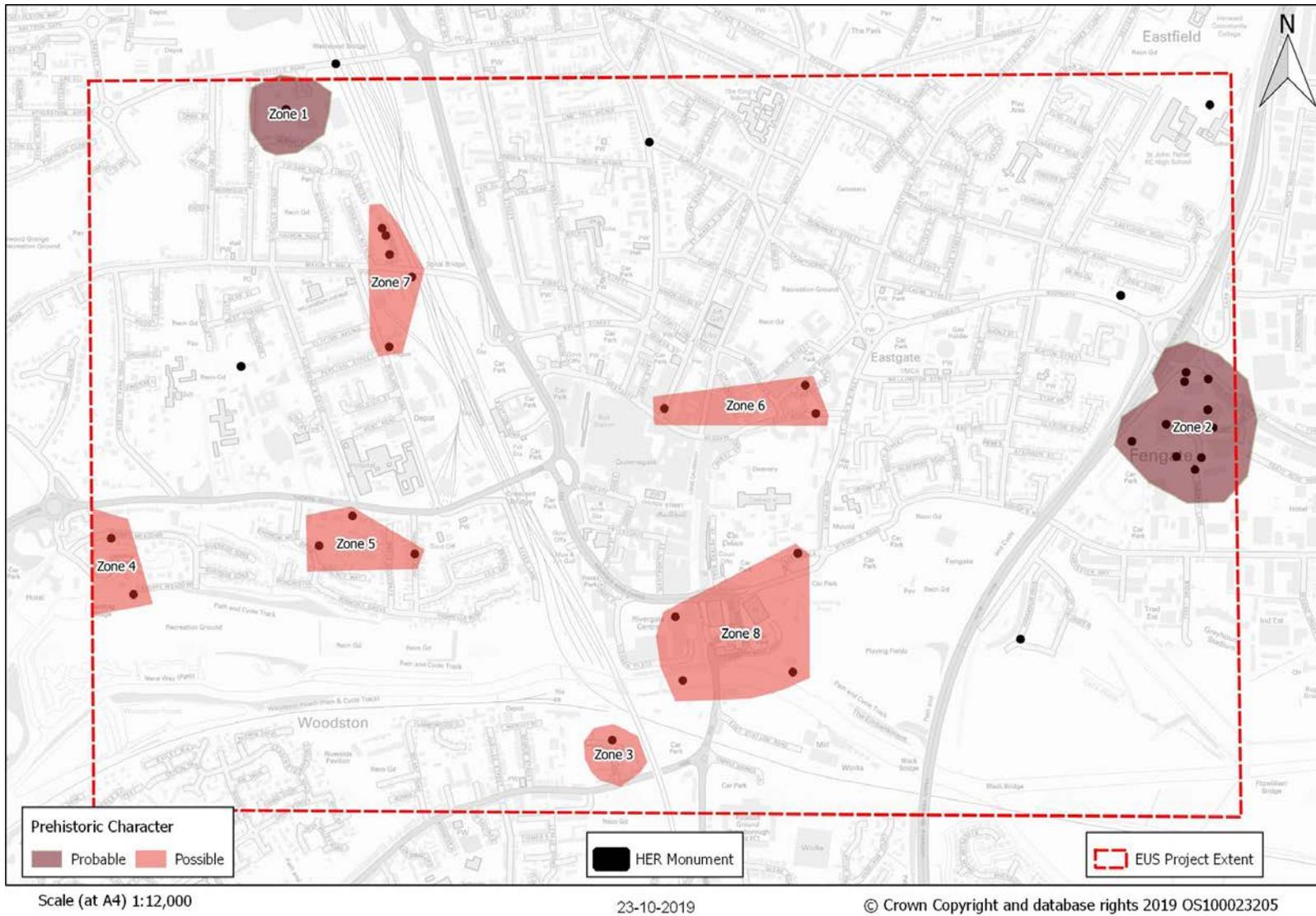


Figure 10 Archaeological character (prehistoric)

## 5.2 ROMAN

### 5.2.1 Setting

There is no clear focus of Roman activity within the EUS area during the Roman period. Known sites in the wider landscape include the 1<sup>st</sup> century fortress at Longthorpe, villas at Thorpe Hall to the west and Itter Crescent to the north, farmstead sites at Parnwell and Catswater to the east, at Alma Road to the north, and at Bretton Way to the northwest (**Figure 11**). Further afield, the nearest urban areas were the 2<sup>nd</sup>-4<sup>th</sup> century settlements at Castor (c.8km to the west) and Durobrivae (c.9km to the west).

### 5.2.2 Transport

The Roman road network as proposed by Margary (1973) largely bypassed Peterborough City Centre. The Fen Causeway (Margary 25) was a major road extending from Denver in the east passing east-west along the northern edge of the EUS area before turning south towards Longthorpe and Durobrivae where it joined Ermine Street (**Figure 12**). King Street (Margary 260) and Ermine Street (Margary 21b) crossed some distance to the west at the Roman town of Durobrivae.

The Car Dyke is the largest known Roman canal extending from Lincoln to Cambridge, passing on a north-south alignment to the east of Peterborough City Centre, largely following the line of the modern Frank Perkins Parkway before turning southeast to Cambridgeshire at Fengate and the River Nene (NHLE Description 1021133). It may have been used for the transportation of goods and for the control and diversion of water. Sections have silted up and disappeared over the centuries and other sections have been significantly altered. However, some well-preserved sections do remain allowing for the route to be reasonably well defined to the north of Peterborough City Centre (**Figure 12**).

Only two records indicate possible Roman roads within the project area (**Figure 13**). A possible linear feature at Fengate was interpreted as part of the Fen Causeway, visible only as cropmarks on aerial imagery from the 1970s (HER 02931, O'Neill 1977). At Westfield Road, a possible Roman road (HER 04322, Ordnance Survey 1885) has little evidence beyond a notation on Ordnance Survey maps and was discredited by Wyman Abbott (although no evidence for this conclusion was provided either) and remains in doubt.

### 5.2.3 Finds Summary

The recorded evidence from the Roman period comprises a total of 42 records of which 20 represent unstratified discoveries of Roman finds (**Figure 13**). Of the find records, the majority are casual discoveries during gravel extraction in the 19<sup>th</sup> and early 20<sup>th</sup> century which are typically limited in terms of description and locational data. Two of the HER records (HER 52112; 52119) represent finds reported to the Portable Antiquities Scheme and are only accurate to a 4 figure grid reference. One record relates to Roman bricks discovered during excavation along the line of the present Bourges Boulevard in the 1970s (HER 51613 Anon 1970) while three refer to finds recovered from post 1990 archaeological investigations where no associated archaeological features were discovered (HER 50614, Meadows 1999; 51647, Snee 2008; 80295, Upex 2009).

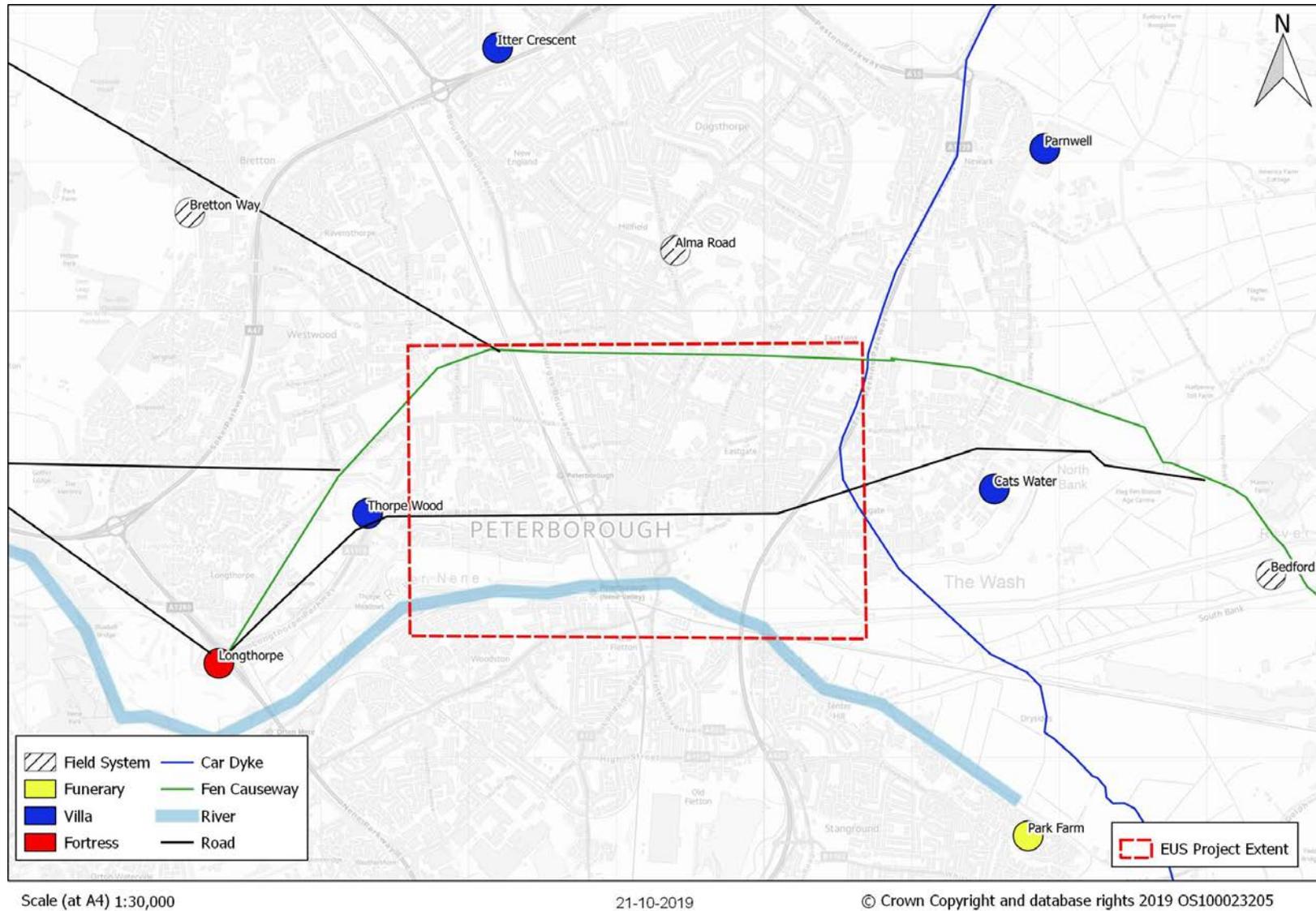


Figure 11 Peterborough in the wider Roman landscape (sites outside the EUS area taken from the Rural Settlement of Roman Britain)

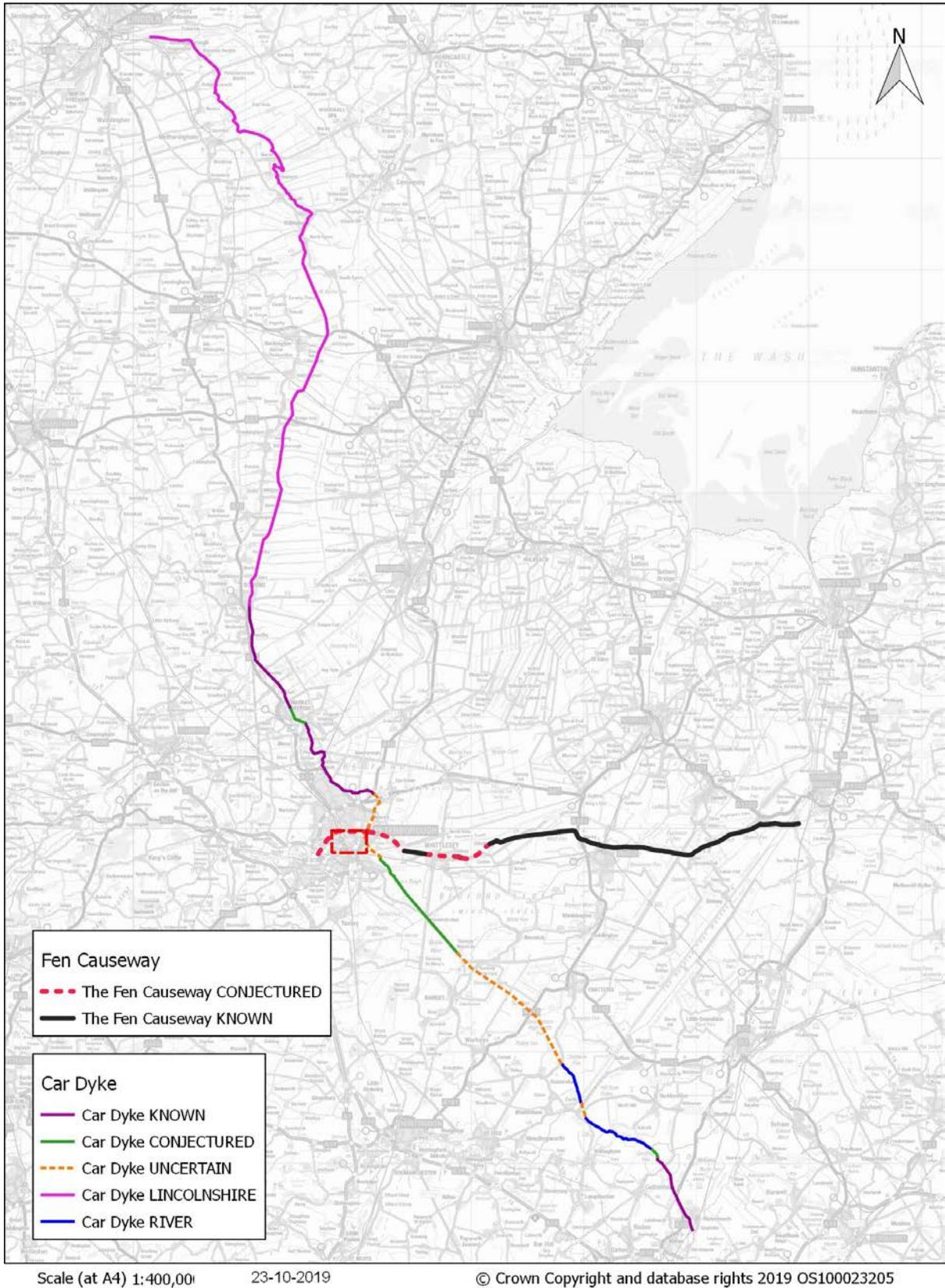


Figure 12 Projected route of the Car Dyke and Fen Causeway (Lincolnshire section courtesy of M. Redding)

#### 5.2.4 HER Summary

At Fengate (**Figure 14: Zone 1**), there are three monument records for Roman evidence. The first is a record of Iron Age to Roman features reported by Wyman Abbot, however, there is little descriptive evidence for the site (HER 02824a, Hawkes & Fell 1945). Two later archaeological investigations at the former Tower Works site identified more extensive evidence of Roman activity. Here, in 1997 an evaluation recorded a series of ditches and droveways interpreted as Roman (HER 51790, Lucas 1997) while in 2004 an excavation in the same area revealed further settlement features, including a series of post holes forming a rectangular feature interpreted as a possible granary, several ditched enclosures, a well, and an adult male inhumation (HER 51702). Associated industrial activity was indicated by the presence of small quantities of slag and a furnace pit. Finds recovered from this site indicate a period of activity between the 2<sup>nd</sup> and 4<sup>th</sup> centuries (Brudenell 2005).

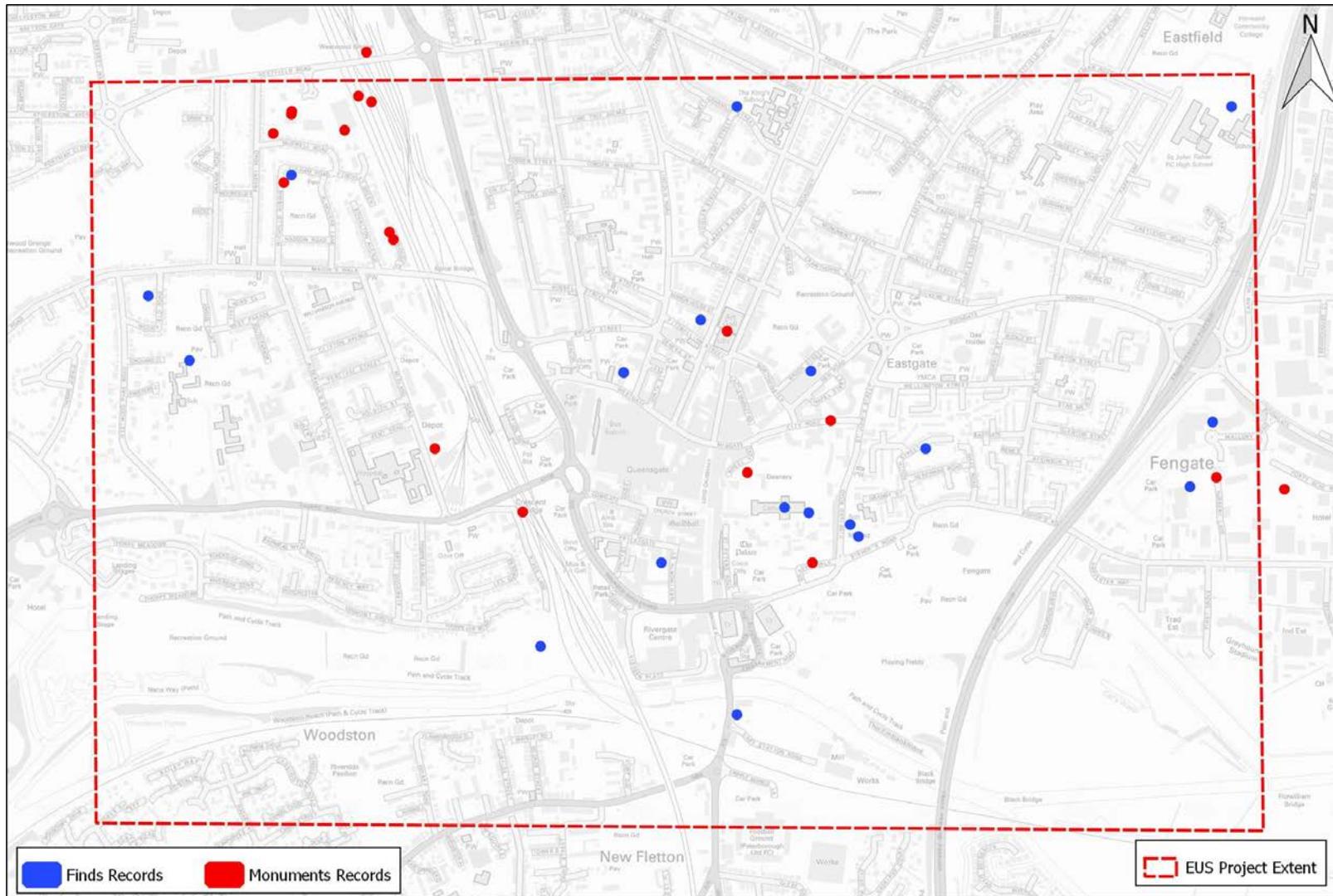
#### 5.2.5 ROMAN CHARACTER

The distribution of HER records indicates two zones of *probable* Roman character (**Figure 14: zones 1-2**) and three areas of *possible* activity (**Figure 14: zones 3-5**).

The principal area of Roman activity is at Westfield Road (**Figure 14: Zone 2**) where it has previously been suggested that a Roman temporary camp was located (RCHM, 1969; Walker, 1899). The discoveries were largely made in the late 19<sup>th</sup> to 20<sup>th</sup> century during quarrying activity east of the road and were thought to cover an area approximately 32 hectares in size close to the line of the Roman Fen Causeway. No trace of the supposed Fen Causeway was discovered at this site. The individual discoveries included a post built structure of probable Roman date at Fulham Road in 1904 and a series of discoveries reported to TJ Walker in the 1890s including a limekiln (MPB5773), stone wells (MPB5817), an embankment thought to represent part of a larger enclosure (MPB5726) and numerous inhumations east of the railway, including one tiled grave and one possible wooden coffin (MPB5790). Dates for the area covered the entire Roman period (Walker 1899). More recent discoveries have been made during archaeological investigations at the former Co-op site on Westfield Road in 1998 when evidence of a possible high status Roman building was encountered. The evidence included a possible heating system, mortar floors and plaster walls. Associated finds included window glass and quantities of imported pottery (HER 51879, Palmer 1998).

In the City Centre a broad spread of four monument records and eight finds records indicate a low level of Roman activity (**Figure 14: Zone 3**). To the north, an excavation in the 1970s by the Nene Valley Research Committee at City Road revealed a number of ditches, pits and stake holes of a Middle Iron Age to Roman date (HER 80167, Dallas 1975), while more recently a community led investigation at Garden House revealed a small assemblage of Roman material from a buried soil (HER 54080, Newman & Collins 2017). Possible inhumation burials have been recorded at Gravel Walk (HER 08207, Peterborough Museum 1985) and at Park Road (HER 52014, Hillier pers comm).

Two finds records refer to coins and pottery (HER 50705; 50708, Peterborough Museum) found in the vicinity of Woodfield Park in the late 19<sup>th</sup> and 20<sup>th</sup> century (**Figure 14: Zone 4**). A weak distribution of HER records around River Lane (**Figure 14: Zone 5**) includes possible Roman inhumation burials at the former Midland Railway station (MPB5721, Irvine 1887) in the 19<sup>th</sup> century and 20<sup>th</sup> century (HER 01397, RCHM 1969), and two finds records for pottery at Thorpe Lea Road (HER 01396a, OS 1953) and Wentworth Street (HER 01647, Anon 1975).



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Figure 13 Records in the Peterborough HER (Roman)

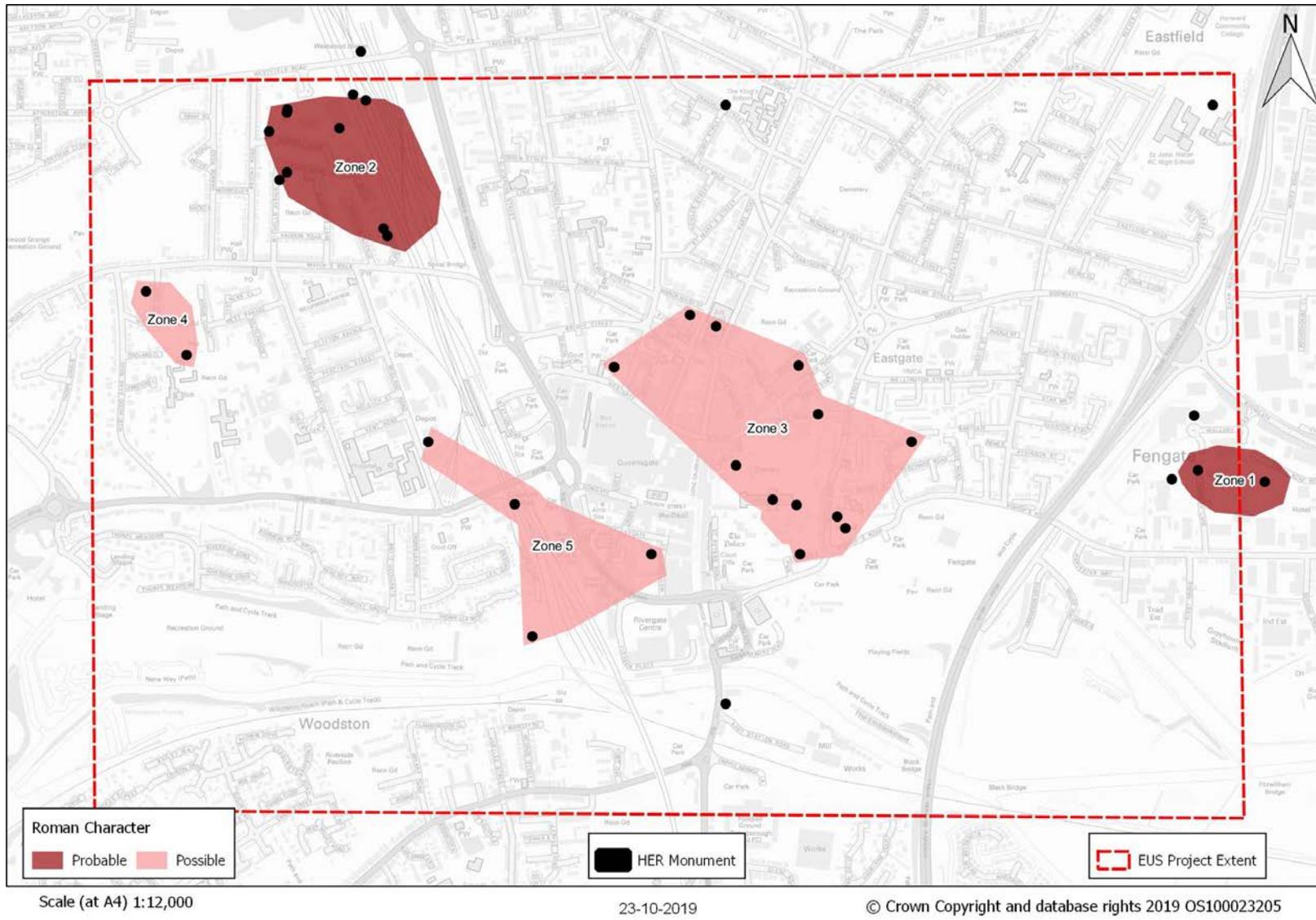


Figure 14: Archaeological Character (Roman)

## 5.3 ANGLO-SAXON

### 5.3.1 Setting

At the foundation of the monastery in the 7<sup>th</sup> century the area was reputed to be on the edge of the territory of the *Gyrwe* (translated as ‘the fens’), with the boundary being the River Nene and the Catswater canal (Darby in Ousthuizen 2017). By the later 7<sup>th</sup> century the kingdom had become a region of Mercia (*ibid.*) and remained so until the Danish incursions of the 9<sup>th</sup> century. Ultimately the truce between the Anglo-Saxons and the Danes and the subsequent creation of the Danelaw placed Peterborough on the Danish side of the frontier (Anglo-Saxon Chronicles, 870 AD). Anglo-Saxon boundaries are rarely identified in the landscape, however, the Catswater is believed to represent the estate boundary between Peterborough and Ely (Ousthuizen 2017).

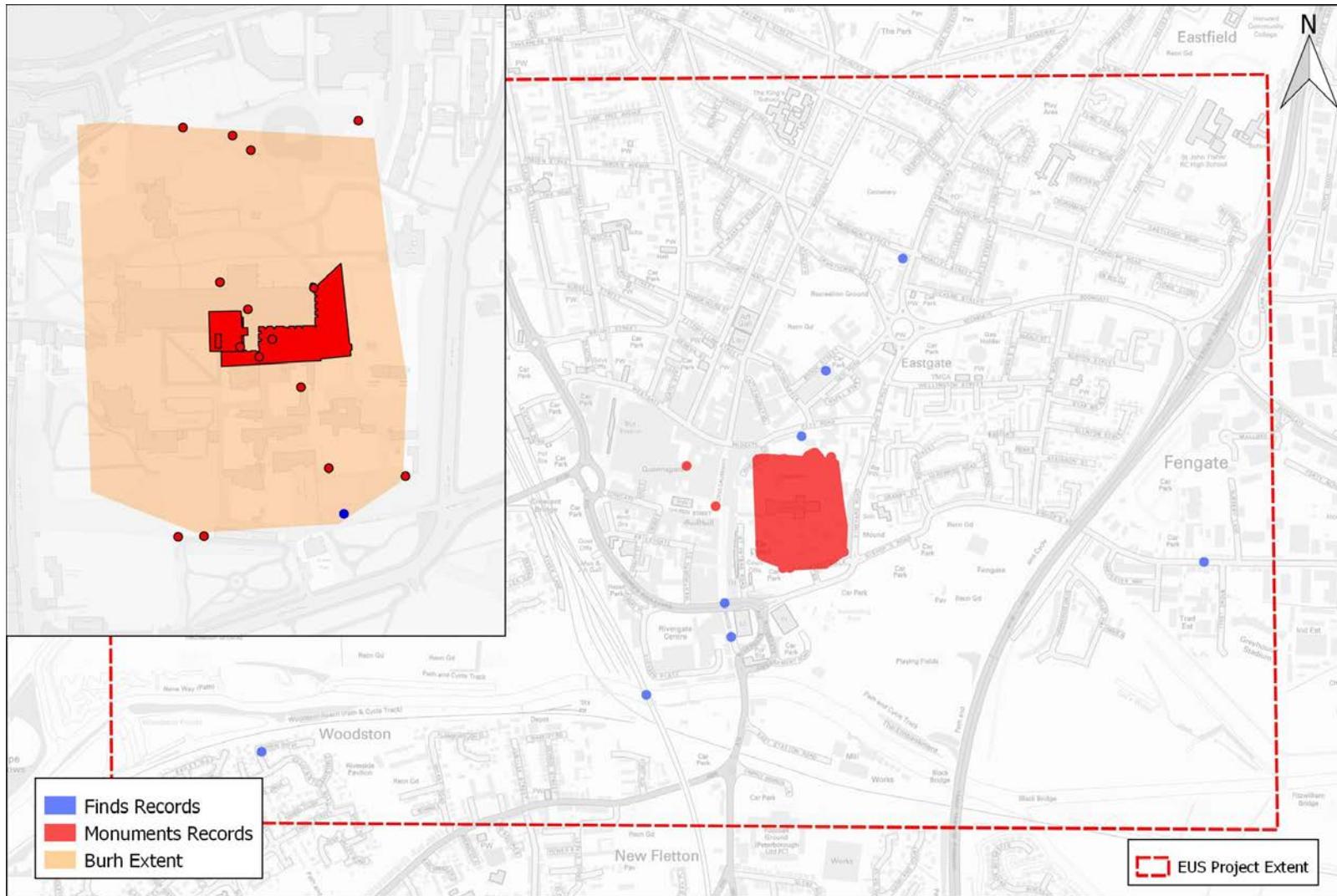
Documentary records from this time are limited, as Peterborough does not appear to have been a Danelaw burghal location, although they suggest that settlement was limited, if not entirely absent, until Aedred regained control in 942 AD. However, the Danish period may have had some impact with place name evidence possibly suggesting settlement by people of Danish and Scandinavian descent into the medieval period. While the more common interpretation of street names with the suffix ‘gate’ is a reference to a physical barrier providing entry into a fortified area, in Peterborough the suffix could derive from the Danish word *gata* for ‘street’ suggesting some settlement existed here both before and after the Danelaw (Tebbs, 1979). Further place name evidence comes from the naming of Car Dyke. It is not known what name the Romans used to refer to the great canal, but *carr* is a Nordic word for a fen or marshland.

Peterborough, on the edge of the fens would have represented relatively high ground, ‘a staging post into the wilderness’ (Page, Proby & Ladds, 1936). The Fen basin here is primarily peat wetlands yet it was also a rich environment providing natural resources including timber and reed, rich farmland and supported a wide variety of fish and game. The fens in Anglo-Saxon times has been described as a vast wasteland of immense size with marshland extending from Grantchester to the North Sea.

The etymology of place names provide another evidence base for past activity – the reasons places were named as they were can often be traced back to a physical, personal or period based feature. The earliest reference to settlement at Peterborough is when the name *Medeshamstede* first appears in the Anglo-Saxon records in around the 7<sup>th</sup> century (Anglo-Saxon Chronicle, 670 AD). The origin of the Anglo-Saxon name of *Medeshamstede* is interpreted as ‘homestead belonging to Mede’ (referring to meadows) while the medieval name of Peterborough refers more simply to the borough of St Peter’s Abbey. Similarly the early name for Lower Bridge Street was Hythe Street in the medieval period. ‘Hythe’ is the translation of an Old English word for a landing place or harbour, lending weight to the suggestion of a crossing point at this location.

The earliest reference to settlement at Peterborough is when the name *Medeshamstede* first appears in the Anglo-Saxon records in around the 7<sup>th</sup> century (Anglo-Saxon Chronicle, 670 AD). At this time, it is thought that a monastery to St Peter was founded here by King Paeda on the border of the kingdoms of Mercia and Northumberland with Saxulf as the first abbot. In the following centuries the monastery grew in size and importance until the 9<sup>th</sup> century when Viking attacks destabilised the region and – according to records – destroyed the monastery. The site of Peterborough ultimately fell within the Danelaw until the 10<sup>th</sup> century when King Aedred finally regained control of the region. Following a visitation by Bishop Aethelwold in around 964, Alduf was appointed abbot and directed to rebuild the monastery, while King

Edgar restored the abbey's previously held estates and land (Anglo-Saxon Chronicles, 964 AD).



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Figure 15 Records in Peterborough HER (Anglo-Saxon)

### 5.3.2 Anglo-Saxon Character

HER evidence suggests a clear concentration of activity around the monastery based on documentary and archaeological sources (**Figure 16: zone 1**), and four areas of *possible* activity based on documentary or archaeological sources (**Figure 16: zones 2-5**).

### 5.3.3 Finds Summary

Anglo-Saxon evidence from the project area illustrates a dramatic change in distribution from low level activity across the project area to a clear concentration of activity around the Cathedral Precincts (**Figure 15**). Of the 34 records dating to the Anglo-Saxon period, 9 are finds records. The majority of these records represent 19<sup>th</sup> and early 20<sup>th</sup> century discoveries of Anglo-Saxon pottery and metal objects, including spearheads and finger rings and do not contain significant dating information. These are largely casual discoveries from across the project area and are frequently poorly located. Of interest is the report of finds from an inhumation burial in Woodston (HER 08223, Fowler 1963), and the discovery of three headstones of a possible 11<sup>th</sup> century date but carved in a Scandinavian Ringerike style (HER 01618, Clapham 1931); however, neither can be located with any accuracy.

### 5.3.4 HER Summary

The remaining records within the Project area are exclusively focused on the Cathedral Precincts area (**Figure 15: Inset**) and relate to discoveries associated with the Anglo-Saxon monastery, probable associated cemetery and the burh defences.

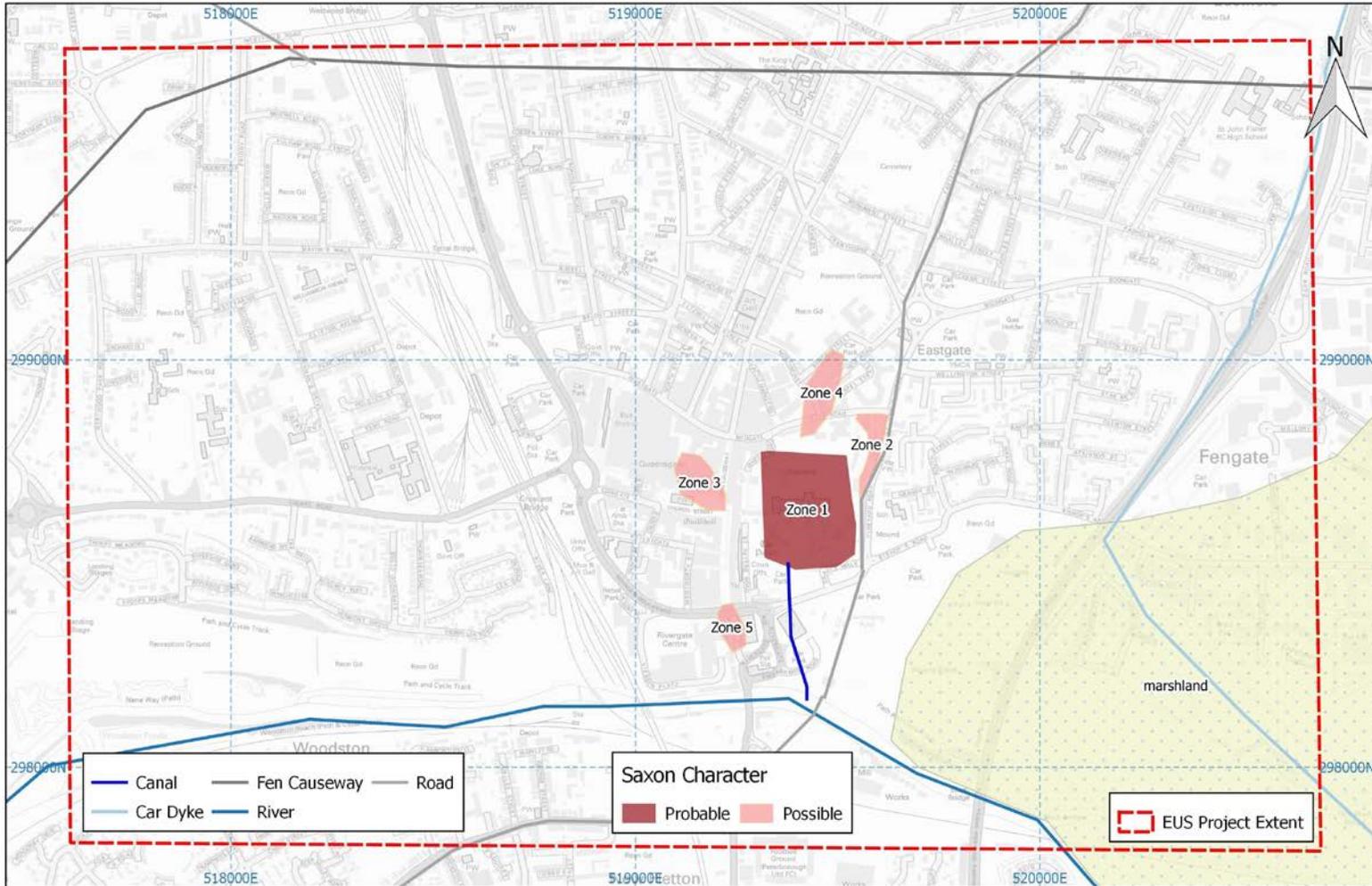
At present, there is no archaeological evidence associated with the Anglo-Saxon civil settlement to the east of the monastery (**Figure 16: Zone 2**), although documentary evidence (Anglo-Saxon Chronicles; Mellows 1949) would indicate that the original settlement was to the north-east of the monastery in the St John's Street area in Boongate until the planning of the town to the west of the Precincts in the 12<sup>th</sup> century (Mackreth 1994). The parish church was probably also to the east of the monastery with documentary records indicating it was also in the Boongate area until the early 15<sup>th</sup> century (HER 50588, Pevsner 1968) when the Church of St John the Baptist was built in its current location. It has been suggested that the original St John's Road continued from the southeast corner of the abbey Precincts southwards to cross the Catswater and River Nene approximately 200m east of the current bridge. The location of the original bridge would conform with the main settlement being to the east (Tebbs 1979).

Two HER records to the west of the monastery represent an area of Saxon activity (**Figure 16: Zone 3**). During excavations at Cathedral Square in 2008-2010 a single Saxon posthole was uncovered close to the medieval entrance to the Cathedral Precincts (MPB5797, Morris & Walker 2015) while at the Still several quarry pits were dated to the 10<sup>th</sup>-11<sup>th</sup> century (MPB5807, Spoerry & Hinman 1998).

Two HER finds records are recorded north of the monastery, representing limited activity in the area (**Figure 16: Zone 4**). Only one record represents the discovery of Anglo-Saxon material from a recent archaeological investigation. In this case, unstratified Roman and Anglo-Saxon material was recovered from redeposited agricultural layers at New Road but no features were identified (HER 50614, Meadows 1999). A further record of a bronze mount from the north side of the cathedral depicts a Valkyrie (HER 80151, RCHM 1969); however, the location for this is uncertain.

Finally, to the southwest of the monastery, two HER finds are recorded at Lower Bridge Street (**Figure 16: Zone 5**) and comprise a 19<sup>th</sup> century discovery of a Saxon bead and brooch (HER 08762a, RCHM 1969). A further record of a Saxon bead from the same area is only tentative (HER 08197, Peterborough Museum 1985).

# Cambridgeshire Historic Environment Record



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Figure 16 Archaeological character (Anglo-Saxon)

### 5.3.5 Evidence of the Danes in Peterborough

Some evidence of activity was recorded within the Cathedral Precincts at Archdeaconry House in 1987 by Mackreth (1997). Although the site was never fully written up, Mackreth reported the discovery of gullies, pits, post holes and ditches indicating an unenclosed settlement dating to the mid-9<sup>th</sup> century and sealed by the construction of the 10<sup>th</sup> century burh. This would potentially place the settlement within the period of the Danelaw. The discovery of the three headstones carved in the Scandinavian style from the cathedral would also indicate a Danish presence (HER 01618, Clapham 1931), as would finds of a Viking spearhead (HER 02945, RCHM 1969) and a mount depicting a Valkyrie (HER 80151, *ibid.*).

### 5.3.6 The Late 10<sup>th</sup> Century Burh

The burh has been referred to in documentary sources from the 10<sup>th</sup> century apparently in response to Danish threats. It was originally thought to incorporate both civilian settlement and the monastery. The documentary evidence indicates only that Cenwulf, Bishop of Winchester, was responsible for the first wall defences in around 992 AD. Archaeological evidence reviewed by Mackreth has indicated a sequence of five phases of activity beginning with the primary construction of a ditch and earth rampart, probably with a timber revetment in around 975-992 AD; the addition of a wall fronting the rampart between 992 and 1005 AD; the re-cutting of the ditch in around 1062 AD; the deposition of a layer of burnt stone in around 1070 AD, and the final infilling of the ditch with rubble and mortar until around 1145 AD (Mackreth 1990).

Evidence from archaeological investigations primarily by Don Mackreth in the 1980s have indicated the extent of the burh to exclude the civilian settlement at Boongate and allowed for a reasonably accurate sequencing of the defences to be drawn, although no evidence from the eastern line of the burh has yet been encountered (**Figure 17**). Mackreth's estimated layout was based on Eayre's map of 1721 and his own observations from working in the area, and was subsequently tested by a series of ten investigations along the supposed boundary using both geophysical survey and archaeological investigation (**Figure 18**). Of these, only two – in the Bishop's Palace Garden in 1996 (EPB858) and in the Deanery Garden in 2001 (EPB766) – failed to identify any significant features, in part due to the limited nature of the investigations.

The projected northern line of the burh passes close to the Norman castle site at Tout Hill and has been indicated in three investigations; firstly to the rear of Peterscourt in 1981 when the opportunity arose to carry out a limited investigation (EPB724). This revealed the presence of an earlier bank with some evidence of a timber fronting, interpreted as a possible timber rampart (HER 80090, Mackreth 1984). Subsequent geophysical surveys in the Deanery Gardens in 1982 (EPB792) and in 1987 (EPB729) sought to investigate whether this feature continued on a similar alignment. The evidence in both cases proved difficult to interpret – a linear feature on a similar alignment was identified in 1987 (HER 80263, Shiel & Haddon-Reece 1987) and tentatively linked to the burh wall, while in 1987 a substantial feature was identified but its interpretation proved inconclusive (HER 80109, O'Neill 1983) and the evidence here remains tentative.

To the northwest of the Precincts an evaluation and excavation at Long Causeway in 1994 (EPB736) and 1995 (EPB738) also revealed evidence of a town ditch and stone wall dating to the 11<sup>th</sup>-13<sup>th</sup> centuries (HER 80170, Jones 1994) which may equally relate to the medieval foundations. In the southwest corner, a geophysical survey in the Bishop's Palace Garden in 1996 (EPB742) identified a linear feature on a north-south alignment (HER 80006, Payne 1996) that was interpreted as the burh wall. The two sites represent at least a 30m difference

in alignment and although the Long Causeway site was initially suggested to be part of the Anglo-Saxon defences, it is more likely that it forms part of the later medieval town ditch.

Possible evidence for the southern boundary has been encountered during investigations at Archdeaconry House in 1987 (EPB728), in the Bishop's Palace garden west of Almoners Hall in 1992 (EPB733) and in the Canonry House gardens in 1996 (EPB743). A brief investigation at Archdeaconry House in 1987 revealed evidence of a clay rampart with a timber frontage sealing earlier settlement activity and a substantial wall approximately 2m wide (HER 80091, Mackreth 1990). The site, however, has not yet been fully written up and may be a general summary based on previous evidence from other locations. In the Bishop's Palace Garden in 1992, two small trial holes were investigated either side of the Precincts wall revealing a trench containing late medieval pottery that was interpreted as evidence of a robber trench removing earlier Anglo-Saxon stonework (HER 80004, O'Neill 1993). Finally, in the Canonry House gardens in 1996 a small trial hole identified a series of layers, however, little in the way of datable evidence (HER 80266, Peterborough Cathedral Archaeologist *pers comm*). The sequence comprised the top soil, a layer of hard clayey loam, a layer described as containing burh destruction material and a fourth layer of dark clayey loam similar to that discovered elsewhere in the burh ditch. The archaeological evidence for the burh – if accurate – would suggest an irregular burh boundary and more investigation into the existing evidence would be required. More recently, a geophysical survey carried out in 2015 (EPB842) using ground penetrating radar within the Precincts identified a possible linear feature along the line of the burh wall (Utsi, 2015). A community led excavation in 2016 (EPB846) sought to identify elements of the burh wall, however, a post medieval pond feature appears to have destroyed any earlier evidence.

### **5.3.7 Mint**

A mint is associated with in Peterborough from around 1070 AD when the abbot was granted the privilege to hold a mint and one moneyer. Very few coins have been recovered displaying the name Medesthamstede, however, with just one example from a coin hoard on the island of Gotland (Dolley 1952). Later re-assessment of the documentary evidence and rare discoveries of other coins have cast doubt on the likelihood of a mint in Peterborough itself and it would appear that the principal mint was at Stamford but held by the Abbot of Peterborough (Stewart 1955; Blackburn 2000; Allen 2012).

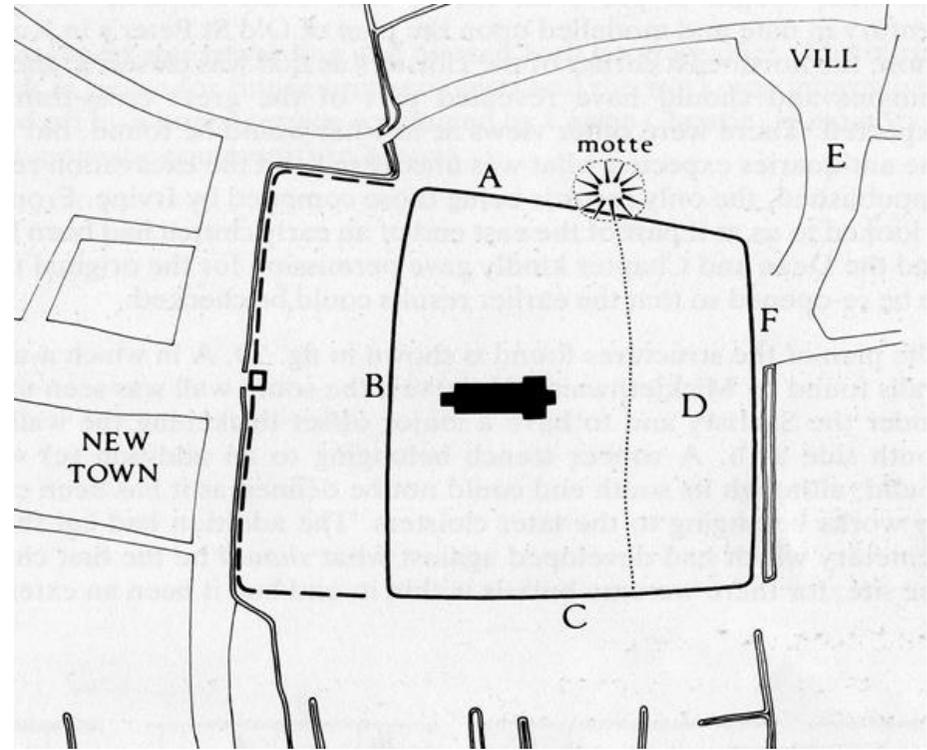
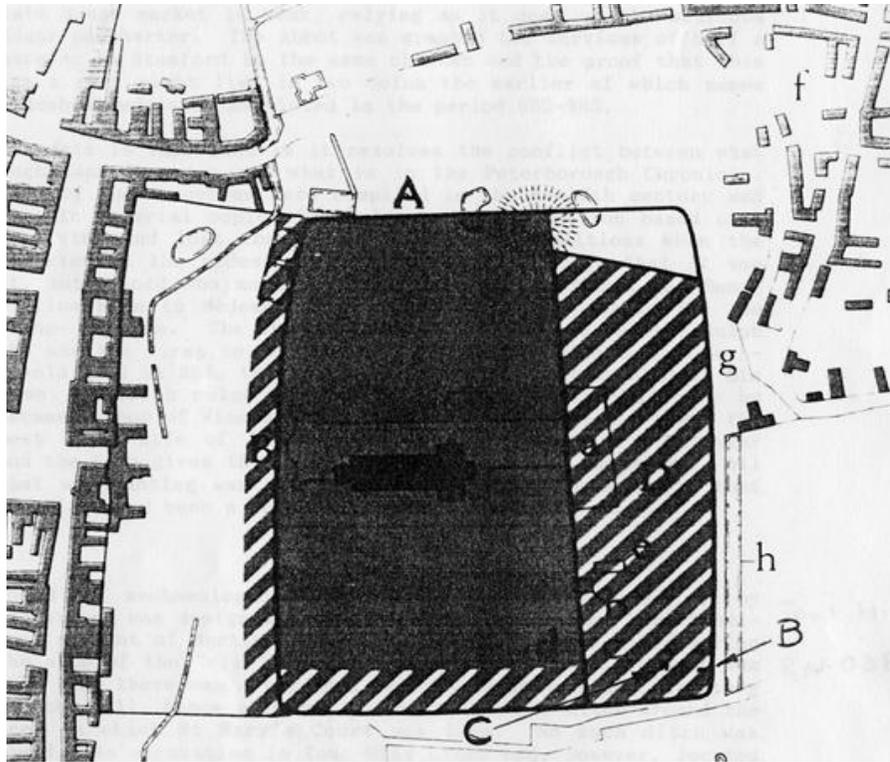


Figure 17 a Mackreth (1990 – based on earlier work) early plan for the Burh based on Eayre's map b Revised plan based on excavated evidence (Mackreth, 1984)

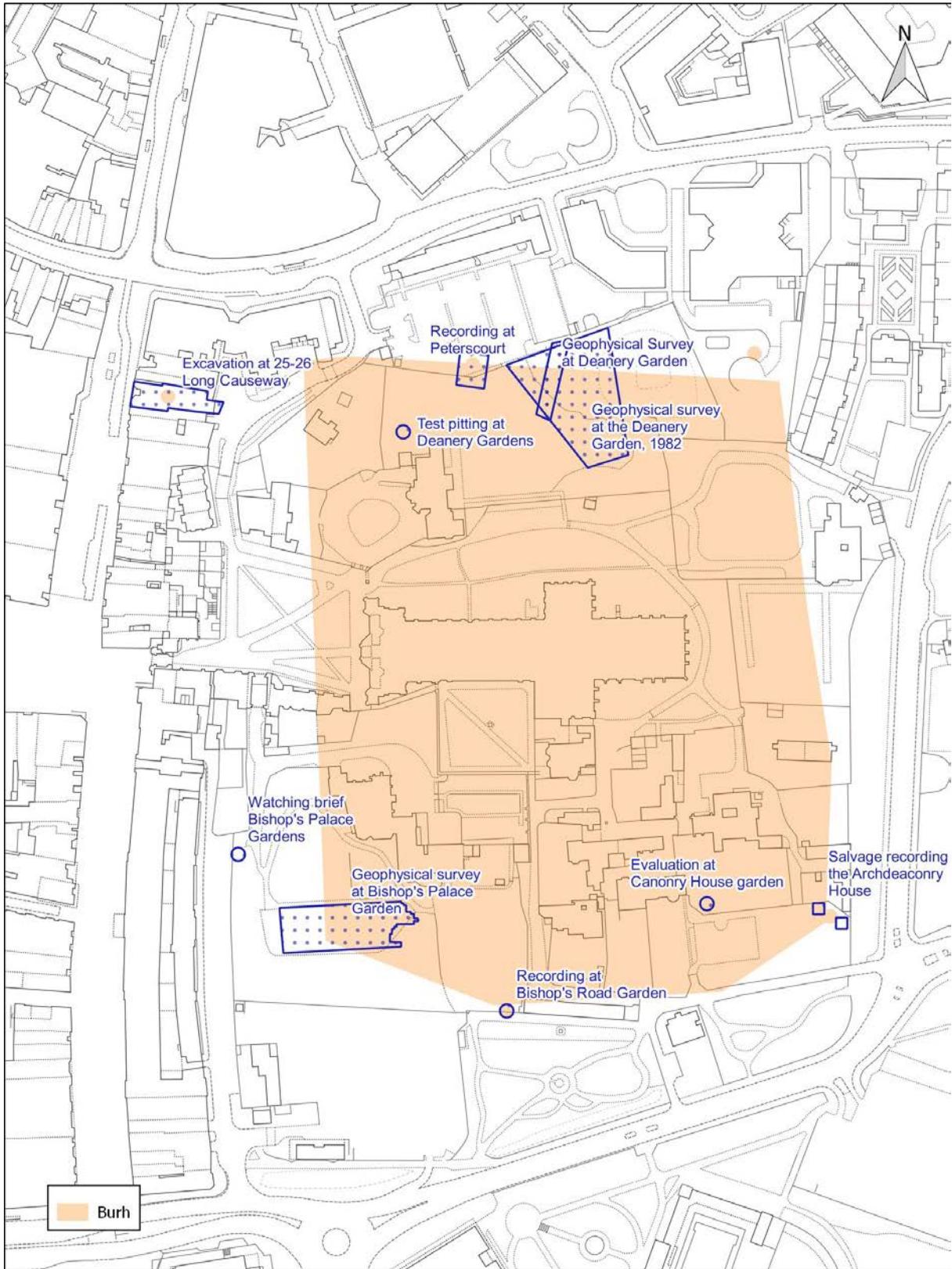


Figure 18: Archaeological fieldwork associated with the burh defences

### 5.3.8 The Monastery

Documentary sources indicate two phases of building for the monastery during the Anglo-Saxon period beginning with its foundation in the mid-7<sup>th</sup> century when Saxulf was credited as the first bishop and builder of the church (HER 80001, Serjeantson 1906). It was documented that the whole site was subsequently destroyed by the Danes in around 870 AD and during the time it remained within the Danelaw it was left unoccupied (*ibid*). On reunification under the kingdom of Mercia, Aethelwold, bishop of Winchester ordered that it be rebuilt with work commencing from around 966 AD. Following the Norman Conquest, the monastery and town were supposedly attacked by Hereward the Wake in 1069, leaving the church alone still standing, however, later in that same year the church itself supposedly burnt to the ground leading to the complete destruction of the site. This narrative has been challenged in recent years as archaeological evidence has so far not supported the destruction by the Danes, but rather more of a general abandonment of the area.

Foundations for the church have been recorded on several occasions, primarily in the late 19<sup>th</sup> century when a series of discoveries placed the early church underneath the South Transept. To date, only the eastern end of the church has been recorded. The physical remains of the church were first encountered in 1884 during the demolition and rebuilding of the Central Tower (EPB855) when evidence of structural remains, including mortar floors, re-used stone and in-situ walls were recorded, in the large part sealed by a dark earth and mortar layer, perhaps representing a period of inactivity in the early 10<sup>th</sup> century (HER 80264, Irvine n.d). The most extensive investigation occurred in 1894 just outside the modern south transept in the cloisters and was undertaken by JT Micklethwaite, Henry Dryden and JT Irvine (EPB856). Although the results were never fully published, references and phased plans are saved in Irvine's papers at the Cathedral Library. The features uncovered at this time included former walls, burials within and without the church, and a plaster floor surface (HER 80221, *ibid.*). An opportunity subsequently arose in 1979 to re-investigate the 1894 cloister excavations with the result that more information could be reported. Although four phases of building could be identified, dating proved difficult to determine and it could only be said that the latest phase pre-dated the 12<sup>th</sup> century fire (HER 80126, Mackreth 1980).

Anglo-Saxon inhumation burials associated with the monastery have been recorded on a number of occasions and their distribution indicates the churchyard extended to the north, east and south of the church. To the east, eleven stone coffins were discovered during drainage works in 1876 at a number of locations. Subsequently documented in 1885 by JT Irvine, the coffins included four to the rear of Laurel Court, one in Canonry House garden and at least five to the east of the south transept (HER 80092. Irvine 1885). In 1886 six test pits excavated in order to examine the south transept gable wall also recorded stone coffins of a Saxo-Norman date (HER 80268 Irvine n.d). Further reports of Anglo-Saxon burials and coffins to the south and east of the church were noted by Irvine during his time as Clerk of Works at the Cathedral (HER 80224, Irvine 1894). While not all of these coffins were Anglo-Saxon in date, one contained a small 7<sup>th</sup> century Anglo-Saxon glass cup believed to be unique in Britain. To the north, excavations for the organ blowing chamber in 1893 identified a dark vegetation layer containing five stone coffins believed to be Anglo-Saxon in origin (HER 60003, Irvine n.d). More recently, an archaeological investigation in the Mason's Yard in 2001 revealed evidence of inhumations from the Anglo-Saxon to post medieval period. Anglo-Saxon evidence comprised a charnel pit sealed by a layer of mortar and debris thought to represent the early construction phase of the medieval infirmary. Three long bones were subjected to radio-carbon dating, returning a date consistent with mid to late Anglo-Saxon burials (HER 80007, Meadows 2004).

## 5.4 MEDIEVAL

### 5.4.1 Setting

At the time of the Domesday Book, Peterborough was recorded within the Hundred of Stoke, in the County of Northamptonshire and containing 52 households made up of 37 villagers, 8 smallholders and 7 slaves with resources that included a mill. The lord throughout was the Abbey of St Peter. Additional nearby settlements mentioned in Domesday include Thorpe (now Longthorpe) to the west, and Fletton to the south just beyond the project area, both held by the Abbey, and Woodston held by the Abbey at Thorney (Williams & Martin 2003).

At the time of the Conquest there were signs of rebellion and upheaval around Peterborough, Hereward is said to have attacked the town in around 1070 AD and apparently laid waste to the abbey and settlement to the east of the monastery (HER 80174, Mellows 1980). The civil settlement and the original parish church still occupied the space to the northeast of the abbey at the end of the 11<sup>th</sup> century. The Norman motte and bailey at Tout Hill was constructed around 1069-1098 by Thorold, first abbot at Peterborough in the Norman period, while it was rebuilt and extended. In 1116 AD a fire broke out that was said to have destroyed the abbey and much of the town. A few years later, rebuilding began again and it is this phase that has endured (Tebbs 1979). Abbot Martin de Bec is attributed with the 12<sup>th</sup> century rebuilding as well as the repositioning of the town to the west of the abbey in order to accommodate a large market place outside the abbey gates (**Figure 20**). This phase saw the genesis of the street and settlement pattern that has survived until the 20<sup>th</sup> century. The town grew slowly with 18 burgesses reported in a survey of 1125 but it was not until 1215 that a town charter was granted. Several institutions were added over the following centuries including St Leonard's leper hospital in 1125, an Abbot's grange in c.1263, St Thomas the Martyr chapel in 1299, the first wooden bridge crossing the River Nene in 1308, and Boroughbury grange and Sacristan grange in around 1309 (Tebbs 1979).

For the medieval period, there are 210 records within the project area; of these 20 are finds records, 25 represent extant buildings and 165 represent monuments derived from documentary and/or archaeological investigation (**Figure 19**).

### 5.4.2 Finds Summary

A total of 20 finds records are recorded within the project area. The majority are casual discoveries of medieval unstratified finds reported since the mid-19<sup>th</sup> century. They are primarily pottery but also include several coins, keys and a finger ring. In addition, there is a report of a 13<sup>th</sup> century stone lavatory, reputed to have come from the abbey and moved to Westwood Farm until the 1990s when it was transferred back to the Cathedral Precincts (HER 80208, Mackreth 2005).

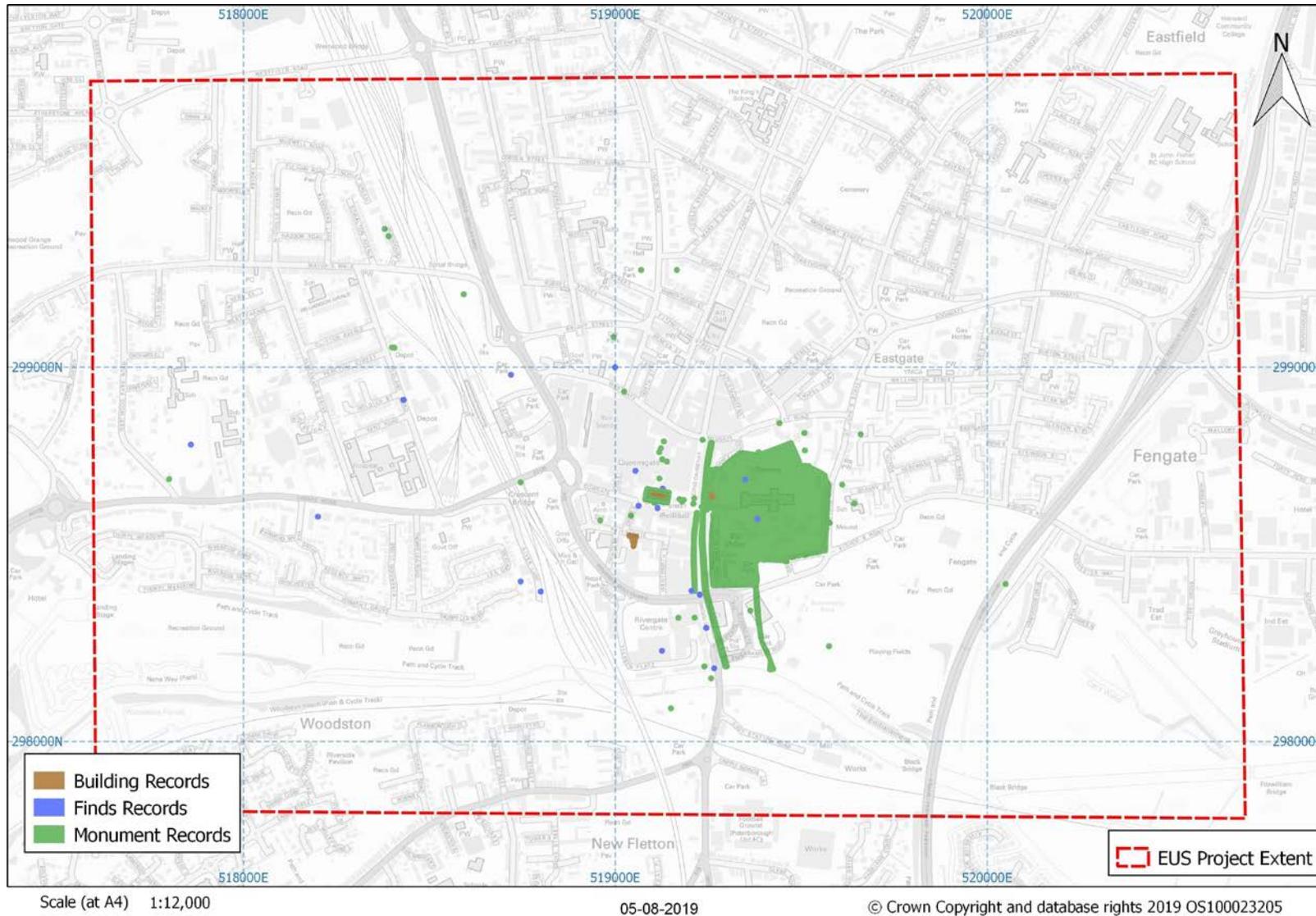


Figure 19 Records in the Peterborough HER (Medieval)

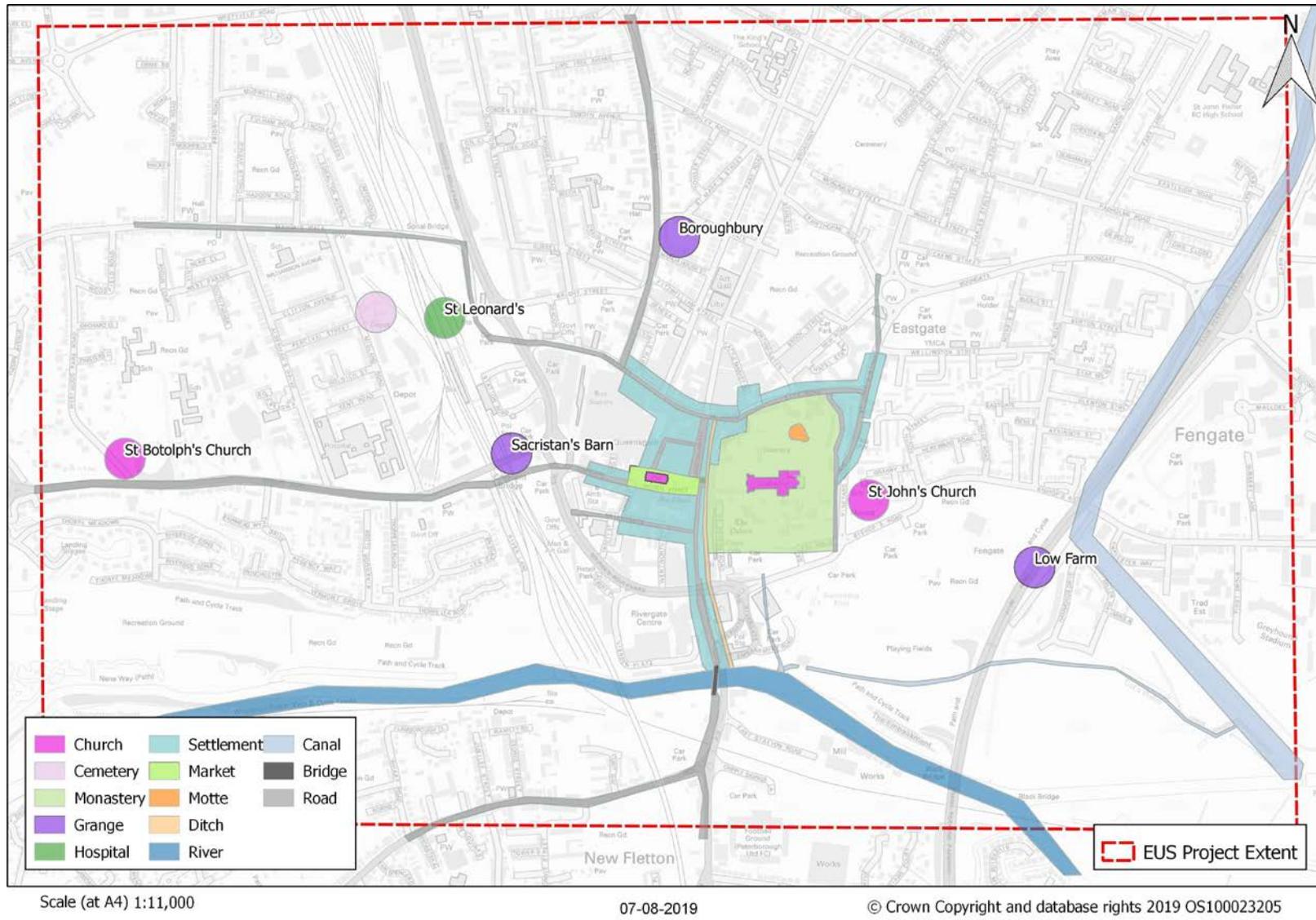


Figure 20 Archaeological character (Medieval)

### 5.4.3 Settlement

Following the 12<sup>th</sup> century realignment of the town by Martin de Bec the eastern settlement ceases to be mentioned and there has been little archaeological investigation in this area. Medieval evidence comprises a single channel containing medieval finds near St John's Street (HER 51619, Cooper 2008) and evidence of a late medieval stone building northeast of the motte (MPB5690, Mackreth 1974). Archaeological investigations conducted in 1994 at the former Still public house revealed quarrying and pit activity to the rear of properties fronting onto Westgate (HER 11685, Spoerry & Hinman 1998) and numerous pits, an oven and possible structural evidence on properties fronting onto Cumbergate (MPB5719, *ibid.*) from the 12<sup>th</sup>-15<sup>th</sup> centuries with a gradual increase in activity throughout the medieval period. Boundaries, established in the 12<sup>th</sup> century remained in place throughout. At Cathedral Square a programme of investigation carried out in 2009-10 revealed a number of former medieval structures beneath the current square including possible foundations associated with the former hospital of St Thomas the Martyr (MPB5796, Morris & Walker 2015) and former buildings encroaching on the market area (MPB5804, *ibid.*).

### 5.4.4 Transport

For the transport of heavy goods, the Car Dyke and the river Nene remained the most important connections. The Roman Car Dyke remained an important canal linking Lincoln to Cambridge via Peterborough in at least the early medieval period, and there are records of goods being transported via Peterborough at least until the 14<sup>th</sup> century part, however, the Dyke certainly silted up over the course of the medieval period (Edwards 1987). The river Nene provided an east-west link from Daventry to the west to Peterborough and remained navigable in the early medieval period with tolls granted to the town in 1270, 1300 and 1332 (*ibid.*). The Catswater has also been interpreted as a canal following the fen-edge from Peterborough to Crowland in the Late Anglo-Saxon to medieval period (Ousthuizen 2017). Morton's Leam, cut in the late 15<sup>th</sup> century by Bishop Morton of Ely, provided another navigation northeast to Wisbech.

With the 12<sup>th</sup> century re-alignment of the town, the main north to south thoroughfare became the Long Causeway-Bridge Street route consolidated with the construction of the first recorded bridge in 1308 (MPB5692, Tebbs 1979). Markestede was the first space to be laid out, providing the abbot with a large market area (the Current Cathedral square was formerly called Market Square). Priestgate appears to have provided access to the former open fields and meadows to the west, Cowgate also led west to join the Thorpe Road to Stamford, while Westgate provided access to Spital Road, Westwood Road and on northwards to Market Deeping. St John's Street would have become increasingly marginalised as a through road, following the relocation of the parish church to the market square in 1407. Former road surfaces predating the post medieval have been encountered along Westgate (HER 51587, Hancock 2007) and Narrow Street (HER 51996, Anon 1978), while surfaces dating to the 15<sup>th</sup> century were recorded at Church Street (MPB5799), Cumbergate (MPB5801) and in Cathedral Square (Morris & Walker 2015).

A hythe or wharf is suggested at the end of Broad Bridge Street, adjacent to the medieval town bridge. It is depicted on Speed's map of 1610 and on Eayre's map of 1721, while archaeological investigations at 130 Bridge Street in 2002 identified oak timbers possibly associated with a hythe or bridge (HER 51274, Meadows 2008).

### 5.4.5 Town ditch

The presence of a town ditch along the western side of the abbey precinct has been suggested on a number of occasions, however, there appears to be some uncertainty between the documentary and the physical evidence, and it is suggested here that there were two former town

ditches; one dating to the medieval period that extended adjacent to, and parallel with, Long Causeway and Bridge Street. This ditch has been identified at 25-26 Long Causeway (HER 80170, Jones 1994), and is indicated by the presence of a bridge immediately outside the Great Gateway (HER 80094, Anon 1885). Possible evidence of a causeway is inferred at the southern end of Bridge Street where excavations in the 1970s on the west side revealed traces of a possible causeway at what is now the Rivergate Centre. This site has not been published in full (HER 01391, O'Neill 1978). At 130 Bridge Street a series of upright oak timbers were identified (HER 51274, Meadows 2008). Although not datable scientifically, the timbers were sealed by a layer containing 15<sup>th</sup> century material and was interpreted as an extension to the bridge or as a wharf (*ibid.*). This waterway is not depicted on any map and was likely built over, or significantly reduced, by the 16<sup>th</sup> century, as Speed's map of 1610 does not show it.

#### **5.4.6 The Abbey**

Accounts of the history of the abbey have been summarised elsewhere (Sarjeantson 1906; etc.), and a synthesis only will be produced here. The Norman period saw the addition of the motte and bailey at Tout Hill to the north and the fortification of the Precincts against further incursion with threats still present from local leaders. Then, in 1116 a fire destroyed most of the Precincts and although rebuilding began in 1118 under Abbot John de Seez it is Martin de Bec who is credited with the main period of construction. It is this foundation that has largely survived into the present day Precincts. In the late 12<sup>th</sup> century the abbot's prison and King's Lodgings were built and the hostry buildings and infirmary's lodgings added to the east (Tebbs 1979). The 13<sup>th</sup> century saw the addition of the infirmary hall, prater, abbot's palace and abbot's gate. The 14<sup>th</sup> and 15<sup>th</sup> centuries brought the addition of the little dorter, extensions to the abbot's palace and a host of smaller structures across the Precincts. More ephemeral features included a herbarium and a series of canalised ditches or dykes south of the abbot's palace extending south to the river. The medieval cemeteries appear to have been primarily located to the southeast and northeast of the abbey church, the latter serving as the cemetery for the early 15<sup>th</sup> century parish church of St John the Baptist in Cathedral Square.

The archaeological evidence for the Precincts is extensive, partly as a result of the creation of the post of Cathedral Archaeologist resulting in 60 known archaeological investigations within the Precincts and a further ten in the immediate environs. Of these, 25 are small watching briefs and eleven are building surveys predominately carried out by the Cathedral Archaeologist, 13 are evaluations or excavations, eleven are antiquarian investigations, six are scientific analyses carried out by English Heritage and five are geophysical surveys. Many of the watching briefs and evaluations were, however, limited in their extent revealing only key-hole glimpses into the past. The geophysical surveys have primarily been carried out to identify the possible line of the late Anglo-Saxon defences. A recent ground penetrating radar survey in the Deans Garden noted several features interpreted as a possible medieval infilled pond and traces of ditches (Utsi 2015) while a community dig in 2016 revealed a sequence of deposits from the Roman to modern periods. These deposits largely comprised layers containing datable material including Roman pottery, ceramic building material and plaster (phase 1), late Anglo-Saxon material including rubble masonry thought to have derived from the burh wall (phase 2) from a dark soil layer sealed by later made ground deposits containing 14<sup>th</sup>-15<sup>th</sup> century pottery. Phase 3 layers from this investigation revealed 16<sup>th</sup>-17<sup>th</sup> century reclamation deposits (Newman & Collins 2017).

An evaluation in 1979 recorded evidence of the pre 1116 central tower although no direct evidence of the fire itself was noted (HER 80126, Mackreth 1980). Former floor surfaces dating to the 15<sup>th</sup> century were recorded within the cloister (HER 70035, Mackreth n.d) and a possible 13<sup>th</sup> century hearth within the infirmary nave (HER 70023, Mackreth 2001). Evidence of

undated structures have been encountered on several occasions (e.g. HER 80273; 80003, McKenna 1992).

There have been numerous building surveys of the surviving built fabric of the Precincts, starting with the phased plan produced for the Victoria County History in 1909 (Sarjeantson 1906), revised during the Cathedral Survey Project. According to this plan the earliest surviving fabric predating the fire appears to be in the west wall of the cloister. The main body of the church is mid-12<sup>th</sup> century with additions to the nave in the later 12<sup>th</sup> century. The West front is late 12<sup>th</sup> century with 14<sup>th</sup> century modifications and the New Building at the east end is mid-15<sup>th</sup> century. A programme of dendro-chronological dating carried out on various timbers throughout the main church between 1999 and 2007 confirmed many of the dates. The assessments also noted that the ceiling boards from the nave were imported from Germany during the mid-13<sup>th</sup> century.

Documentary records indicate that the abbey also held a deer park in the early 16<sup>th</sup> century, east of the main Precincts. From contemporary documents the emparkment by Abbot Kirkton took over land once part of the cemetery attached to the early church of St Johns, which required the blocking of several thoroughfares (HER 80124, Halliday 2008).

#### **5.4.7 Manors**

The abbey held the lordship of the Soke throughout the medieval period with three granges attached to it.

Boroughbury Barn (HER 01024, Brandon & Knight 2001) once stood to the north of the town and has been variously described as a tithe barn, grange and moated site. Towards the end of the 13<sup>th</sup> century, Abbot Godfrey added the Long Pond, enlarged Round Pond and added a watermill to the series of water features extending southwards from the grange to the abbey Precincts. Originally 13<sup>th</sup> century in date, the barn comprised a large stone building with a vaulted roof and remained in existence until the late 19<sup>th</sup> century when it was pulled down for its materials – the stone being reused to build Rothesay Villas on the same site. The villas have since been demolished and replaced in turn by modern buildings. Speed's map records three distinct buildings in this location likely representing the extent of the manor grange at the close of the medieval period. When the antiquarian Sir Henry Dryden visited the site in the 19<sup>th</sup> century, he suggested that the grange may have incorporated a small cell associated with the abbey (Dryden 1898). The grange buildings were drawn in detail on the Ordnance Survey 1:500 Town Plans of Peterborough, along with the adjacent Boroughbury House.

The second grange is the Sacristan or Sexton's Barn on Cowgate (HER 50436, Tebbs 1909). Less is known about this site as it was demolished in the mid-19<sup>th</sup> century when the railway was built. However, a single drawing by Henry Dryden suggests that it was a single aisled stone building with external buttresses, similar to Boroughbury in design but more simple (Dryden 1898).

The third grange was at Low Farm to the east of the town at Fengate (HER 01034, Anon 1978) where it survived until the 18<sup>th</sup> century before being demolished. Described as both a moated grange and chapel dedicated to the Holy Trinity, it was dated to the 14<sup>th</sup> century (Dryden 1898).

#### **5.4.8 Religious Institutions**

The first parish church dedicated to St John's (HER 50588, Pevsner 1968) was located with the early settlement east of the abbey. Its exact location is unknown but it is thought to lie underneath the current Bishop's Creighton School. In 1402 the abbot took the opportunity to move it to its current location at the market place (Cathedral Square) (HER 09817, *ibid.*). The new church was completed in 1407, larger than the earlier one it also used stone from both

the early church and the former nave of St Thomas Becket's Chapel. Although the new church was apparently not intended to include a churchyard, having access to the north cemetery within the Cathedral Precincts, a recent archaeological investigation within Market Square has recorded evidence of undated inhumation burials close to the western entrance to the church (Morris & Walker 2015).

#### **5.4.9 Hospitals**

Two medieval hospitals are known from Peterborough, in addition to the infirmary at the abbey. The first is the Hospital of St Thomas the Martyr, later known as the Sister House, founded at the western gateway to the abbey by William of Waterville in the late 12<sup>th</sup> century. This hospital appears to have primarily acted as an almshouse with its funds used to support the resident poor sisters and the sick for whom they cared. By the end of the 15<sup>th</sup> century no reference was made to caring for the sick and in 1535 the funds were used to maintain eight poor women (HER 80206, Sarjeantson 1902).

St Leonard's Leper Hospital (HER 01629, Sarjeantson 1906) was founded in 1125 AD to the west of the town. Its precise location is not known, although place name evidence from the 19<sup>th</sup> century refers to a 'spital pond' and a 'spital bridge' (current Spital Bridge) off Spital Road (now Bourges Boulevard). Officially dissolved in 1539, no trace of the building survived into the post medieval period despite use of the area as a pest house. A holy well, still in existence by 1660 but no later, dedicated to St Leonard's is also mentioned in documentary sources (Sarjeantson 1906). The construction of the railway and quarrying activity in the mid-19<sup>th</sup> century in the supposed area of the hospital has significantly impacted the potential for further evidence, with archaeological investigations to the west noting significant modern disturbance (Grundon 1996), while salvage recording during the construction of Bourges Boulevard did not reveal any archaeological evidence in this area (O'Neill 1978).

One of the most significant discoveries from recent years has been the excavation at Midland Road, revealing a medieval to post medieval inhumation cemetery associated with the leper hospital (HER 54102, McComish et al 2017). Archaeological evidence associated with leper hospitals and cemeteries are rare in England. Despite over 300 examples known from documentary records, few have been excavated and fewer still have identified structural evidence associated with the hospitals (Roffey 2012). There are four leper hospitals in Cambridgeshire – at Elm, two in Cambridge and Huntingdon, the last being the only one to have been excavated. In Northamptonshire there are a further six in addition to Peterborough (Thrapston, Towcester, Stamford, Brackley and two in Northampton). Huntingdon, as the closest example to Peterborough, revealed approximately 55-60 burials dated to the mid-12<sup>th</sup> to 14<sup>th</sup> century within the limits of the excavation (Mitchell 1993).

In addition to handling cases of leprosy, most hospitals would have taken in other contagious diseases, including – potentially plague victims. Peterborough saw numerous outbreaks of plague from 1348 until 1665/7, the last being the most devastating with 460 deaths recorded (Tebbs 1979).

At Midland Road, an evaluation and subsequent excavation undertaken in 2014 revealed extensive evidence of part of a heavily truncated cemetery at this location. The resulting assessment of the site revealed a total of 144 inhumations and at least one additional charnel pit identifying two broad phases of activity. In the early phase, 83 inhumations could be attributed to the 11<sup>th</sup>-13<sup>th</sup> centuries through a combination of radiocarbon dating and finds evidence. Of these, thirty skeletons exhibited signs of leprosy and a further 24 indicated non-specific infections. This early phase of use established an orderly pattern of burial in rows across the site. This was cut into and partially truncated by the less organised later phase. The evidence of a medieval cemetery at this location throws into question earlier discoveries

of human remains in the area (HER 50586; 51600) that have previously been attributed to Roman activity in the area.

#### **5.4.10 Trade & Industry**

Archaeological evidence for medieval trade and industry is limited to a few sites. Although the principal trade in Peterborough during the medieval was the wool industry, there has been little archaeological evidence recorded for it. At Cumbergate, traditionally interpreted as the 'street of the wool combers' (Gover *et al.* 1933), evidence of a possible cobbler's workshop has been identified during evaluation (HER 51149, Cooper & Spoerry 2001). A subsequent excavation at the Westgate Arcade in 2001, a number of pits were identified containing a large assemblage of well-preserved leather shoe fragments. Associated pottery indicated a date of the 14<sup>th</sup>-15<sup>th</sup> century (HER 51436, Cooper & Baker 2003).

Documentary sources have provided more evidence of local industry including a lead working site at the Cathedral Precincts from the 16<sup>th</sup> century (HER 60034, Northamptonshire Records Office); a tailory was also present in the abbey throughout the medieval period.

#### **5.4.11 Markets and Fairs**

The Gazetteer of Markets and Fairs in England and Wales<sup>13</sup> lists Peterborough as possessing a prescriptive (i.e. held by custom) market held by the monastery of Burgh (Peterborough). The source for this is based on deeds referencing a market held on 5<sup>th</sup> December 1189, later confirmed by King Richard I in 1198. A charter from the 12<sup>th</sup> century suggests that a market was granted by King Edgar in 972<sup>14</sup>.

The Gazetteer also records four fairs attributed to the monastery throughout the medieval period; the first is prescriptive of a parallel date to the market and held on 29<sup>th</sup> June, later confirmed by King John as an 8 day fair. Three additional fairs were granted by charter for the second Sunday in Lent by Henry III in 1227; for the 5<sup>th</sup> August, by Henry III in 1268; and for 11<sup>th</sup> November by Henry VI in 1439. Cartographic evidence shows that the fairs were still held on the south bank of the river in the early part of the 19<sup>th</sup> century (Burton 1829).

#### **5.4.12 Mint**

While the existence of an Anglo-Saxon mint at Peterborough is in doubt, there is more evidence of a Norman mint with two coins bearing the mark of Leofwine (Stewart, 1955). Originally based at the Stamford mint casting, Leofwine's early coins at Stamford bore an annulet symbol said to distinguish coins for the abbot of St Peter's. His later coins, however, did not include this symbol which was interpreted as evidence he had moved to a mint based at Peterborough where this symbol was no longer required. Stewart records four coins, now held by the British Museum and private collectors attributed to the Stamford or Peterborough mints.

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<sup>13</sup> <https://archives.history.ac.uk/cmh/gaz/gazweb2.html> accessed 31/07/2019

<sup>14</sup> <http://www.esawyer.org.uk/manuscript/804.html> accessed 31/07/2019

## 5.5 POST MEDIEVAL

### 5.5.1 Setting

Following the Dissolution of the monasteries in the mid-16<sup>th</sup> century, within a space of a few years the largest landowners in the country were wiped out, their vast estates dispersed and destroyed and a new religion was brought in. For most secular churches, this represented a change in canon but for abbeys such as that as at Peterborough the change was more fundamental. While the abbey church would survive as a cathedral church under the authority of the king as the head of the Church, many monastic buildings were no longer required and were converted or demolished.

For this period cartographic sources become a significant tool in understanding the growth and morphology of urban settlements. For Peterborough, the earliest reliable map is Speed's map of 1610 followed by Eayre's map of 1721. Speed's map approximates the known extent of settlement at the close of the medieval period, whilst referencing the location of a small number of significant buildings. There are also larger structures marked on the map that are not named – one to the south of Priestgate and two to the north of Bungate (later Boongate). The Priestgate site is perhaps that of the Orme family, built in the immediate post Dissolution period and called Neville Place. There is evidence to suggest stonework from the original structure survives in the current Museum and Art Gallery which now occupies the site.<sup>15</sup> The 19<sup>th</sup> century produced a wealth of map sources including those associated with enclosure awards and tithe awards largely dating to the first half of the 19<sup>th</sup> century followed by private maps such as Burton's map of 1829. There exists for Peterborough a 1:500 detailed town plan as well as the 1:2500 and 6" maps from the 1880s produced by the Ordnance Survey. This series of maps illustrate the fundamental impact the railways had on the town with a boom in settlement to the north, west and east.

There are 351 monument records in the Peterborough HER dating to the post medieval period (**Figure 21**). Of these 50 are extant buildings (32 from the Cathedral Precincts alone) and 17 are findspots. The remaining 284 derive from historic maps and photographs as well as from archaeological investigation in the city.

### 5.5.2 Finds Summary

The finds records largely represent casual discoveries of pottery and bottles reported to the Peterborough Museum in the 19<sup>th</sup> and 20<sup>th</sup> centuries. Of particular note was the report of a small bronze casket of probable 17<sup>th</sup>-18<sup>th</sup> century date recovered during the construction of the railway. The casket contained a number of Roman coins that had been buried along with the casket (HER 01444, Anon 1846). Other discoveries included two lines of dressed stone from the garden at Manson House on Park Road (HER 01599, Anon 1974). More recently, a number of watching briefs in the Cathedral Precincts have recorded small quantities of post medieval finds including pottery, wine bottles and clay pipe fragments (HER 53926; 80106; 80297; 80295).

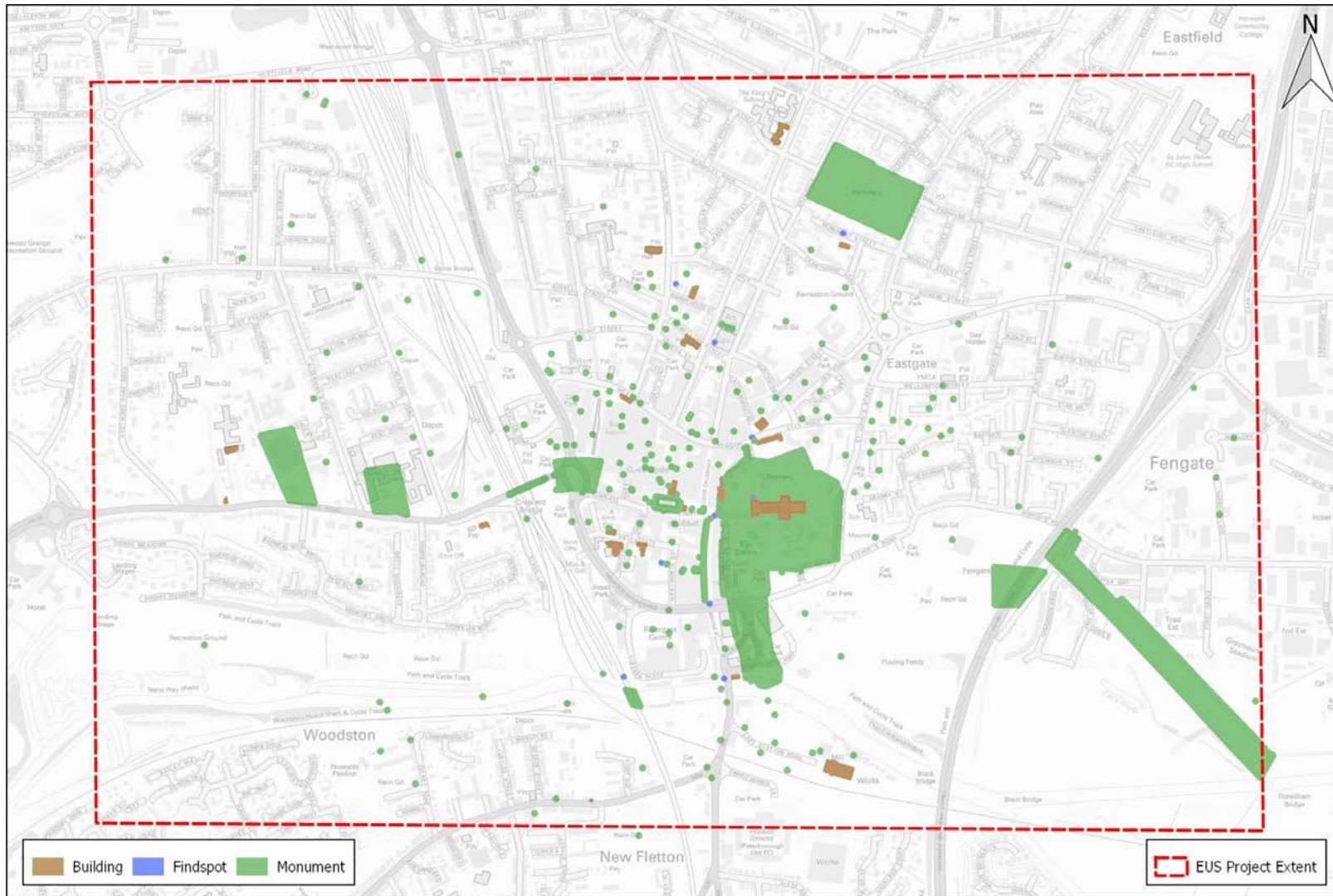
### 5.5.3 Settlement

The urban morphology of the post medieval town did not change significantly between the 15<sup>th</sup> and the 18<sup>th</sup> century with only limited expansion along the main routes (**Figure 22**). Speed's map illustrates that settlement remained much the same as Eayre's map a hundred years later. A large house and garden is located at the western end of Priestgate but is not named on either Eayre or Speed's map, while the large house at the Westgate-Boongate junction depicted on both maps is named as Lincoln Place by Eayre (since demolished). Eayre also records more artificial waterways south of Priestgate and north of the Cathedral extending

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<sup>15</sup> <https://vivacity.org/heritage/peterborough-museum/history-of-the-museum/> accessed 20/02/2019

northwest towards Boroughbury Manor, as well as dykes extending southwards towards the river. The Enclosure Award map of 1821 and Burton's map of 1829 illustrate the urban morphology immediate prior to the construction of the railways in the 1850s. At this stage the only significant addition is the small settlement named 'New Town' on historic maps between Cowgate and Westgate with smaller groups of settlement along Cowgate and Boonfield Road. It was the advent of the railways in the mid-19<sup>th</sup> century that brought the most change with extensive expansion north of the historic core and smaller pockets to the east and west (**Figure 23**).

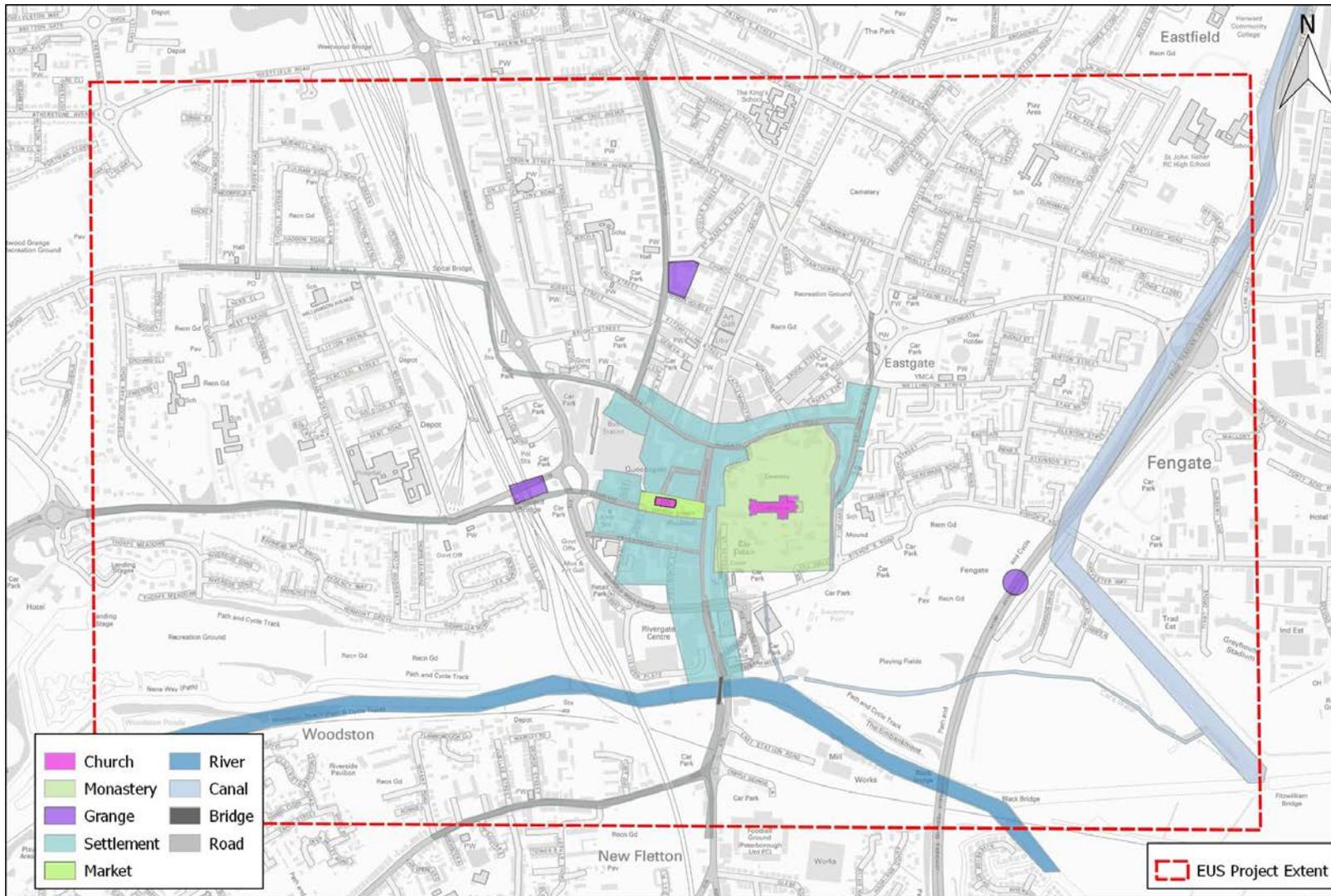


Scale (at A4) 1:12,000

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Figure 21 Records in the Peterborough HER (Post Medieval)



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Figure 22 Historic character (Post medieval)

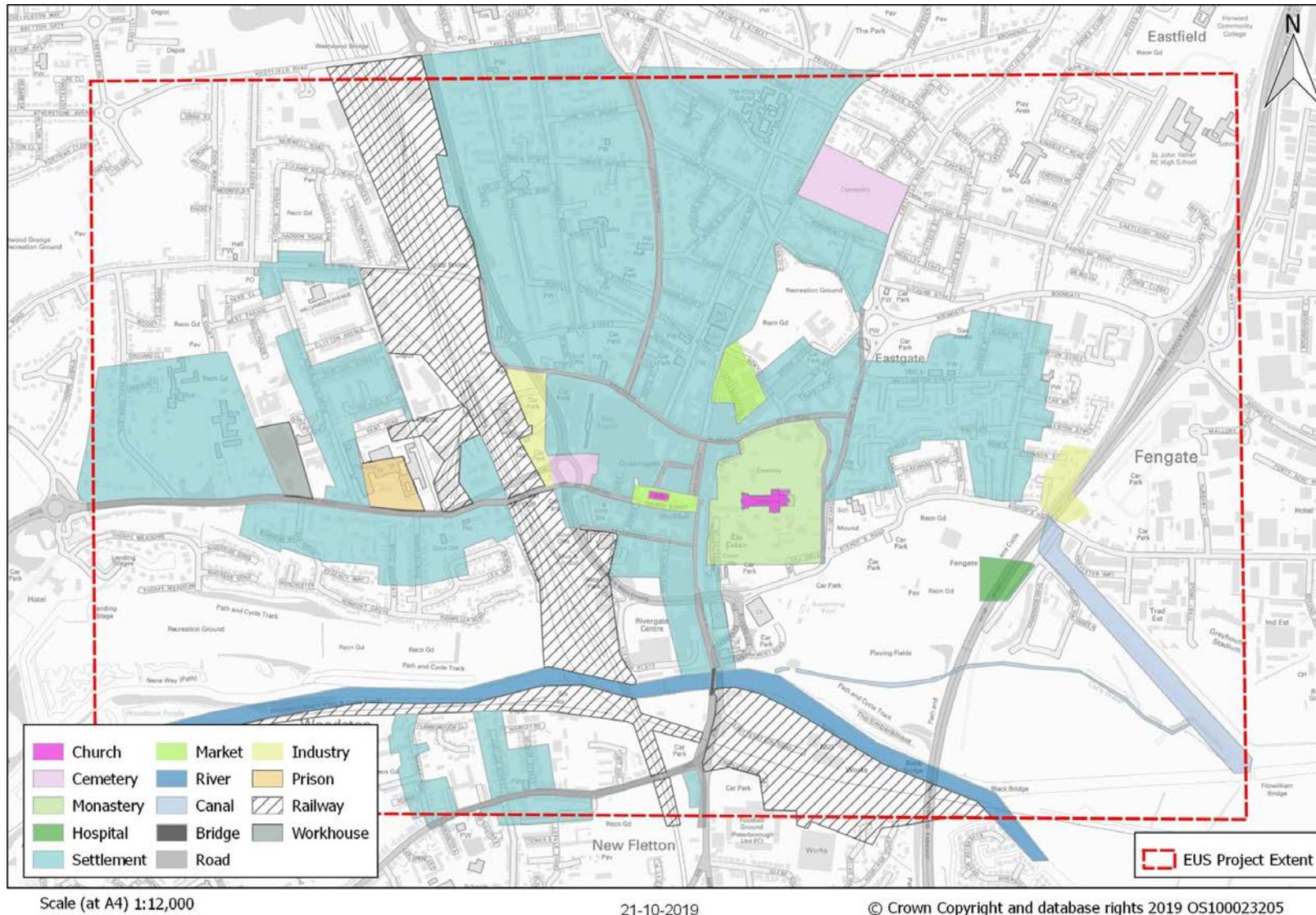


Figure 23 Historic character (19th Century)

#### 5.5.4 Transport

The core road network, as established in the medieval period did not change significantly throughout the post medieval period. A comparison of Speed's 1610 map and the 19<sup>th</sup> century maps indicate an expansion of residential areas in the 'New Town' area west of the centre and in the Boongate area to the east. The New Road cut in the early 19<sup>th</sup> century from the eastern end of Westgate northeast to the Wisbech Road further represents the main alteration to the post medieval road network. On the wider road network, a number of toll roads were established in the 18<sup>th</sup> century in an attempt to improve their quality. A public turnpike on the Peterborough to Thorney road was established under the Bedford Corporation (Wells 1830), while others were recorded on the Leicester Road and the road southwest to Oundle. There are five toll bars recorded within the EUS project area, one at Fengate on the bank of the Nene Navigation and four on the main roads into the town – Westgate, Midgate, Cowgate and Bridge Street, recorded on the 1821 Enclosure Award.

The River Nene and the Car Dyke continued to be used for river transport in the early post medieval period. The river Nene at Peterborough forms the meeting point between several drains and dykes of the Bedford levels including Morton's Leam (cut in the 15<sup>th</sup> century), the Catswater drain (historic branch of the River Nene), the Roman Car Dyke and the 18<sup>th</sup> century Nene Navigation. The campaign to drain the Fens was a slow one, with individual drains and dykes added at rare intervals in the medieval period, followed by the general reclamation of the 17<sup>th</sup> century and the eventual establishment of the Corporation of the Bedford Levels in order to provide a more organised approach (Wells, 1830). However, by the end of the century the drains and rivers were again falling into disrepair. Further cuts were made, including Smith's Cut in 1728 at the edge of the project area from Fengate northeast to Wisbech. The private toll on the Nene Navigation at Fengate belonged to the Bedford Corporation (*ibid.*).

#### 5.5.5 Railways

The railway network reached Peterborough in the 1850s. Three stations were initially built, each associated with the three lines that served the town.

The main station at Peterborough (MPB5715, Ordnance Survey 1885) at the end of Westgate was originally built in the 1850s and was operated by Great Northern Railway but has since been demolished and replaced with the current model. The line serving this station is aligned broadly north-south and cut through the project area under Westwood Railway Bridge, Spital Bridge and across Thorpe Road before crossing the River Nene through the Fletton ward. The most intensive section was between Westwood Bridge and Thorpe Road, with multiple tracks recorded on the First Edition Ordnance Survey map, as well as engine works and warehouses at Spital Bridge, engine works at the railway station and carriage works at Thorpe Road and Midland Road. Very few of these features survive with the notable exception of the wagon repair shed on Thorpe Road.

Peterborough East Station (MPB5764, Ordnance Survey 1885a), built in 1845 on the south bank of the River Nene, was operated by Eastern Counties Railway linking Peterborough with Ely in the east and providing connections with the Midlands and the north. The station complex was extensive with numerous train sheds, engine works, turntables, and sidings, as well as ancillary warehouses close by, some of which are listed (NHLE 1331538; 1126895). The station was demolished in the 1970s and many of the sidings and original structures have since been removed. The line split at the crossing point with the Great Northern Railway, with the northern line serving Crescent Station. Further engine sheds were located at this railway junction and along the Eastern Counties line on the banks of the River Nene.

Crescent Station (MPB5705, Ordnance Survey 1885a), built in 1858 and closed in 1866, was constructed exclusively for the Midland Railway company. A small station of just one platform, it was quickly overtaken by the larger stations of Peterborough North and Peterborough East. Still visible on the Ordnance Survey First Edition maps, it has since been demolished.

### **5.5.6 The Cathedral**

The Cathedral was formally created in 1541 with significant reorganisation within the Precincts as many of the former monastic structures fell out of use or were adapted for different purposes. Of the fifteen surviving medieval structures in the town, 14 lie within the Cathedral Precincts and all show significant adaptation throughout the post medieval period, especially during the 19<sup>th</sup> century.

The former abbey land was divided between the office of the bishop of Peterborough, who held Boroughbury manor and the Soke, and the Dean & Chapter of Peterborough who held the city and the sacristan's grange (Tebbs, 1979).

### **5.5.7 Religious Institutions**

The town of Peterborough was largely served by the Church of St John the Baptist and by the Cathedral in the post medieval period, although a chapel of ease was recorded at Longthorpe just outside the project area. It was not until the late 18<sup>th</sup>-19<sup>th</sup> century that the population increased sufficiently to support additional churches, including St Mark's, St Paul's, St Barnabus and St Mary's, which were all added in the 19<sup>th</sup> century.

Non-conformist chapels in Peterborough largely date to the 19<sup>th</sup> century and include five Methodist chapels, three Congregational chapels, two Baptist chapels and two unspecified chapels. Only one chapel site on Westgate has been in use since the 18<sup>th</sup> century. At this location an evaluation in 1999 revealed traces of two phases of building while documentary research indicate a Baptist chapel was present from at least 1779 (HER 53642, Meadows 1999).

### **5.5.8 Trade & Industry**

There are 42 records in the project area that relate to post medieval trade and industry. 19<sup>th</sup> century cartographic sources record a wealth of information on commercial and industrial activity in the town likely to have left a trace in the archaeological record, including blacksmiths workshops (eight), malt houses (six) and breweries (four), as well as industrial quarry sites (four). A number of individual industrial factories are also present, including a gas works, tarpaulin factory, basket works, lime works, iron works, a bell foundry and plumbers office at the Cathedral Precincts, and a brick kiln. A rope walk is also recorded at Alderman Drive. Two post mills have been recorded on historic maps – one on Thorpe Road and one at Fengate, while a corn mill at the railway yards on the south bank at Woodston was a later 19<sup>th</sup> century addition. A shoe manufactory was recorded on 19<sup>th</sup> century maps on Crawthorne Road (HER 53614), however, archaeological investigations in 1998 revealed that modern redevelopment had truncated any surviving archaeological evidence in this area (Bray, 1998).

To the north of the historic core, cartographic sources indicate a series of pools and streams linking the former Boroughbury Grange site with the Cathedral Precincts. It is perhaps best illustrated on Burton's map of 1829 which records a Long Pool to the west of the turnpike road to Lincoln and Square Pool to the east. Square Pool then continued southeast towards Swanspool (now Midgate) where it joined the sewer waterway as it passed to the west of the Cathedral. A watermill and horse mill have been recorded here, although their exact position is uncertain (HER 50639). At Bridge Street, extensive excavation in the 1970s have also revealed evidence of a donkey mill, together with traces of other industrial processes on the site, including baking, a tinsmiths and a coopers (HER 01655a, O'Neill 1978).

A limekiln and pipekiln works have been recorded at Thorpe Road during archaeological investigations in 1967 (HER 01630, Anon 1966), and a second pipekiln site is indicated by place name evidence and the recorded discovery of quantities of pipe waste east of St Johns Street at Pipe Lane (MPB5718, Anon 1975). Archaeological investigations at Exchange Street have uncovered evidence of a 17<sup>th</sup> century industrial workshop. However, the site has yet to be published in full (HER 08763, Anon 1976) while the extensive excavations at Cathedral Square have revealed evidence of the former Butchers Row (HER 52214), the Market Cross (HER 01648), the Guildhall (HER 1659), The Corn Exchange (HER 52066) and former surfaces associated with the market square itself (Morris & Walker 2015).

### **5.5.9 The drinking industry**

Evidence based on 19<sup>th</sup> century cartographic sources includes four breweries and six malt houses serving as many as 45 public houses and inns, and a further seven hotels (**Figure 24**). Unsurprisingly, the majority of the older inns and hotels were along the main thoroughfares, although many smaller public houses increasingly appeared in the new Victorian suburbs.

### **5.5.10 Burial & Disease**

At the start of the post medieval period, plague was still prevalent with the most devastating outbreak occurring in 1665-67 when some 460 inhabitants were reported dead. For the most part, they were buried near the Pest House. However, there were also unconfirmed reports of the deceased being interred in backyards and gardens (Tebbs, 1979). At the Midland Road cemetery burial certainly continued until the mid-16<sup>th</sup> century and perhaps as late as the 17<sup>th</sup> century (McComish et al, 2017).

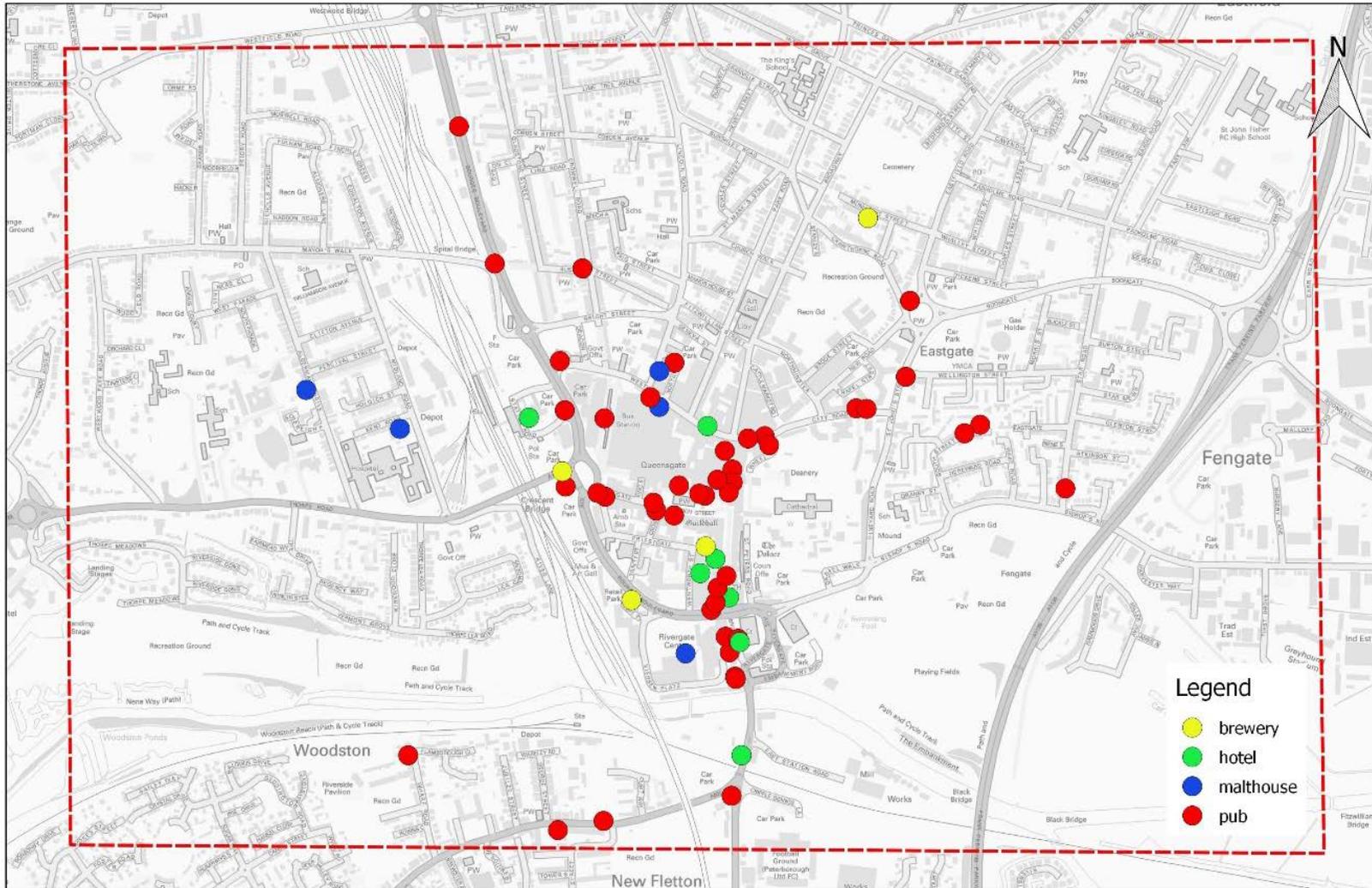
The North Cemetery of Peterborough Cathedral continued to be used as the principal parish cemetery until the 19<sup>th</sup> century when it reached maximum capacity. Although not originally intended for the purpose, a number of burials occurred at St John's Church (HER 52080, Mellows 1926), where a number of undated inhumations were recorded in a small strip of land immediately west of the church (Morris & Walker, 2015). Two cemeteries were added in the 19<sup>th</sup> century. The first at Cowgate was laid out in 1805 and continued in use until 1859 (HER 51161, Mellows 1947) when it too reached capacity, and the second, much larger cemetery, on Broadway (HER 53667, Ordnance Survey 1885) which remains in use. Cowgate Cemetery has since been largely replaced by the Bourges Boulevard roundabout in the 1970s when burials were recorded during construction work. Prior to that it was reported that gravestones were removed when it was used for war purposes during the Second World War (Mellows, 1947).

A number of infirmaries and hospitals are recorded in the project area – a short lived infirmary existed at Milton Street between 1815 and 1856 after which it became a police station (MPB5822, Burton 1829). After this point the infirmary moved to Priestgate, taking over the former Thomas Cooke's Mansion until 1928 when the building was converted into the current Museum (HER 52219, Storm n.d). Additional hospital services were provided in the Fengate area where a smallpox hospital was built at Corporation Farm in 1884, and an isolation hospital on the site of Low Farm in 1900 (HER 52202, Ordnance Survey 1885).

Almshouses also became increasingly prevalent in the post medieval period. There are four sites in Peterborough, the oldest being Wortleys alms-houses on Westgate (MPB5744, Serjeantson 1906) dating to the 18<sup>th</sup> century. In the 19<sup>th</sup> century a further three sites are recorded – two at Cumbergate (HER 52199, Williams 2012a; MPB5832, Ordnance Survey 1886) and a third in the Cathedral Precincts (HER 80087, Mellows 1919).

A workhouse is recorded at Cumbergate in the 18<sup>th</sup> century, then called a House of Correction (MPB5832, Ordnance Survey 1886). It remained in use until 1836 and the Poor Law Act saw the construction of the new Union Workhouse on Thorpe Road (HER 53611, Hillier 1976). The Union Workhouse eventually became the district hospital in the 1930s but has since been demolished.

The Bishop's gaol at the Cathedral Precincts continued in use into the 17<sup>th</sup> century with documentary evidence recording the site as the 'common gaol' in 1647. The present structure appears to retain few features of the former gaol, following a substantial programme of rebuilding in 1795 when it ceased to function as the prison. The gallows site was reported to have been near Boroughbury Manor until it was moved to Fengate in the 1820s (HER 80098, Tebbs 1979). In 1840 a new prison (now the old goal) was built on Thorpe Road, adjacent to the workhouse. Built in the style of the Pentonville prison in London, it was closed in 1878 and became the Headquarters for the Liberty of Peterborough and the Liberty Magistrates' Court. Part of it survives as the Sessions House (MPB5740, Ordnance Survey 1885).



Scale (at A4) 1:12,000

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Figure 24 Distribution of public houses, inns and hotels on Ordnance Survey First Edition map

## 5.6 MODERN

### 5.6.1 Setting

The 20<sup>th</sup> century has seen significant change in the area with substantial modern development in urban centres and increased transport infrastructure. At the close of the 19<sup>th</sup> century Peterborough was a small town with two settlement areas totalling just under 570ha –the historic core north of the river and the more rural settlement of old Woodston on the south side of the river. The current urban settlement extent now includes the former village settlements of Stanground, Fletton, Orton Longueville, Orton Waterville and Alwalton south of the river and Longthorpe, Walton, Werrington, Gunthorpe, Paston, Dogsthorpe, Newark and the Fengate area to the north, representing an expansion of around 4700ha (**Figure 25**).

### 5.6.2 Settlement

Peterborough historic core has also changed significantly since the late 19<sup>th</sup> century, with widespread redevelopment to the rear of the main streets (Ordnance Survey 2019). The need for better communication links resulted in the construction of a substantial inner ring road in the 1970s. Modern industry has resulted in development primarily to the east, while residential redevelopment has been scattered throughout the project area. In contrast, the railway infrastructure has been rationalised following the closure of the Peterborough East station and the reduced need for engine sheds and wagon works and former railway zones have been redeveloped for residential and industrial use.

The town has seen significant population expansion and is one of the leading places for population growth.

Year	Total population (city)
1901	30,872
1911	33,574
1921	35,532
1931	43,551
1941	49,248
1951	53,417
1961	62,340
1971	69,556
1981	No data
1991	No data
2001	No data
2011	78,777
2017	197,100*

Table 2 Population growth 1901-2011 (Taken from Office of National Statistics)

\*Taken from the Peterborough Economic Intelligence Report 2017

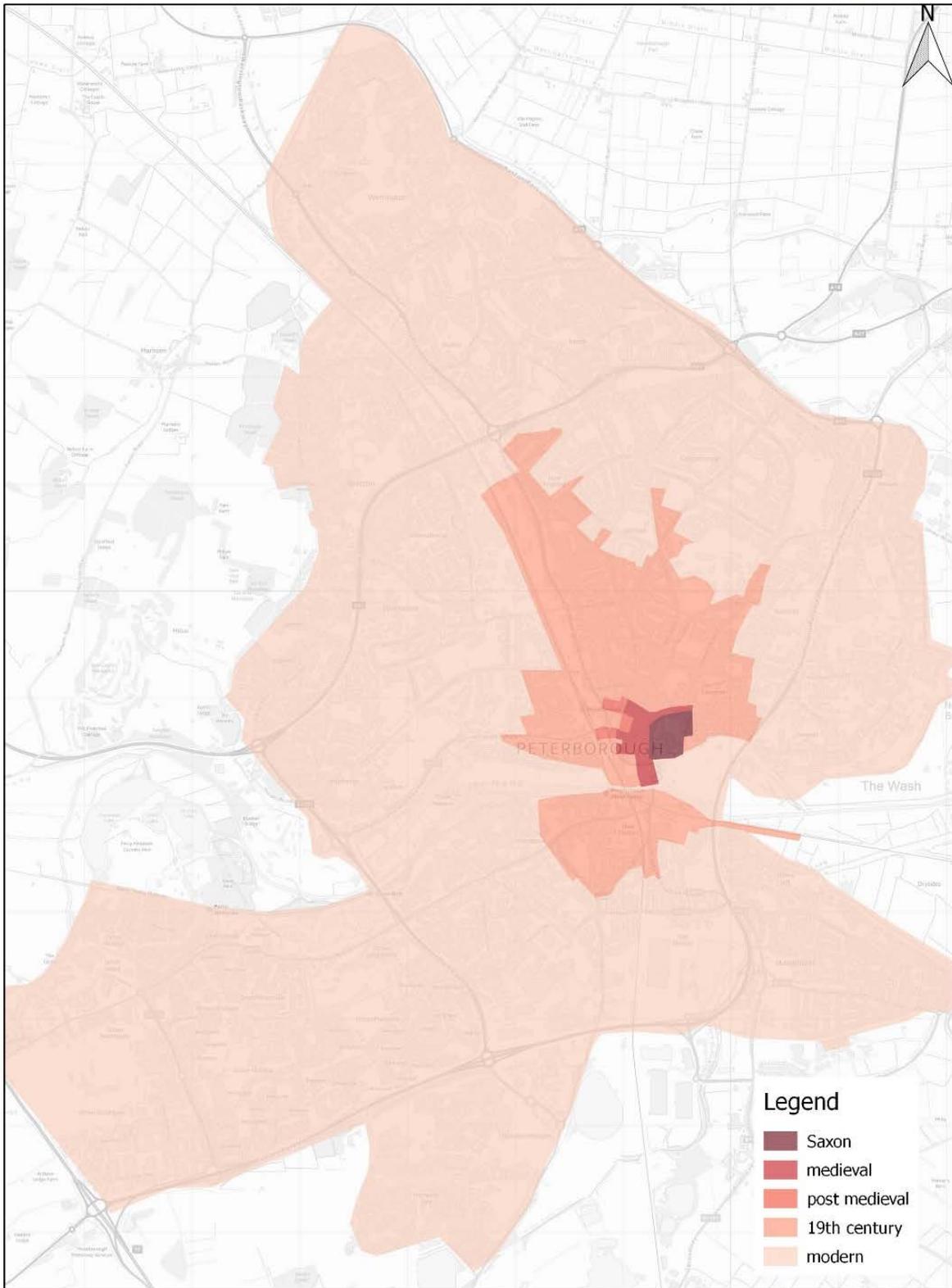


Figure 25 Peterborough expansion medieval to modern

There are currently 27 records in the project area that relate to exclusively 20<sup>th</sup> century features and largely comprise structures of local significance, such as three schools, two picture theatres and one roller skating pavilion (**Figure 26**).

Features associated with the First World War include the former location of the War Memorial dedicated to soldiers who fought in the war. The memorial has since been moved to the museum (HER 53673, Bull & Bull 2011). Other sites used during the war include St Leonard's House converted to a rest home for soldiers and sailors (HER 53832, Grey 2014), and a recruitment office on the premises of the former Prudential Assurance Company on Long Causeway (HER 53777, *ibid.*).

The Second World War had a more extensive impact on the town, with the establishment of the Westwood RAF base just northwest of the project area. A former outlying turret, built as part of the base defences, was situated just south of the Westwood Road, within the project area but has since been demolished (HER 51394). The proximity of the town to the base was felt in 1942 when incendiary bombs were dropped on the St Leonard's Street area causing building damage but no fatalities (MPB5697<sup>16</sup>). Other sites included an ARP Depot on Padholme Road (HER 53662, Bull & Bull 2013) and a number of air raid shelters on Cromwell Road (MPB5808<sup>17</sup>).

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<sup>16</sup> [http://www.warmemorial.firstworldwarrelics.co.uk/html/air\\_raids.html](http://www.warmemorial.firstworldwarrelics.co.uk/html/air_raids.html) accessed 10/01/2019

<sup>17</sup> <https://www.peterboroughimages.co.uk> accessed 10/01/2019

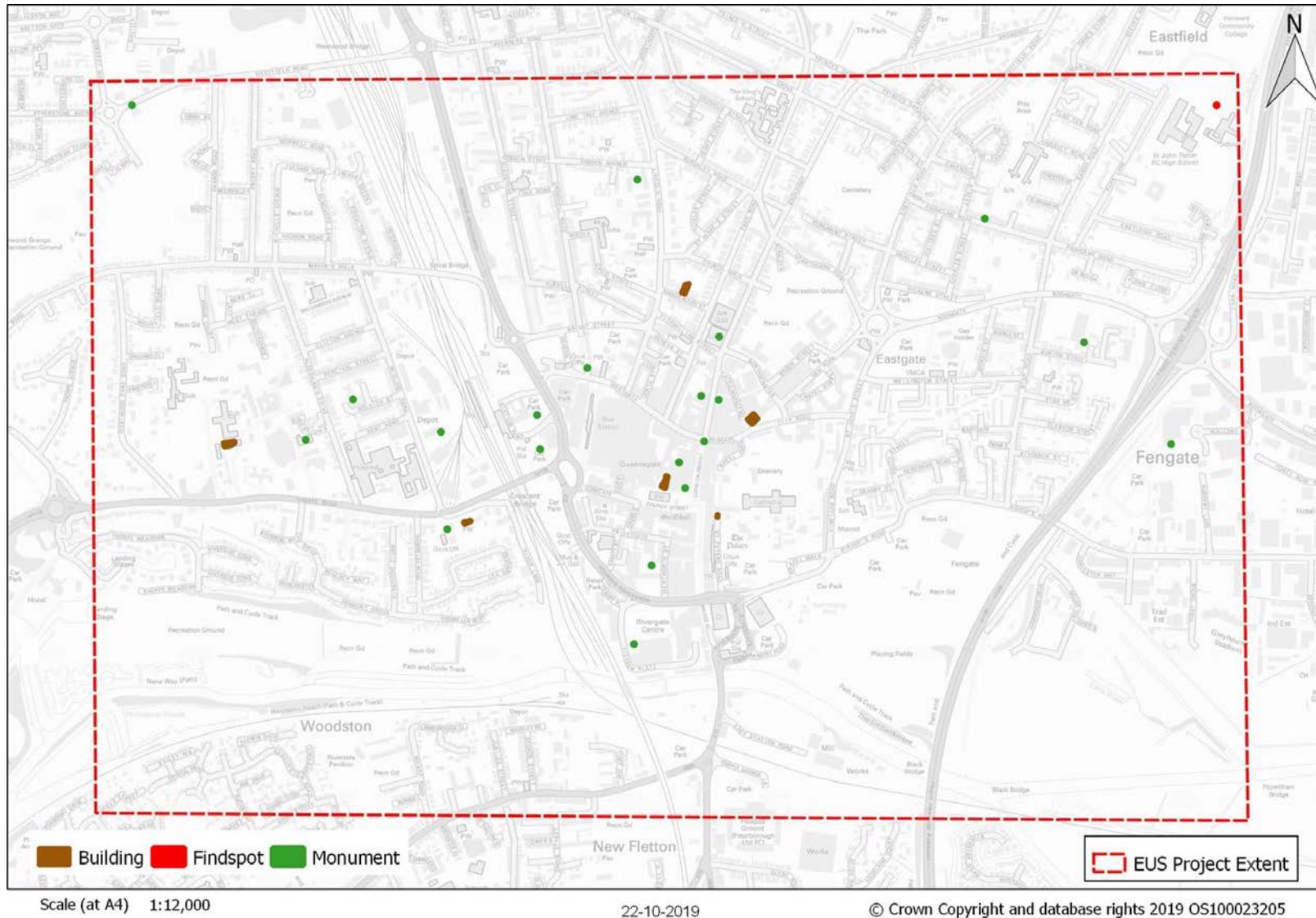


Figure 26 Archaeological records in the Peterborough HER (modern)

## 6 CHARACTER ASSESSMENT

### 6.1 METHODOLOGY

A key stage of an extensive urban survey project is the definition of Urban Character Areas based on the above and below ground archaeology.

Historic Urban Character Areas (HUCAs) had already been drawn up by Beacon Planning for the Peterborough Conservation Area Assessment and it was decided that the HUCA extents defined by that project would be preserved in this report (**Figure 8: HUCA 1-5**). The historic character and above ground significance were discussed in far greater detail in that project, and have only been summarised here, with additional information provided by the Peterborough HER to include below ground evidence.

The Peterborough Conservation Area Assessment was limited by the extent of the City Centre Conservation Area (Figure 8). Therefore, an assessment has been made of the below ground archaeological character of the project extent including, where applicable, assessments of the built environment in order to produce Archaeological Character Areas (ACAs 6-10) that complement the HUCAs following the methodology developed for the Chester UAD Project<sup>18</sup> where the general principles of urban characterisation were applied to below ground archaeology. This used Historic England's scheduling criteria as a basis for defining the extent and content of each Area (DCMS, 2013). The table below provides a summary of the scheduling criteria and its influence on the Character Area statements (**Table 3**).

The Archaeological Character Areas were created by reviewing the period based character layers as discussed above (**Figure 10; Figure 14; Figure 16; Figure 20**) as part of the Peterborough EUS project, focusing on areas of known and conjectural evidence within the HER. Therefore, their boundaries have not been based on modern settlement extents, and should not be treated as definitive. In the absence of known archaeological evidence, no character areas have been drawn. This does not, however, mean that there is no potential for further archaeological evidence, only that their potential could not be determined at the time of this project.

The Character Area statements below are intended to provide an introduction to key characteristics that contribute to the urban townscape of Peterborough and evidence that may be present there based on the known and conjectural evidence in the HER. They are intended to provide a short summary statement for members of the public and to aid developers in the planning and design process and are not a substitute for detailed investigation.

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<sup>18</sup> Beckley R & Campbell D. 2014. Characterisation Methodology Statement for Chester.

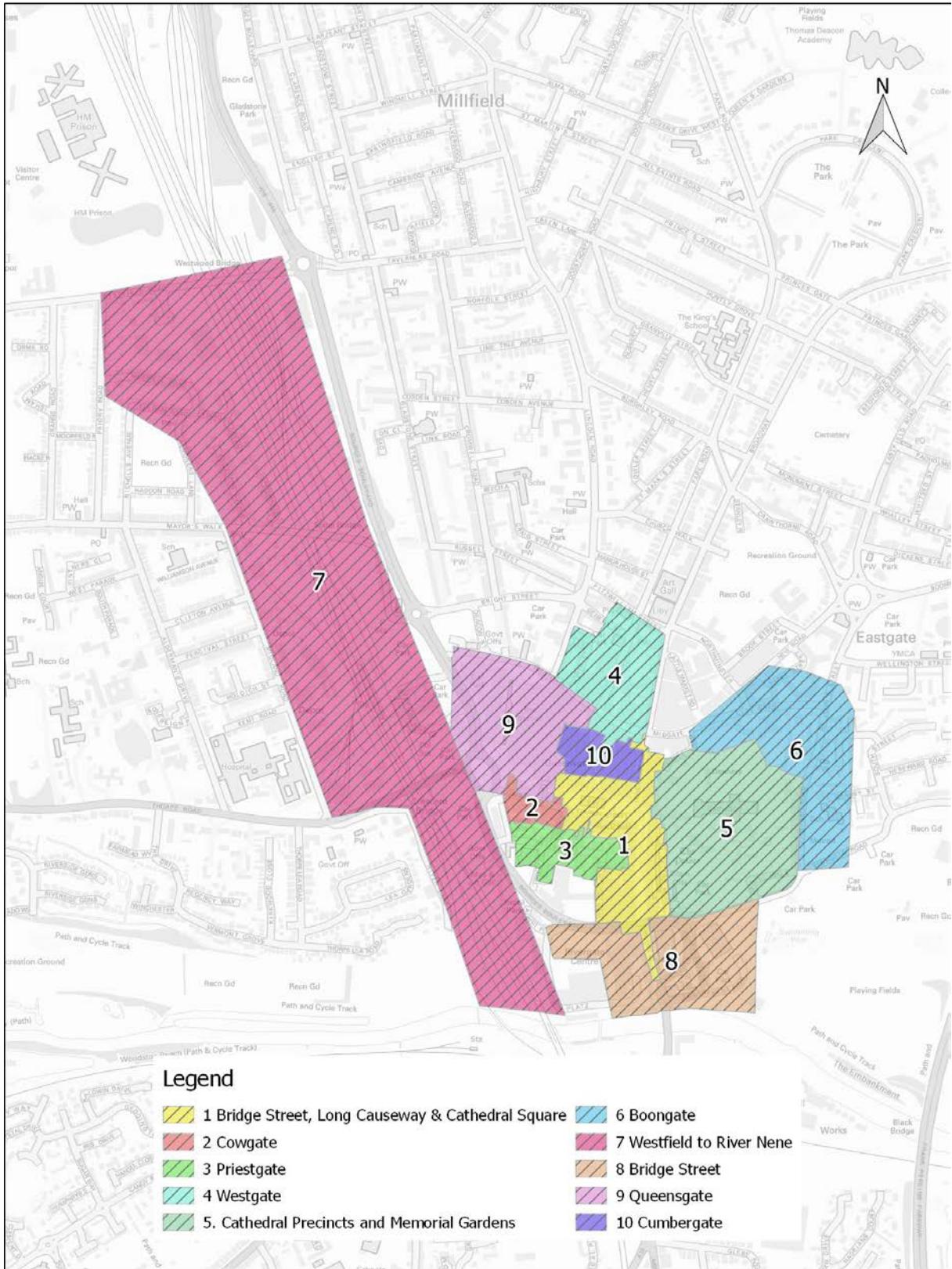


Figure 27 Character Areas in Peterborough (HUCAs 1-5 and ACAs 6-10)

	<b>Definition</b>	<b>Significance for character area</b>
<b>Period/Rarity</b>	While all periods are considered, some classes of monument (particularly those that are period specific such as Neolithic cursus monuments or medieval leper hospitals) are so rare that all examples should be considered for preservation.	Character Area may contain heritage assets of a unique or rare quality, they may be associated with one or more periods representing single points in time of spanning several periods of activity.
<b>Group Value</b>	While a single monument may have regional or local significance, this significance can be enhanced when grouped with contemporary monuments or contemporary features from other periods that form part of a complex of heritage assets.	Character Area may contain heritage assets that form part of a more cohesive group of national, regional or local significance, this may be relevant for only above ground heritage assets as defined in the Peterborough Conservation Area Assessment Report.
<b>Documentation</b>	The significance of a heritage asset may be enhanced by an evidence base that includes primary documentary research, recent archaeological investigation or scientific analysis.	Character Area may contain a significant amount of primary documentary research such as on the Cathedral Precincts and may have been subject to extensive archaeological investigation identifying assets of a national, regional or local significance. Conversely, evidence for a Character Area may be based on documentary evidence alone so extent of the Area may be poorly defined.
<b>Survival/Potential</b>	The current survival of a heritage asset – whether above or below ground – is an important consideration alongside the potential for further archaeological evidence.	Character Area may represent a good level of above and/or below ground archaeological evidence. A good level of survival may indicate a good potential for further associated archaeological evidence.
<b>Vulnerability</b>	The significance of some heritage assets can be destroyed with a single action while development pressure may also affect the need for preservation.	Character Area may represent a stable, low pressure area due to designation status or conversely development pressure may be high with opportunities for redevelopment highlighted under the Local Plan.
<b>Diversity</b>	Some heritage assets may be selected because they represent a combination of high quality features while others for a single feature.	Character Area may represent a combination of high quality features both above and below ground that do not necessarily form a cohesive group but the weight of features indicate the Area is of national, regional or local significance.

Table 3 Assessment criteria for all character areas in Peterborough (after Historic England Scheduled Monument criteria)

## 6.1.1 HUCA 1: Bridge Street to Long Causeway

### 6.1.1.1 Summary

This character area (**Figure 28**) defines the historic commercial core of the city from Bridge Street to Long Causeway, including the market place (Cathedral Square). Although the street alignment is 12<sup>th</sup> century in origin, the buildings are now largely 19<sup>th</sup> and 20<sup>th</sup> century. The significance of this character area to the Conservation Area is the civic space, the architectural treatment of the historic buildings and its close relationship with the Cathedral Precincts (Beacon Planning 2012).

There are 59 records in the Peterborough HER in this Character Area. There are currently no prehistoric or Roman finds or features, however, three Anglo-Saxon finds and features have been noted including a Late Anglo-Saxon post hole in the marketplace and some isolated discoveries of Anglo-Saxon finds along Bridge Street. There are 27 medieval records primarily associated with the Cathedral Precincts or the 12<sup>th</sup> century planned town representing a cohesive group of urban activity. Post medieval activity in this zone includes the addition of civic structures such as almshouses and the Corn Exchange, as well as the market place.

There are 18 listed buildings within this character area, including 1 medieval, 13 post medieval and four modern structures indicating some survival of earlier elements of the town.

### 6.1.1.2 Archaeological Potential

There have been 18 recent archaeological investigations in this area that have identified extensive archaeological features including Saxon to post medieval settlement activity at Cathedral Square, and late medieval to post medieval features at Cumbergate, indicating a high potential for further archaeological evidence associated with the planned settlement, post medieval structures and modern industrial activity.

There has been some redevelopment in the 19<sup>th</sup> and 20<sup>th</sup> century with a major realignment of Bridge Street to accommodate a wider approach road into the centre resulting in significant redevelopment of buildings to either side of Bridge Street. Preservation is higher around Market Square and along Long Causeway. Modern redevelopment pressure in this area is high due to its status as part of the urban centre of the town.

#### *Key Considerations*

- This area is integral to the 12<sup>th</sup> century planned settlement and may influence regional perspectives with the potential for further archaeological discoveries.
- Preservation of historic settlement is higher around Cathedral Square with 19<sup>th</sup> century redevelopment along Bridge Street.

#### *Built Heritage*

- 1 medieval building and 13 post medieval buildings, with high potential for structures of historic value around Cathedral Square and Long Causeway.

#### *Below Ground*

- High potential for medieval and post medieval urban activity including trade and industry.
- Medium potential for Anglo-Saxon activity associated with pre-urban activity and the early monastery.
- Low/uncertain potential for prehistoric and Roman activity.



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Figure 28: Historic Urban Character Area 1

## 6.1.2 HUCA 2: Cowgate

### 6.1.2.1 Summary

This character area (**Figure 29**) is defined by the western extent of Cowgate and is characterised by smaller scale commercial properties of a mixed 19<sup>th</sup> century and modern origin. The significance of this character area is the historic street alignment and the status of Cowgate as one of the principal gateways into the city (Beacon Planning, 2012).

There is only one record in the Peterborough HER, associated with the post medieval Cross Street School. There are seven listed buildings, predominately 19<sup>th</sup> century, all to the rear of Cowgate.

### 6.1.2.2 Archaeological Potential

This character area is limited and, to date, there is no evidence of archaeological features, the earliest reference being to a 16<sup>th</sup> century school located on Cross Street (Brandon & Knight, 2001). Documentary and cartographic evidence suggests that this area was likely developed towards the end of the medieval period, as Speed's map of 1610 shows only a small number of houses. There have been no significant archaeological investigations, and the lack of physical evidence makes assessing the significance of the below ground archaeological remains problematic.

#### *Key Considerations*

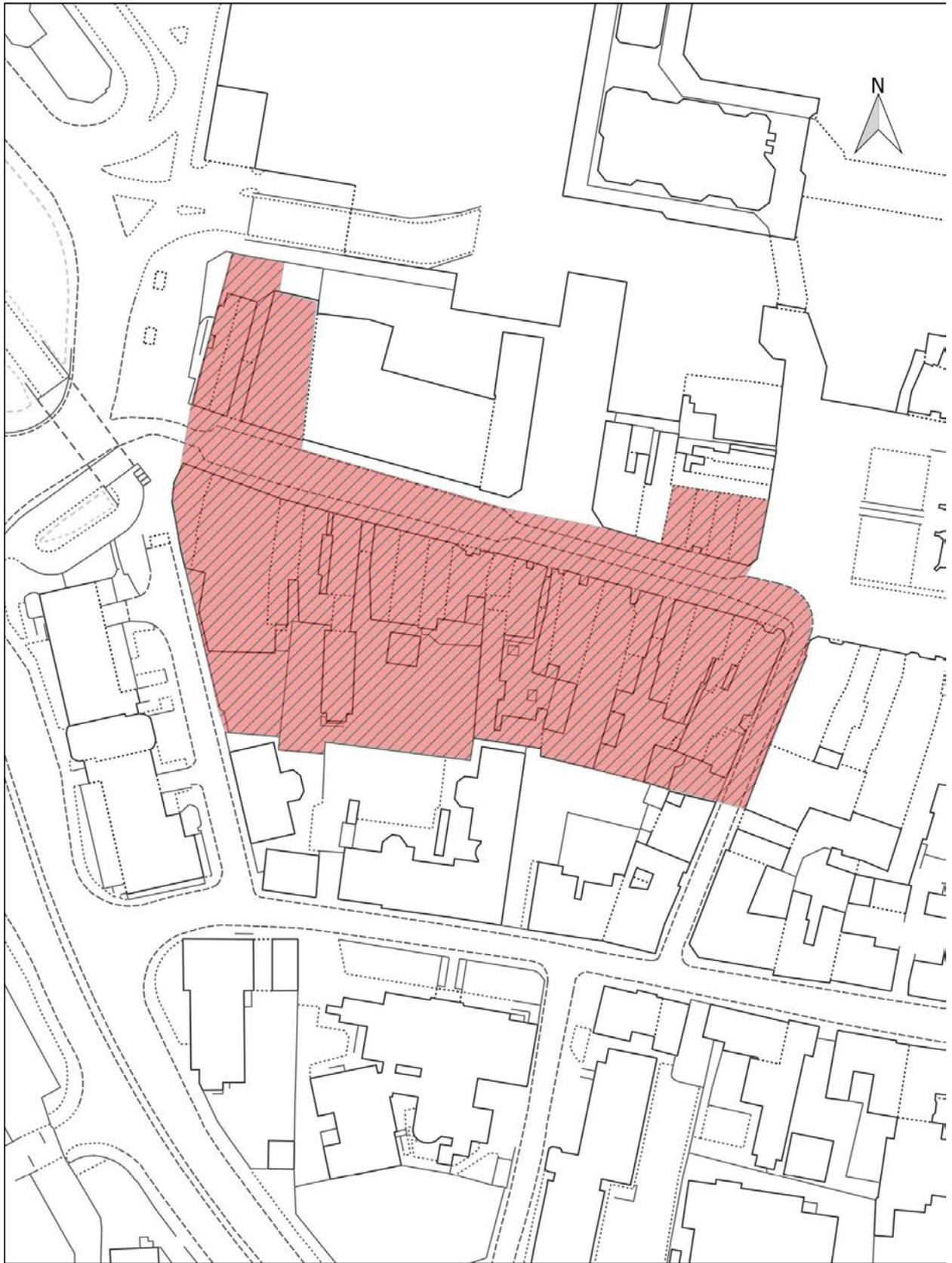
- Cartographic evidence suggests this is a late medieval area of settlement extending along the main road west from the centre
- Preservation is high to the southern side, with modern redevelopment to the north

#### *Built Heritage*

- Seven listed buildings survive in this area. Those on the southern side of Cowgate represent a good, cohesive block of 19<sup>th</sup> century commercial buildings.

#### *Below Ground*

- High potential for late post medieval/modern urban activity associated with trade and industry
- Low/uncertain potential for prehistoric-medieval activity



Scale (at A4) 1:1,000

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Figure 29 Historic Urban Character Area 2

### 6.1.3 HUCA 3: Priestgate

#### 6.1.3.1 Summary

This character area is defined by the medieval street alignment of Priestgate but characterised by quieter office and commercial activity in a mixture of modern and historic buildings, with a predominance of 18<sup>th</sup> century structures. The heritage significance of the current character is considered high, as it represents one of the most coherent built spaces within the conservation area, with a high preservation of structural remains (Beacon Planning 2012).

There are ten records in this Character Area in the Peterborough HER of an exclusively **medieval to post medieval** date. There has been limited redevelopment in this area in the 20<sup>th</sup> century, preserving the historic character of the area which includes seven good quality post medieval structures and a further six 19<sup>th</sup> century structures. Buildings of note include the 16<sup>th</sup> century Yorkshire House, the 17<sup>th</sup> century 49-55 Priestgate and the 19<sup>th</sup> century Museum (formerly an infirmary). The street morphology remains broadly that of the late medieval period with smaller side streets connecting it to other main thoroughfares. A brewery is recorded on historic maps on the northern side of the road along with religious and civic structures such as chapels and schools.

#### 6.1.3.2 Archaeological Potential

The only evidence of pre-medieval activity in this area is the discovery of a small amount of Roman pottery in the 19<sup>th</sup> century. Previous archaeological investigation has been limited to a watching brief, a building survey and an archaeological evaluation at 49-55 Priestgate (Peachey 2012). This latter revealed evidence of medieval and post medieval activity indicating a good potential for further archaeological evidence. Documentary evidence is limited to synthetic accounts in secondary sources such as the Victoria County History and to cartographic material from the 17<sup>th</sup> century onwards.

#### *Key Considerations*

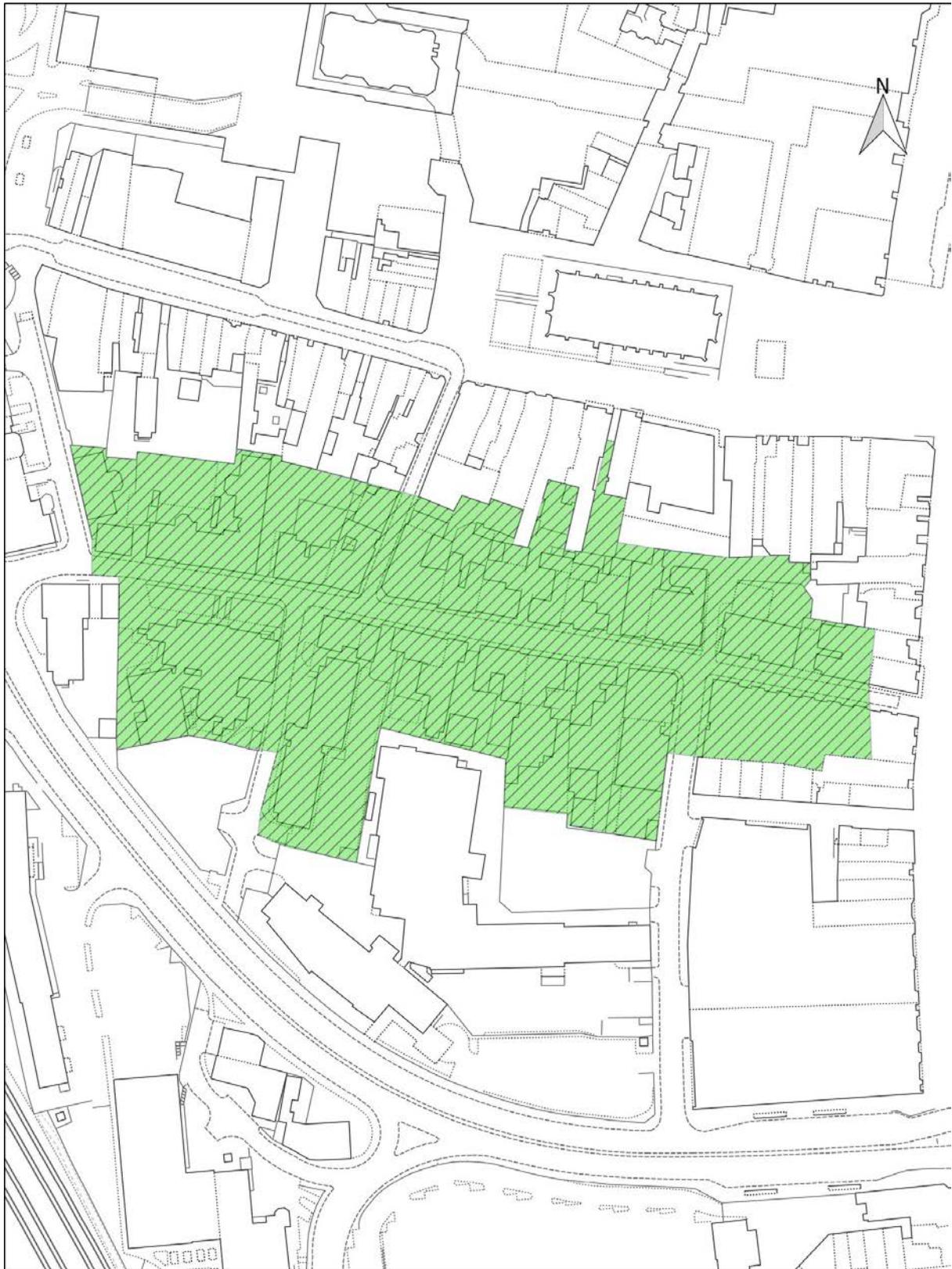
- The principal archaeological significance of this character area is in its origins as part of the medieval town.
- Preservation is high along this street with only minimal redevelopment

#### *Built Heritage*

- 13 listed buildings survive in this area, with a mix of modern structures throughout.

#### *Below Ground*

- High potential for medieval and later urban activity associated with trade and industry.
- Low/uncertain potential for prehistoric to Anglo-Saxon activity.



Scale (at A4) 1:1,500

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Figure 30 Historic Urban Character Area 3

## 6.1.4 HUCA 4: Westgate

### 6.1.4.1 Summary

This area (**Figure 31**) is primarily located north of Westgate and is characterised by mixed 19<sup>th</sup> and 20<sup>th</sup> century development with some older structures on Westgate itself such as the 18<sup>th</sup> century Bull Hotel. It is currently a mixture of commercial and leisure but historically included a late Victorian settlement (Beacon Planning 2012). The street alignment of Westgate is probably medieval in date, if not earlier. However, the street pattern to the north is distinctly Victorian in style with straight narrow streets formalising blocks of land. Modern redevelopment has taken place at Westgate House, Broadway Court, Bradfield House and Fitzwilliam Street, while significant expansion to the Bull Hotel has removed Victorian housing (Ordnance Survey 2019).

Peterborough HER contains 16 records for this area including a single find of an axehead from Park Road dating to the **Neolithic** period. The remaining records are associated with **medieval** settlement identified at the Still (Spoerry & Hinman 1998) and **post medieval** activity distributed across the Character Area including urban activity at the Still, civic and religious structures, and a small number of industrial features.

There are four listed buildings of late post medieval date, including the Bull Hotel and St Peters and All Souls church. The built heritage of this HUCA varies, with some Victorian residential, commercial and religious alongside modern commercial or retail properties. South of Westgate, this character area also includes the late 1930s Arcade adjacent to the Westgate Centre.

Settlement certainly existed here in the late medieval period along Westgate itself but the land to the rear would not have been developed until the 19<sup>th</sup> and 20<sup>th</sup> century. Eayre's map of 1721 and Burton's map of 1829 indicate that properties originally extended approximately 200m back from Westgate to a cut stream feeding Square Pond (MPB5703, Burton 1829).

### 6.1.4.2 Archaeological Potential

There has been limited archaeological investigation in this area. Minor work has been monitored at the Bull Hotel and along Westgate itself (Hancock 2007). To the south, however, the evaluation and excavation at The Still partially lies within this zone (Spoerry & Hinman 1998). The evidence from this site indicated a high potential for archaeological remains associated with medieval to post medieval backyard activities in the southern part of the area.

#### *Key Considerations*

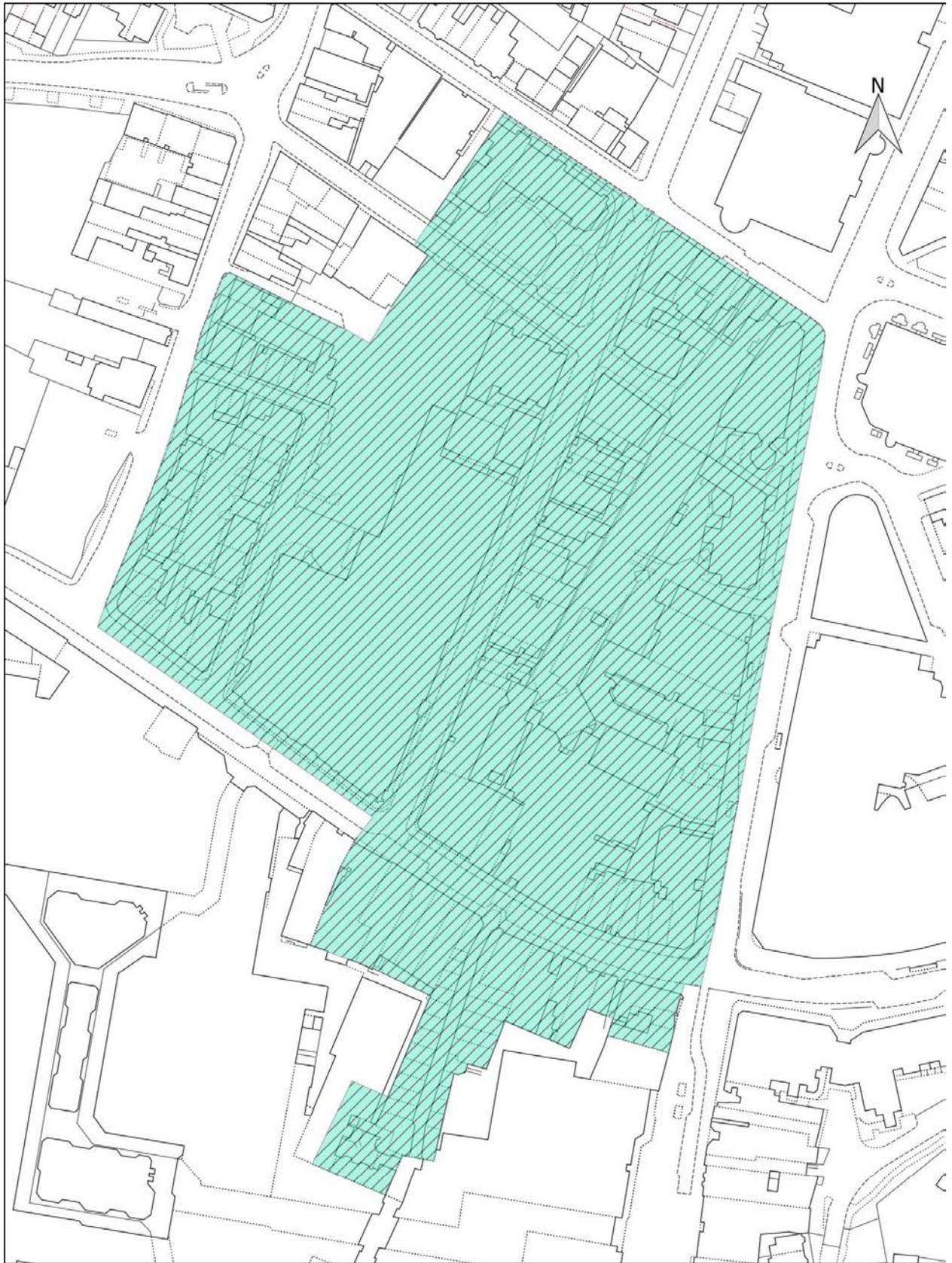
- The current character area is defined by mixed 19<sup>th</sup> and 20<sup>th</sup> century development, although Westgate has its origins in the medieval settlement.
- Preservation is mixed in this area, pockets of survival may exist outside modern redevelopment at Westgate.

#### *Built Heritage*

- Four listed buildings survive in this area which has witness significant modern redevelopment particularly along Westgate.
- The street morphology dates largely to the 19<sup>th</sup> century.

#### *Below Ground*

- High potential for medieval and later urban activity associated with trade and industry along Westgate
- Low/uncertain potential for prehistoric to Anglo-Saxon activity



Scale (at A4) 1:1,500

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Figure 31 Historic Urban Character Area 4

## 6.1.5 HUCA 5: Cathedral and Precincts

### 6.1.5.1 Summary

This area (**Figure 32**) is defined by the extent of the Cathedral Precincts and is characterised by the survival of Anglo-Saxon and medieval elements of the abbey mixed with post medieval development within the Precincts. It includes the Norman motte and bailey castle at Tout Hill (Beacon Planning 2012).

There are 223 HER records associated with this Character Area. Of these five are prehistoric records with poor location information, four are **Roman** records, including a possible inhumation burial, a layer containing Roman finds, and two finds of Roman pottery and tile. **Anglo-Saxon** records in this area are extensive, comprising 21 records characterising the 7<sup>th</sup> century monastery, its cemetery and later defensive burh surrounding it. The **medieval** records includes 132 entries associated with the medieval abbey complex and the Norman motte, based on a combination of primary documentary evidence, archaeological evidence and cartographic evidence. Many of the heritage assets in this area are particularly long lived, having their origins in the Saxon or medieval period and still surviving in the present townscape. The most notable losses of the medieval abbey are the infirmary site, the refectory and a large part of the cloisters. A further 65 records are post medieval in date and represent the development of the area following the Dissolution. In this period the function of many buildings changed, although the structures themselves often survived.

This area is of national significance both for its above and below ground heritage. It includes two scheduled monuments, one registered park and garden and numerous listed buildings. The principal vulnerability in this area is the potential degradation of the heritage assets.

### 6.1.5.2 Archaeological Potential

There has been significant archaeological investigation in this area (see Previous Archaeological Work above) and the known and conjectural activity within it is extensive. While prehistoric and Roman activity here is low, it is still present indicating some degree of activity here. However, it is with the foundation of the monastery in the 7<sup>th</sup> century that this area becomes significantly occupied. Archaeological investigation has revealed evidence of the Anglo-Saxon church, the burh as well as potential evidence for mid to late Anglo-Saxon civil settlement at Archdeaconry House (HER 80091, Mackreth 1990). Medieval and post medieval evidence is primarily associated with the religious institution, its ancillary structures and cemetery.

#### *Key Considerations*

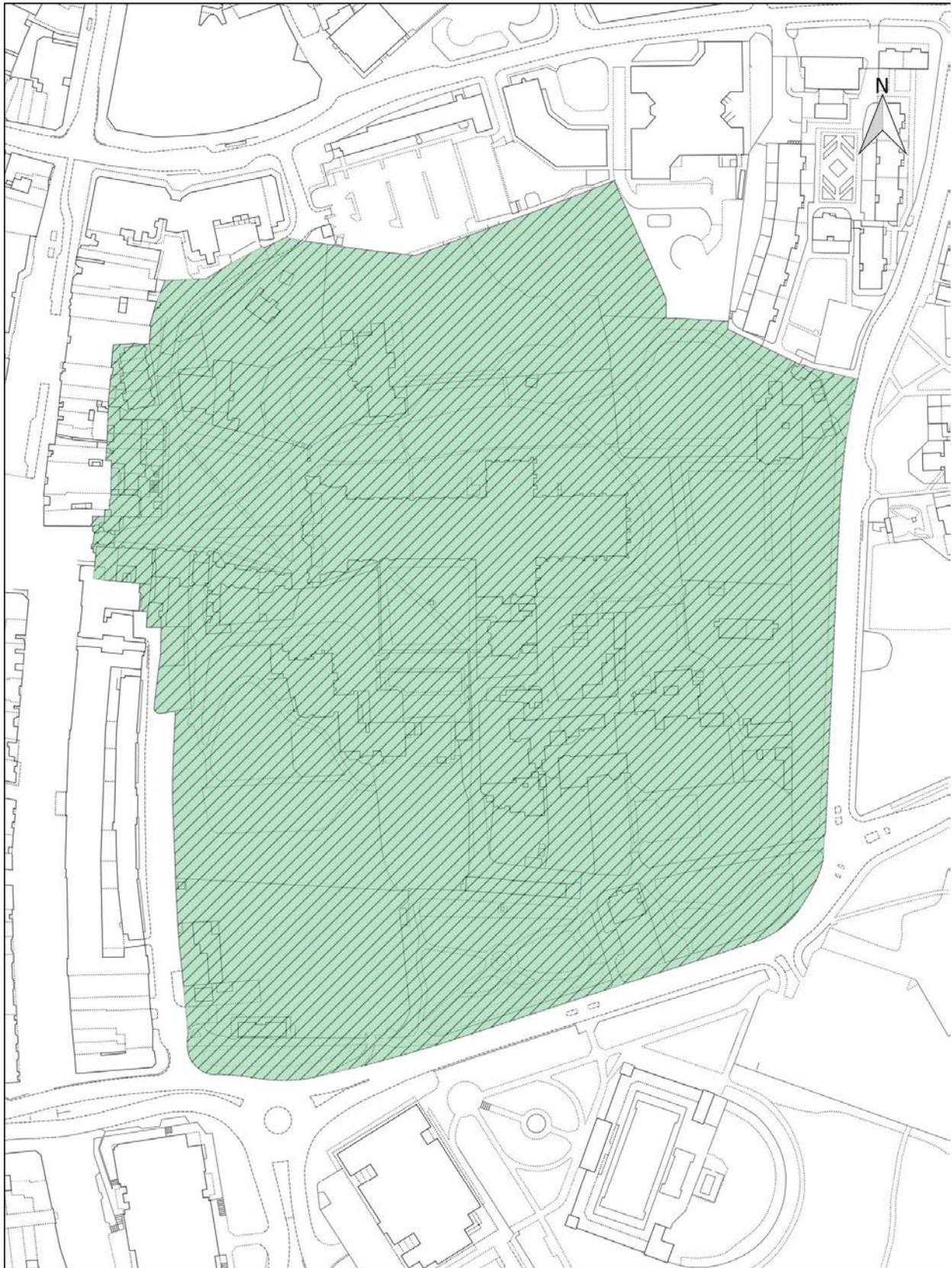
- This character area has preserved archaeological remains of national importance with the potential for the existence of further archaeological evidence.
- Preservation is high in this area with modern redevelopment limited to keyhole works.

#### *Built Heritage*

- Significant designation protects this Character Area including Listed Buildings, Scheduled Monuments, Conservation Area status and a Registered Park and Garden.

#### *Below Ground*

- High potential for Anglo-Saxon to post medieval activity associated with the monastery.
- Low potential for prehistoric and Roman activity.



Scale (at A4) 1:2,000

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Figure 32 Historic Urban Character Area 5

## 6.2 ARCHAEOLOGICAL CHARACTER AREAS

### 6.2.1 ACA 6: Boongate

#### 6.2.1.1 Summary

This Character Area (**Figure 33**) is primarily defined by evidence for activity to the east of the Cathedral Precincts with documentary sources suggesting the presence of an Anglo-Saxon settlement, as well as later medieval religious activity. There are two records of prehistoric and **Iron Age to Roman** pits and ditches in this area both derived from archaeological investigations. **Anglo-Saxon** evidence includes a late Anglo-Saxon quarry and ditch tentatively associated with the burh defences (Dallas, 1975), and a bronze mount depicting a Valkyrie (RCHM 1969). No evidence for a civil settlement has been identified, although there have been attempts to investigate the potential for Anglo-Saxon remains in this area during rescue recording in the 1970s (Dallas 1975). **Medieval** records include a late medieval building identified at Tout Hill Close where a substantial number of pits were also recorded and tentatively dated to the late Anglo-Saxon period (Mackreth 1974). Further evidence of medieval pitting occurred nearby at Monkstone House (O'Neill, 1984). To the east, medieval activity has been primarily based on documentary evidence suggesting that the early St John's Church was located here, the site later being used for a deer park belonging to the abbot (Halliday n.d). There has been significant redevelopment of this area in the post medieval to modern period, including the realignment of the road morphology as well as significant loss of 19<sup>th</sup> century and earlier plot boundaries, with recent tree planting and large office buildings set back from the road frontages behind wide grassed verges.

Despite the extensive redevelopment works, there are one or two notable survivals in the predominantly red brick tradition which feature heavily elsewhere. On the eastern side of St Johns Street no. 60 the former City Arms public house, now closed, is an attractive building with unusual Venetian arches built into otherwise unremarkable stone mullioned and transomed windows with leaded lights at ground-floor level. The Grade II listed Peterscourt, formerly St Peters College (NHLE 1126956), is located at the western extremity of the Character Area and is an understated example of the mid-19<sup>th</sup> century work of George Gilbert Scott. Built in the neo-Gothic style in warm red brick there is a rather severe regularity to the abundance of small lancet-headed windows on its City Road frontage, which gives the building a much more 'modern' feel, and it sits comfortably amongst the predominantly late-20<sup>th</sup> century streetscape. In contrast, areas of loss include the piecemeal terraced housing lining the north side of City Road, the former St Mary's Road and St John's Road.

#### 6.2.1.2 Archaeological Potential

The archaeological potential of this area is uncertain. Although there are several known or conjectured heritage assets of regional and local importance, their exact locations are uncertain. The degree of modern development suggests survival may be limited to open areas.

### *Key Considerations*

- This character area likely represents medieval and later peripheral settlement but has the potential to contain medieval features such as the early St John's Church and deer park known from documentary sources.
- Preservation in this area is mixed, although modern redevelopment has been extensive, the majority is residential.

### *Built Heritage*

- Only 1 listed building exists in this character area.

### *Below Ground*

- Medium potential for prehistoric to medieval activity including potential for inhumations, associated with the early St John's Church

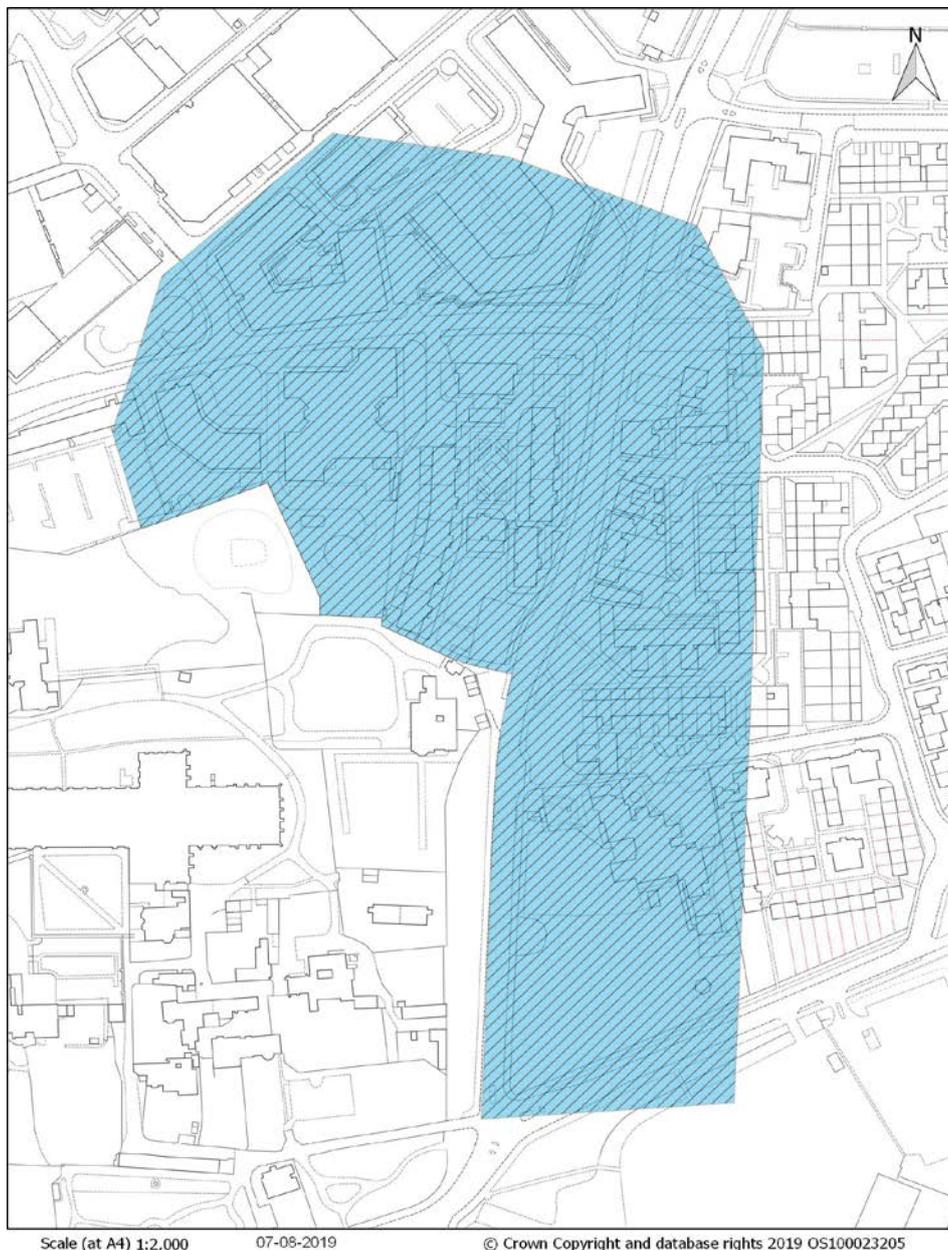


Figure 33 Historic Urban Character Area 6

## 6.2.2 ACA 7: Westfield to the River Nene

### 6.2.2.1 Summary

This Character Area (**Figure 34**) is based primarily on the main area of railway infrastructure to the west of Peterborough urban core. There are 54 records in this area in the Peterborough HER and three listed buildings. The prehistoric evidence is primarily concentrated at the northern end of the Character Area at Westfield Road where archaeological evidence of an Iron Age to Roman date was recovered (Moore et al 2000), and at Mayor's Walk where Mesolithic finds (Swann & Carne, 2015) and Iron Age to Roman features were recorded (Hatton 2001). Roman evidence illustrates a particular concentration at Westfield Road where a temporary encampment has previously been suggested (RCHM 1969). Archaeological evidence includes finds, probable structural evidence, a probable inhumation burial, ditches and pits. There is no Anglo-Saxon evidence in this character area.

Medieval evidence is more extensive, the recent discovery of the leper cemetery to the south along with the place name evidence (e.g. Spital Bridge) suggesting the leper hospital was located in this area. Documentary evidence places the medieval Saxton Barn on Thorpe Road (Burton 1829).

The current character of this area is defined by the 19<sup>th</sup> century development of the railways and its associated infrastructure with 21 records in the Peterborough HER.

The above-ground heritage significance of the area derives from the railway and associated infrastructure, falling largely outside the periphery of the developed area until the mid-19<sup>th</sup> century. Peterborough North Station at the south-eastern corner of the Character Area, now the main Peterborough Station, was constructed in 1850, although little remains of the original station buildings. Terraced housing was built on the eastern side of the railway sidings and beyond the Spittal and Westwood bridges to the west during the late 19<sup>th</sup> century expansion of the town facilitated by the new railway, as is apparent on the 1<sup>st</sup> edition Ordnance Survey mapping, however these houses and many of the 19<sup>th</sup> century structures associated with the railway have since been cleared for more modern housing developments and new infrastructure since the last quarter of the 20<sup>th</sup> century.<sup>19</sup> Bordering the eastern boundary of the Character Area, the Grade II listed Carpenters Shop at the former railway yard (NHLE 1242949), along with two other roughly contemporary but un-designated sheds to its south which are likewise in gault brick with later alterations and roofed in Welsh slate, number amongst the few survivals in the area east of the railway line which is otherwise now occupied by large areas of hardstanding and low-lying commercial plots.

### 6.2.2.2 Archaeological Potential

The modern character of this area is dominated by the railway lines that may have significantly affected the potential for archaeological survival in the immediate vicinity. To the east of the railway, modern redevelopment has been extensive, further affecting the potential for the survival of further archaeological evidence. To the west, recent archaeological investigation (as at Midland Road) has proven that features do survive.

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<sup>19</sup> <https://www.peterboroughimages.co.uk/view-from-spital-bridge-1960s/>

### *Key Considerations*

- The medieval leper hospital is of national significance.
- This character area has preserved archaeological remains that may influence regional significance for 19<sup>th</sup> century railway infrastructure.
- Modern truncation is most extensive immediately surrounding the railway with higher preservation towards the outskirts of the ACA.

### *Built Heritage*

- There are four listed buildings associated with the railway infrastructure

### *Below Ground*

- High potential for prehistoric to Roman and medieval activity
- Low/Unknown potential for Anglo-Saxon activity

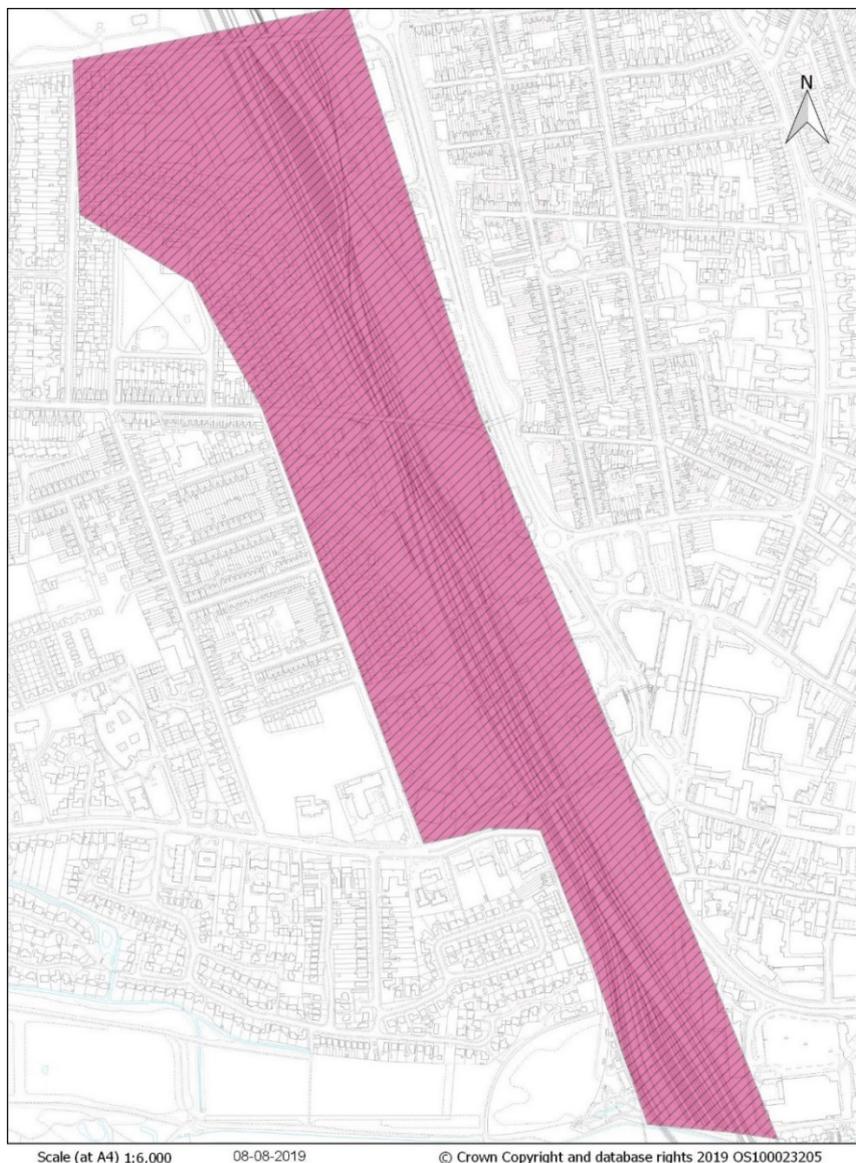


Figure 34 Historic Urban Character Area 7

## 6.2.3 ACA 8: (Bridge Street)

### 6.2.3.1 Summary

This archaeological character area (**Figure 35**) is located immediately south of the Conservation Area and is based on the medieval archaeological character at the southern end of Bridge Street. The above ground landscape is predominately modern in character following redevelopment in the later 20<sup>th</sup> century.

There are two prehistoric records for Bronze Age pottery and an Iron Age canoe from the River Nene and there are no recorded remains of a Roman or Anglo-Saxon date. The principal period of archaeological evidence in this Character Area dates to the medieval period with evidence to suggest the presence of a causeway extending some distance from the river with evidence of a wattle revetted channel leading towards the 14<sup>th</sup> century wooden bridge over the River Nene that survived until the 20<sup>th</sup> century when a new bridge was built in 1934 immediately to the east of the earlier structure (Tebbs 1979). Cartographic sources from the start of the post medieval period (Speed 1610; Eayre 1721) show that this area was intensively settled at this point. An archaeological investigation at Bridge Street in the 1970s (O'Neill 1978) suggests that activities here included some light industry, including baking, a tinsmith and a cooper. To the east of settlement along Bridge Street there is also evidence of garden landscaping and artificial channels (e.g. the Bell Dike visible on Speed's map of 1610) cut to form part of the larger gardens of the Abbey (Brown 1997).

### 6.2.3.2 Archaeological Potential

The current character of this area is predominately modern with some realignment and widening of the road in the latter half of the 20<sup>th</sup> century, followed by the almost complete redevelopment of the riverside area for civic and commercial use. There is a significant amount of green space to the east of Bridge Street represented by Bishop's Road Gardens and the Lido and numerous car parks which may indicate potential for preservation.

#### *Key Considerations*

- This character area is predominately modern in design although it forms part of the medieval settlement, with potential for trade and industry, transport infrastructure and settlement.
- Preservation in this area is limited by modern truncation to the west and landscaping to the east.

#### *Built Heritage*

- There are three listed buildings and one scheduled monument but there has been significant redevelopment across the entire area.

#### *Below Ground*

- High potential for medieval and post medieval activity.
- Low potential for prehistoric and Roman activity.



Scale (at A4) 1:3,000

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Figure 35 Historic Urban Character Area 8

## 6.2.4 ACA 9: Queensgate Area

### 6.2.4.1 Summary

This area (**Figure 36**) is primarily based on the known extent of the 19<sup>th</sup> century new settlement known as the 'New Town' in the 19<sup>th</sup> century and occupying the space between Westgate and Cowgate. There are 29 records in the Peterborough HER, of which 27 are exclusively 19<sup>th</sup> century in date.

Early 19<sup>th</sup> century maps (Burton 1829) indicate mixed use activity with a burial ground at Cowgate and mixed use Victorian settlement and civic structures to the north. Cartographic evidence also shows that buildings dating to the 18<sup>th</sup> century fronted onto Westgate, including townhouses, schools, almshouses and some industrial structures. Archaeological investigation in this area is limited to an evaluation at Queensgate, which encountered only 19<sup>th</sup> century features, due to the limited extent of the proposed development (Williams 2012), and a watching brief during geotechnical evaluation in 2004 that revealed unstratified and disarticulated human remains (Antoni 2004).

The 20<sup>th</sup> century has seen significant redevelopment in this area and, as a result, there are essentially no above ground structures predating the 1980s. The area is now occupied by the Queensgate shopping centre, bus station, and the inner ring road.

### 6.2.4.2 Archaeological potential

There is some potential for late medieval and post medieval activity associated with the urban fringe of the historic settlement set back from the medieval market area.

#### *Key Considerations*

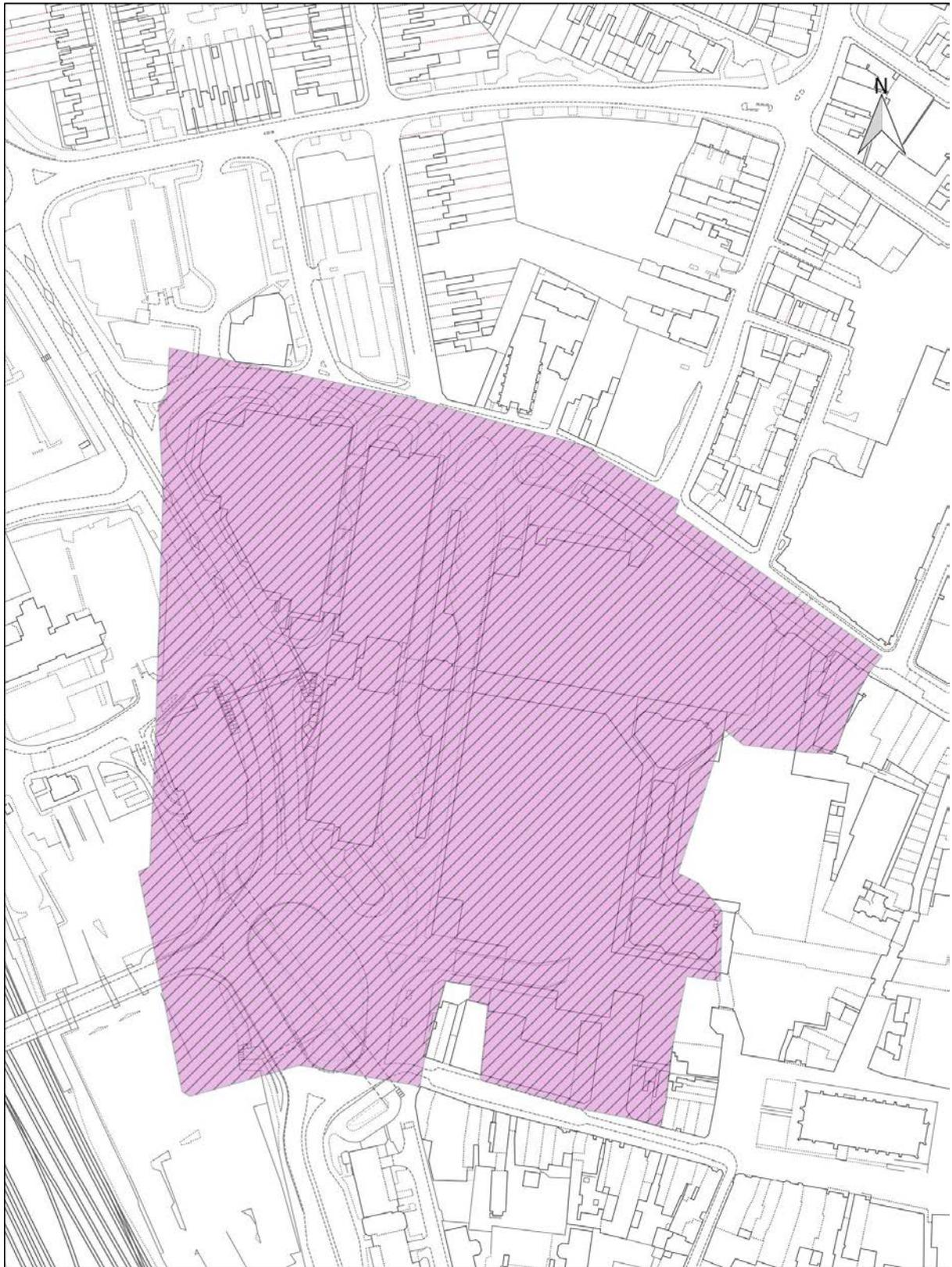
- This character area is predominately modern in character. Originally developed in the 19<sup>th</sup> century expansion of the town, it has since been redeveloped in the mid-20<sup>th</sup> century.
- Preservation in this area is low with extensive modern redevelopment from the Westgate development

#### *Built Heritage*

- There are two listed buildings in this character area along Westgate.

#### *Below Ground*

- High potential for 19<sup>th</sup> century activity including inhumations and urban activity.
- Low/unknown potential for prehistoric to post medieval activity



Scale (at A4) 1:2,000

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Figure 36 Historic Urban Character Area 9

## 6.2.5 ACA 10: Cumbergate

### 6.2.5.1 Summary

This area (**Figure 37**) is primarily based on medieval settlement between Long Causeway and Queensgate outside the current boundaries of the Conservation Area. There are 17 records in the Peterborough HER dating to the medieval to modern periods. In the late medieval and post medieval period this area formed part of the historic core of the town, with settlement fronting Long Causeway and Cumbergate. This area also includes the rear part of plots fronting onto Westgate. Previous archaeological investigation in this area includes The Still site which identified settlement evidence from the medieval period (Spoerry & Hinman 1998). Archaeological investigations in 2001 at Cumbergate revealed evidence of late medieval leatherworking in this area (Casa-Hatton et al 2001). Historic maps from the 19<sup>th</sup> century (Ordnance Survey 1885; Ordnance Survey 1886) indicate a number of typical urban features, including malthouses, chapels, a Drill Hall, several public houses and inns, commercial banks and the post office.

The 20<sup>th</sup> century has seen significant redevelopment in this area and, as a result, there are no significant above ground structures predating the 1980s construction of Queensgate.

### 6.2.5.2 Archaeological Potential

The archaeological potential for this area is uncertain as much of the area has been redeveloped in the later 20<sup>th</sup> century, however, discoveries of late medieval leatherworking at Queensgate in 2001 suggest isolated pockets of survival.

#### *Key Considerations*

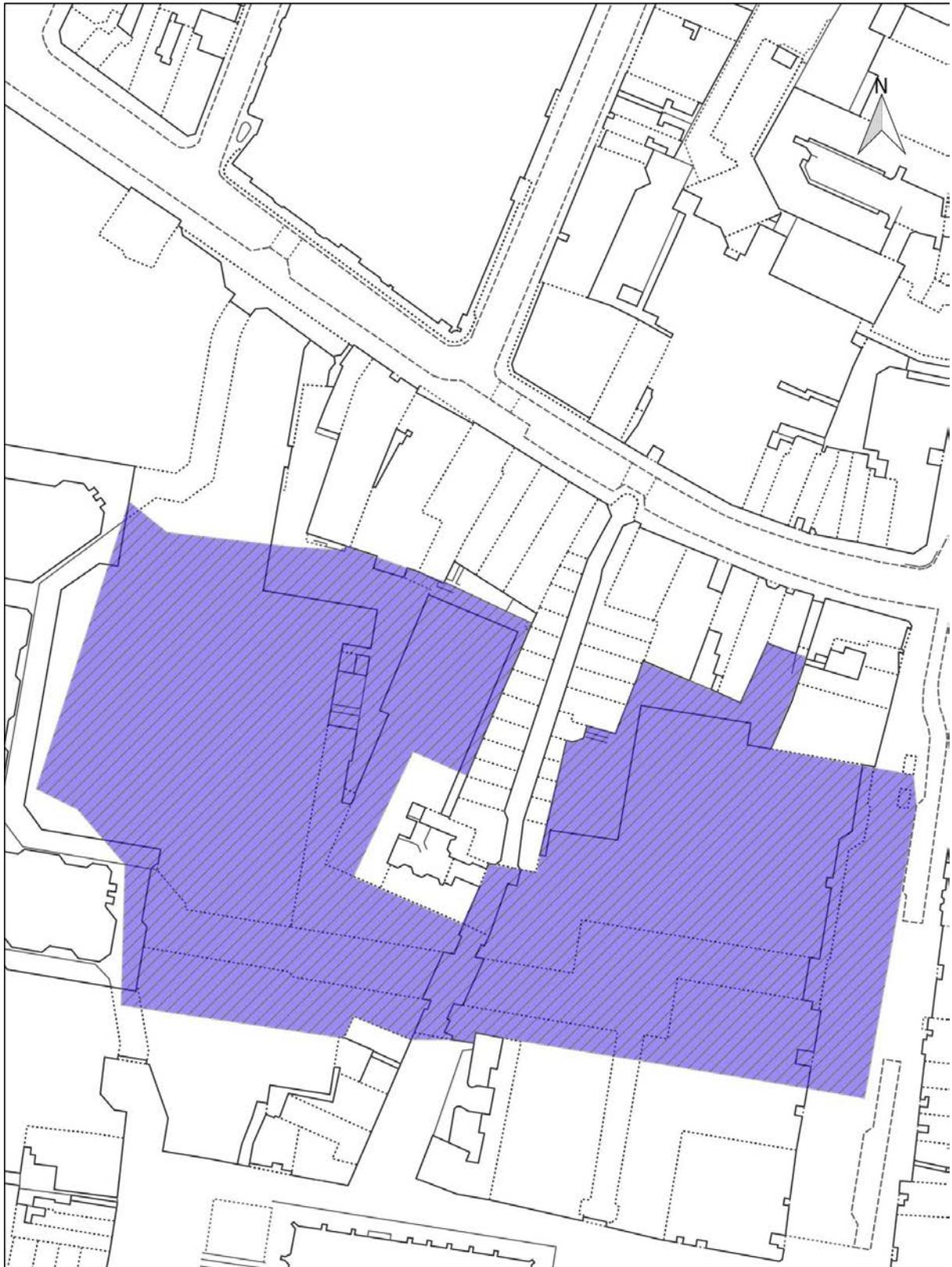
- This character area forms part of the medieval to post medieval planned settlement but there has been significant redevelopment in the 20<sup>th</sup> century.

#### *Built Heritage*

- There are no designated heritage assets in this character area

#### *Below Ground*

- High potential for medieval to post medieval urban activity, including settlement and trade and industry.
- Low potential for prehistoric to Anglo-Saxon activity.



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Figure 37 Historic Urban Character Area 10

## **7 RESEARCH AGENDA**

A regional research framework for the Eastern Region was originally published in 2000 and updated in 2011. It is currently being reviewed by ALGAO England and Historic England.<sup>20</sup> Many of the regional research priorities below are drawn from these original documents but are considered to be relevant to Peterborough alongside local research priorities will be linked to the appropriate Character Area.

### **7.1 GENERAL**

Continued focus on environmental sampling and assessment of faunal remains in the context of archaeological investigations, in particular along the rivers and dykes, in order to provide further evidence on the environment of the river valleys.

Investigation into finds reported to the Portable Antiquities Scheme in order to assess the potential for further evidence (Billington, 2019).

Improved integration of academic studies and HER evidence. There is currently limited access to academic analyses on archaeological and artefactual evidence in the HER, although this is slowly changing. Greater collaboration is required between the two sectors (Cooper 2019).

Publication and dissemination of sites investigated prior to the introduction of PPG16. Typically early archaeological intervention in the early 20<sup>th</sup> century until the 1980s concentrated their efforts on a known period and while other evidence, particularly from the post medieval to modern periods may have been identified they were rarely discussed in published sources. A potential reassessment of the primary archive including site notes may contribute more information.

### **7.2 PREHISTORIC**

There are a number of flint scatters and isolated finds reported in the Peterborough HER, however, no synthetic analysis of flint assemblages in the Peterborough and British Museums has been carried out. There is the potential that more evidence can be drawn from their original accession records while further study of the finds themselves may provide technical studies and more information on wider landscape value and site association (Oxford Archaeology, 2019).

Reassessment of the Fengate discoveries of the early 20<sup>th</sup> century in combination with the wider landscape of the Flag Fen Basin. The publication by Evans & Appleby (2008) provides a basis for the further reassessment of the primary archive (Cooper, 2019).

### **7.3 LATE IRON AGE TO ROMAN**

ACA7: Focus of future investigation in the Westfield Road area and the potential for Roman features in this area.

### **7.4 ANGLO-SAXON**

The Anglo-Saxon period is typically ephemeral in the archaeological record and often unreliable in the documentary source. Little is currently known about field systems, transition periods between the Romans and the Early Anglo-Saxons as well as the extent of disruption caused by early medieval settlement and the subsequent changes brought about by both the Danelaw and the Norman Conquest (Hoggett, 2019).

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<sup>20</sup> <http://eaareports.org.uk/algao-east/regional-research-framework-review/> accessed 08/08/2019

HUCA5: Investigation into the discrepancies between the documentary evidence in the Anglo-Saxon and Peterborough Chronicles, and the archaeological evidence with a particular focus on the purported history of destruction of the monastic site.

HUCA5: Investigation into the origins of the Middle Anglo-Saxon monastic site combined with future archaeological investigation to assess preservation. The preservation of features in the surrounding landscape including cemetery remains and ancillary structures is unknown.

HUCA5: Further investigation into the Scandinavian presence in Peterborough, including reassessment of place name evidence and archaeological remains as indicators of incomers and/or trade links.

ACA6: Focus of future investigation in the Boongate area to investigate the potential survival of features associated with the putative civil settlement.

## **7.5 MEDIEVAL**

Investigation into the potential of utilising the evidence from Peterborough archaeological investigations as a small town for comparative studies of patterns of dietary consumption between small and large towns (Antrobus & Ayers 2019).

HUCA1: Investigation into the potential for a comparative study of the archaeological and artefactual evidence from the Market Square excavations at Peterborough with the situation for other towns of a similar or larger size, with emphasis on the relationship of market spaces within the urban environment.

HUCA1: Investigation into the survival of features associated with the medieval hospital of St Thomas the Martyr.

HUCA1 – 3: Future focus on the archaeological evidence for ‘planned’ zones of activity in the medieval settlement, can areas of distinct activity be drawn for industrial versus residential zones.

HUCA4: Future archaeological investigation should focus on potential for survival of early settlement patterns. The current street morphology largely dates to the 19<sup>th</sup> century, but there is the potential for earlier activity associated with medieval settlement along Westgate as well as the former pond system leading to Boroughbury Manor to the north.

HUCA5: Further investigation into the motte and bailey site at Tout Hill, and the potential for earlier civil settlement underlying it as well as later medieval encroachment.

ACA6: Archaeological investigations should continue to focus on the potential for Late Anglo-Saxon to early medieval settlement to the west of the abbey.

ACA6: Archaeological investigation may throw new light on the medieval deer park.

ACA7: Future investigation should concentrate on the potential for medieval structures associated with the leper hospital on Midland Road. To what extent has the introduction of the railways impacted the survival of earlier features?

ACA8: Publication of the Bridge Street excavations from the 1970s. Available documentation from this site indicate medieval and post medieval industrial activity, however, a thorough assessment of the finds and features from this site in light of research priorities identified in the Regional Research Frameworks should be made.

## **7.6 POST MEDIEVAL**

Post medieval activity should remain a priority in evaluation and mitigation stages in order to understand transitions of activity throughout the period.

Potential for late medieval/post medieval development, including settlement, light industry and transport.

HUCA1: Primary documentary evidence may help to define zones of activity along the main thoroughfare through the settlement in the post medieval period, with particular reference to the stagecoach era of the 18<sup>th</sup> century.

HUCA2: A focus on post medieval evidence would offer the opportunity to understand both the transition of activities from the earlier periods and the pattern of urban development.

## **7.7 MODERN**

This project has contributed to the known evidence based for 19<sup>th</sup> and 20<sup>th</sup> century such as commercial, industrial and civic sites. Assessment of the built heritage for housing styles of significance such as 19<sup>th</sup> century speculative developments, early local authority estates and 'garden city' style private development is needed.

Impact of primary communication routes of the city with first the railways in the 19<sup>th</sup> century and the modern redevelopment within the New Town.

Assessment of the development within the EUS project area in comparison to infrastructure changes in the wider Peterborough area.

Thematic study on the creation of civic space in Peterborough including 19<sup>th</sup> century municipal parks, cemeteries and sports grounds as an early example of urban 'green' planning

ACA7: Impact of the railway infrastructure on the morphology of the town and the creation of new foci of activity and settlement away from the historic core.

ACA9: Investigation into the urban development of the new settlement and cemetery at this location.

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## APPENDIX 1: MONUMENT RECORDS REFERRED TO IN THE REPORT

PCCHER PREFREF	Name
01024	Boroughbury 'Tithe Barn'
01034	Low Farm moated site, Peterborough
01358	Flint arrowhead from Thorpe Road, Peterborough
01391	Medieval drainage channel and possible causeway foundations, Bridge Street, Peterborough
01396a	Roman pottery, Peterborough
01397	Roman inhumations, Midland Road, Peterborough
01398	Prehistoric flint knife, Thorpe Lea Road, Peterborough
01400	Neolithic arrowhead, Thorpe Road, Peterborough
01444	Post medieval casket with Roman coin collection, Railway, Peterborough
01599	Post medieval architectural fragments, Mansion House, Peterborough
01618	Anglo-Saxon grave stones, Peterborough
01629	St Leonards Leper Hospital, Peterborough
01630	Post medieval pipe kilns, south of Thorpe Road, Peterborough
01647	Roman pottery, east of Priestgate, Peterborough
01648	Market Cross, Market Place, Peterborough
01655a	Post medieval industrial activity at Bridge Street, Peterborough
01665	Iron Age Canoe, river Nene, Peterborough
01665a	Bronze Age pottery, River Nene, Peterborough
02822	Bronze Age cremation, Fengate (Site E?)
02824	Iron Age settlement at Fengate
02824a	Roman finds, Fengate
02931	Undated cropmark evidence, possible road, Peterborough
02945	Viking Spearhead, Peterborough
04322	Supposed Roman Road, Peterborough
08179	Bronze Age handaxe, Peterborough
08197	Saxon glass bead, Bridge Street, Peterborough
08207	Possible Roman inhumation, Peterborough
08223	Saxon brooch and possible inhumation, Woodston, Peterborough
08227	Palaeolithic flint, Millfield, Peterborough
08259	Prehistoric axe and flint knife, Peterborough
08762a	Saxon finds from Bridge Street, Peterborough
08763	Post medieval industrial activity, Exchange Street, Peterborough
09817	St John the Baptist Church, Peterborough
09830	Bronze Age handaxes, Peterborough
09840	Neolithic axehead, Park Road, Peterborough
10478	Iron Age coin, Peterborough
10479	Iron Age coin, Peterborough
11685	Medieval settlement at The Still, Peterborough (Area 1)
11956	Post medieval quarrying and an undated ditch, Westfield Road, Peterborough
50436	Sexton Barn near Thorpe Road, Peterborough
50539	Bronze Age to Iron Age field systems Fengate, Tower Works
50586	Undated inhumations, Midland Road, Peterborough
50588	Possible site of former parish church, Bishops Creighton School, Peterborough
50614	Roman and Saxon finds, New Road, Peterborough
50705	Possible Roman coin, Woodfield Road, Peterborough
50708	Roman pottery, Woodfield Park, Peterborough
51105	Undated postholes and ditch, Marshall's Garage
51149	Medieval pits, possible cobblers workshop, Cumbergate

51152	Iron Age and Roman settlement activity, Westfield Road, Peterborough
51161	19th century Cow Gate Cemetery, Peterborough
51173	Iron Age to Roman pits and curvilinear ditch, Mayors Walk
51186	Possible prehistoric pits and ditches, Mayors Walk
51214	Undated pit and ditch, former Marshall's Garage, Peterborough
51274	Timber revetment, 130 Bridge Street
51329	Bronze Age field system at the former Tower Works Site, Mallory Road, Fengate
51394	Former WWII turret at RAF Peterborough
51406	Possible Bronze Age pit, Chapel Street
51436	Late medieval cobblers workshop and former surfaces, Cumbergate
51587	Former road surfaces, Westgate
51600	Undated disarticulated human remains, Midland Road
51613	Roman finds, Bourges Boulevard, Peterborough
51619	Medieval former channel and Victorian structure, Westmoreland Gardens
51646	Prehistoric flint flakes, St John Fisher Catholic School, Park Lane
51647	Roman pottery, St John Fisher Catholic School, Park Lane
51702	Roman settlement at the former Tower Works Site, Mallory Road, Fengate
51790	Roman field systems, Fengate, Tower Works
51879	Iron Age to Roman activity, Westfield Road
51996	Former street surfaces Narrow Street, Peterborough
52014	Possible Roman inhumation, Former Rink, Park Road, Peterborough
52066	The Corn Exchange (Norwich Union Building)
52080	Former churchyard at St John's Church, Exchange Street, Peterborough
52087	Iron Age coins from Fletton, Peterborough
52088	Iron Age coins found in West ward, Peterborough
52112	Roman finds from Central ward, Peterborough
52119	Roman brooch, Central ward, Peterborough
52199	Harriet's Tearoom, 52-53 Cumbergate
52202	Isolation Hospital, Fengate
52214	Former Butchers Row, Sextons House, Cathedral Square
52219	Peterborough Infirmary and later Museum, Priestgate, Peterborough
53611	Site of the former Peterborough Union Workhouse, Thorpe Road
53614	Site of former shoe manufacturers, off Crawthorne Road
53642	Site of former Chapel, Westgate
53662	Site of former ARP depot, 61 Padholme Road
53667	Broadway Cemetery
53673	Location of War Memorial, old Post Office, Cumbergate
53777	Location of WW1 Recruitment Office, Long Causeway / Market Place
53832	Former site of St. Leonard's House (WW1 soldiers and sailors rest home)
53923	Mesolithic flint scatter, Midland Road, Peterborough
53926	Post medieval finds from the northwest side of Peterborough Cathedral
53832	Former site of St. Leonard's House (WW1 soldiers and sailors rest home)
53923	Mesolithic flint scatter, Midland Road, Peterborough
53926	Post medieval finds from the northwest side of Peterborough Cathedral
54080	Roman evidence from Garden House community dig, Peterborough Cathedral
54102	Medieval leper cemetery, Midland Road, Peterborough
60003	Peterborough Cathedral Precincts - North Cemetery, Blowing Chamber, Archaeological finds
60034	Peterborough Cathedral Precincts - Plumber's Office
70023	Peterborough Cathedral Precincts - No.16 Minster Precincts (Infirmary Nave)
70035	Peterborough Cathedral Precincts - 15th century Cloister floor and foundations
80001	Peterborough Cathedral Precincts - Anglo-Saxon to Pre-Dissolution Abbey

80003	Peterborough Cathedral Precincts - Galilee Court and Chapter Office Yard
80004	Peterborough Cathedral Precincts - Saxon defences at the Bishops Vegetable Garden
80006	Peterborough Cathedral Precincts - Linear feature in the Bishop's Palace Gardens
80007	Peterborough Cathedral Precincts - Saxon and medieval inhumations, Former Mason's Yard
80087	Peterborough Cathedral Precincts - No. 10 Minster Precincts, Almshouse
80090	Peterborough Cathedral Precincts - Peterscourt
80091	Peterborough Cathedral Precincts - Middle Saxon settlement & possible burh defences Archdeaconry House
80092	Peterborough Cathedral Precincts - Stone Coffins and Saxon Cup
80094	Peterborough Cathedral Precincts - Bridge outside Great Gateway
80098	Peterborough Cathedral Precincts - No.28 Minster Precincts (former prison)
MPB5690	Peterborough Cathedral Precincts - Tout Hill Close Late medieval building
MPB5692	Former medieval town bridge, Bridge Street, Peterborough
MPB5697	Site of World War II Bomb damage, St Leonards Street, Peterborough
MPB5703	Approximate site of Square Pool, Peterborough
MPB5705	Former Crescent Station, Peterborough
MPB5715	Former Peterborough railway station
MPB5718	19th century pits and pipe waste, Pipe Lane, Peterborough
MPB5719	Medieval settlement at The Still, Peterborough (Area 2, 3)
MPB5721	Roman finds near Midland Railway Station, Peterborough
MPB5726	Possible Roman embankment, Westwood Road, Peterborough
MPB5740	Former Gaol, Thorpe Road, Peterborough
MPB5744	Wortleys Almshouses, Westgate, Peterborough
MPB5764	Former Great Eastern Railway station, Peterborough
MPB5773	Possible Roman ditch or pit, Westwood Road, Peterborough
MPB5775	Neolithic settlement at Fengate
MPB5790	Possible Roman cemetery, Westwood Road, Peterborough
MPB5796	Possible foundations, nave of St Thomas the Martyr, Cathedral Square
MPB5797	Saxon posthole, Cathedral square
MPB5799	Former road surfaces, Church Street, Cathedral Square
MPB5801	Former street surfaces, Cumbergate
MPB5804	Medieval building, Cathedral Square
MPB5807	Medieval settlement at The Still, Peterborough (Area 4)
MPB5808	World War II air raid shelters, Cromwell Road, Peterborough??????
MPB5817	Possible Roman wells, Westwood Road, Peterborough
MPB5818	Bronze Age Cremation, Fengate
MPB5822	Former site of the 19th century infirmary, Milton Street, Peterborough
MPB5832	Site of former almshouses, Cumbergate, Peterborough

## APPENDIX 2: LISTED BUILDINGS

ListEntry	Name	Grade
1309923	TRINITY PRESBYTERIAN CONGREGATIONAL CHURCH	II
1309929	35, PRIESTGATE	II
1126909	71 73, WHARF ROAD	II
1310195	46, COWGATE	II
1310198	50, COWGATE	II
1310073	12 AND 12A, MINSTER PRECINCTS	II*
1161510	WALLS TO STABLES TO PRIOR'S GATE	II
1161646	FORMER OUTBUILDING TO LAUREL COURT FACING TABLE HALL	I
1161512	WALL AND GATEPIERS TO THE VINEYARD	II
1242949	CARPENTERS' SHOP AT FORMER RAILWAY YARD	II
1126929	DEANERY	II*
1126930	FORMER BARN AND STABLING TO SOUTH OF NUMBER 20	I
1161519	WALL TO GRAVEL WALK	II
1126931	CANONRY HOUSE	I
1161654	MOUNTING BLOCK NEAR FRONT ELEVATION OF FORMER OUTBUILDING TO LAUREL COURT	II
1309953	16, PRIESTGATE	II
1126932	TABLE HALL	I
1126933	CHAPTER OFFICE	I
1126934	PREBENDAL HOUSE	II
1126935	WALL TO NUMBER 20	II
1126936	WALL TO NORTH OF FORMER OUTBUILDING TO LAUREL COURT	II
1310088	CHAPEL OF ST THOMAS OF CANTERBURY	I
1126937	GREAT CLOISTER	I
1126938	DIOCESAN HOUSE	I
1161792	43, PRIESTGATE	II
1126939	BISHOPS GATE	I
1126940	10 12, PRIESTGATE	II
1396281	The Gables	II
1126941	YORKSHIRE HOUSE	II
1126942	THE MUSEUM	II
1126943	45, PRIESTGATE	II
1126944	4-8, QUEEN STREET	II
1126945	FORMER STABLE, BREWHOUSE AND COACHHOUSE AT NUMBER 15	II
1161668	WELL IN THE GREAT CLOISTER	I
1126946	OLD GAOL	II
1331487	44, COWGATE	II
1331488	PREMISES OCCUPIED BY ST JOHNS AMBULANCE HEADQUARTERS (TO REAR OF NUMBER 40)	II
1126947	JOHNSON'S CORNER	II
1126949	THE ALMSROOMS (WORTLEYS ALMHOUSES)	II
1331489	THE WHITE HORSE PUBLIC HOUSE	II
1161272	MISS PEARS' ALMSHOUSES	II
1126951	MIDLAND BANK	II

1331490	CHURCH OF SAINT PETER AND ALL SOULS	II
1161804	49, PRIESTGATE	II
1331491	PALMERSTON ARMS PUBLIC HOUSE	II
1126952	7, CATHEDRAL SQUARE	II
1126953	8, CATHEDRAL SQUARE	II
1331492	CATHEDRAL CHURCH OF ST PETER, ST PAUL AND ST ANDREW	I
1126954	8, CHURCH STREET	II
1331493	2, PRECINCTS	II
1309974	25, PRECINCTS	II
1126955	10 10A, CHURCH STREET	II
1331494	DEANERY GATEWAY AND WALL	I
1126956	PETERSCOURT	II
1126957	42, COWGATE	II
1126958	48, COWGATE	II
1126960	THE STILL	II
1126961	39, CUMBERGATE	II
1161813	55, PRIESTGATE	II
1126962	32 33, LONG CAUSEWAY	II
1126963	41, LONG CAUSEWAY	II
1331503	90, BRIDGE STREET	II
1126965	1, PRECINCTS	II
1331504	NATIONAL WESTMINSTER BANK	II
1126966	6 7, PRECINCTS	II
1126967	ARCHWAY TO DEAN'S COURT	II
1331505	8-14, BROADWAY	II
1126968	STABLES TO PRIOR'S GATE	II
1126969	THE VINEYARD	II
1126970	GATEPIERS TO GRAVEL WALK	II
1161821	ORCHARD HOUSE	II
1161694	LODGE TO THE BISHOPS PALACE	II
	GREAT GATE	
1161429	GREAT GATE (OUTER GATE, MARSH FOREGATE)	I
1331513	WALL TO WEST OF CANONRY HOUSE	II
1331514	16, PRECINCTS	I
1331515	19, PRECINCTS	I
1331516	GARDEN WALL AND GATES TO LAUREL COURT	I
1331517	HISTRY PASSAGE AND LITTLE DORTER	I
1331518	BISHOP'S PALACE	I
1331519	28, PRECINCTS	II
1334940	CRESCENT WAGGON REPAIR SHOP	II*
1331520	26, PRIESTGATE	II
1334941	THE LATHE HOUSE AT CRESCENT WAGGON REPAIR SHOP	II
1331521	37, PRIESTGATE	II
1331522	51, PRIESTGATE	II

1161305	THE ALMSROOMS	II
1331523	10, QUEEN STREET	II*
1331524	PARISH CHURCH OF ST JOHN THE BAPTIST	I
1126986	78, BRIDGE STREET	II
1331525	8A 9, CHURCH STREET	II
1126987	BULL AND DOLPHIN	II
1331526	NELSON HOUSE	II
1126988	OLD CUSTOM HOUSE	II
1126989	THE BELL AND OAK HOTEL	II
1126990	OLD GUILD HALL	II*
1161316	37, CUMBERGATE	II
1331537	GATELODGE TO WESTWOOD HOUSE	II
1331538	RAILWAY GOODS SHED AT NATIONAL GRID REFERENCE 195 980	II
1161718	26 27, PRECINCTS	II
1310019	LAUREL COURT	I
1309888	THE BULL HOTEL	II
1309890	ROYAL HOTEL	II
1161461	3-5, MINSTER PRECINCTS	II
1161467	8 9, PRECINCTS	II
1161864	SUMMERHOUSE IN GROUNDS OF NUMBER 15	II
1161737	KING'S LODGING (INCLUDING ABBOT'S PRISON)	I
1161476	10, PRECINCTS	II
1161350	THE PRESBYTERY	II
1126893	WESTWOOD HOUSE	II
1126894	GREAT NORTHERN RAILWAY BRIDGE NUMBER 184	II*
1126895	RAILWAY ENGINE SHEDS AND WORKSHOPS AT NATIONAL GRID REFERENCE 196 979	II
1126896	THE LIDO	II

### APPENDIX 3: ARCHAEOLOGICAL FIELDWORK REFERRED TO IN THE REPORT

PCCHER Ref.	Name
EPB724	Archaeological recording at Peterscourt, Peterborough Cathedral in 1981
EPB728	Salvage recording at the Archdeaconry House, Peterborough Cathedral in 1987
EPB729	Geophysical Survey at Peterborough Deanery Garden in 1987
EPB733	Archaeological recording at Bishop's Road Garden, Peterborough Cathedral in 1992
EPB736	Archaeological evaluation at 25-26 Long Causeway, Peterborough in 1994
EPB738	Archaeological excavation at 25-26 Long Causeway, Peterborough in 1995
EPB742	Geophysical survey at Bishop's Palace Garden, Peterborough Cathedral Precincts in 1996
EPB743	Archaeological evaluation at Canonry House garden, Peterborough Cathedral
EPB766	Test pitting at Deanery Gardens, Peterborough Cathedral in 2001
EPB792	Geophysical survey at the Deanery Gardens, Peterborough 1982-83
EPB842	Geophysical survey at Three Garden Area, Peterborough Cathedral in 2015
EPB846	Community excavation at Peterborough Cathedral in 2016
EPB855	Antiquarian investigation at the Central Tower, Peterborough Cathedral in 1884
EPB856	Antiquarian investigation at the cloister, Peterborough Cathedral in 1894
EPB858	Archaeological watching brief Bishop's Palace Gardens, Peterborough Cathedral