

MILL LANE AND  
OLD PRESS SITE

HISTORIC  
ENVIRONMENT  
ANALYSIS

October 2008





© Beacon Planning Ltd 2008

This document has been prepared in accordance with the scope of Beacon Planning Limited's appointment with its client and is subject to the terms of that appointment. It is addressed to and for the sole and confidential use and reliance of Beacon Planning Limited's client. Beacon Planning Limited accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided. No person other than the client may copy (in whole or in part) use or rely on the contents of this document, without the prior written permission of the Company Secretary of Beacon Planning Limited. Any advice, opinions, or recommendations within this document should be read and relied upon only in the context of the document as a whole.

Beacon Planning Ltd  
PO Box 1121  
Willingham  
CAMBRIDGE  
CB24 5WY

T 01638 572078  
[www.beaconplanning.co.uk](http://www.beaconplanning.co.uk)

# CONTENTS

1.0	INTRODUCTION	1	4.3	Development of streets and spaces	27	7.0	CONCLUSIONS	53
2.0	POLICY BACKGROUND	2	4.4	Lost buildings / streets / spaces	27	8.0	DOCUMENTARY SOURCES	55
2.1	National Planning Policy	2	5.0	ANALYSIS OF THE BUILDINGS ON THE SITE	30			
2.2	British Standards	3	5.1	Silver Street	31			
2.3	Regional Planning Policy	3	5.2	Trumpington Street	34			
2.4	Local Planning Policy	3	5.3	Little St Mary's Lane	35			
2.5	Local Non-statutory Guidance	5	5.4	Granta Place	37			
3.0	GENERAL BACKGROUND	6	5.5	Laundress Lane	38			
3.1	Prevalent Uses	6	5.6	Mill Lane	39			
3.2	Cultural Significance	7	6.0	TOWNSCAPE ANALYSIS	46			
3.3	Archaeological Significance	7	6.1	Relationship to Wider Landscape / Townscape	46			
4.0	HISTORICAL DEVELOPMENT OF THE AREA	9	6.2	Vistas and views	47			
4.1	Development of Area and Relationship to Conservation Area as a whole	9	6.3	Edges and Enclosure	49			
4.2	Map regression	12	6.4	Public realm	50			
			6.5	Positive and negative buildings / aesthetic value	51			
			6.6	Landmarks / incidents	51			
			6.7	Landscape and Trees	51			
			6.8	Summary of townscape / landscape significance.	52			





## 1.0 INTRODUCTION

In May 2008, Cambridge City Council sent out a brief to consultants to tender for the production of an Historic Environment Analysis for the area around Mill Lane and the Old Press site in central Cambridge. On 16 June, Beacon Planning Limited was appointed to carry out this work and a revised brief was issued to reflect changes to the work programme and timetable.

An initiation meeting was held on 16 June 2008 to discuss the work programme in more detail with representatives from the City Council, the University (and its consultants DTZ), English Heritage and the County Council Archaeology Section. A proposed list of the contents of the Assessment was circulated after this meeting for agreement.

It was agreed that an archaeological assessment would not be included within this report. Following discussion with the County Council's Archaeology Section, it was agreed that a desk-based assessment of the archaeological potential in the area, including the creation of a deposit model, would need to be produced should proposals emerge which might affect deposits in the area.

It was also agreed that this report would build upon the map regression work already undertaken by the University's consultants, and that it would not include detailed analyses of individual buildings – particularly their internal features. Detailed Historic Building

Assessments would be likely to be needed to guide specific works to key buildings in the area however as detailed plans develop.

An Interim Draft report was issued at a meeting on 18 July. The purpose of this report was to illustrate the work so far carried out and discuss key topics which had arisen. Following this meeting work has progressed and additional information been included.

This assessment is therefore intended to provide a baseline study of the architectural, historical and townscape significance of the area and its component buildings and spaces. Once agreed it will provide part of the evidence base for a Supplementary Planning Document which will be produced by the City Council and University to guide the future regeneration of the area.

## 2.0 POLICY BACKGROUND

### 2.1 NATIONAL PLANNING POLICY

#### **Planning Policy Guidance Note 15: Planning and the Historic Environment (1994)**

This document provides a full statement of Government policy for the protection of historic buildings, Conservation Areas and other elements which make up the historic environment. The presumption is that there should be effective protection for all aspects of the historic environment. It explains the role played by the planning system in their protection and it complements the guidance on archaeology and planning given in PPG16.

Part 1 of PPG 15 deals with those aspects of conservation policy which interact most directly with the planning system and in particular with the Planning (Listed Buildings and Conservation Areas) Act 1990. It covers issues such as the control over works to listed buildings, policies for conservation areas, and transport and traffic management in the historic environment. Paragraph 1.2 acknowledges that there is a need to reconcile the need for economic growth with the need to protect the natural and historic environment.

Paragraphs 1.4 & 1.5 discuss 'Conservation and economic prosperity' and state that:

*“Conservation and sustainable economic growth are complementary objectives and should not generally be seen in opposition to one another... Economic prosperity can secure the continued vitality of conservation areas, and the continued use and maintenance of historic buildings, provided that there is a sufficiently realistic and imaginative approach to their alteration and change of use, to reflect the needs of a rapidly changing world.”*

Section 2 of PPG 15 examines how historic environment issues should be considered in development plans and the practice of development control by Local Planning Authorities. Paragraph 2.14 discusses the design of new buildings in close proximity to historic buildings concluding that new buildings do not have to copy their older neighbours but must respect their setting, scale, height, massing and materials. Paragraph 2.16 considers the need to respect the setting of Listed Buildings, and Paragraphs 2.18 / 2.19 look at their change of use.

Section 3 looks in detail at Listed Buildings, how they are used and the potential for alterations and extensions. Paragraph 3.13 highlights that many Listed Buildings can accommodate sensitive alteration or extension recognising that cumulative changes can often be part of a building's architectural interest. Paragraph 3.19 sets out the circumstances in which the demolition of a Listed Building might be considered – these tests applying equally to the

demolition of buildings which contribute positively to the character and appearance of a Conservation Area.

Section 4 is specifically concerned with Conservation Areas. Paragraph 4.9 stresses that the designation of an area as a Conservation Area is not an end in itself. There is a need to identify what it is about the character of the area that should be preserved or enhanced in order to ensure these objectives are pursued as part of any development within the area. Paragraphs 4.14 – 4.20 look at planning powers in Conservation Areas and Paragraph 4.17 states that where Conservation Areas include gap sites or 'negative' buildings, their replacement should be 'a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area'. The need to not imitate earlier styles is again stressed, though new buildings 'should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own.' Paragraph 4.19 confirms the requirement to 'preserve or enhance' the character and appearance of Conservation Areas when considering new development. Paragraph 4.26 stresses that account should be taken of the part which a building plays on the building's surroundings and the wider conservation area when considering the demolition of a building. Paragraphs 4.38 – 4.40 consider the role which can be played by trees in Conservation Areas.

#### **Planning Policy Guidance Note 16: Archaeology and Planning (1990)**

This document sets out the Secretary of State's policy on archaeological remains on land, and how they should be preserved or recorded both in an urban setting and in the countryside. Part

A sets out the importance of archaeology, whilst Part B gives advice on the handling of archaeological remains and discoveries under the development plan and control systems, including the weight to be given to them in planning decisions and the use of planning conditions.

## 2.2 BRITISH STANDARDS

### **BS7913:1998 – Guide to the Principles of the Conservation of Historic Buildings**

This guide is intended to provide general background information, advice and guidance on the principles of the conservation of historic buildings, when considering conservation policy, strategy and procedure. It also gives information on the settings of buildings and structures, their interiors and associated contents, fixtures and fittings, and the design of new work in the context of historic buildings.

## 2.3 REGIONAL PLANNING POLICY

### **The East of England Plan (May 2008)**

#### **POLICY ENV6: The Historic Environment**

In their plans, policies, programmes and proposals local planning authorities and other agencies should identify, protect, conserve and, where appropriate, enhance the historic environment of the region,

its archaeology, historic buildings, places and landscapes, including historic parks and gardens and those features and sites (and their settings) especially significant in the East of England:

- the historic cities of Cambridge and Norwich;
- an exceptional network of historic market towns;
- a cohesive hierarchy of smaller settlements ranging from nucleated villages, often marked by architecturally significant medieval parish churches, through to a pattern of dispersed hamlets and isolated farms;
- the highly distinctive historic environment of the coastal zone including extensive submerged prehistoric landscapes, ancient salt manufacturing and fishing facilities, relict sea walls, grazing marshes, coastal fortifications, ancient ports and traditional seaside resorts;
- formal planned settlements of the early twentieth century, including the early garden cities, and factory villages;
- conservation areas and listed buildings, including domestic, industrial and religious buildings, and their settings, and significant designed landscapes;
- the rural landscapes of the region, which are highly distinctive and of ancient origin; and
- the wide variety of archaeological monuments, sites and buried deposits which include many scheduled ancient monuments and other nationally important archaeological assets.

## 2.4 LOCAL PLANNING POLICY

### **Cambridge Local Plan (2006)**

#### **3/4 Responding to Context**

Developments will be permitted which demonstrate that they have responded to their context and drawn inspiration from the key characteristics of their surroundings to create distinctive places. Such developments will:

- a - identify and respond positively to existing features of natural, historic or local character on and close to the proposed development site;
- b - be well connected to, and integrated with, the immediate locality and the wider City; and
- c - have used the characteristics of the locality to help inform the siting, massing, design and materials of the proposed development.

#### **3/11 The Design of External Spaces**

External spaces and boundary treatments must be designed as an integral part of development proposals. Development will be permitted if it can be demonstrated that:

- a - the landscape design relates to the character and function of the spaces and surrounding buildings;
- b - existing features which positively contribute to the landscape, character and amenity of the site are retained and protected during construction;

c - hard surfacing, street furniture and other landscape elements including lighting, are designed for ease of use by all users and with due regard to safety and an uncluttered appearance and are appropriate to their context; and  
d - provision is coordinated between adjacent sites and different phases of large developments.

### **3/12 The Design of New Buildings**

New buildings will be permitted where it can be demonstrated that they:

- a - have a positive impact on their setting in terms of location on the site, height, scale and form, materials, detailing, wider townscape and landscape impacts and available views;
- b - are convenient, safe, and accessible for all users and visitors; and
- c - are constructed in a sustainable manner, easily adaptable and which successfully integrate refuse and recycling facilities, cycle parking, and plant and other services into the design.

### **4/10 Listed Buildings**

Development affecting Listed Buildings and their settings, including changes of use, will not be permitted unless:

- a - it is demonstrated that there is a clear understanding of the building's importance in the national and Cambridge context including an assessment of which external and internal features

- and aspects of its setting are important to the building's special interest; and
- b - the proposed works will not harm any aspects of the building's special interest or the impacts can be mitigated to an acceptable level for example by being easily reversible; or
- c - where there will be an impact on the building's special interest, this is the least damaging of the potential options and there are clear benefits for the structure, interest or use of the building or a wide public benefit; and
- d - features being altered will be reused and/or properly recorded prior to alteration.

Works for the demolition of Listed Buildings will not be permitted unless:

- a - the building is structurally unsound for reasons other than deliberate damage or neglect; or
- b - it cannot continue in its current use and there are no viable alternative uses; and
- c - wider public benefits will accrue from redevelopment.

### **4/11 Conservation Areas**

Developments within, or which affect the setting of or impact on views into and out of Conservation Areas, will only be permitted if:

- a - they retain buildings, spaces, gardens, trees, hedges, boundaries and other site features which contribute positively to the character or appearance of the area;
- b - the design of any new building or the alteration of an existing

- one preserves or enhances the character or appearance of the Conservation Area by faithfully reflecting its context or providing a successful contrast with it; and
- c - a new or intensified use will not lead to traffic generation or other impacts which would adversely affect the Area's character.

Outline applications will not be accepted in Conservation Areas.

### **4/12 Buildings of Local Interest**

Although not statutorily listed, Buildings of Local Interest merit protection from development which adversely affects them. The demolition of such a building will only be permitted if the building is demonstrably incapable of beneficial use or reuse or there are clear public benefits arising from redevelopment. Applications for planning permission to alter such buildings will be considered in the light of the Council's approved Guidance on Alterations and Improvements to Buildings of Local Interest.

### **7/5 Faculty Development in the Central Area, University of Cambridge**

The further development or redevelopment of the University of Cambridge's faculty and administrative sites in the central area will be permitted if this allows improved facilities, a reduction in parking spaces, improvement to the external environment and amenity space, and better use of land. On the following sites an element of mixed use will also be supported in order to enhance the attractiveness of the public realm:

- a: Mill Lane / Old Press site
- b: New Museums Site

Where smaller scale properties on the fringes of academic sites become surplus to requirements, for example around the Old Addenbrookes site, planning permission will also be granted to enable the return of such sites to appropriate alternative uses such as residential uses, retail or community uses.

## 2.5 LOCAL NON-STATUTORY GUIDANCE

### The Cambridge Historic Core Appraisal (2006)

This document looks in detail at all the streets and spaces which are within or abut the study area. These are given a grading from 'low' through 'significant' and 'high' to 'very high'.

#### Mill Lane

This is considered to be a 'significant' street. The lack of greenery along the street is highlighted as is the linear nature created by the buildings being generally set on the edge of the footpath. The potential for the redevelopment and reuse of University buildings in the area is recognised.

#### Little St Mary's Lane

This is considered to be of 'high' significance. The changing nature of the occupiers of the small houses is noted as is the intimate feel of the streetscape. The potential for enhancing the floorscape is noted.

#### Laundress Lane

This street is considered to be of 'low' significance. The narrowness of the street is noted as is the position of mostly University owned buildings which tightly define the lane.

#### Granta Place

Granta Place is considered to be a 'significant' street due to its historical interest and fine views over the river and fen. The street itself is recognised as being little more than an access road and not particularly attractive.

#### Silver Street

Silver Street is classified as being of 'high' significance due to its historical significance and its importance as a route into the City particularly for tour parties.

#### Trumpington Street

This street, one of the main routes into the historic core and the site of one of the town gates, is considered to be of 'very high'

importance. Amongst the features specifically mentioned in the stretch from Little St Mary's Lane to Silver Street is the increasing feel of being close to the City Centre due to the presence of buildings such as the Emmanuel United Reform Church and Pitt Press with their 'landmark' towers and the relative height of the buildings. The way corners are turned is also noted.

#### Coe Fen / Sheep's Green

This space is also considered to be of 'very high' significance due to its attractive 'natural' landscape which retains clues of the City's industrial past. The importance of the spaces for tourists and as an attractive route for cyclists and pedestrians is also noted.



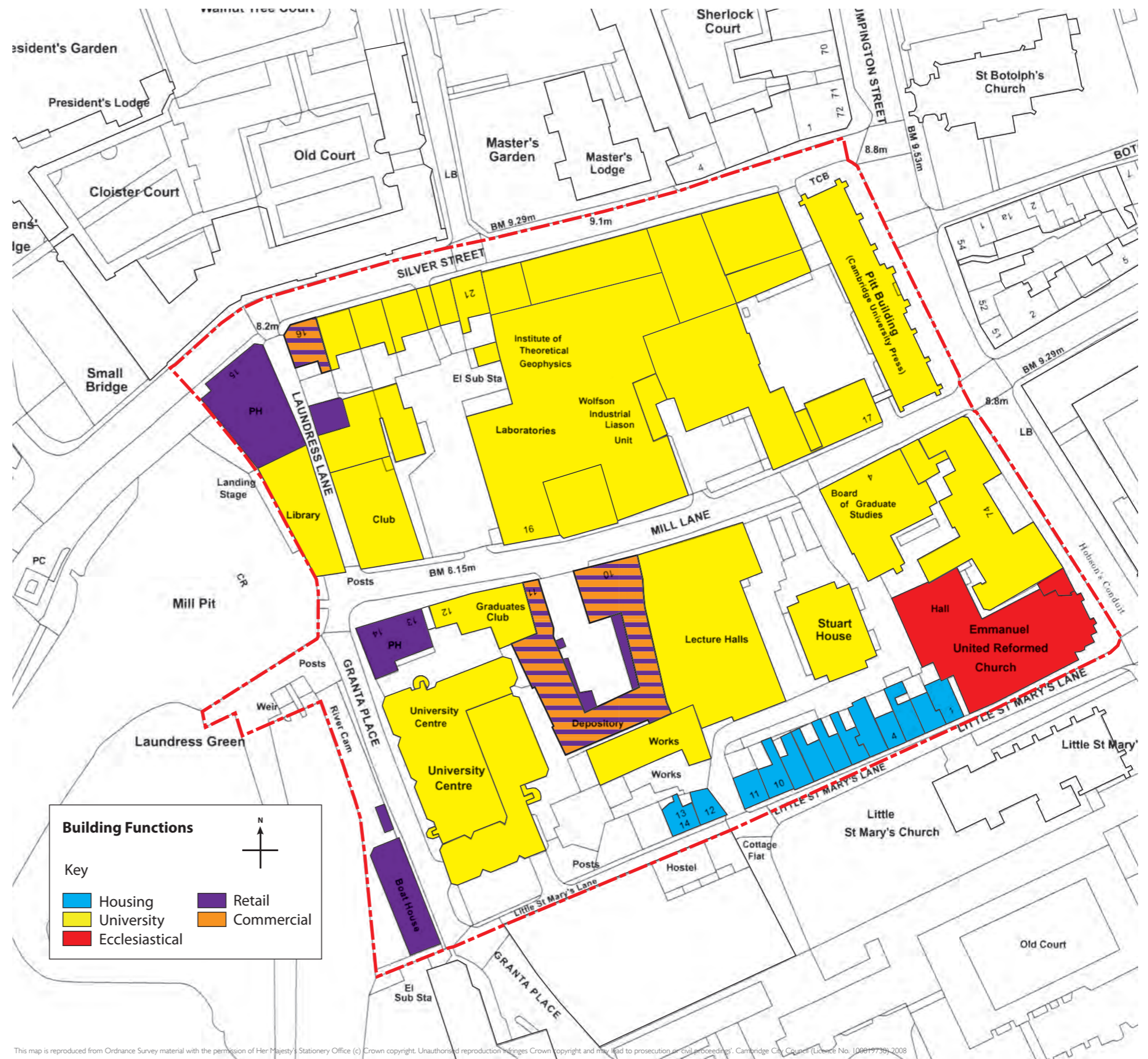
## 3.0 GENERAL BACKGROUND

### 3.1. PREVALENT USES

Today the area is dominated by University owned buildings which are in a mixture of academic, office, research and leisure uses primarily for the benefit of University students and staff. No. 16 Silver Street, which is part of the University estate, has a baker's shop at ground floor.

The exceptions to the University occupation are the private residential properties along Little St Mary's Lane, the Emmanuel United Reform Church (which incorporates a café in the narthex) and Miller's Yard which is in a mixture of A3 and office uses. Two public houses survive in the study area, the Mill and the Anchor both facing the river. Behind the Anchor PH on Laundress Lane, is a cycle repair and sales business. Punt hire is available from the boat house on Granta Place and from the landing stage to the south of the Anchor PH.

Although there are no College properties within the study area, Queens College stands to the north, Pembroke to the east, Peterhouse to the south and Darwin to the west. In addition, there are shops on the north-east end of Silver Street and opposite the Pitt Press on Trumpington Street whilst St Botolph's Church stands on Trumpington Street at the east end of Silver Street and Little St Mary's stands on the street of the same name immediately south of the Emmanuel United Reform Church. At the south end of Granta Place is the Garden House Hotel (now 'Doubletree' Garden House).



Uses Plan



### 3.2 CULTURAL SIGNIFICANCE

In general, the cultural significance of the area has changed markedly over the years. Originally this was a working area, with the mills, small tradesmen and washerwomen living and working in the area. This began to change principally from the first half of the 19th century as the University began to acquire land for the expansion of the Press. Other University-related facilities followed especially in the early years of the 20th century. Now, as the University has begun to move some faculties to West Cambridge, some of these buildings are becoming obsolete.

Little St Mary's Lane has remained largely unaffected by these developments. However the type of people living in its quaint houses has changed from bargees who brought the corn and the coal up from the mill pool, through college servants to today when the street is valued as a rare survival of traditional houses within the city centre.

Gwen Raverat, the author and engraver has perhaps given the area its greatest cultural significance. She was a member of the Darwin family who lived at Newnham Grange and chronicled life in the area around Silver Street particularly in her book *Period Piece*. She also produced several woodcuts of the area including views of the mills and Mill Lane. Her memories of the mills which she sets out in *Period Piece* published in 1952 are particularly evocative of how the character had changed since her childhood in the 1880s:

*In those days both the mills were in use. I still now feel that there is an unnatural gap in the landscape where Foster's Mill used to stand before it was pulled down; and I find it hard to believe that the boys, who sit fishing on the parapet, have no idea that there once was a great mill behind them. We used to spend many hours watching the fat corn-sacks being hauled up by a pulley into the overhanging gable, sometimes from a barge, but more often from the great yellow four-horse wagons, which stood beneath the trapdoor. The sacks butted the trapdoors open with their own noses, and the doors fell to, with a loud clap, behind them.*

Today, for most people, the significance of the area is largely as a place of leisure, particularly punting as the area forms the Cambridge end of the Grantchester to Cambridge punting route. Punting companies crowd the Mill Pit, the Mill Pond and the millstream, while locals and tourists alike relax outside the Anchor or Mill PH with a drink and contrast (with some amusement) the skill of the professional punters with the wobbly antics of those trying their hand for the first time! Laundress Green is popular in the summer months for impromptu picnics and many other people simply watch the world from Silver Street bridge and the cobbled causeway above the millstream. For many tourists, the area probably provides one of their enduring images of their visit to Cambridge.

### 3.3 ARCHAEOLOGICAL SIGNIFICANCE

The area is one of high archaeological potential. Trumpington Street / Road is one of the main historic routes out of Cambridge and the medieval Trumpington Gate was located here (Historic Environment Record<sup>1</sup> (HER) Number 04585). The site is also located on the reputed line of the King's Ditch, part of the medieval town defences. The King's Ditch was recently identified beneath the Grand Arcade, where it was recorded as being 10-12 metres wide and 3.5 metres deep, although the level of truncation on this site meant that a complete profile could not be recorded (Cambridge Archaeological Unit (CAU) Report Number 800, ECB2379 and ECB2389). The location of the Mill Lane site, within the historic core of Cambridge, on an important access route and straddling the city defences, is highly significant and any surviving archaeological remains in this area will be key to our understanding of the early development of the town.

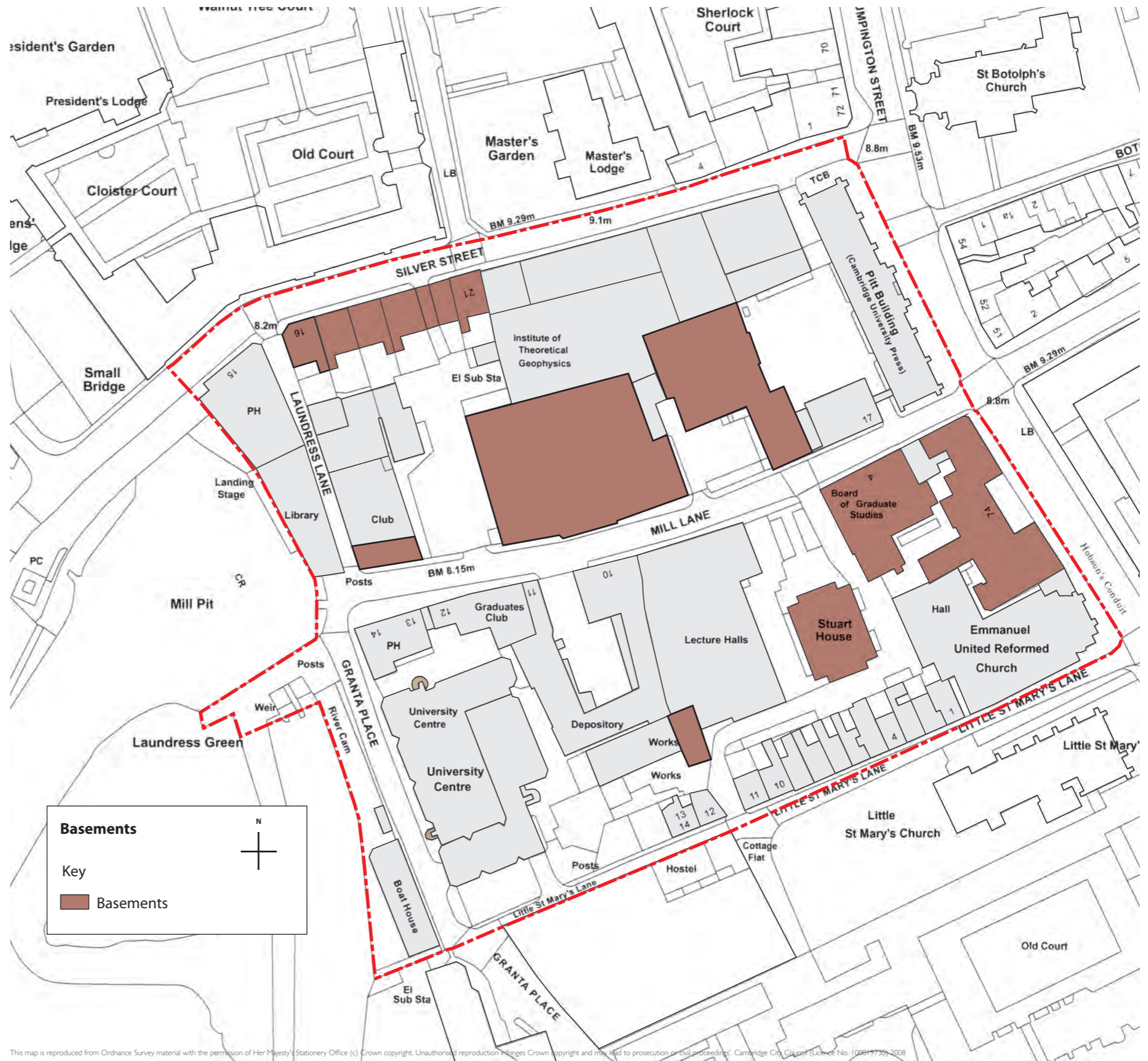
Archaeological remains have been identified within the development area, including Roman and medieval remains behind the Press Building (HER 04865, 04865a, 04544), and a post-medieval well and structure beneath the basement of No. 76 Trumpington Street (HER MCB15982, ECB1671). On the

<sup>1</sup> The Historic Environment Record (HER) is a comprehensive source of information on archaeological sites and finds in the modern county of Cambridgeshire. It forms part of a network of Historic Environment Records and Sites and Monuments Records (SMR) across the United Kingdom. It was formerly known as the Cambridgeshire Sites and Monuments Record and holds over 17,000 records concerning archaeological monuments, chance finds, buildings and past fieldwork in Cambridgeshire.

boundary of the development area is the church of St Mary the Less (Little St Mary's), which is located on the site of an earlier, medieval chapel (HER 04809b), St Peter's Without. The existing church has pre-conquest sculpture within its fabric. At least two known mills were located on the waterfront to the west of the development area, emphasising the importance of this location for industry, trade and transport of goods. The proximity of the river to the site also implies that there is potential for waterlogged remains to survive here. It is considered highly likely that important archaeological remains survive on the site.

It is important that a desk top analysis and deposit model is produced before proposals are submitted for schemes which may affect areas of high archaeological potential. To aid this a plan showing the location of buildings which currently have basements is included.

The existence of basements increases the chance that any archaeology in the vicinity was destroyed during a building's construction. This does not, however, always necessarily hold true and it is, therefore, important that prospective developers should include, as part of their research into the development potential of a site, an initial assessment of whether the site is known or likely to contain archaeological remains. The Cambridge Historic Core Conservation Area Appraisal contains information on the likely depths of archaeological deposits for various periods of history. Developers should also consult the Cambridgeshire Historic Environment Record which provides more detailed information about the locations where archaeological remains are known or thought likely to exist.



This map is reproduced from Ordnance Survey material with the permission of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Cambridge City Council (Licence No. 100619736) 2008

Basements Plan



## 4.0 HISTORICAL DEVELOPMENT OF AREA

### 4.1 THE DEVELOPMENT OF THE AREA AND RELATIONSHIP TO THE CITY AS A WHOLE

The activities carried out within the Mill Lane area have changed considerably over the last 500 plus years and consequently its relationship to the rest of the City Centre has changed too. The area was an important commercial area – until the 18th century dominated by the mills and local trades and inns around the river to which was added, in the late 18th century, the development of the University Press. As this grew in the 19th century and the need for additional University teaching space and recreational and subsidiary facilities developed at the same time, many of the industrial uses ceased and were either demolished or redeveloped for University use. Today, although the University's recreational and subsidiary facilities largely remain, the amount of teaching carried out on the site has declined. Little St Mary's Lane remains as a small enclave of housing whilst the inns remain popular, but with tourists rather than tradesmen.

Originally, the King's Ditch ran roughly on the line of Mill Lane and was improved by King Henry III in 1267. At a similar time the Trumpington Gate was erected near the point where the road crossed the ditch. Development, however, clearly occurred outside the Gate because one of the hostels for the increasing number of scholars arriving in the town at this time was on the site of Pembroke College. The Friars of the Sack acquired land west of Trumpington Street in 1258 and between St

Peter's Church (now Little St Mary's) and this, Cambridge's first College, Peterhouse, was founded in 1280 followed by Pembroke College in 1347. The block between what is now Mill Lane and Little St Mary's Lane seems to have been in domestic occupation at this time, as does Silver Street.

By the end of the 16th century, a distinct suburb, outside the gate had developed. Whilst the main area of College activity was to the north and involved building over the hythes and small lanes occupied previously by the townsfolk, the area around Mill Lane appears to have survived such pressure and remained a commercial and residential area. Consequently, the street pattern remains remarkably unaltered even today.

This is reflected to some extent in the street names of Silver Street, which was named after the silversmiths who occupied buildings along it and Laundress Lane which was used by the washerwomen who washed clothes in the river and presumably dried them on the green. Silver Street was however previously known as 'Small Bridges' and was an important route particularly for the transporting of corn to the mills and flour from the mills.

Thus by the end of the 18th century the Mill Lane area, together with the Quayside area by Magdalene Bridge, remained the main commercial areas of the town; much of the area between having been colonized by the Colleges and the 'Backs' re-landscaped. In essence, the area was one of the 'town' areas rather than being under the influence of 'the gown'.

This began to change in the early years of the 19th century however. The University Press had occupied premises on the north side of

Silver Street since 1654, but in 1786 they purchased an inn called The White Lion on the south side which was demolished to create a warehouse and then altered into a 'printing office' in 1808 with a stereotype foundry attached. So began the gradual colonisation of the block between Silver Street and Mill Lane which was completed by the second quarter of the 20th century.

This of course markedly changed the relationship of the area to the rest of the town creating a much stronger functional link between the area and the developing University facilities off Pembroke Street (the New Museums and Downing Sites). Although these early buildings were exclusively related to the press (i.e. for printing, storage or as offices) by the end of the century a wider range of University facilities begins to appear including those for the Exam Syndicate (at No.4 Mill Lane) and for recreation. By the 1930s, this range had increased further with the erection of Stuart House as the centre for Extra Mural Studies and then the large lecture theatre next door. As the century progressed and particularly after the main Cambridge University Press (CUP) site moved out to Shaftesbury Road in the early 1960s, the buildings on the site became occupied by University faculties – albeit some on a temporary basis. As a consequence the area became more of a destination for students strengthening the links between the parts of the city containing the Colleges and other University buildings. This influx of students and academics was further increased when the University Centre was completed in 1967.

Whilst the development of the railway, which came to Cambridge in 1845, meant a decline in the use of the river for trade, this was quite gradual and the mills in particular depended on their location.

Accounts from the end of the 19th century still refer to the Mill Pond often being crowded with barges loaded with coal, corn or oil cake allowing people to step from one to the other from the mills to beyond Queen's College Bridge.

Although the University has gradually colonised much of the area particularly since the end of the 19th century, initially at least, many local trades and industries remained. The Foster family acquired the mills in the 19th century and seemingly built several warehouses and granaries in the area (such as the one adjacent to the Mill Pond) and other local firms such as Eaden Lilley and Pye also had concerns within the area; Eaden Lilley were located in Miller's Yard. Sindalls the building firm also appear to have occupied premises along Mill Lane at a time when they were constructing several of the new warehouse buildings in the area for the University.

The decline of the mills in the 1920s was simultaneous with the expansion of the University in the area, and the erection of the University Centre in the 1960s saw the continued decline of small trades and industrial uses in the area (see inset box for an extract of Spalding's 1926 Directory listing the occupiers of properties in Silver Street at that time). Ben Hayward's cycle workshop remains as one of the few small trades in the area - seemingly in a building used for such since the early 1900s.

The development of Miller's Yard has added to the two surviving hostelries (The Anchor and The Mill) in the area and brought some small scale offices uses into the area. This is the principal piece of 'regeneration' seen in the area in recent years. The development of the Garden House Hotel has also helped increase visitor numbers into

the area and gradually the area is becoming more popular with tourists particularly since the punt stations were enhanced and developed. In the summer months, the area is extremely vibrant with people sitting on the Mill bridge or outside The Anchor PH. The number of tourists coming into the area has undoubtedly increased since the relocation of the tour bus stops meaning that visitors must now file down Silver Street into the City Centre. Whilst many still undoubtedly aim for King's College, many are tempted by the numerous punt guides to explore the river.

In terms of movement patterns, with the exception of the infilling of the King's Ditch and removal of the Trumpington Gate, the construction of Fen Causeway in 1926 probably had the greatest impact by allowing some through traffic to by-pass the City Centre and so relieve Silver Street. Despite this, the street clearly remained busy (as documented by Gwen Raverat in *Period Piece*) and despite the recent traffic restrictions in the area it is still very busy during the rush hours.

The closure of Silver Street to through traffic for much of the day eases movements in the narrow street when it is at its busiest for tourists. This does, however, mean that any vehicle-borne visitors into the centre must use Trumpington Street. This can become congested especially at the junction with Pembroke Street.

In comparison Little St Mary's Lane survives as a largely traffic-free haven. The street also represents a remarkable survival of a residential enclave which has endured for hundreds of years. Although the street is now 'gentrified' compared to its previous role as a street for working people, it is one of the few streets in central Cambridge which retains the character of a market town.

The occupiers of the properties on Silver Street in 1926 were:

- The Anchor Boat Houses: Dolby, Mrs S Boat Proprietor
- 15 Dolby, Mrs, The Anchor Inn
- 16 Sharp, J Aldham, insurance broker, cigarette and cigar merchant. Tyler, Mrs Lodging house keeper
- 17 and 18 Peck G and Son, pharmacists and opticians, Suttle, Sidney William; Hackforth, Reginald M.A., Fellow of Sidney Sussex College
- 19 Jones, R M and Son, Fruiterers, florists and nurserymen
- Cherry Hinton Hall Farm Dairy, Gathergood, J.S.B. NDA, NDD Manager
- 21 Asplen, Miss JE, baker etc
- 22 Emmine, Harry H
- Cambridge University Press – Keetch, William, caretaker

The figure ground diagrams opposite show how the grain of the area has changed over the past 120 years as small buildings and yards have been replaced with larger buildings.

The following map regression traces the history of the area from the 16th century when it was already a well developed and active part of the city with a street pattern recognisable today.



Fig Ground 1888



Fig Ground 2008



## 4.2 MAP REGRESSION

### 1574 – Richard Lyne

Queens' College, to the north of the site, and Peterhouse to the south have been founded and set the northern and southern boundaries of the study area. The eastern boundary is a wide street, already known as Trumpington Street with the river forming the western boundary.

Three streets link Trumpington Street to the river. The most northerly is an unnamed street (on the line of the current Silver Street) which leads to a bridge (shown with fenced sides) over the eastern tributary of the river onto a narrow island. Another bridge leads off to the west and 'Newnam'. At this stage, Silver Street was referred to as 'Small Bridges'. A row of buildings, some shown with pitched roofs, line the southern side of the street.

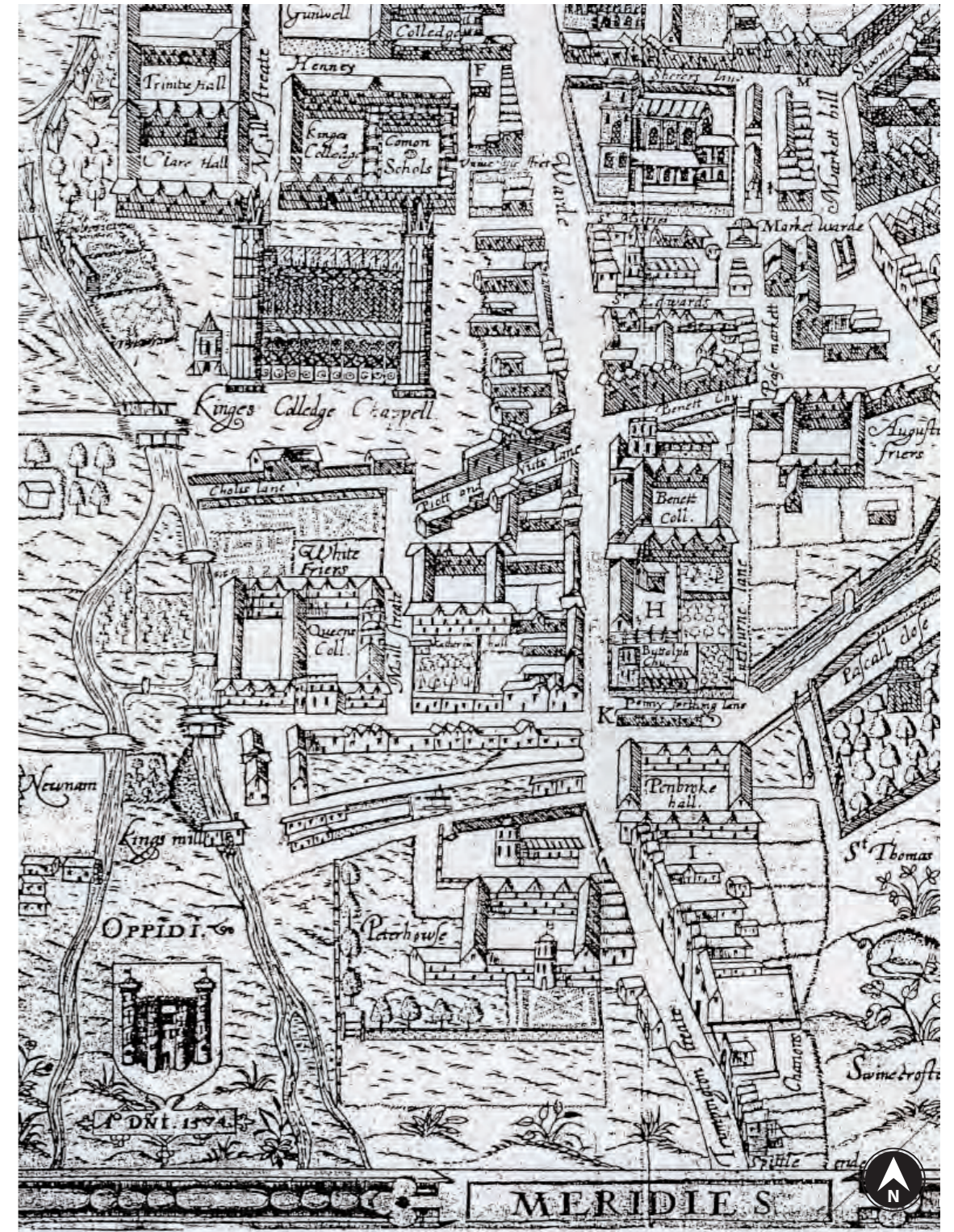
The most southerly, and again unnamed, street on the line of what is now Little St Mary's Lane has buildings at both the eastern and western end of the northern side, but with open land between. The buildings at the western end have a large rear yard surrounded by a wall, possibly indicating commercial use.

Between these two streets is a narrow lane (later to become Mill Lane). Its northern side is open but the southern side of the lane has buildings and a boundary wall at the western end.

Running north – south is a lane (on the line of what is now Laundress Lane) lined on both sides by buildings with pitched roofs. The western block has a transverse pitch in the centre.

There is little development on the western side of Trumpington Street except for Peterhouse and its Deer Park. Pembroke Hall (College) is the dominant feature on the eastern side.

King's Mill straddles the eastern most tributary of the river. The land between the tributaries has a small orchard and fenced enclosure. There is no Mill Pit/Pond and any boats would have limited space to berth/turn.



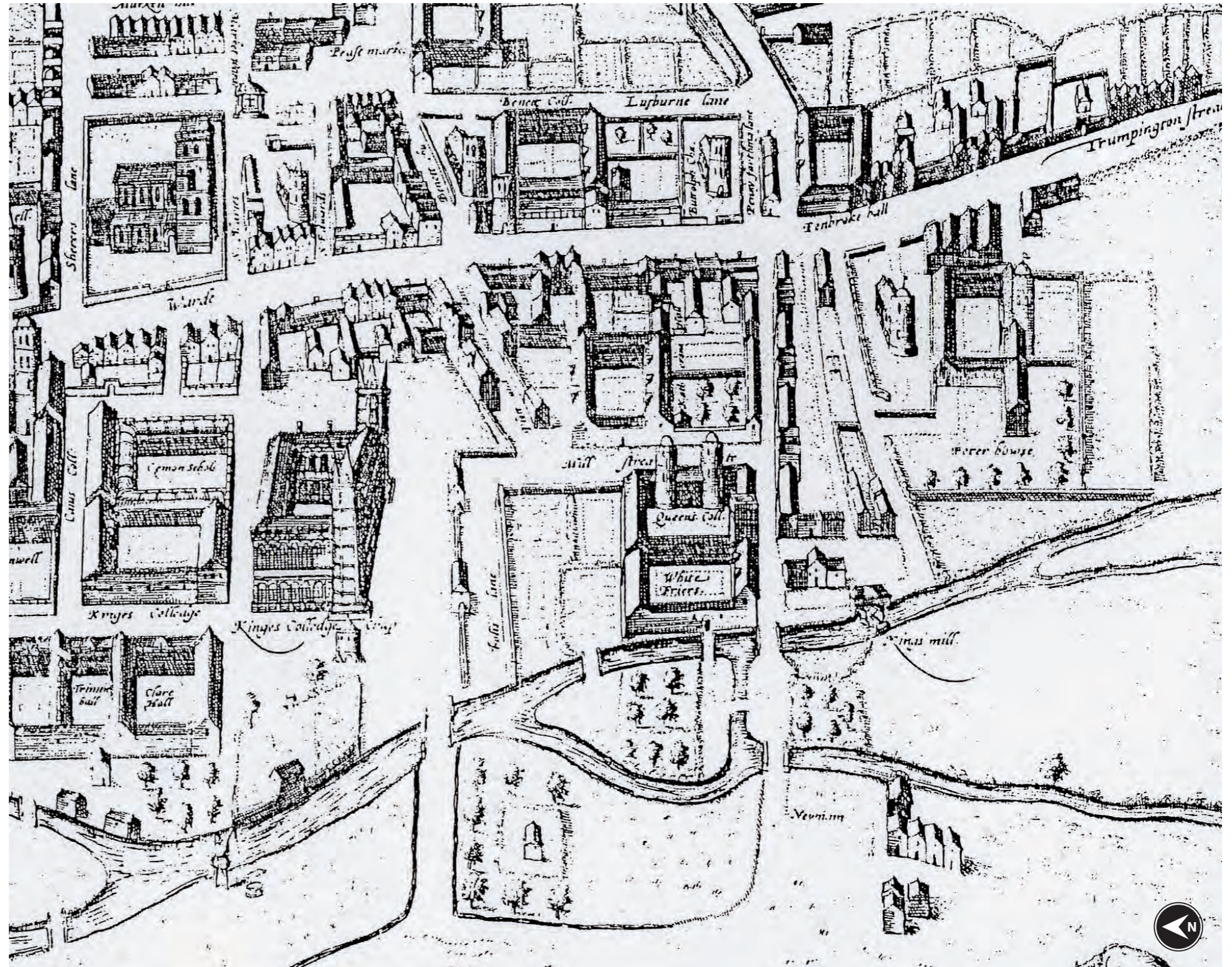
1574 – Richard Lyne



### 1575 – George Braun

Drawn a year later and from a different perspective, this plan gives increased detail of the western elevations of buildings, however, the reliability of this map has not been proven. The buildings close to the river appear to have few windows, and this, combined with their relative height, probably indicates a commercial use.

The King's Mill only is shown on the eastern bank of the river and with a waterwheel.

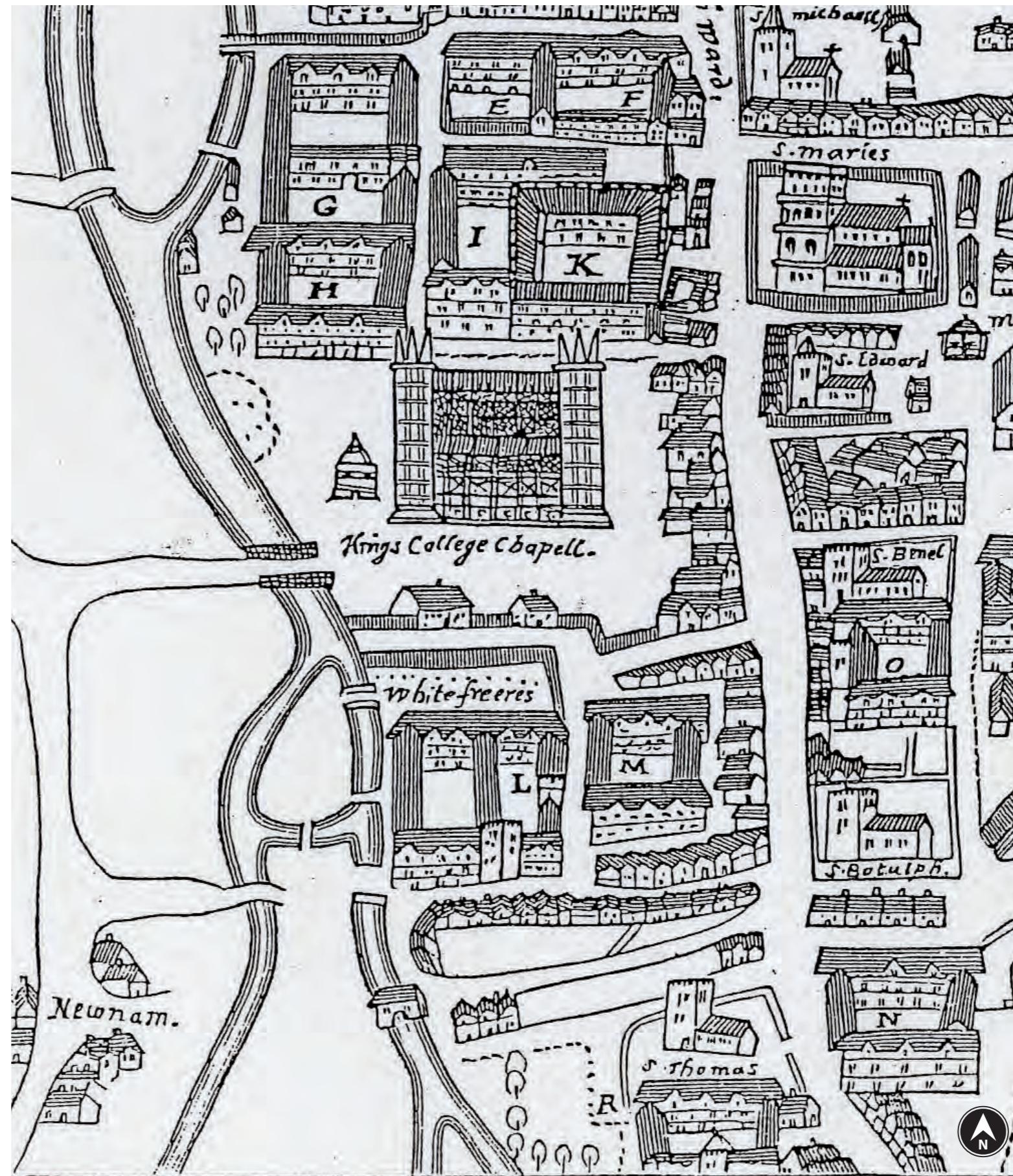


1575 – George Braun



**1588 – William Smith**

A more 'stylised' and less detailed plan which omits the north – south lane (now Laundress Lane), although the other lanes and buildings are generally consistent with the earlier plans



1588 – William Smith



### 1610 – John Speed

The block between Silver Street and Mill Lane has been further developed, including the creation of yards, although the Mill Lane frontage still has a relatively open frontage, albeit with a wall shown.

The southern side of Mill Lane is now a continuous frontage and also appears to have a number of yards behind it.

The northern side of Little St Mary's Lane is also now completely developed. Some of the buildings are shown gable end on to the street.

The Trumpington Street frontage between Silver Street and Mill Lane is shown as a single building, whilst the frontage between Mill Lane and Little St Mary's Lane has a building on each corner with a gap / wall between.

North of the mill, an area of water has been created running the length of Laundress Lane and adjacent to the buildings on the lane's western side.



1610 – John Speed



### 1688 – David Loggan

The street layout seems to be more accurately drawn than previous maps and the representation of the individual buildings clearly shows great variation in size as well as a complex arrangement of yards.

The King's and Bishop's Mills have wings running south on both sides of the river, but the tributaries seems to have been reduced in width with the easternmost barely more than a ditch. The westernmost appears to have been canalised to a constant width. The bridge from the island leading to the west is no longer shown.

South of King's Mill, an island has been removed to create a Mill Pond, and Coe Fen and Sheep's Green have been 'landscaped' with the creation of a network of narrow watercourses lined with trees. South of King's Mill an island with buildings, ponds and trees has been formed.

The buildings on the western side of Laundress Lane (7 small units plus a larger unit at the southern end) have a direct frontage onto the Mill Pit. On the eastern side is a row of small buildings (probably houses) with rear yards.

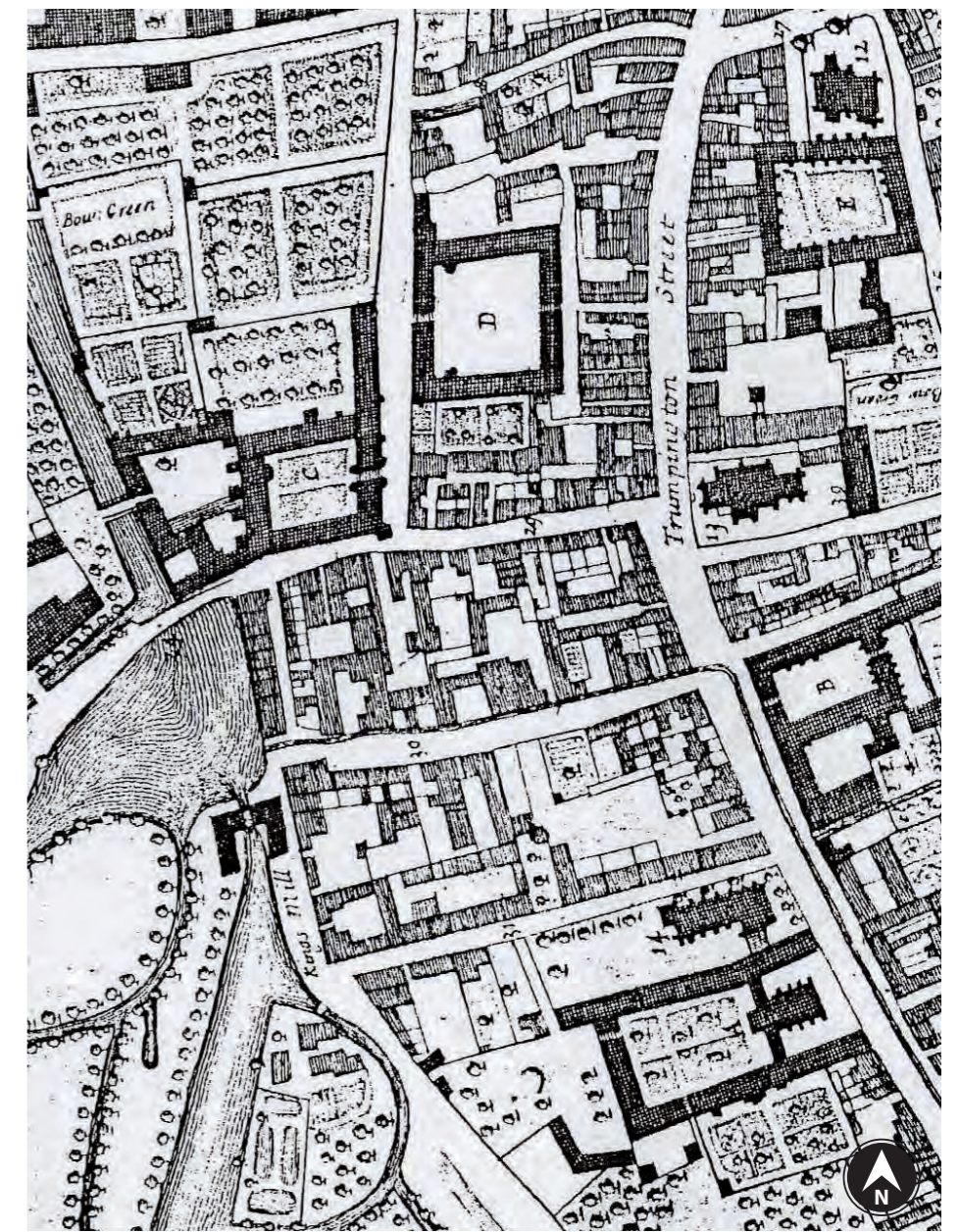
The southern side of Silver Street is lined with buildings with 4 yards leading off and large buildings to the rear indicating a predominately commercial use.

Little St Mary's Lane is lined with houses, some with gardens. A plot in the middle of the row is shown planted with trees.

The southern side of Mill Lane is built up towards the western and eastern end, but there is a large undeveloped area in the centre. On the north-west corner of Little St Mary's Lane is a large symmetrical building with a central courtyard which would appear to be a commercial building.

A narrow watercourse (possibly Hobson's Conduit) runs north along Trumpington Street before joining the King's Ditch at Mill Lane and running along the northern side before entering the river.

The Trumpington Street frontage between Silver Street and Mill Lane comprises 10 buildings in two continuous blocks separated by an access leading to a yard with buildings at right angles to the street. Further south between Mill Lane and Little St Mary's Street the buildings are more varied in size and several are set back from the road.



1688 – David Loggan



### 1789 - William Custance

Allowing for a different drawing style and the inclusion of road names, there does not seem to be much difference from the Loggan map.

The line along the northern side of Mill Lane is annotated as the King's Ditch. Some of the rear yards between Mill Lane and Little St Mary's Lane are shaded in the same style as college courts which seems to indicate planting /grass.

The yard off Trumpington Street between Silver Street and Mill Lane is annotated as 'Cap Inn' (presumably the 'Cardinal's Cap' hostelry).

The Mill appears to have been extended further south on the eastern wing.

The eastern arm of the river seems to have disappeared completely and the watercourses and tree planting has become much less formal.



1789 - William Custance



### 1830 – Baker's Map

This map covers a large area and as a result is not very detailed with buildings shown as blocks.

It does however show the area between Mill Lane and Little St Mary's Lane as being well-developed, especially towards the river.

Laundress Lane is also established with buildings shown on both sides and the eastern half of the north side of little St Mary's Lane is shown as a terrace



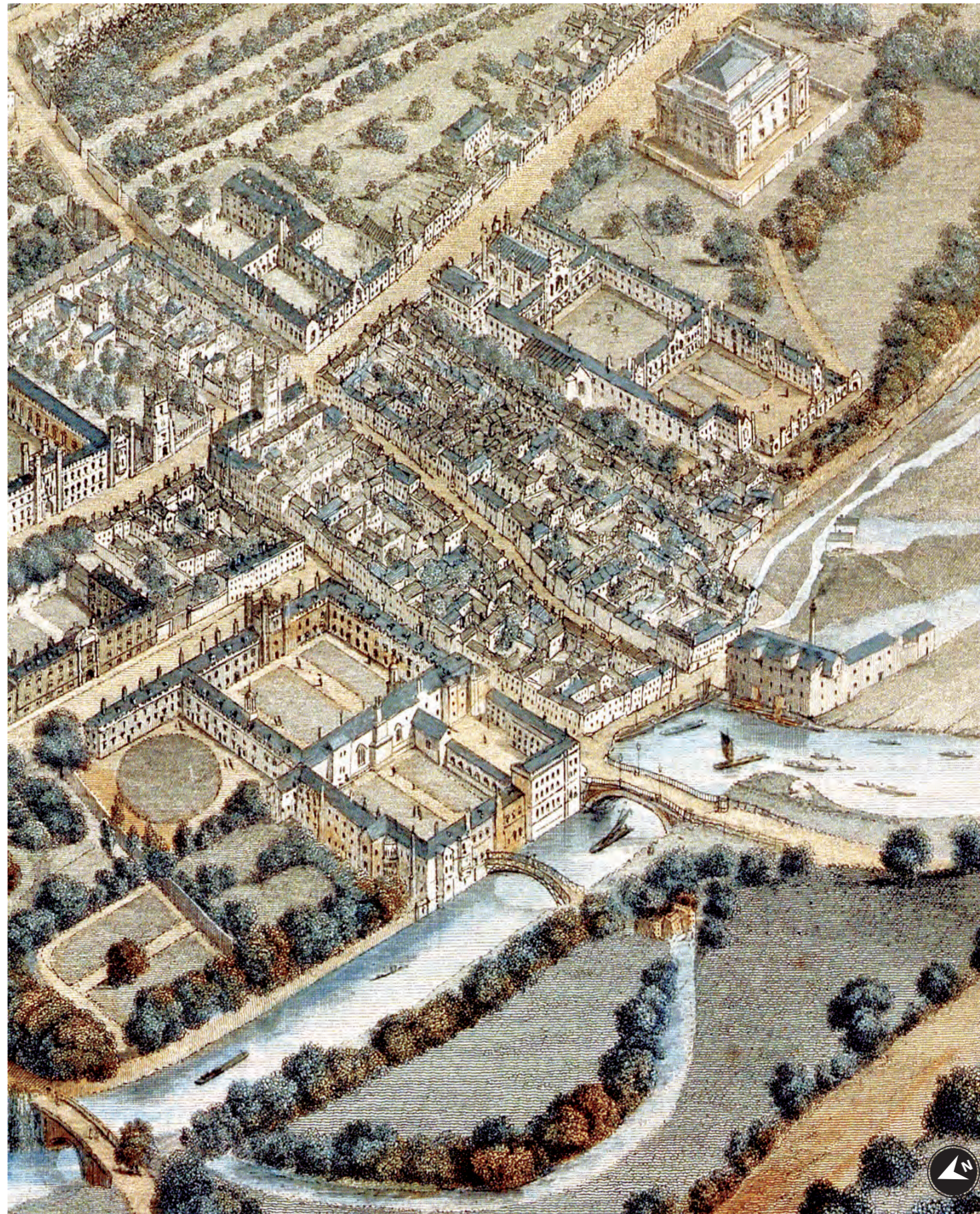
1830 – Baker's Map



**c.1850 – ‘Birds Eye’ view**

This illustration shows the area between Silver Street and Little St Mary’s Lane as densely developed and in marked contrast to the spacious and formally laid out colleges to the north and south.

Laundress Lane is not however shown indicating that the drawing is not particularly accurate. Large buildings face the Mill Pit but are separated from it by a wide street.



c.1850 – ‘Birds Eye’ view



**1863 – JW Lowry**

This is another large scale map and again is not very detailed. Although the annotation lists Colleges, Churches and Societies, individual Buildings (with the exception of the Pitt Building) within the study area are not distinguishable.



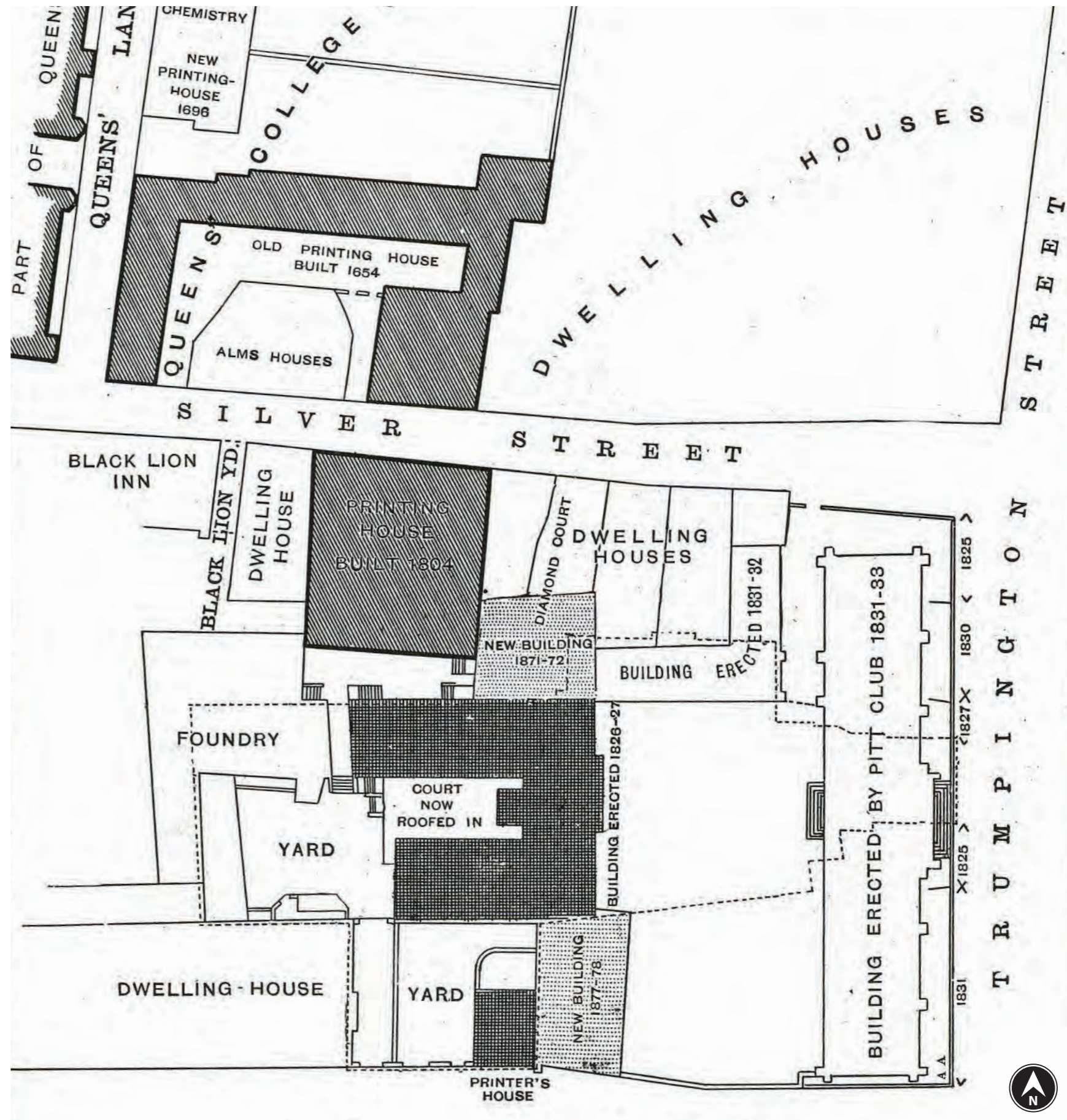
1863 – JW Lowry



**Ground Plan of Old and New Press sites (in Willis and Clark 'The Architectural History of the University of Cambridge': published 1886).**

Between the Lowry plan and the first edition Ordnance Survey new buildings were erected on the north side of Mill Lane and on the south Side of Silver Street together with a printing house on Silver Street.

In 1863, a foundry was built on the site of some cottages in Black Lion Yard, to the south east of the Black Lion Inn. The machine-room and warehouses previously built on the site of houses in Diamond Court (off Silver Street) were extended in 1871-72, and in 1877-78, a large building of 3 storeys plus basement was built to the west of the Pitt Building, on the north side of Mill Lane.





### Ordnance Survey First Edition 1888 (surveyed 1886, 1:2500)

The first edition of the Ordnance Survey is highly accurate and detailed.

The mill is now labelled as King's Mill (east) and Bishop's Mill (west) and both are annotated as milling com.

The lane by the side of the King's Mill is identified as Granta Place and has a row of houses on its eastern side. The Mill Public House is shown on the corner with Mill Lane.

Silver Street – The southern side is fully developed but prior to the construction of today's Nos. 16-21 and the majority of the Press warehouses. The Black Lion Public House has a yard to the rear access through an arch. Further to the east are the first buildings of the Press and its foundry with a glazed yard shown. On the corner with Trumpington Street is the Pitt Press and behind it what appears to be an attractive landscaped courtyard which opens up onto Mill Lane. Further west along Mill Lane is the Wagon and Horses PH and next to it are granaries and other industrial buildings.

On the southern side of Mill Lane the Mill PH is on the north east corner of Granta Place in the west. Moving eastwards are seemingly a mixture of quite large commercial and residential buildings. Although shrinking due to the erection of new buildings, Kenmare (a large house on Trumpington Street) still retains a reasonable area of garden running through to Mill Lane. Part of this seemingly survives as the front garden of Stuart House.

On Little St Mary's Lane, four houses known as Little St Mary's Terrace are set back behind front gardens at the western end. Further east is a row of houses and to their rear are a number of tightly packed buildings including Banks' Court. A final row of terraced houses continues up to the Congregational Church on the corner with Trumpington Street and includes The Half Moon Inn.

The Emmanuel Congregation Church has been erected with 'seats for 685' together with a separate but adjoining Sunday School to the rear.

South of Granta Place and just outside the study area is the Garden House which is set in extensive grounds with water features, orchards and greenhouses. To the south of the house is the staggered Coe Fen Terrace and opposite, on the corner of Little St Mary's Lane, is the grade II listed Museum of Classical Archaeology, which was created in 1884 by Basil Champneys who converted several 18th century warehouses to form the neo-Classical building.



Ordnance Survey First Edition 1888 (surveyed 1886, 1:2500)



**1903 – Ordnance Survey (1:2500)**

This map is not significantly different from 1888 Plan, but it is not as detailed in its definition of buildings and spaces.

However Laundress Lane has become more developed with buildings on both western and eastern sides whilst the Bishop's Mill is annotated as 'disused'.



1903 – Ordnance Survey (1:2500)



The Spalding Street Directories give a detailed list of the occupiers of every property in the town. Although the maps produced lack detail, an extract from the Directory is included as it shows the range and type of occupiers in the area and can be used in conjunction with more accurate maps of the time to better understand the character of the area and how it functioned.

### Spalding Street Directory 1904

The Spalding Directory of 1904 lists the occupants of Mill Lane. Miss Stanton lives at No.1 (on the southern side) whilst next door are described as 'Syndicate Buildings'. These contain the offices of the University Local Examinations and Lectures Syndicate and the printing offices of Hall and Son. Further along the street are the premises of William Sindall (builder and contractor) the University Billiard rooms and WE Lilley and Co furniture depository. Two lodging houses and the Mill Tavern complete the southern side of the street.

The north side on the corner of Anchor Lane (Laundress Lane) is W G Pye, manufacturer of scientific instruments. To the east of Anchor Lane is James Ansell's works – cabinet making and upholstery, William Scruby a maltster, Mrs Webb, a dressmaker and Brown and Son, livery

stable keepers and fly proprietors. No. 16 is in temporary use by The Anatomical Schools and by Edward Wilson a lithographer. At No.17 is the Waggon and Horses PH with the University Press's workman's entrance next door.

Laundress Lane has WG Pye's 'Granta works' on the west side and a maltings, Robert Songster and Lawrence's Cycle stores on the east side.

F and S Dolby are the proprietors of the Anchor boat houses and the Anchor Inn.

No. 16 Silver Street is home to Charles Plumb, cabinet maker and upholsterer (who also has No. 22) and HW Hunt a millwright. Further along the street are a wide range of services, including a grocer, lodging houses, a plumber and decorators for example.

Granta Yard, Granta Place and Granta Terrace are a mix of houses and businesses with Frederick Pryor a coppersmith / tinman, Wright's and Sennitts stables and several workshops.

The Foster Brothers' Flour mill is listed as 'disused', although Henry Ayres is listed as a miller and living at Mill Cottage.

The northern side of Little St Mary's Lane is predominately residential and the occupants included labourers, a cowman

and college servants as well as the caretaker of the University Syndicate buildings. Only No.5, the Half Moon Public House and the electrical engineering works of Baily, Grundy and Barrett accessed between Nos. 11 and 12 were commercial premises.

South of the mill are the 'Town Bathing Sheds' on Sheep's Green with Charles Henry Driver as the custodian of the Men's Bathing Place and Miss Hardy as attendant at the Women's Bathing Place.

On the west side of Trumpington Street the University Press (with the University Registry on the first floor) and The University Appointments Board is at No. 73. Kenmare House is listed as a boarding house run by Mrs Johnson and next door is James Ansell and Co, wood carvers, cabinet makers, upholsterers and undertakers. No. 76 is occupied by George Goodman with the Emmanuel Congregational Church and Sunday schools on the corner of Little St Mary's Lane.



**1925 – Ordnance survey (1927 edition) (The Godfrey Edition 1990)**

The Bishop's Mill has been demolished (with a small outbuilding retained) whilst King's Mill is in use as a 'club' (prior to being demolished in 1928).

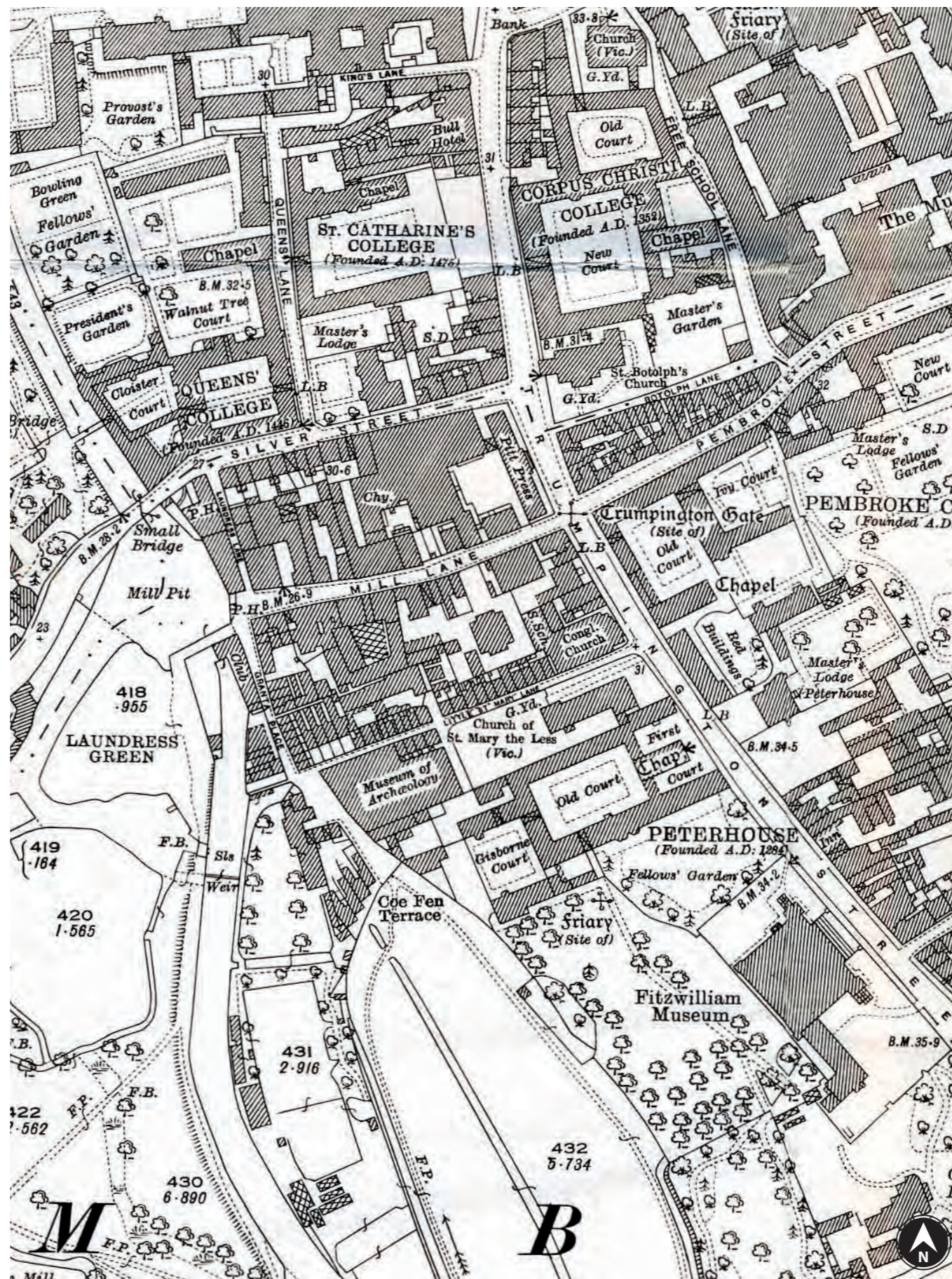
The west side of Laundress Lane has the Anchor PH (not yet fully developed) plus a large building which was in use as boathouses. On the east side, the previous small units have been replaced with larger commercial buildings used as another boathouse and by Songer, E, a locksmith, and bellhanger, etc.

On Silver Street, the south side has a row of houses with rear gardens towards the western end (junction with Laundress Lane) and a large building at the eastern end (which stretches back to Mill Lane).

On Trumpington Street between Mill Lane and Little St Mary's Lane there are six buildings, including the Congregational Church.

The western side of Granta Place, immediately south of the 'Club', are several small buildings. The eastern side still has a number of small terraced properties.

On Mill Lane – Stuart House is shown as replacing a large building at the rear of houses on Little St Mary's Lane.



1925 – Ordnance Survey (1:2500)



### 1967 – Ordnance Survey

The outline of the University Centre is shown with an open space in place of Little St Mary's Cottages which have been demolished as have the terraced houses on Granta Place. The Garden House Hotel appears to have replaced the house of the same name.

The southern side of Mill Lane has the Women Graduates' club at No.12 whilst Nos. 10 and 11 are shown as a depository, perhaps for Eaden Lilley, accessed through an arch into a courtyard. Adjoining to the east are the Lecture Halls. Stuart House now sits in larger grounds (a building to its south west having been removed) and the Lecture Halls to the west replacing the previous group of buildings.

On the northern side of Mill Lane a large laboratory building occupies over half the street frontage extending through to Silver Street. Next door is the 'University Assistants Club'.

On Trumpington Street, an extension has been built to the rear of the Pitt Building covering the previously open courtyard. Kenmare (No. 74) and the church now occupy the entirety of the frontage between Little St Mary's Lane and Mill Lane.

The northern side of Little St Mary's Lane (Nos. 1-14) has a break between Nos. 11 and 12 with 'works' shown behind.

By the river, a Boat House is now the only building on the west side of Granta Place and a landing stage is marked adjoining the Anchor PH and the Mill Pit. A weir is also shown on the site of the mill.



1967 – Ordnance Survey (1:2500)



### 4.3 DEVELOPMENT OF STREETS AND SPACES

Perhaps the most striking element of studying this area is the limited degree of change which has taken place to the street pattern even from the earliest available maps. The lines of Trumpington Street, Silver Street, Little St Mary's Lane and even Mill Lane (albeit with the King's Ditch infilled) remain largely the same as depicted in 16th century maps. Despite name changes, even Laundress Lane and Granta Place have consistent lines.

The interior of the blocks has of course changed and this is to some extent covered in the section below charting the changes to the buildings. The key point is the gradual loss of all the small courts, accessed from the principal streets through narrow gaps between buildings or carriage arches through the buildings themselves. Only the cut-throughs from Silver Street to Mill Lane and the vestigial remains of Banks' Court off Little St Mary's Lane provide a clue to the original character of much of this area.

Of all the streets, perhaps Granta Place has changed the most. Formerly it was a tight space defined by the King's Mill and rows of buildings opposite, whereas today the west side is open allowing the University Centre its attractive views over Laundress Green. Certainly the character of the area around the Mill Pit has changed from being a commercial area dominated by the mills to being an area of leisure dominated by the landscape.

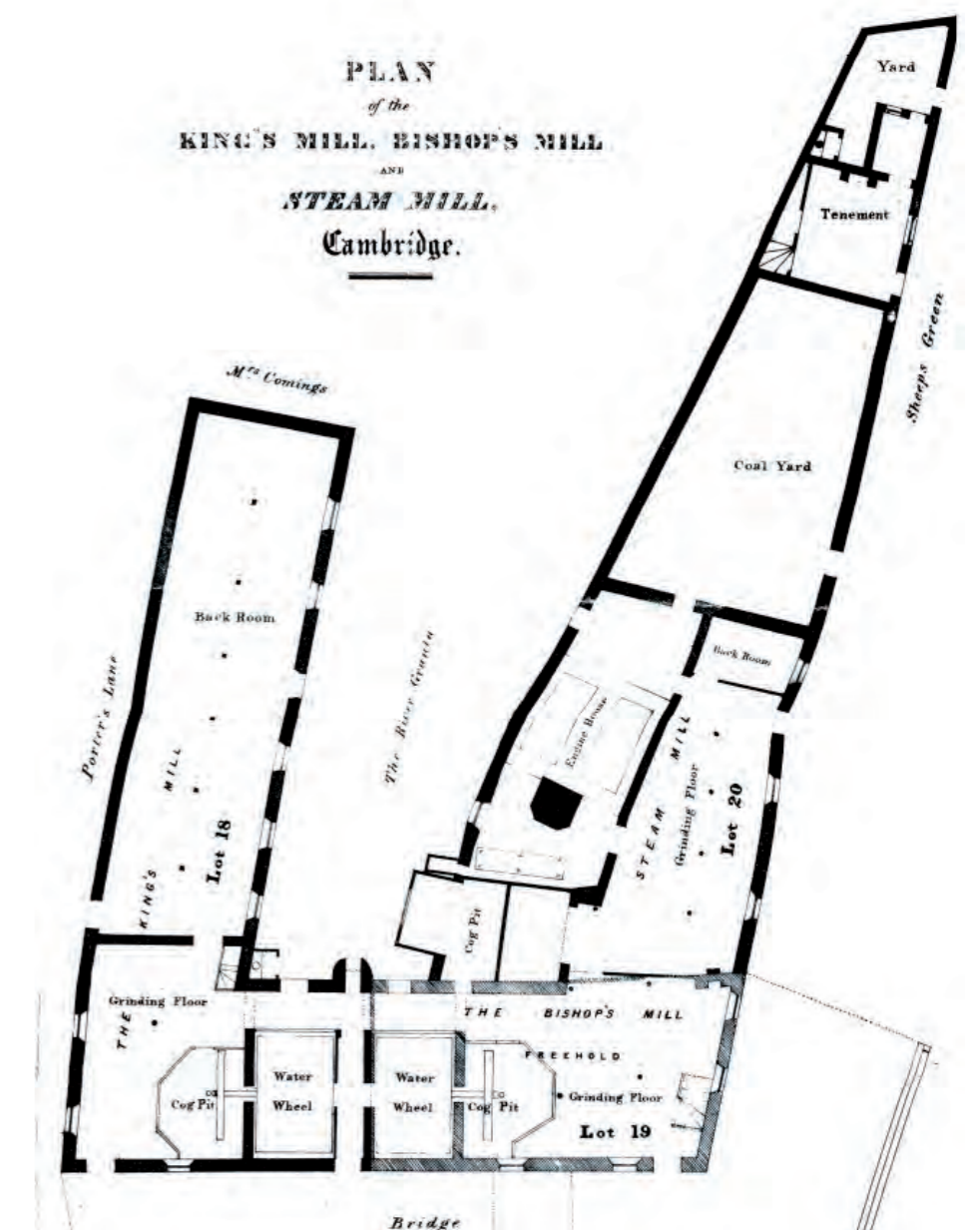
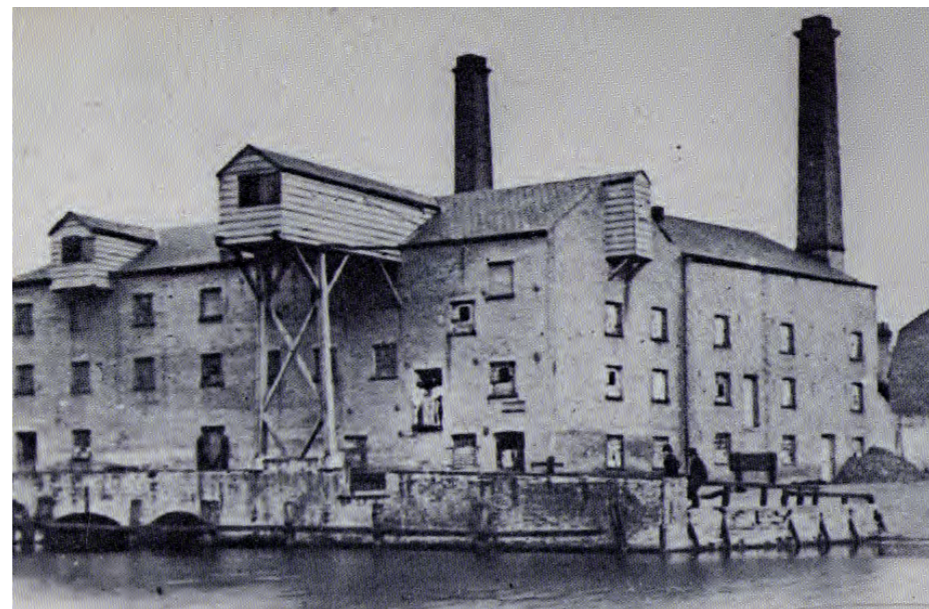
Although the courtyard to the rear of the Pitt Press remains, instead of being an attractive landscaped space, today it is dominated by

cars. Similarly, although Stuart House retains some open space as its setting, this has been reduced by the access to east. Although there is now more space to the east of the University Sports and Social Club, this is dominated by car parking.

### 4.4 LOST BUILDINGS / STREETS / SPACES

#### a) The King's and Bishop's Mills

Bishop's Mill was acquired by John Anderson in 1777 and from his descendants it passed, together with King's Mill to the Nutter family. By 1842, James Nutter was bankrupt and the properties were auctioned at the Eagle Inn on 26 May 1842. The sales particulars from





this sale survive and provide an inventory of the buildings. The buildings were auctioned in three lots (the steam mill being treated as separate from the Bishop's Mill which it adjoined but all were in fact sold to the Fosters, the well known Cambridge milling and banking family).

The King's Mill was of brick and slate with a grinding floor with No.1 floor adjoining which was around 70ft in length. The three upper floors were each around 100ft in length and contained the bins whilst on the top floor was space for drying wheat. The mill was said to have 'the command of the stream' with a water wheel capable of driving 'six pairs of capital French stones and one pair of Peak Ditto'. It also contained a flour mill, flour machine and smut machine together with all the necessary grinding tackle and machinery.

The Bishop's Mill was described as a 'newly erected' brick and slate water corn mill with 12 hp steam engine with two boilers and adjoining buildings. The adjoining buildings had a grinding room with room off with three floors of bins above. The water wheels were capable of driving five pairs of grinding stones 'together with all the grinding and dressing tackle, going gears &c., including three flour mills, one smut machine, two jumpers &c.' Adjoining the mill was a coal yard with a surrounding brick wall and a newly erected Miller's house at the end. The mill came with around 1.5 acres of Lammas Land. The bins could hold 1000 quarters of wheat with ample storage for flour, meal and bran and the mill was said to be capable of grinding 400 quarters of wheat per week.

Numerous early photographs and engravings from across the Mill Pond show these substantial three and four storey buildings. Each mill had

a projecting timber enclosed sack hoist on the north elevation whilst the tall brick chimney to the steam engine boilers is clearly visible. The miller's house was a two storey structure with further rooms in its mansard roof.

The mills were demolished in c.1928 to leave the base and position of the waterwheels which are still evident today.

#### **b) Silver Street**

When the printing press moved from its site on the corner of Queen's Lane and Silver Street to the south side of the street, initially a house (or more likely an Inn) called the White Lion was obtained and demolished to allow for the erection of a warehouse in 1786. This was then modified and turned into the printing office in 1804. This was described as a 'commodious brick building 'and had a 'stereotype foundry attached'.

By 1821, the expansion of the press meant that a larger site was needed and so adjoining land belonging to Mr James Nutter was purchased. This stretched from Trumpington Street to Black Lion Yard in the west and included a public house called 'The Cardinal's Hat'. The hostelry stood on the site from at least 1492 and the land stretched as far as the King's Ditch on Mill Lane. James Walter's buildings consisted of a U-shaped building with a principal façade facing east and return wings parallel to Silver Street and a slightly shorter one to Mill Lane. A separate printer's house was constructed off Mill Lane. When the Syndics (agents appointed to represent the University in business transactions) managed to obtain moneys left over from the

erection of a statue of William Pitt in 1824, they quickly began to acquire further property around the existing printing press. The houses from Silver Street south along Trumpington Street were gradually acquired from 1825-31 (the last obtained being those adjacent to the corner of Mill Lane). Work began on the Trumpington Street range in 1831 and buildings were also designed by Blore to form the north quadrangle completed in 1832.

In 1863, cottages in Black Lion Yard (off Silver Street to the west of the 1786 warehouse) were demolished to allow for the construction a foundry and in 1871-2, cottages on Diamond Court (just to the east of the 1786 warehouse) met a similar fate to allow for the erection of warehouses and a machine room. Houses remained between the machine room and the Pitt Press until the late 19th century and into the early 20th century. These were gradually replaced by further warehouses and buildings associated with the Press. Some of these were themselves replaced including a single storey early 20th century range which stood roughly opposite Queens' Lane.



It is also likely that houses stood on the site on the south-west corner of the quadrangle adjacent to Mill Lane which was purchased by the Press in 1866 but not built on until 1878 when a building of three storeys and basement was erected to the designs of William Fawcett.

An early photograph shows the south-west end of Silver Street prior to the erection of the current Nos. 16-21 (probably between 1890 and 1893 as there are no Building Plans relating to these buildings). The demolished houses were generally timber framed and jettied, one with a large oversized dormer (known as 'lucans' in Norwich and normally associated with weaving) and would appear to date from the 15th - 17th century. Apparently the overhanging jettied reduced the carriageway width to 13ft in places. If it had survived, today the street would have been comparable with Northampton Street / Magdalene Street. An early building plan (No.277) approved on 13 February 1890 shows alterations to the Black Lion PH which was a three storey three bay property with sash windows and the appearance of being built in the 19th century. This building was still in existence in 1913.

### c) Trumpington Street

Houses and the original Half Moon PH were similarly demolished on Trumpington Street to allow for the erection of the Emmanuel Congregational Church in 1874. These buildings are shown in early photographs. The Half Moon was of three storeys and basements and built



of brick with a presumably rendered ground floor. The adjoining block to the north (which may have been part of the pub) had a carriage arch and what appears to be a shop (or part of the pub) at ground floor and two floors of accommodation above. These buildings appear to be late Georgian in style and one feature is a curious twisted chimney stack with tall pot. Adjoining to the north was a slim, slightly taller two bay building seemingly built slightly later. Adjacent to Kenmare House was a very fine three storey (plus attic) timber framed building with progressively jettied upper storeys and a pair of hipped dormers in its tall roof.

### d) Granta Place

The erection of the University Centre in 1967 required the demolition of three groups of probably late 18th century / early 19th century buildings which with The Mill PH formed a consistent façade to the riverside. These were all of 2.5 storeys with tiled hipped and gambrel roofs with mostly flat-topped dormers. The building nearest The Mill PH was seemingly in light industrial use (being occupied by a tinsmith in 1904 with adjacent stables) whilst the two rows were known as Granta Place and Granta Terrace with



four and seven houses occupied in 1904). Sara Payne records that in medieval times the whole of the block from Mill Lane to Little St Mary's was filled by houses mostly occupied by bargees and those working on the river.

To the rear of Granta Terrace at the bottom of Little St Mary's Lane was a large row of four 19th century terraced houses known as Little St Mary's Terrace. These must have been very tall as the ridge of the roof and chimney stacks rose high above the relatively tall terraces facing the river.

Further to the south, the original Garden House was also a 19th century house and right on the edge of Coe Fen was a staggered terrace of houses of similar age.

### e) Little St Mary's Lane

Off Little St Mary's Lane, a court of tenements and probably workshops was demolished to allow for the construction of what is now the Baily Grundy Barrett building seemingly between 1888 and 1903.



## 5.0 ANALYSIS OF THE BUILDINGS ON THE SITE

For each building, the following issues are considered when determining its architectural and historic interest

- The value of the original building,
- The extent of later alterations and extensions,
- The setting and context to determine the overall significance

Significance will normally be measured as follows:-

Very High – Grade I and II\* Listed Buildings

High – Grade II Buildings

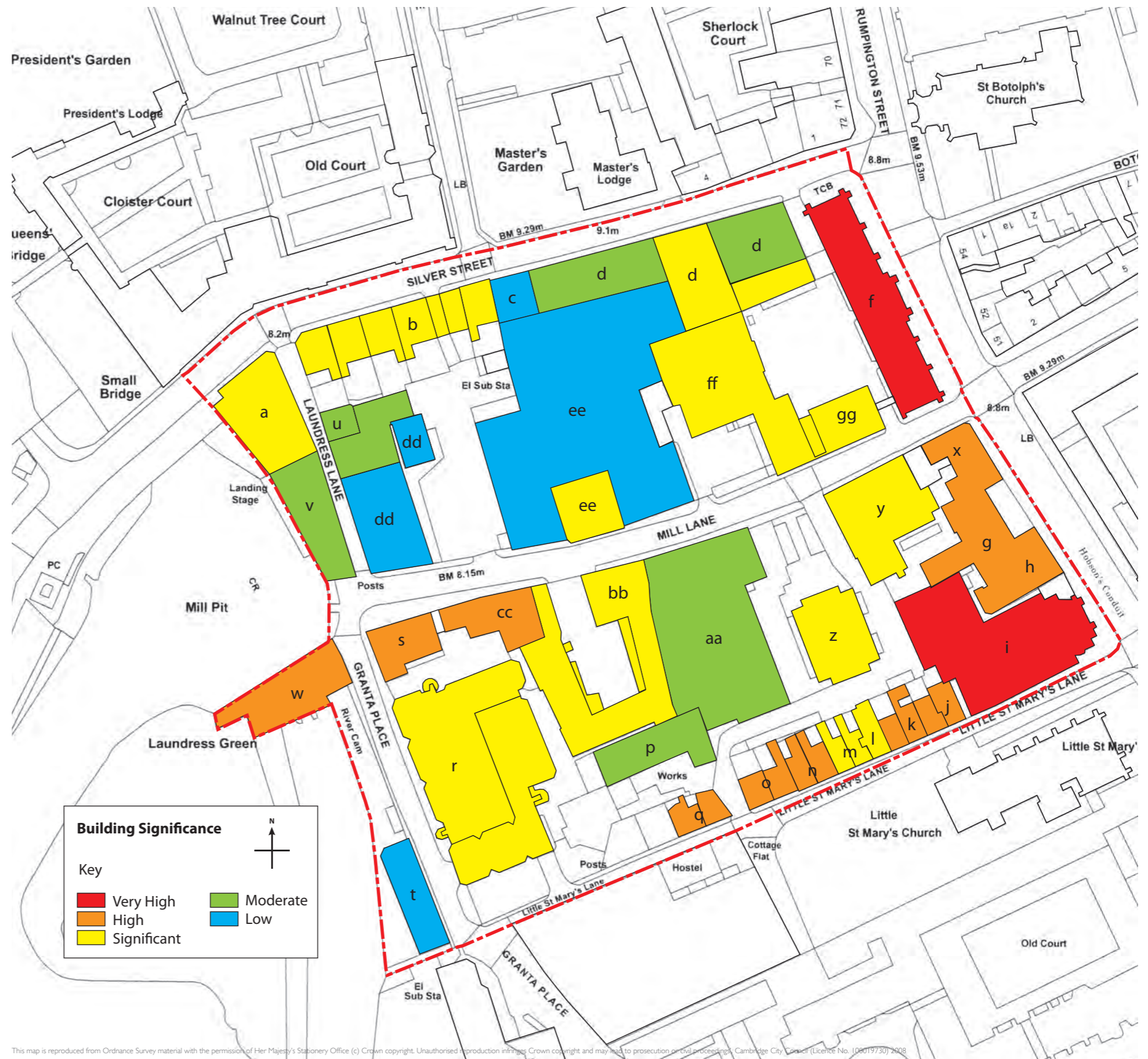
Significant – Buildings of Local Interest / Buildings of considerable townscape importance

Moderate – Buildings making some contribution to the townscape in terms of form, materials or detailing.

Low – buildings which are neutral in townscape terms.

Where buildings are statutorily or locally listed but have significant townscape interest they may move up a grade.

Where buildings have been so significantly altered that although statutorily or locally listed, they have been robbed of key characteristics, they may drop down a grade.



Building Significance Map (The letters on the Building Significance Map refer to the descriptions of the buildings that follow)



## 5.1 SILVER STREET

### a) The Anchor PH - Building of Local Interest

The hostelry was originally called 'The Crown and Anchor' and is depicted on an engraving of 1814. A photo of 1860 shows a similar range facing Laundress lane with a lower wing and collection of sheds adjacent to the river. The Laundress Lane range appears to survive and is probably of 18th century / early 19th century date. At some point between 1872 and 1910 the building was largely rebuilt and became known simply as 'The Anchor'. This Victorian building had a gable facing the river nearest to Silver Street with decorative bargeboards and bays at river and bridge levels. The block to the south had open arches at river level presumably for the storage of boats with a pair of bay windows above. Spalding's



Directory of 1904 lists the licensee of the public house as F H Dolby with F and S Dolby as 'boat proprietors'. Dolby married Mrs Robson of the Anchor Inn and boatyards, who bought more boats in 1895 and in 1906 leased Swan's Nest (Robinson Crusoe Island). There was therefore a large landing stage in front of the pub adjacent to the river for the storage and launching of boats.

The building was significantly altered somewhere between the 1930s-50s when a single storey block was constructed against Silver Street and the building remodelled and given an entirely new façade. The gable was given an 'art deco' stepped top and the bays refashioned. Photographs from the 1950s give the appearance of Portland Stone though it may have been white render; the current building has a painted rendered finish. The arched openings to the river remained open but were infilled later in the 20th century to increase the size of the public bars and dining areas.

### Significant



### b) Nos. 16-21

These buildings were erected probably between 1888 and 1893 and stylistically may well have been the work of Richard Reynolds Rowe (there are very strong similarities between the turret on No.16 and those on the Red Cow PH in Guildhall Street).

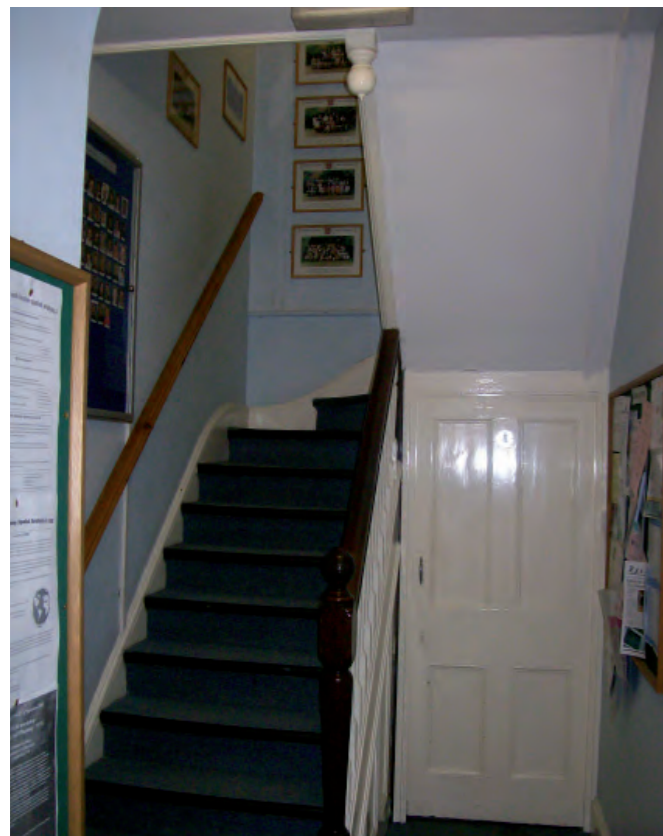
The buildings are of red brick and two and a half storeys with appropriately designed shopfronts at ground floor level (except for No. 20 which has sash windows) and 6/6 sashes above. There is a strong line of decorative brickwork at eaves level and above are shaped gables to Nos. 21, 18 and 16 whilst the latter also has a decorative cupola as the terminal feature of the west end of the block. A carriage arch with decorative brick detailing cuts through at the ground floor level of No. 20 and continue up through the eaves line to form a tall pedimented gable. No. 20 also has a single-light flat-topped dormer whilst Nos. 19 and 17 have similar dormers but with pairs of windows. The feature above the carriage arch has single sash windows at first and second floor levels, whilst the shaped gables have pairs of squat sashes. The roofs are mansards with the lower pitch in red clay tiles and the upper in Welsh slate. The rear





walls are of gault brick and the elevations generally plainer though with pronounced gable ends to Nos. 17 & 19 and with some later additions. The mansard roofs have flat-topped dormers. Each property is divided from its neighbour by parapet walls to prevent fire spread and these are topped by slim but deep chimney stacks. Internally staircases and some decorative features survive.

**Significant**



**c) Laboratory Extensions**

1980s

Four bay building of red brick and semi basement with further 2.5 storeys. Glazing treated as vertical elements with timber panels between semi-basement and first floor and stone plinth in the style of the traditional buildings to the east. The second floor has projecting timber bays and the slate mansard roof has glazed dormers. Although the floor levels are awkward and the design a little dated, the building sits comfortably with its neighbours due to the materials and vertical emphasis of the design.

**Low significance**



**d) Laboratories**

Late 19th century / early 20th century in various builds;

The laboratory buildings form a strong line to the south side of Silver Street. All the buildings are of red brick with slate roofs and sit on the edge of the footpath though they were built in different phases and over a period of more than thirty years. The easternmost building is two storeys, the rest three.

The building immediately to the east of the 20th century laboratory infill is of three storeys and eight bays, though the five easternmost bays were built first in 1913 to the designs of the local builders Sindalls (Building Plan 3647). Stylistically it is similar to the range at the east end of the street. The three westernmost bays seemingly replaced a more decorative Gothic range presumably built before 1893 which incorporated a covered way at ground floor. The



westernmost bay originally had an arched doorway which was infilled in 1925 when a single storey range to the north with a north-lit machine room behind was constructed to the designs of F W Troup (Building Plan 5479). This was rebuilt later in the century to three storeys; the rear is pebbledashed. The factory range behind has asymmetrical metal roof trusses.

*Moderate significance*



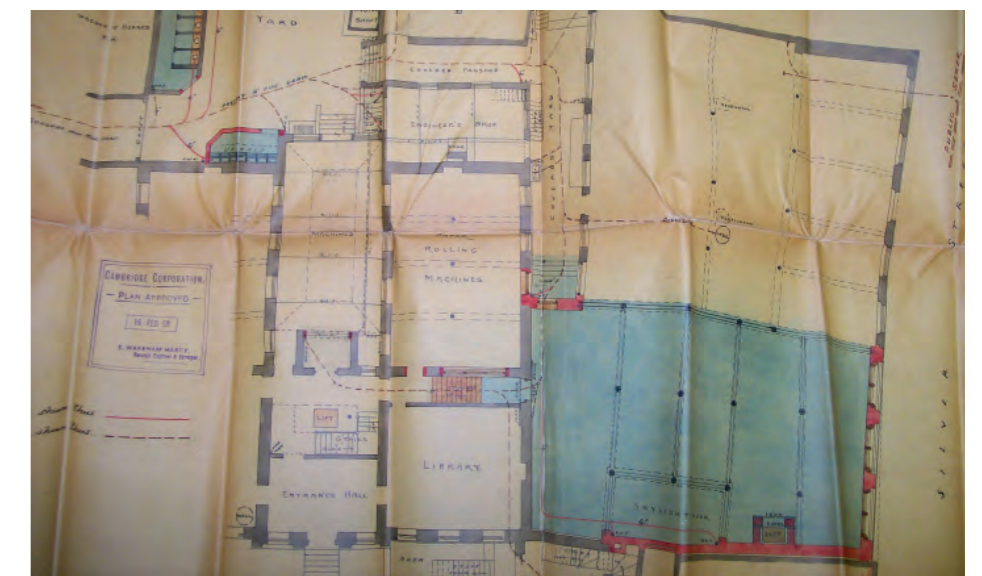
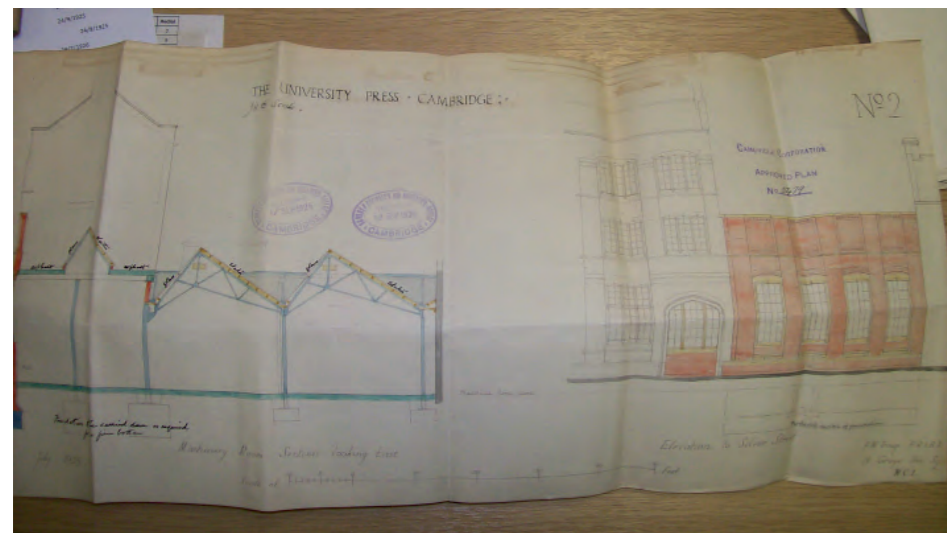
The next block is a taller Gothic range of three storeys which was built as an extension to the printing works. Three bays face Silver Street. The ground and first floors have Gothic arched windows with mannerist trefoil heads and plate tracery details. The timber windows sit within stone transom and mullions and the bays are divided by similar brick buttresses with stone cappings. The second floor has very tall transom and mullion windows with the central window taller and projecting into the gable apexes. The building was erected in 1893 and the architect was Henry Dawson (Building Plan 613). This is the most decorative of the Silver Street warehouses.

*Significant*



At the east end, closest to Trumpington Street the first block is of red brick and has two storeys and a basement and five bays facing Silver Street. The bays are formed by projecting buttresses and the windows have gentle arched heads and each has a casement metal window of six lights with a top opening light of four panes above. The basement windows are arched with metal grilles and sit within the stone plinth of the building. This warehouse was built in 1904 to the designs of Bell and Son the builders (Building Plan 2234).

*Moderate significance*





**e) K6 Telephone Box – Grade II Listed**

1935 – Giles Gilbert Scott.

K6 cast-iron telephone box with timber door.

*High significance*



**5.2 TRUMPINGTON STREET**



**f) Pitt Press – Grade II Listed**

1831-3 – Edward Blore; altered 1934-7 by Murray Easton and again in 1964-5 by Lyster and Grillet

The Pitt Building has an imposing Gothic Revival façade to Trumpington Street and is of ashlar. The façade is symmetrical with a central tower with tall oriel window to the first floor, openwork battlements and tall pinnacles. The tower projects slightly above the entrance doors whilst the plainer flanking ranges have Tudor Gothic windows (the detailing simplified in the 1930s) and projecting string courses between the three floors. The parapet is again of openwork with tall pinnacles.

The construction of the Pitt Press was funded by surplus money collected in 1824 for the erection of a statue of William Pitt in

London's Hanover Square. The site facing Trumpington Street was chosen and necessitated the demolition of 'The Cardinal's Cap PH' and adjacent houses. The building's construction was commenced in 1831 and cost £10,711 8s 9d; it was completed in 1833. For 100 years, it was not used by the University Press and instead served as a venue for a Geological exhibition, then as an overflow space for the Fitzwilliam Museum and was then used by University Registry. It was not until 1936 that the building was converted to provide offices for the Press.

The interior of the front ranges was modernised in 1936-7 by Murray Easton whilst the panels on either side of doors are by Eric Gill. The interior was again remodelled by Lyster and Grillet in the mid-1960s.

The 12-bay North range was also added by Blore in 1831-2. Like the rear of the main east range, this is of gault brick and relatively plain with 6/6 sash windows with voussoired heads. At ground floor level, alternate windows are omitted and there is a carriage opening onto Silver Street at the east end. There are stone sill bands to the first and second floors and projecting bands at the eaves topped by a stone parapet. The visible element of the north elevation has been altered presumably when the adjacent warehouse was built. The second floor window has been infilled and the first floor opening replaced by a loading door.

*Very High significance (High plus considerable townscape interest as a landmark visible from Coe Fen and Sheep's Green and within the town)*



**g) House to the North of No. 74 – Grade II Listed 18th century;**

Red brick house with symmetrical front of two storeys. The house is of three bays (the central one blocked) and has an arched-headed doorway with fanlight. There is a stone band below the parapet. The windows are sliding sashes, those at ground floor without glazing bars.

*High significance*

**h) No. 74 (Kenmare House) – Grade II Listed**

c.1760 – Architect : James Essex

This imposing house is said to have been built in 1768 for John Randall (and was known as Randall House in the 18th century). It is set back slightly from the street front and is of gault brick with a clay tiled roof and 2.5 storeys. An earlier central west wing with red brick quoins and projecting chimney stack is incorporated into the building at the rear.

The symmetrical façade to Trumpington Street has a central pedimented doorcase at piano nobile level reached by steps from the street. Either side are Palladian windows with similar windows above a plat band to the first floor. Above the doorway is a 6/6 sash window with pediment whilst the upper storey has square 3/3 sash windows. Above is a moulded cornice and plain parapet. The cornice and window surrounds are all of moulded timber.

The southern extensions were built in the 19th century and early 20th century and were originally No. 75 (which was at one time Pem then Tulliver's café and tea rooms) and No.76 which was an eye-specialists.

*High significance*

**i) Emmanuel Congregational Church – Grade II Listed**

1874 – James Cubitt;

Narthex 1991 by Bland Brown and Cole

Imposing stone-built church in the revived-Early English style and with a tall, four-stage west tower. The ground floor stage has a large, gabled west doorway. Above is a rose window of plate tracery with a ringing chamber and then an octagonal bell stage above. The tower is topped by a short octagonal spire with 'tabernacle' lucernes. To the north of the tower is the timber and glazed narthex with a slate roof built in the early 1990s.

*Very High significance – High plus considerable townscape interest as a landmark from Coe Fen / Sheeps Green and along Trumpington Street.*



**5.3 LITTLE ST MARY'S LANE**

**j) No.1 - Grade II Listed (Plus Grade II Listed Gas Lamp)**

Early 19th century;

Narrow gault brick house of three storeys and basement; the ground floor brickwork is painted. Sash windows with glazing bars and voussoired brick heads now painted. 19th century gas lamp fixed by a bracket to SE corner.

*High significance*

**k) Nos. 2-4 – Grade II Listed**

18th century;

Of one build and of 2.5 storeys with gabled dormers in tiled roof above a timber cornice. Pargetting on No.2 said to be in the 'Essex tradition' (Payne). Plastered first floor with sash windows and probably later brick infilling to ground floor now painted. Nos. 2 & 3 have panelled doorcases.

*High significance*



**l) No. 5 (Former Half Moon PH)**

19th century;

Three storey former public house (above basement) with walls of painted brickwork and timber shopfront with separate hostelry and living quarters doors. Plat band between first and second floors. Plate glass sash windows.

The building was in use as a pub from the 1870s when the original Half Moon (at No. 80 Trumpington Street) was demolished to make way for Emmanuel United Reformed Church). The pub apparently had a poor reputation and lost its licence in 1917.

*Significant (moderate increased to significant due to historical interest and group value)*



**m) Nos. 6 & 7**

19th century / early 20th century;

Attractive probably late 19th century pair of cottages of two bays and 2.5 storeys. Ground floor of red brick and paired doorways with arched heads, four panelled doors and canopies. Single flanking window to each cottage with 3/3 sash windows. First floor has decorative plasterwork and multi-paned casement windows with timber jalousies. The tiled roof has dormer windows.

*Significant (moderate increased to significant due to considerable group value)*



**n) Nos. 8 & 9 – Grade II Listed**

18th century;

Pair of three storey, single bay houses with pink / red brick at ground floor and plastered above. Original multi-paned sash windows with jalousies, some now altered. Paired doors.

*High significance*

**o) Nos. 10 & 11 – Grade II Listed**

18th century;

Pair of cottages of two storeys plus attic and with dormers in mansard tiled roof. Walls of painted brickwork and render.

*High significance*



**p) Baily Grundy Barrett Building**

Built between 1888-1903;

L-shaped former industrial building with return gable to south. Building is of gault brick and two storeys with slate roof. Gable end has decorative brickwork to verges and multi-paned arched window to first floor. Long elevation with pilaster strips dividing bays and windows with gently arched heads. The building was renovated in the late 1990s.

Named after former electrical contractors who occupied the building in the early 20th century.

*Moderate significance*



**q) Nos. 12-14 – Grade II Listed**

17th century;

Short range of 17th century buildings divided into three cottages. The taller and larger No.12 has a semi basement and two storeys plus a gable dormer in the tiled roof. The ground floor is of brickwork and the jettied upper storey plastered. Nos. 13 & 14 have a cellar and two storeys with fl at-topped dormers in the tiled roof. Again the ground floor is of brickwork whilst the deeper first floor is jettied and plastered.

*High significance*



**5.4 GRANTA PLACE**

**r) University Centre – Building of Local Interest**

1967; Howell, Killick, Partridge and Amis;

Iconic but controversial four storey building containing offices, meeting, common and games rooms and a dining hall. The ground floor has battered walls of yellow brick with 'clerestorey' windows. Above, are projecting long shallow chamfered bays with Portland stone panels and horizontal glazing surrounded by leadwork. The parapet is topped by flower-boxes also with stone panels whilst the open escape stairs are in a contrasting sandstone-coloured concrete.

*Significant – though townscape significance less as not a particularly positive landmark from Laundress Green / Sheep's Green and harsh change of scale compared to The Mill PH.*





**s) The Mill PH – Grade II Listed**

Late 18th century, Grade II;

The Mill is the survivor of the range of largely similar buildings which occupied Granta Place before the construction of the University Centre. Painted brick walls except south gable end which has been rebuilt and is fair-faced. First floor on Mill Lane is plastered. Tiled roof has three gabled dormers to the Mill Lane elevation with a single similar dormer to river. 6/6 sash windows.

*High significance*



**t) Boathouse**

Late 20th century;

Single storey structure with walls of brickwork with numerous timber door openings and sweeping hipped concrete pantiled roof.

*Low significance*

**5.5 LAUNDRESS LANE**

**u) Ben Heywood Cycles**

19th century;

Plain, two storey gault brick industrial building with slate roof facing the narrow passage. Gently arched window heads with modern timber windows. Single first floor loading door at north end of west elevation. 18th century brickwork in north gable wall at ground floor.

*Moderate significance*



**v) Land Economy / South Asian Studies – Building of Local Interest**

The large building beside the Mill Pond was originally Foster's granary but is said to have been converted to Dolby's boat building works. If the present building is the 19th century structure, it has either been rebuilt or significantly altered in 20th century. A woodcut by the local artist / author Gwen Raverat of the Mill Lane area c.1950 shows the building with a series of arched openings and large wharf doors at river level. It is not entirely clear if the roof, which is hipped at the south end, has a return gable at the north end. The building appears to have survived in this form since at least the mid 19th century when it is shown on early photographs.





Today the three storey building has painted brickwork walls with regularly-spaced modern windows, taller at first floor level all with tile-crease sills. The hipped slate roof has a return hip at the north-west end facing the river. The south gable has the windows set within recessed panels and a larger central doorway. The corner of the building onto Mill lane, together with that to the Sports and Social Club is chamfered to allow for carts and animals to turn the corner without injury.

Internally there are no features of interest.

*Moderate significance (down from significant due to extensive alterations).*



## 5.6 MILL LANE

### w) Mill Bridge – Grade II Listed

The remains of the mills which previously stood on the site. Gault brick with stone copings and paved with cobbles and granite setts. 2 millstones survive as two shutes which mark the position of the waterwheels.

*High Significance*

### x) No. 1 – Grade II Listed

Early 19th century;

Gault brick house of three storeys with pedestrian and carriage entrances on Mill Lane; the carriage arch occupying the westernmost two of five bays. Arched-headed entrance door with fanlight in moulded stone surround in the middle of the two eastern bays. This is flanked by 6/6 sashes with windows of similar style above – those on the second floor shorter. A plat band runs between the ground and first floors and there is a stone cornice to the parapet. Two bays of similar windows stand above the carriage entrance.

The corner to Trumpington Street is formed as a quadrant and on Trumpington Street are two further bays. The south gable is prominent, rising above the adjacent property and has an external chimney stack.

Building Plan No. 3577 shows the addition of a first floor bathroom and bridge link in 1913.

*High Significance*





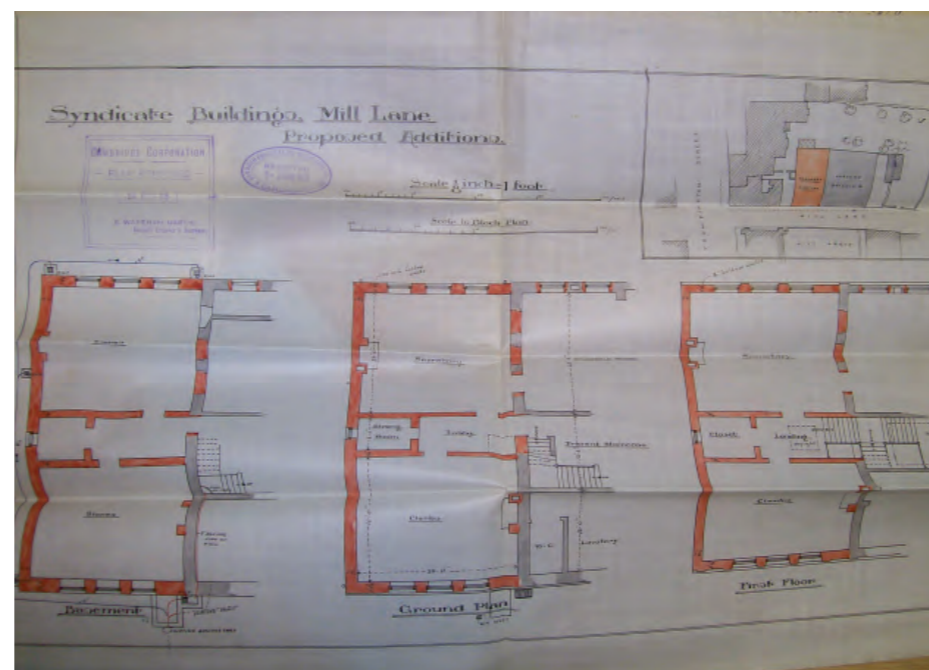
**y) No.4**

1886 & 1893: W M Fawcett

The former Local Exams Syndicate building was built in 1886 to the designs of W M Fawcett and , enlarged by a bay to the east in 1893 by the same architect (Building Plan 620). The building is red brick and of two storeys plus basement. It is in what Pevsner describes as 'a reduced Norman Shaw style' and has Dutch pedimented gables. The windows are 6/6 sashes some with gently arched heads. A strong moulded brick band runs between the ground and first

floors with a less pronounced band above the first floor windows. The gables and the decorative chimney stack on the west elevation are decorated with brick pilaster strips and detailing. The roof is of Welsh slate. There is a later, plainer two storey extension to the south. Internally details such as the concrete, iron and timber staircase survives.

*Significant (should be a Building of Local Interest)*



**z) No. 6 Stuart House – Building of Local Interest**

1925; George Hubbard

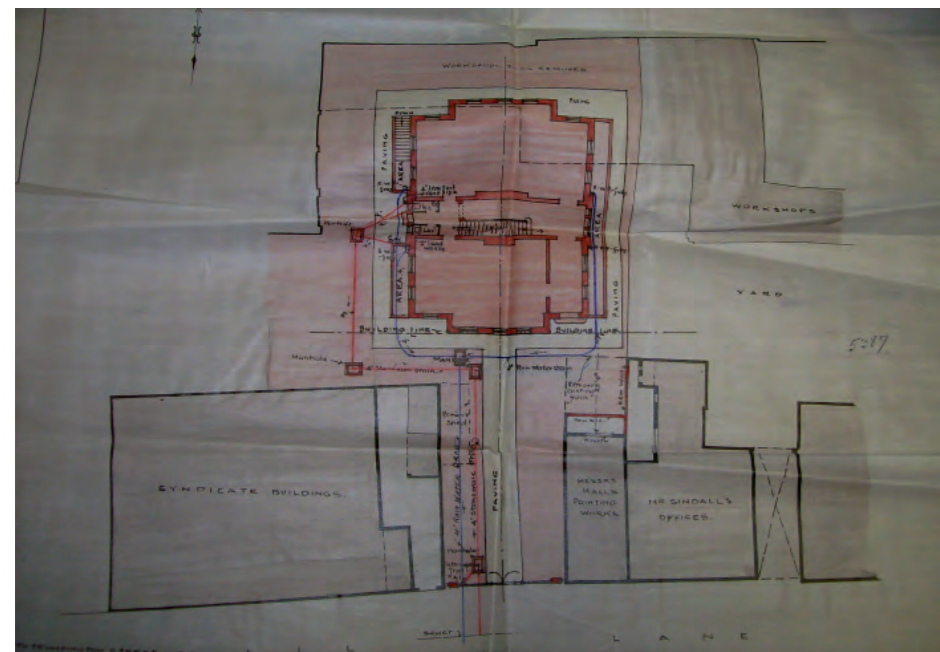
Very fine red brick building in a revived Georgian (or neo-William and Mary) style which sits back some distance from the road behind iron gates and railings designed by the architect (Building Plan 5387). The north façade is symmetrical and of two storeys plus basements. The centrepiece of three bays projects forward and is topped by a modillion cornice and pediment with central gilded cartouche.





There are stone quoins, plat band and ball finials to the parapet. The windows are 8/8 sashes and the entrance door with segmental stone head is in the westernmost bay.

**Significant**



**aa) No. 8 Lecture Halls**

1931-3; Dunbar Smith

A purpose-built lecture theatre of brown brick designed in a revived-Georgian style. The tall block sits hard on the footpath edge and is of five bays and three storeys. The ground floor reads as a plinth with rusticated brickwork below a stone plat band. The entrance door sits in the middle bay and has a stone surround with segmental pediment. This is flanked by two big 20/20 sashes on each side. The first floor windows are also sashes (of 12/16 lights) sitting within stone surrounds; the middle window is linked by a stone panel to the top of the entrance door. The second floor has smaller square sashes with expressed key stones and plat band above.

Internally, the lecture theatres have some decorative plasterwork and the original concrete stair with iron and timber balustrade survives. On the upper floors is a library with clerestorey and timber clad columns.

**Moderate Significance**



**bb) No. 10-11 - Building of Local Interest**

19th century;

U-shaped, two storey (plus basement) former industrial building with plain gault brick façade to Mill Lane of 9 bays. The main entrance arch was probably originally central and projects slightly with a raised segmental pediment above. A second entrance of similar proportions but without the pediment occupies the penultimate bay to the west. The windows are now all plate glass sashes, larger at ground floor level and do not line up with the upper windows. A modern pedestrian door occupies the westernmost bay.

Within the courtyard, three storeys of bars and shops with offices above with external decks have been formed.

**Significant**





**cc) No. 12 (Graduates Club) – Grade II Listed**

West – 16th century, remodelled 18th century, East – 1775;

The eastern house is a good red brick Georgian house of three storeys and four bays. The entrance door is in the westernmost bay and has a good Ionic doorcase and door with ornamental fanlight. Beside it are three 6/6 sashes with a plaster plat band running in line with the top of the entablature of the doorcase. At first floor level are four identical sashes, whilst those at second floor level are squarer with 3/6 lights. The brick parapet has a moulded timber cornice.

The western range is of 16th century origin but was remodelled in the 18th century when the ground floor was infilled with brickwork. The rendered first floor jetties and has four windows; the three easternmost are 6/6 sashes with the western window a later plate glass sash with central glazing bar. The ground floor windows are also 6/6 sashes with external panelled shutters. The roof is of plain tiles with parapet gables. There is a tall slightly off-centre brick chimney stack with arched brick panels within it.

*High Significance*



**dd) Sports and Social Club and Oast House**

Probably late 19th century with significant 20th century alterations;

Gault brick building of similar mass to the riverside warehouse (to which it is connected by a modern first floor bridge link) but with unpainted brickwork. The roof is hipped and covered with Welsh slates. The façade to Mill Lane has square plate glass windows to the ground floors with taller two-light windows above. The Laundress Lane elevation has similar windows to the riverside warehouse and has a similar curved corner to the Lane. The main Club building is linked to the east by a flat-roofed single and 2-storey buff brick extension to a 19th century oast house. This is of gault brick with a traditional steep pyramidal roof; the central vent is now covered by a modern tiled 'cowel'. It has modern window and door openings and



is linked into surrounding properties on its west and south sides. The Club also extends northwards into the warehouse which contains Ben Heywood Cycles (u).

Internally is a bar area at ground floor and function room with dance floor above. The building was extended into the industrial building to the north in 1971. This has an exposed timber roof structure of modern construction.

*Low significance (except Oast House which is of Moderate Significance)*





**ee) 16 & 16a – Research Services Division / Corporate Liaison Office**

19th century;

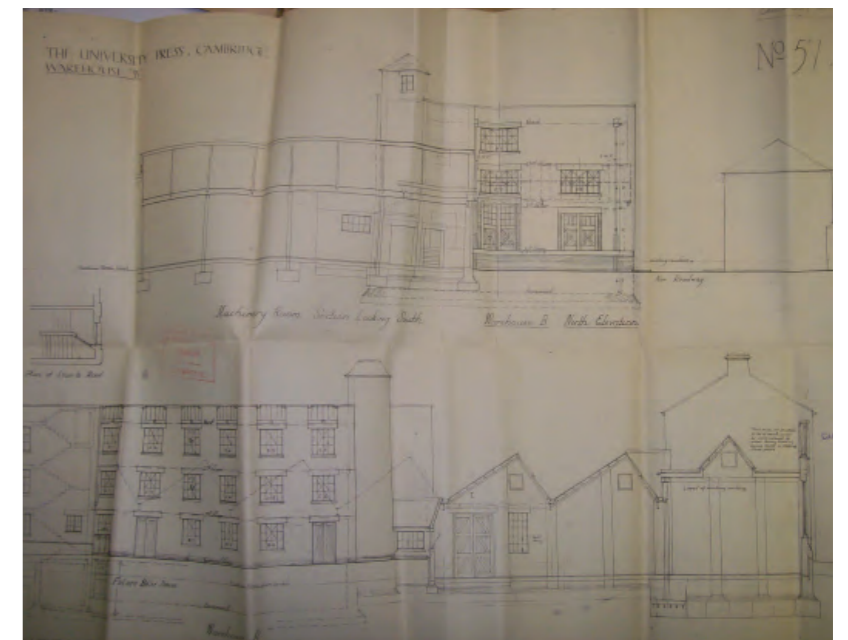
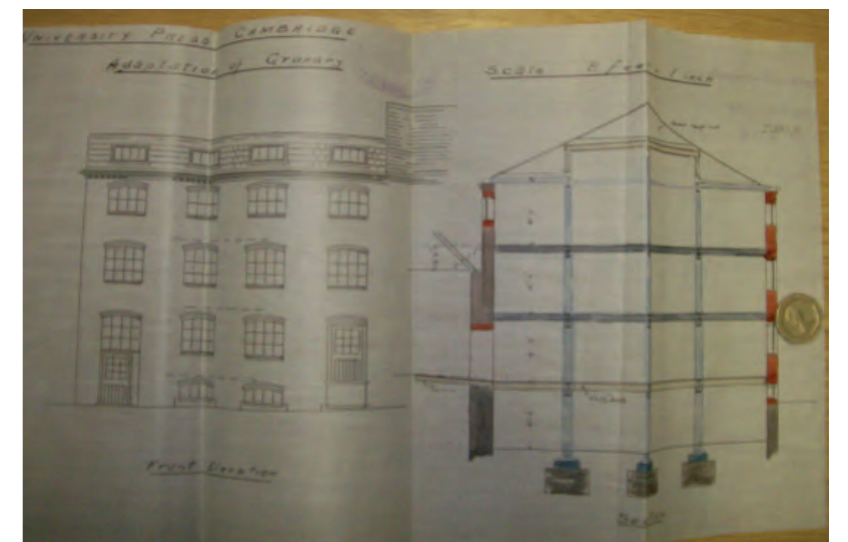
This is a relatively long range of gault brick buildings fronting Mill Lane. Effectively the block divides into three and the central, slightly projecting block is the older and the most interesting.

What is now No.16A (the middle block) appears to have been constructed in the 19th century and was in use as a granary presumably owned by the Foster family who owned the nearby King's and Bishop's Mills. Building Plans 2913 / 2942 approved in 1909 and submitted by Sindalls and W C Marshall show the building being converted for use as stores by the University Press. The works apparently involved inserting new floors and altering the external openings. Externally the building is of four bays and three storeys

plus basement with 12-light windows with arched heads. A dentil course runs at eaves level. Originally there were entrance doors at each end of the Mill Lane elevation which have been filled in later and windows inserted. Presumably in the 1920s, a parapet (of similar style to the adjacent warehouse buildings) was installed to replace the roof and dormers shown on the 1909 plans.

The building to the east was erected in 1926 to the designs of Troup (Building Plan 5723), whilst the virtually identical warehouse to the west was built in 1928 (Building Plan 6434). Both buildings have a blue brick plinth in which the arched-headed basement windows sit whilst above are regular bays of windows, taller on the upper storey and with arched heads. Brick piers divide up the elevation. Pevsner calls it 'a utilitarian range by Troup with an interesting use of brick piers'.

***Low significance except old granary which is significant.***





**ff) Internal Courtyard West Range**

1821-7 by James Walker.

The west range is of three storeys and basement with gault brick walls and stone dressings. Within the East façade, the centre bay projects slightly and has a central doorway with a window on each side divided and flanked by stone pilasters supporting an entablature. This is flanked by a further three windows to the north and south. All the windows have plain openings with 6/6 sashes and the sills are continuous across the front as strings. Blore's North range (built 1831-2) is almost identical in design apart from the lack of a centrepiece. Both the plan in Willis and Clarke and the plan of the Press in 1856 show the original building as being U-shaped with north and south projecting wings running westwards either

side of an open court which was roofed in later in the 19th century. Although the Royal Commission on the Historical Monuments of England (RCHME) comments that the rear wings are masked by later alterations, it appears that the south elevation of the southern wing is still visible and, although much altered, has long horizontal strips of (originally) multi-paned sash windows.

Internally, this part of the building retains some decorative features including staircases, some cornices and structural elements. The basement is constructed of brick vaults.

The southern continuation of the eastern façade was, according to Willis and Clarke added in 1877-8 to the designs of W M Fawcett; the site having been purchased twelve years earlier from the Foster family. This building is of three storeys and basement. The south elevation lines Mill Lane and has three bays of windows at ground floor and five bays in the upper storey. The ground floor windows are modern, but those on the upper storeys are 6/6 sashes. All have voussoired heads. Plat bands run just below sill level and there is a moulded stone cornice.

The west elevation, although masked by fire escapes and later alterations, has an attractive second storey continuous band of fenestration within an entablature supported by colonnettes. This feature and the dentil cornice, although presumably designed to be in keeping with the original building are actually much more attractively detailed.

*Significant due to historic associations with early press buildings.*





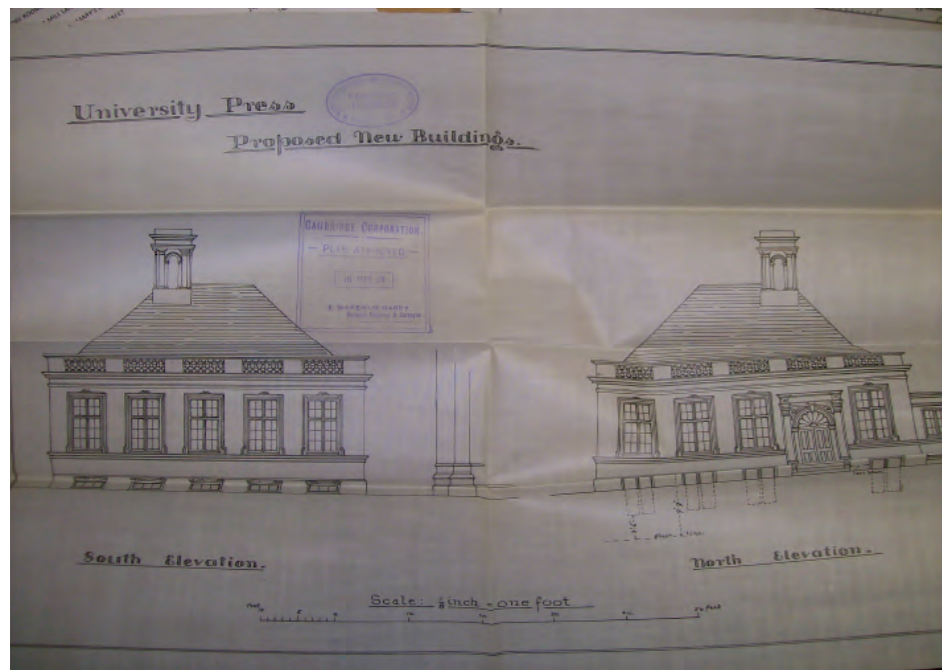
**gg) No. 17**

This attractive red brick building was built as the Board Room for the University Press in 1893 (Building Plan 623). It was designed by William Fawcett and when constructed was single storey with a basement and had a tall hipped roof and impressive shafted chimney stack. The basement area was entered only externally with no direct link between the ground floor and basement. The ground floor has five bays with a grand entrance door in bay 2 from the west with steps over the basement lightwell. At ground floor level was the board room and separate office with a bridge link to the adjacent building on Mill Lane.

Internally the main room is very fine with good plasterwork detailing, fire surround and doors and doorcases.

The first floor was added in 1927 to the designs of Troup (Building Plan 6113). The upper storey has pairs of 8-light casement windows in moulded brick surrounds (plainer than the ground floor). This is topped by a balustrade parapet. The original chimney survives. A new link block was added to the north and staircase created.

*Significant (should be Building of Local Interest)*





## 6.0 TOWNSCAPE ANALYSIS

### 6.1 RELATIONSHIP TO WIDER LANDSCAPE / TOWNSCAPE

Silver Street Bridge marks the westernmost entrance to the study area. The change in width of the street and the buildings on both sides of the street form a 'canyon like' gateway into the medieval city. It also marks the 'edge' between the historic core and the green spaces of the Backs and commons.

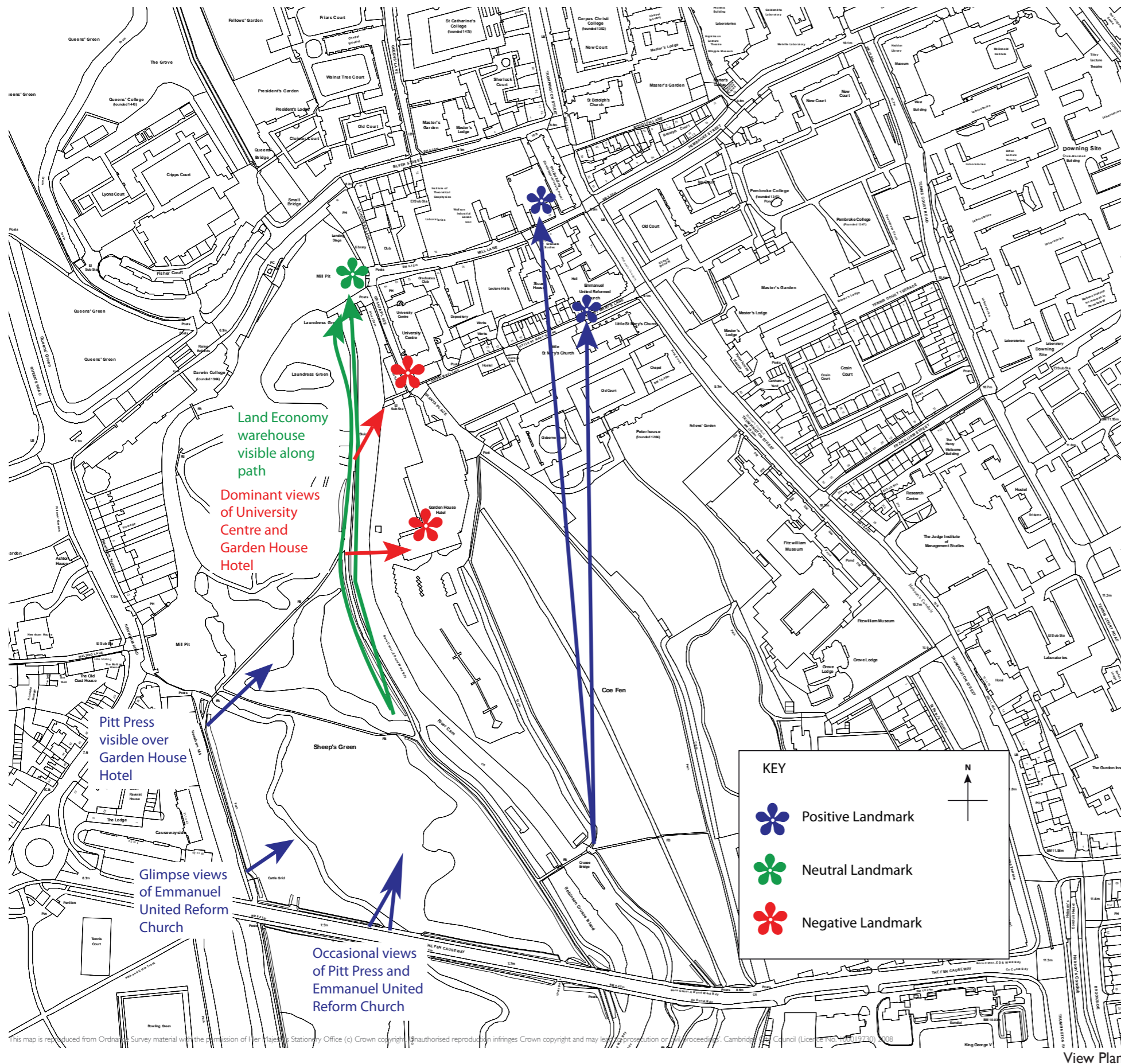
Silver Street is important to the city as a traffic route into and out of the historic centre, and for access to businesses and to the city centre car parks. It is also important as a link for students and lecturers moving between residences and to the University's Sidgwick Site in particular. In addition, it is the principal access point for many visitors because tourist coaches park on the edge of Queens' Green.

The punting stations accessed from Silver Street and Mill Lane (serving Grantchester to the south and the College Backs to the north) ensure high cycle/pedestrian numbers, especially in summer months.

The footpath / cycle link from Grantchester / Newnham and along river all arrive at Mill Bridge which provides a convenient route in to the city centre for many commuters as well as residents and visitors. It does also form something of a bottleneck especially for cyclists who often have to dodge around unwary pedestrians and stop to open the gate onto Mill Lane.







## 6.2 VISTAS AND VIEWS

The study area is visible from several locations and there are also views and vistas of King's and Queens' Colleges across Coe Fen / Sheep's Green. There is an excellent view from Coe Fen of the city edge with the towers of the Pitt Press and Emmanuel United Reform Church rising above the Peterhouse wall contrasting with the natural landscape. This is a key vista of the city.



Views of the Emmanuel United Reform Church and the Pitt Press towers are also possible, even in the summer months, from Fen Causeway particularly around the bridges. The Church tower is also visible from the path from Lammas Land to Newnham Mill (on the east side of Causewayside).





The various buildings fronting the water such as the Garden House Hotel and then the University Centre, often with the Pitt Press and Emmanuel United Reform Church towers above unfold as you move north-eastwards across the open space from Newnham Mill.



Along the river bank, particularly attractive views of the Mill PH and Mill Pit with the Anchor PH behind similarly develop. The South Asian Studies building is highly visible in these views, partly because of its painted brickwork, but at best, it appears as a neutral building.

There are similarly important views of the site from Silver Street Bridge over the Mill Pond towards the University Centre and again the South Asian Studies building. The juxtaposition of scale between the University Centre and The Mill PH is particularly apparent in this view.



Moving northward along Trumpington Street a sequence of views towards the site is dominated by the Emmanuel United Reform Church and Pitt Press. Towards the Silver Street junction a view opens up along King's Parade towards King's College and the historic city centre.



Within the site there are glimpsed views into narrow lanes / alleys / yards which are an important reminder of the medieval street pattern. The view into the formal garden of Stuart House is an attractive feature of Mill Lane as is the view along Little St Mary's Lane from Trumpington Street. The views into the car parking areas within the block between Silver Street and Mill Lane are less attractive.





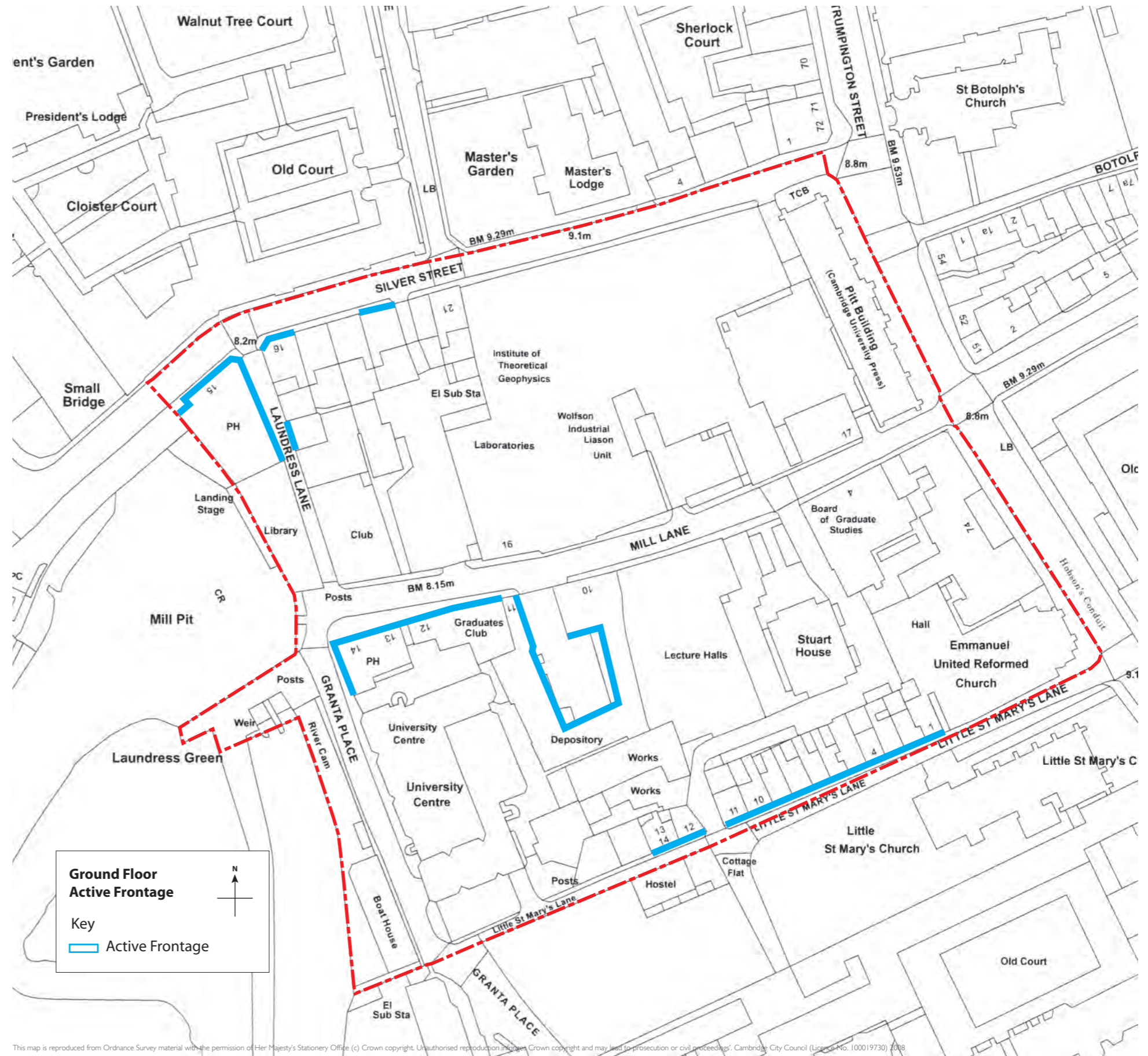
### 6.3 EDGES AND ENCLOSURE

The canyon of buildings along Silver Street, and to a lesser degree along Trumpington Street, form strong built edges to the north and east of the area. In the west, the river is a very important interface between built form and landscape – the mill bridge being the major link between the two (and a hugely popular congregating space for locals and tourists).



The cottages on Little St Mary's Lane form a very attractive 'market town' edge to the area which contrasts very pleasantly with the green churchyard in the southern boundary.

Within the area many of the streets are less well enclosed. Gaps between buildings, often now occupied by parked cars, as well as entrances to yards weaken the sense of enclosure. The lack of doors and windows at ground floor level reduces natural surveillance and can make Mill Lane, Granta Place and Laundress Lane in particular seem unattractive, especially in the hours of darkness.



Active Frontage Plan



## 6.4 PUBLIC REALM

The narrowness of Silver Street and the relatively tall buildings on both sides creates a canyon like street. Combined with narrow footways and heavy peak-hour traffic flows, it is not a pleasant place for pedestrians, although the recent 'tidal flow' traffic arrangements have reduced car / cycle conflicts and reduced congestion.



As a busy and vibrant area, the site attracts significant numbers of motor vehicles, for servicing and to a lesser extent for parking which often have difficulty in manoeuvring around the mediaeval street layout. In particular, the Mill Lane / Trumpington Street junction is heavily used with large vehicles servicing business and by coaches serving the hotel.

There are several areas of open car parking which detract from the appearance of the area, including sites to the north of Mill Lane, and at the western end of Little St Mary's Lane. The parking areas are

controlled by control barriers, signage and 'yellow lines' and hatching further eroding the visual quality of the area.



By contrast, Trumpington Street is wide with ample space on the footways which are generally paved in York stone. The historic granite channels of Hobson's Conduit run along both sides of the street.

None of the paving / roadway details are particularly attractive and are capable of enhancement. Little St Mary's Lane, with its low levels of vehicle movements could be attractively repaved and the paving etc in Miller's Yard although relatively modern is dated and of poor quality.

There remain a number of interesting details, including:

- An area of wood block paving survives beneath the arch beneath 20 Silver Street.

- Some good 19th ironwork survives close to the river and in the open spaces.
- Several 1950s Richardson Candle streetlights (both column and wall mounted) survive on Silver Street / Trumpington Street.



The on-street storage of refuse bins, for example on Laundress Lane, is unsightly and gives the impression of a service yard rather than an important pedestrian connection.





## 6.5 POSITIVE AND NEGATIVE BUILDINGS / AESTHETIC VALUE

The previous section looks at the architectural and historic interest of the buildings in the area and includes their contribution to the townscape in assessing their significance. The Pitt Press and Emmanuel Congregational Church are of highest value; the boat house and 1980s laboratory extension of the relatively least value.

## 6.6 LANDMARKS / INCIDENTS

The major landmarks are in the area are:

- The Pitt Press and Emmanuel Congregational Church are key landmarks from Coe Fen, Sheep's Green, Laundress Green and Fen Causeway and along Trumpington Street / King's Parade.
- The University Centre and the Garden House Hotel are very important buildings in many views from the river / Sheep's Green – yet they do not contribute positively to the general townscape.
- The S Asian studies building is very important to some views from along the river as well as from the mill and Silver Street bridges. This is not a building of strong townscape character however.

Key incidents within the townscape include:

- The turret on 16 Silver Street is an important incident in Silver Street
- The gable of No.21 is important in the way it closes the vista south along Queen's Lane.
- The old malting is an important local incident in the streetscene – though rather diminished by surrounding buildings and occasional graffiti.
- There are some excellent minor features – including the Eric Gill carvings on the Pitt Press, the Laundress Lane sign and the gates and railings to Stuart House.
- The large metal flue visible from Mill Lane is a negative townscape feature.



## 6.7 LANDSCAPE AND TREES

Laundress Green provides an attractive landscaped setting to the western side of the study area, but other areas of landscaping and planting are rare. The churchyard of Little St Mary's provides the only significant area of open space, although there is a formal garden in front of Stuart House.

Tree planting within the study area is limited to occasional specimens on Granta Place, on the north side of Little St Mary's Lane and on the west side of Trumpington Street within the churchyard.

Other planting within the area is limited to a climbing plant on the rear of the Pitt Press and hanging baskets on The Anchor PH and on some of the houses on Little St Mary's Lane.





## 6.8 SUMMARY OF TOWNSCAPE / LANDSCAPE SIGNIFICANCE

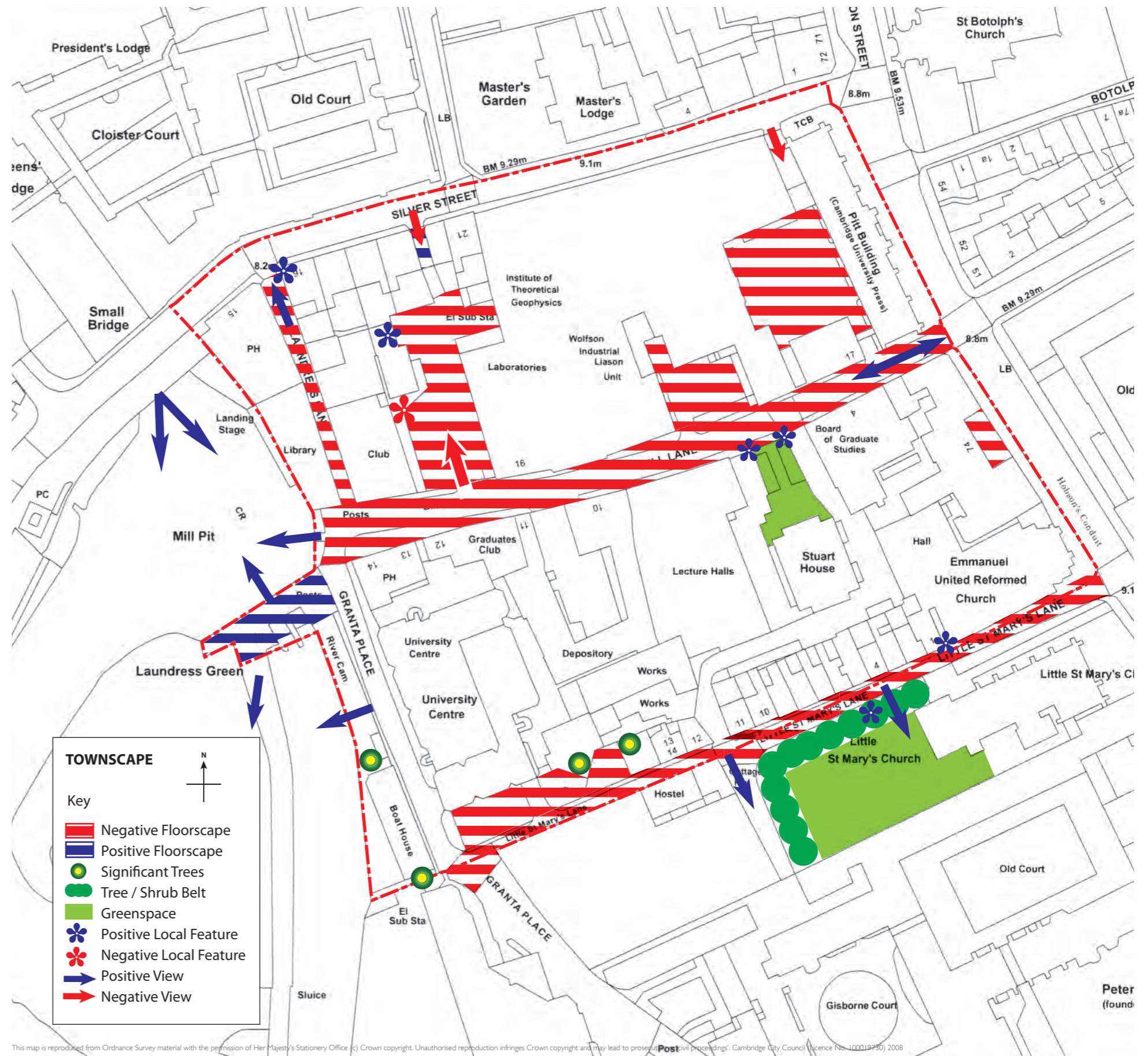
The Mill Pit, the remnants of the former mills and former warehouses are a reminder of the commercial origins of this part of the city which developed alongside the residential street of Little St Mary's Lane. There are important views from Coe Fen, Silver Street Bridge and Trumpington Street which help capture this history though might be enhanced by some on-site interpretation material.

The character of the area in townscape terms arises from the diversity of the building types and uses within a network of medieval streets and lanes. However the narrow street layout means there is little space to share between road users and pedestrians. In addition, and as a consequence of the historic use of the area for warehousing, and more recently by the University and other commercial activities, many façades have few openings at ground floor level and the streets are not 'people friendly'.

The presence of motor vehicles adds noise and pollution to the narrow streets and their impact, in terms of space for car parking and the associated paraphernalia and markings, detract from the quality of Mill Lane and the western end of Little St Mary's Lane.

The contrast between large 'institutional' buildings, such as the Church and Pitt Building on Trumpington Street and the houses along Little St Mary's Lane is a significant and attractive feature of the area.

There are opportunities for enhancing the quality of the townscape through the removal on open car parking areas, widening footways (possibly associated with new buildings), enhancing the quality of the floorscape and removing/relocating waste bins.



Townscape Plan



## 7.0 CONCLUSIONS

- In principle, the change of use of buildings or the partial redevelopment of the site to provide a mix of uses which make better use of the land is encouraged in policy terms. This must be compatible with the overarching requirement of protecting Listed Buildings and their settings and preserving or enhancing the character and appearance of the wider Conservation Area.
- The uses in the Mill Lane area have changed markedly over the years though Little St Mary's Lane should be protected and possibly enhanced as a rare enclave of housing in the city centre.
- The presence of University buildings such as the University Centre and Lecture Halls provide considerable vitality to the area and are an integral part of its character. Similarly the Pitt Press is a landmark building and a symbol of the Cambridge University Press.
- The river is a major draw for both tourists and residents alike. This is particularly so now that the tour buses stop on Queen's Road and so tourists walk down Silver Street to reach the central streets.
- The street pattern in the area has remained remarkably consistent for at least 700 years and is an integral part of the character of this part of the city. Whilst some of the blocks (eg that between Silver Street and Mill Lane) could be made more permeable, this should not devalue the traditional routes.
- The demolition of the mills has robbed the area of some of its character. Some form of interpretation facility, so that people can understand just what the mill pit and bridge once were should be incorporated into any enhancement scheme or redevelopment in this area.
- The area is of high archaeological potential and therefore any proposals for the redevelopment of buildings should be preceded by a desk-top assessment and creation of a deposit model as part of the supporting documentation.
- Silver Street is a very strong edge but some of the buildings are of modest quality. With care the buildings of lesser significance could be replaced provided that the replacement buildings are of suitable scale and style. This may give opportunities to widen the footways, for example by allowing buildings to cantilever in places.
- On the part of Trumpington Street within the study area, all the buildings are listed. Only very carefully judged minor alterations or suitable changes of use of buildings should be considered.
- On Little St Mary's Lane, the potential for providing a more historic / appropriate surfacing treatment could be explored. The open car parking areas at the west end of the street should be removed or appropriately resurfaced.
- With the exception of the Baily Grundy Barrett Building, which could be converted to a suitable new use, no changes should be contemplated to the residential buildings.
- Granta Place would benefit (like the majority of streets in the area) from an improved paving scheme. Ideally servicing traffic would be reduced but in practice this would be virtually impossible to achieve.
- Despite its Building of Local Interest status, the Land Economy / South Asian Studies Building is either rebuilt or much altered and is rather weak in townscape terms. The alteration or redevelopment of this building could provide the key to opening up the mill pit and regenerating the area.
- Similarly the buildings on the east side of Laundress Lane could potentially be redeveloped without damaging the character of the area. However it is vital that the narrowness of the lane itself and the older section of the Anchor PH are retained.
- Some of the 1920s warehouses on Mill Lane could be redeveloped though the former granary building should be retained. This could give scope for the removal of some of the rather poor quality courtyard spaces and the car parking within them and their replacement with more attractive landscaped spaces. Efforts should be made to retain the malting building at the rear of No.16 Silver Street as part of any redevelopment scheme.
- Any redevelopment of buildings on Laundress Lane, Mill Lane and Silver Street should take the opportunity to provide better natural surveillance of the street with more windows, doors and interest for pedestrians at ground level.



- There are numerous opportunities to enhance the environment through improved landscaping, paving and other works. Surviving features of interest such as the historic ironwork, Richardson Candles and localised areas of wood setts should be retained however.
- A number of buildings on Mill Lane including No.4, the range to the west of the Pitt Press Courtyard and No.17 Mill Lane are attractive buildings which should be retained, refurbished and possibly converted to suitable new uses as part of any redevelopment scheme.



## 8.0 DOCUMENTARY SOURCES

### MAPS

Richard Lyne 1574  
George Braun 1575  
William Smith 1588  
John Speed 1610  
David Loggan 1688  
William Custance 1798  
Baker 1830  
Plan of the Pitt Press, 1856 (Cambridgeshire County Records Office)  
J W Lowry 1863  
1888 OS  
1903 OS  
1925 OS  
1967 OS  
Cambridge City Council Old Building Plans

### THE FOLLOWING SOURCES HAVE BEEN INTERROGATED:-

The Cambridgeshire Collection  
The County Records Office  
Cambridge City Council Registers of Building Plans  
The Cambridge Historic Core Appraisal

The Statutory List of Listed Buildings  
Spalding's Street Directory  
RCHM – The City of Cambridge (1959)  
Willis, R and Clark, J W; 'The Architectural History of the University of Cambridge' (1886)  
Pevsner, N; 'Cambridgeshire' (1970)  
Booth and Taylor; 'Cambridge New Architecture' (1970)  
Payne, S; 'Down Your Street: Cambridge Past and Present, Volume 1: Central Cambridge' (1983)  
Atkinson and Clark; 'Cambridge Described and Illustrated' (1897)  
Jakes, C; 'Britain in Old Photographs: Cambridge' (1996)  
Reeve, F A; 'Victorian and Edwardian Cambridge from Old Photographs' (1971)  
Durrant, J; 'Cambridge Past and Present' (2000)  
Rawle, T; 'Cambridge Architecture' (1985)  
Ray, N; 'Cambridge Architecture' (1994)  
Gray, A B; 'Cambridge Revisited' (1921)  
Webster, H and Howard, P; 'Cambridge: An Architectural Guide' (2000)  
CFCl; 'Cambridge Architecture Post-1945' (2000)  
Reeve, F A; 'Cambridge' (1976)  
Black, M; 'A Short History of the Cambridge University Press' (1992)  
Victoria County History: 'Cambridgeshire Vol III'  
Sales Particulars from Auction of King's and Bishop's Mill (26 May 1842)

### ILLUSTRATIONS

Historic Photographs and Maps: The Cambridge Collection except illustration on p19 and front cover from author's private collection.

Sales Particulars of King's and Bishop's Mil (p27): The County Records Office

Current Photographs: Beacon Planning Ltd.