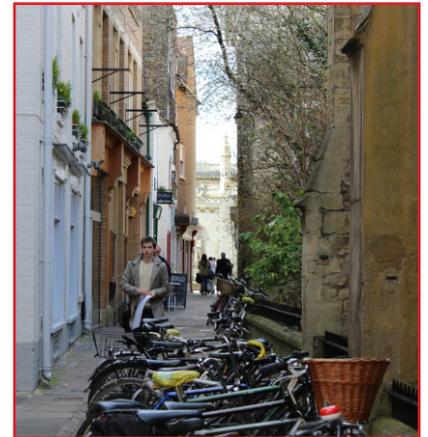


St Edward's Passage

An intimate passageway where the medieval fish market was located, defined by the medieval churchyard, and with characterful shops and coffee bars.

This narrow passageway, accessible to pedestrians only, follows a 'Y'-shaped course to run from King's Parade, around the north and south sides of St Edward's churchyard, to Peas Hill. It forms a quiet haven from the busy streets to either side, with the surrounding buildings, including tightly spaced vernacular cottages, preserving a sense of the cheek-by-jowl nature of the

early town. The renovations of the theatre to the south have opened up views into the modern interior and contribute to a lively atmosphere in the evenings. The independent rare bookshop (G David) is one of the treasures of academic Cambridge and makes an important contribution to the lane's integration with the market area at the core of the city centre.

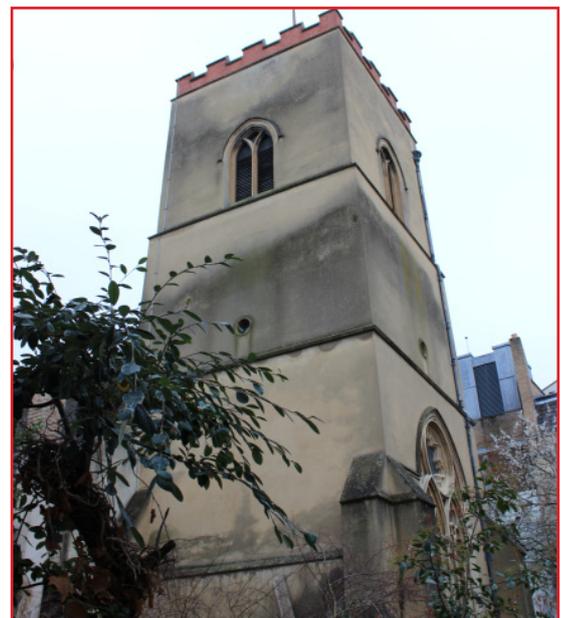


Street view

SIGNIFICANCE - VERY HIGH

General Overview

The church building forms the focus of the space and is of C13 construction. It is dedicated to St. Edward the King and Martyr (c 962-978), an Anglo-Saxon saint (the brother of the infamous Aethelred the Unready), whose cult was popular in the early C11. The connection with this obscure cult may suggest the present building replaced an even older church, and as such the lane's route could be of equally early origin. The church is a low building (except for the tower) built of clunch, a local building material composed of chalky rock, and contains blocks of reused stone. The tower is covered in Romwan cement render, which apparently has been removed from the rest of the building to reveal the stonework. The rendering of the stonework is a local characteristic of preserving clunch, which can be badly affected by weather – see also the tower of St Clement's Church on Bridge Street. The low church is overshadowed by many surrounding buildings, which gives the passage and churchyard the feeling of being an enclosed lost enclave, shut off from the surrounding city streets.



St Edward's Church tower



Buildings that mark the entrance from Peas Hill

The buildings that mark the entrances to St Edward's Passage from Peas Hill and King's Parade all rise to three or more storeys (No. 1 Peas Hill actually rises to five, which is rare within the Conservation Area). Standing directly at the rear of the pavement, these buildings tower over the narrow passage, accentuating its narrowness. The southern frontage of the passage, running south of the churchyard, remains at three storeys contributing to a strong sense of enclosure and channeling views to the daylight at the exits to the streets at either end. Looking west this provides a framed glimpse of King's College's Great Screen. The foliage in the churchyard also leans over into the passage, providing an attractive

element and further contributing to the narrowness of the space and its character as a minor passage.

The narrowness, however, also helps to focus attention on the intimate surrounding environment, including the historic riven-stone paving, the late C18 and C19 buildings as well as the greenery and railings of the churchyard. The upper floors of the surrounding buildings are largely student accommodation with access from a first floor podium with a modern, timber framed entrance gate in the passage.

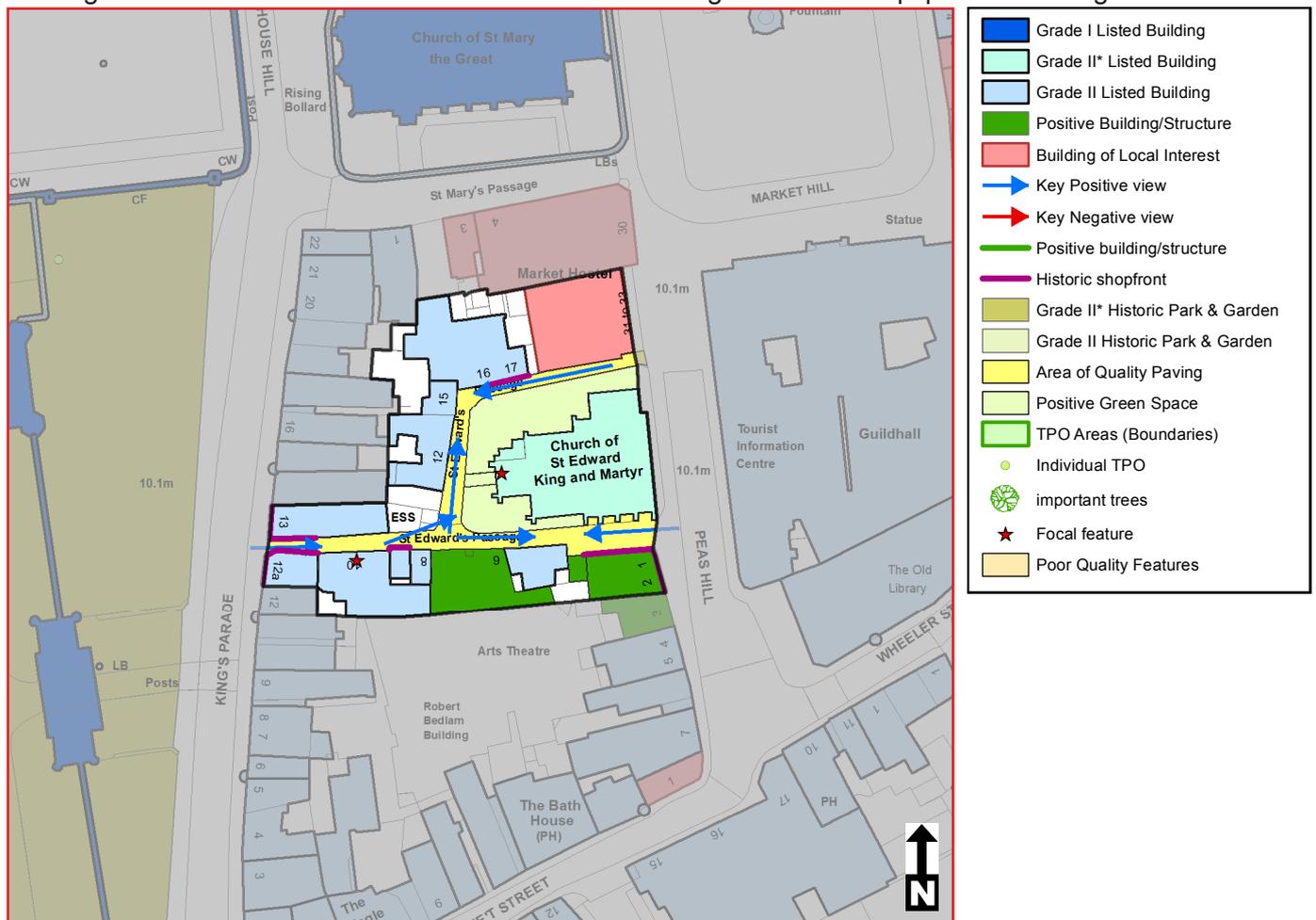
The mixture of late C18 and C19 buildings on the south side of the passage provides a variety of architectural detailing, among which the Gothic detailing of No. 10 marks the building out as something unusual. It was in fact built for the Church of England Young Men's Society, with the Gothic detailing suggesting its ecclesiastical connection. Nevertheless, except for the church, the buildings are nearly all brick fronted with vertically hung sash windows, providing a sense of uniformity and integrity.



No. 10 St Edward's Passage

The rows of late C18 cottages running along the west and north frontages of the lane are of particular value, representing a small residential enclave in the heart of the city that has maintained a high level of integrity, as well as the context of the narrow lane providing access. Their two storey scale helps to preserve the impression of back lane development that was not striving to achieve the prominence of buildings in more heavily trafficked areas. The turning of the lane foreshortens views along its length, further contributing to the enclosed character.

The street can be a popular pedestrian-only cut-through between the market place and King's Parade, although its narrow nature means that it can become congested when equipment is brought down the



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passage into the theatre. It is a pleasant space, and in fine weather a small number of tables and chairs are set outside the café. It can however appear gloomy on winter nights. The passage has an interesting mix of uses including student accommodation, offices, crèche, theatre, cafés, hairdressers and shops.

Townscape Elements

- All buildings except the church are set on the back of the footway, creating a strong sense of enclosure and channeled views.
- The Church is set back behind a low wall and railings, with the mature and attractive landscaping of the churchyard providing a 'garden square' within the lane.



Views towards King's Parade

- It is a narrow, blinkered lane, creating an enclosed tranquil area shut off from the city streets.
- Views towards King's Parade show a wonderful juxtaposition of scale and formality between college and vernacular buildings.
- Riven stone paving adds to the character of the area as part of the ancient network of lanes and passages that run through the city.

Streetscape Enhancement

There is little scope for redevelopment of buildings, but improvements to the street furniture could help reinforce the character of the area. The street lights have recently been upgraded in a County highways programme.

Refurbishment of the Arts Theatre has included improvements to the loading doors.

Building No./ Name	Status	Age	Height (Storeys)	Wall Materials	Roof Form / Materials	Architect	Notes
Church of St Edward, King & Martyr	Listed Grade II*	C13-C15	N/A	stone rubble, cement rendered with some barnack stone dressings	lead & tiled	restored 1858-60 G. G. Scott	
1 & 2 Peas Hill	Positive building	early C20	4 + attic	brown brick	mansard / slate		
3 & 4	Listed Grade II	early C19	2 + attics	brick	parapet / tile		
6 & 7 Arts Theatre	Positive building	C19, largely redeveloped in 1990s	3 + attics	buff brick with stone dressings	mansard / slate	1990s redevelopment by Bland, Brown & Cole	
8	Listed Grade II	early C19	2 + attics	lime-washed brick	tile		
9	Listed Grade II	late C18	2	lime-washed brick	tile		
10 (Corpus Christi College Playroom)	Listed Grade II	early C19 G/F altered later	3	grey Gault brick	parapet		built as the Church of England Young Men's Society
12-15	Listed Grade II	late C18 / early C19	2 + attics	lime-washed brick	mansard / tile		
15A-16	Listed Grade II	late C18	2 + attics	whitewashed brick	mansard / tile		
31-33 Market Hill (Market Hostel - King's College)	BLI	1960-2	4	tan brick with slate bands	copper	Architects Co-Partnership	