

A famous historic street, home to the oldest building in the city.

Bene't Street is one of the city's premier historic streets. St Bene't's Church (named through a contraction of St Benedict, Archbishop of Canterbury during the reign of Cnut) dates back to Saxon times, whilst the street formed part of the Anglian town's core. Crick and Watson announced their discovery of DNA in the famous Eagle Tavern opposite. Today it is a popular thoroughfare for pedestrians

and cyclists passing from the market square to King's Parade. Recently the street has seen change through the closure of bank branches (this is a theme of change within the city centre) and the conversion of the buildings for use as a restaurant and a college library.

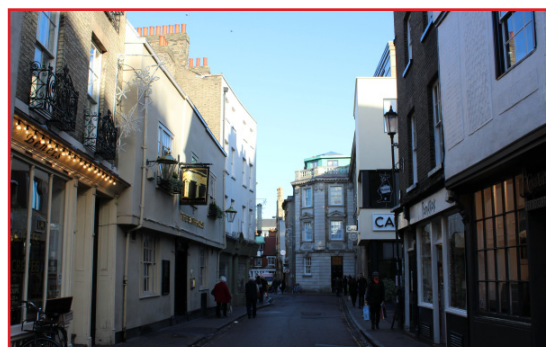


View along Bene't Street

SIGNIFICANCE - VERY HIGH

General Overview

The street contributes strongly to the commercial character of the area surrounding the market place, with the church reflecting the depth of its history as part of the Anglian town. The buildings provide evidence of historic use as public houses, shops and banks. They currently accommodate uses that include shops, pubs, cafés, and a church, along with university uses and residential accommodation. This is one of the city street's where the split between commercial ground floor and basement use is contrasted with predominantly student residential use above.



Commercial uses



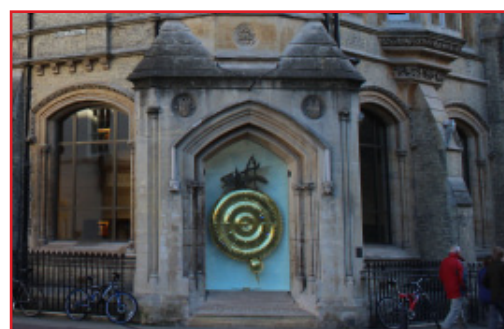
No. 1 Free School Lane

In addition to limestone fronted buildings, plastered (or rendered) buildings including the Eagle Tavern, The Cambridge Chop House and The Bath Ale House, provide a consistent buff coloured frontage supported by other buildings in gault brick. No. 1 Free School Lane stands forward in the street scene with jetties leaning out over Bene't Street and a frontage that includes decorative incised plaster (pargetting). Several other properties have jetties that lean out over the street indicating their timber framed construction and early date.

The former NatWest Bank at No. 10 provides Gothic revival detailing that adds to the intricacy of the street. Several buildings

preserve fine examples of historic shopfronts including Nos. 2, 4 and 5 Bene't Street, No. 1 Free School Lane and No. 1 King's Parade. The influence of C18 improvement is seen in the use of sash windows throughout the street, even in buildings that predate their introduction.

Traffic management in the city centre has reduced the weight of traffic on Bene't Street although it can still be blocked by unloading lorries (particularly drays) from time to time. The narrow footways, which cause pedestrians to use the roadway, and the high number of cyclists can create a somewhat confused street



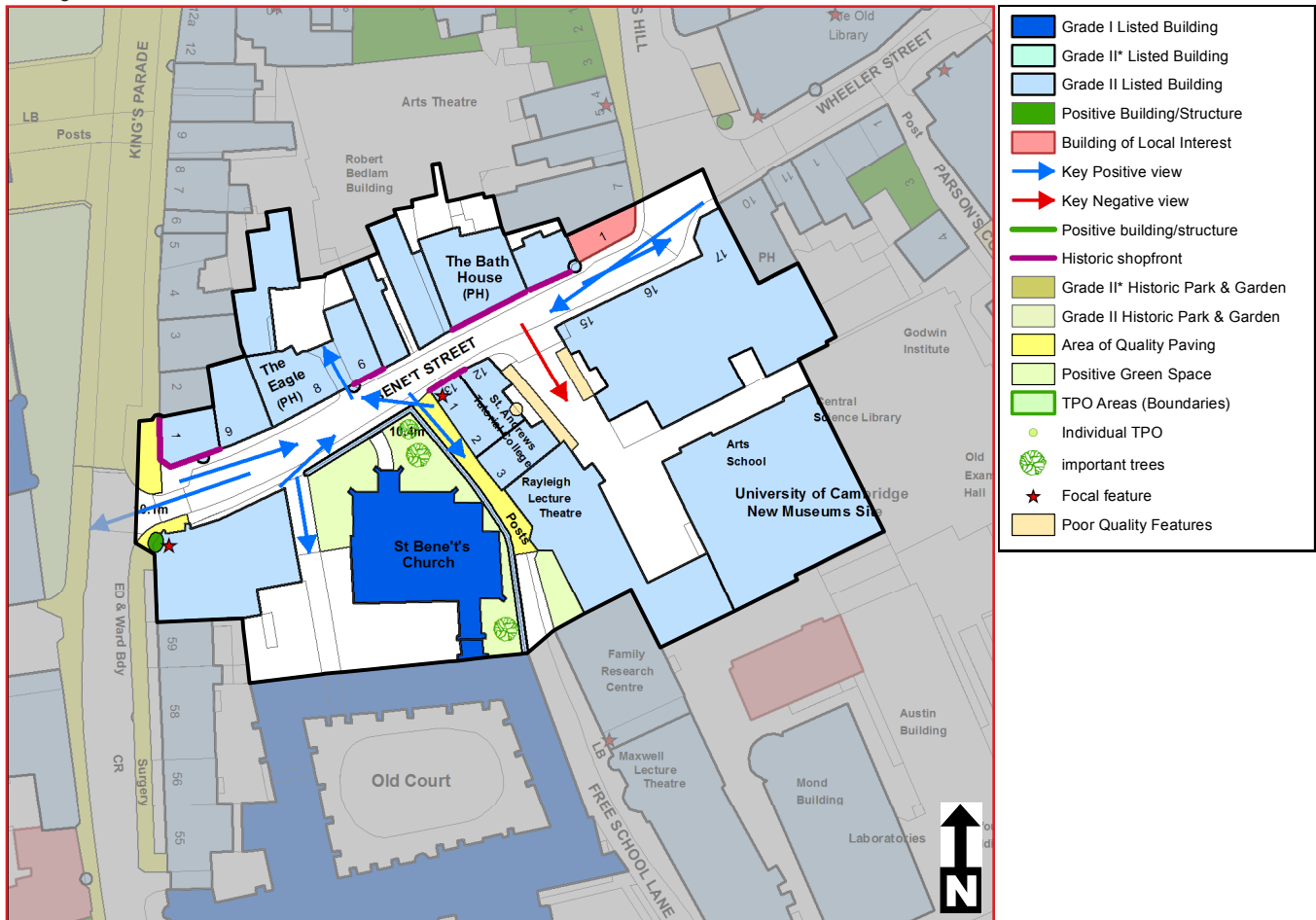
The clock (Chronophage) - No. 10 Bene't Street



Railings to St Bene't's Church

environment. Tourists gathering to look at the new clock at No. 10 Bene't Street create an obstruction that slows traffic on the street.

Granite kerbs and clay pavers provide definition and surfacing of the pavement, with some concrete slabs. Wooden bollards at the eastern end of the street appear out of keeping with the urban setting. The railings of St Bene't's Church are often festooned with flyers and adverts for student



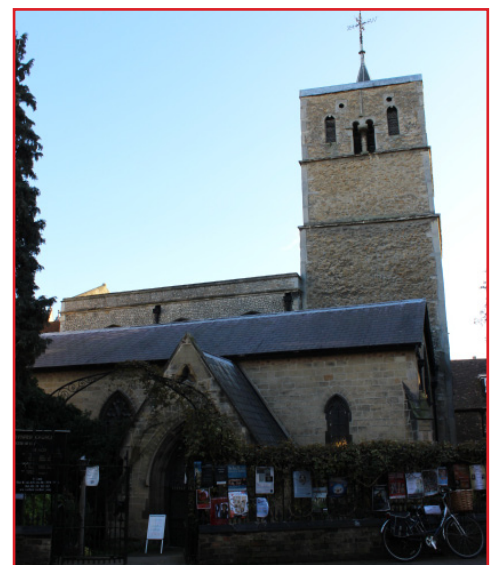
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shows and other events. The church insists these are laminated to prevent them deteriorating and they are regularly removed to stop a build up of old adverts.

Townscape Elements

- Building frontages abut the back edge of the footpath and form informal terraces that provide strong enclosure to the narrow street.
- St Bene't's Church is the exception to the above but maintains a sense of enclosure to the street through the use of railings, allowing views of the green churchyard space
- Views west terminate at King's College Chetwynd Court.
- Views east are partly closed by projecting wing of the former Barclays Bank.

Cambridge Historic Core Appraisal



St Bene't's Church

- Glimpsed views down alleys and into courts add interest by revealing subsidiary buildings in rear yards or areas of different character.
- Roofscape is varied and often hidden from view from the narrow street by parapets, which represent a characteristic feature of 18th or early 19th century construction or the improvement of earlier buildings.
- Building heights vary from two to four storeys but are generally of three storeys, contributing



Planting in the churchyard

further to the sense of enclosure.

- Planting is restricted to small trees and shrubs in the churchyard.
- The Library Clock at No. 10 Bene't Street is a recent addition but contributes to the architectural and historic interest of the street and No. 10 in particular.

Streetscape Enhancement

- Future enhancement proposals for Bene't Street should include measures to reduce the amount of vehicular traffic and make the street more pedestrian and cycle friendly by improving pavements and surfaces generally.

Redevelopment Opportunities

- Redevelopment potential on Bene't Street is limited due to the high quality and importance of the existing building stock. Barclays Bank has recently been converted to restaurants with student accommodation above. No. 10 Bene't Street (formerly the NatWest Bank) has also been converted and is now a library of Corpus Christi College with the clock (Chronophage – time-eater) in a prominent corner position.

Open Spaces

- Arts School courtyard - Recent consents for the New Museums Site include an improved setting for the Arts School building.



The Arts School courtyard

- St Bene't's Churchyard - St Bene't's Churchyard is the only green space along the street. The space has a pleasant informal feel, set below the general level of the street and this should be safeguarded through appropriate management techniques and replanting.

Note: Nos. 2 to 6 (consec.), Nos. 8 and 9 form a group. Nos. 10, 12, 13 and the Church of St Bene't form a group

Building No./ Name	Status	Age	Height (Storeys)	Wall Materials	Roof Form / Materials	Architect	Notes
1	BLI	C19	4	stone	(roof not visible)		retains good shopfront
2 Stanley House	Listed Grade II	early C19	4	grey gault brick			retains good shopfront
3 The Bath House	Listed Grade II	C17	2 (+ attics)	plastered timber-frame	pitched / tiled		refronted C18 jettied
4 and entrance to 4a	Listed Grade II	early C19	3 (+ attics)	grey gault brick good wrought iron grills front elevation	slate		Entrance to 4a - wrought iron gate with semi-circular over throw
5	Listed Grade II	late C16 / early C17	3	plastered timber-frame	flat-topped dormers / tiled		remodelled c1700; early C19 shop
6 (shop) & 8 (The Eagle – frontage)	Listed Grade II	early C19 (parts older?)	3 (+ parapet)	painted plaster			carriage way between 6 & 8 leading to Eagle Inn courtyard, central doorcase to No. 8 with wrought iron lamp bracket, Nos 6-8 form range
7 The Eagle (courtyard)	Listed Grade II	c1600 (south wing) C19 (east wing)	2	brick & plastered timber-framing	tile		1st floor open balustraded gallery on cast iron columns of early C19 looks out onto this courtyard, former post-house in C17 famous for 'airforce' bar
9	Listed Grade II	early C19	3 (+ parapet)	ashlar			in continuation with Nos. 6 and 8
10 The Taylor Library, Corpus Christi College and cast iron railings	Listed Grade II	1866	3 (+ basement)	white brick / stone dressings	slate	Horace Francis	Formerly NatWest Bank. The Corpus Clock, designed by Dr. John C. Taylor now forms a significant corner detail
St Bene't's Church	Listed Grade I	C11 origin; enlarged C14; altered C19	N/A	local limestones	clay tile / slate / lead	JR Bandon (1853) AW Blomfield (1872)	oldest church in Cambridgeshire (tower c1020)
Churchyard railings & gates of St Bene't's Church	Listed Grade II	C19	N/A	cast iron railings, brick wall			2 pairs of gates
12 Friar House (with 1, 2 and 2a Free School Lane)	Listed Grade II	early C17	3 (+ attics)	timber-frame with pargetting	tile / slate		early C18 staircase good shopfront jettied upper floors
13 Culpeper House	Listed Grade II	early C19	4	gault brick			
14 Arts School	Listed Grade II	1910	3	red and gault brick / stone	tile	George Hubbard and Albert Walter Moore	cellars have reset fragments of C13/14 Augustinian Friary which originally occupied site The building formerly housed the 'Scientific Periodical Library' Application numbers 15/0777/ FUL & 15/0779/LBC have been approved for this site
15 CAU	Listed Grade II	1968-69	3	brick / concrete/metal cladding		Charter Building Design Group	modern block, formerly extension to Barclays Bank (16)
16 and East Wing (former Barclays Bank) Zizzi's	Listed Grade II	mid C18 / rebuilt end C19	2 (+ attics) (main range)	yellow brick / stone dressings	mansard roof / tiled		John Mortlock (business man & 13 times Mayor of Cambridge) acquired original house built 1720 for ironmonger W Finch
Richardson Candles (2, 6, 8 and 9)	Listed Grade II	1957		tubular translucent glass on plain metal brackets, cast iron cap and base			wall mounted lamps on north side of street Designed exclusively for Cambridge by Sir Albert Richardson