

Lion Yard and The Grand Arcade

A series of indoor streets, formerly St Tibb's Row and Post Office Terrace, now representing a major shopping centre addition to the late C20 and early C21 commercial architecture of the city.

The Grand Arcade has drawn together several service lanes and arcades to form a distinctive glass roofed shopping centre in the heart of the city. Its pedestrian routes link St Andrew's Street and the Market Place as a major addition to the city's commercial footprint, as well as a mixture of different architectural statements that provide a high quality environment. The most recent elements (the Grand Arcade and

the John Lewis building) have provided refurbishment of the historic frontages to St Andrew's Street and use materials chosen to reflect historic character of surrounding streets, particularly the ashlar frontages of the University Laboratories on Downing Street and the frontage of Emmanuel College, which is continued in the internal street to provide a distinctive space.



The Grand Arcade, looking to Lion Yard

SIGNIFICANCE - LOW

General Overview

This area includes land that lay within the Anglo-Saxon town defined by the King's Ditch. The development of an early suburb outside the Barnwell Gate of the town is suggested by the presence of the church of St Andrew the Great. The present church was rebuilt in the mid C19 following a fire but retains fragments of the earlier church that date from the early C12, providing evidence of the suburb's antiquity.

In the C16, this area was comprised of a mixture of built up buildings fronting Petty Cury and open grazing land south of the King's Ditch. The frontage of St Andrew's Street was built up with buildings running back from the road in the yards behind or surrounding the churchyard of St Andrew the Great.

In the late C17, the line of the King's Ditch formed the limit of the plots running back from St Andrew's Street and Petty Cury, as shown on Loggan's map of Cambridge, produced in 1688. The plots on Petty Cury were densely occupied by buildings at the time, many of which were inns with buildings set around yards. The corner of Pembroke Street and Corn Exchange Street remained undeveloped and is annotated as The Hogg Market, presumably located on the edge of the town due to the potentially anti-social effects of this use. The area off Petty Cury remained an enclave of timber-framed buildings and narrow yards including the Red Lion Inn until the demolitions in the 1960s for the present Lion Yard shopping arcade.

St Tibb's Row was in existence by the early C19 and by 1888 led from the Cambridge Arcade, which stood where the Cambridge Hilton Hotel is today, to Alexandra Street, a curving street, which followed a similar line to today's St Andrew's Street entrance to Lion Yard (St Andrew's Arcade). A green open space remained in the centre of the area and was used as a bowling green, whilst a dog leg street ran around the north and east edges of the former Hogg's Market and was named St Andrew's Hill. Post Office Terrace was a small row on the corner of St Tibb's Row and Alexandra Street. The Robert Sayle Store of St Andrew's Street was founded in 1840, later becoming a part of the John Lewis Partnership. The frontage of the building has been retained as part of the Grand Arcade redevelopment (currently occupied by



Former Robert Sayle Store, now Ted Baker

Ted Baker). The massive redevelopment of the area in the late C20 and early C21 means that only the St Andrew's Street frontage on the edge of this large block survives from the late C19.

Development of Lion Yard shopping centre commenced in 1970 after an attempt by the city council to build a much larger shopping centre was refused after a planning enquiry (resulting instead in the construction of the Grafton Centre). The 'L' shaped arcade ran from Petty Cury to St Andrew's churchyard and included a library and magistrate's court, as well as a multi-storey car park. The building was designed by Ove Arup and retains a long colonnaded frontage to Petty Cury with a central arched entrance to the arcade. The exposed concrete columns are a characteristic feature of Arup's ferro-concrete design.

The construction of the Hilton Hotel at the corner of Corn Exchange Street and Downing Street involved the redevelopment of the whole block up to St Tibb's Row. The new hotel building was designed to pickup Neo-Classical motifs used at Emmanuel College, just to the east, with a large pedimented front to Downing Street, an arcade to the ground floor and stone detailing to quoins and



Hilton Hotel



The interior of the Grand Arcade

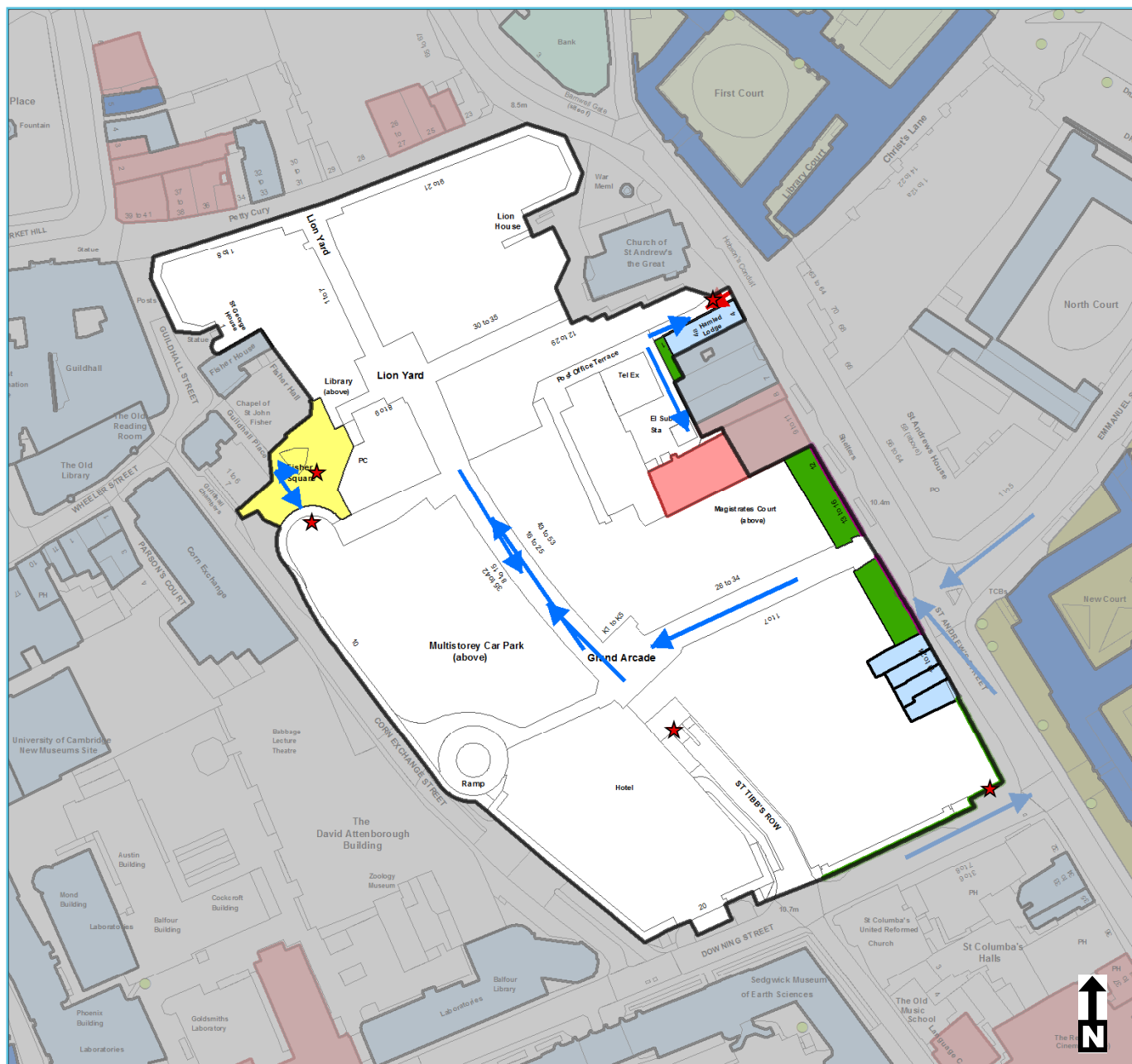
window surrounds. The use of buff brick links to the University Laboratories just to the west. The building's fenestration is less successful, failing to construct the deeper reveals to windows that would be expected to provide a greater play of light and shadow across the frontage. The return frontage into St Tibb's Row provides overlooking and an active frontage at the corner.

The construction of the Grand Arcade represented a fulfilment of the ambition of the 1950s Loggie Plan for Cambridge to provide a modern commercial centre for Cambridge along with enhanced public transport and public realm. It was designed by Chapman Taylor with concept design by Colin Stansfield-Smith and John Pardey Architects for a large department store for the John Lewis Partnership chain. It opened in stages from 2007 to 2008 with between three and five storeys, including the three storey central street or concourse of the arcade. Bridges join the opposite sides of the central concourse, which runs from Lion Yard to St Andrew's Street and is covered by a glazed diagrid

barrel roof that provides a light environment and an interesting architectural feature. It is clad in precast polished buff concrete, which resembles limestone with pillars lining the concourse that provide a strong rhythm to views along this internal street. At the exits to the arcades the ceiling is lowered and becomes opaque creating narrower portals that draw pedestrians into the heart of the arcade.

On the exterior, the remaining section of St Tibb's Row is now the entrance and exit to the multi-storey and basement car parks of the hotel and the Grand Arcade. This is perhaps the Grand Arcade's least inspiring aspect with a part glazed frontage, revealing a large stairwell, and a part ashlar façade. The reuse of the baroque cartouche from the former Norwich Union Building provides a focal feature in the street, although its meaning is unclear in this context and it appears rather out of place over the car park entrance. The frontage of the John Lewis building to Downing Street and St Andrew's Street is the main outer face of the Grand Arcade and uses precast stone ashlar to provide a sympathetic palette to the other buildings and the frontage of Emmanuel College. The building provides active frontages that support the commercial character of both streets. These include the tall cartouches filled with a mixture of glazing and panels of patinated metal, which are broken up into vertical sections that reflect the traditional widths of shopfronts on the surrounding streets.

The Corn Exchange Street frontage of the building is made up of the multi-storey car parks of the Grand Arcade which are clad in vertical louvered screens with buff brick piers. The cycle hire shop at the ground floor provides a partially active frontage although the street is relatively uninviting for pedestrians, with the raised, first floor walkway intentionally providing a preferable route. The corner to Fisher Square is



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	Grade I Listed Building
	Grade II* Listed Building
	Grade II Listed Building
	Positive Building/Structure
	Building of Local Interest
→	Key Positive view
→	Key Negative view
	Positive building/structure
	Historic shopfront
	Grade II* Historic Park & Garden
	Grade II Historic Park & Garden
	Area of Quality Paving
	Positive Green Space
	TPO Areas (Boundaries)
●	Individual TPO
●	important trees
★	Focal feature
	Poor Quality Features

formed by a large drum shaped elevation including the two storey glazed frontage of Carluccio's restaurant which provides an attractive frontage to the square.

The rooftop restaurant of John Lewis is notable for the fine view it provides over the rooftops of Cambridge, including the buildings and grounds of Emmanuel College, with Christ's Pieces beyond.



Renovated frontages to St Andrew's Street

Townscape Elements

- Strong frontages of late C20 and early C21 buildings to St Andrew's Street, Downing Street, Guildhall Street, Fisher Square and Petty Cury.



Public art to the corner of Downing Street and St Andrew's Street

- The renovated frontage of historic townhouses and early C20 department stores to St Andrew's Street has enhanced this historic frontage, which makes an important contribution to a high quality commercial environment.
- Public art provided at the corner of Downing Street and St Andrew's Street, and also at Fisher Square.
- An enhanced paving scheme at Downing Street, provides a high quality public realm outside the John Lewis building which is also a bus rank.
- Buildings are set at the rear of the pavement, contributing to the enclosure of the surrounding

streets and include arcades that provide sheltered shopping frontages.



Rooftop views of Cambridge from the John Lewis restaurant

- External frontages use architectural motifs to break up the frontages into a series of vertical elements that reflect the rhythm of historic buildings.
- The arcade provides a high quality 'street' environment, which can be experienced from three storeys.
- The views across the rooftops of Cambridge from the restaurant at the top of the John Lewis building provides a new perspective for the public on the historic buildings and spaces of the city.

Redevelopment Opportunities

The Grand Arcade scheme has been largely successful in regenerating this area as a prime commercial area of the city centre, providing modern facilities that are attractive for multiples, leaving greater opportunity within the city's historic streets for locally distinctive independent retailers.

The frontage to Corn Exchange Street remains uninspiring and the street now mainly serves as an access and exit route for the multi-storey car park and servicing for the New Museums Site.

The fenestration of the external elevations of the John Lewis building provide little articulation of the floor spaces above ground floor level and, as such, fail to interact with the road. This does not reflect the relationship between the buildings and the streets that is part of the character of the historic buildings on St Andrew's Street.

Downing Street and St Tibb's Row

Building No./ Name	Status	Age	Height (Storeys)	Wall Materials	Roof Form / Materials	Architect	Notes
Hilton Hotel	none	c1980s	4 + attics	buff brick, artificial stone	mansard / artificial slate	J T Design & Build	
Grand Arcade multi-storey car park	none	2007	7 (including rooftop carpark)	Buff brick and metal sheet cladding	Glazed diagrid roof/ car park		
Grand Arcade John Lewis Building	none	2008	6	Precast stone ashlar' glazing and patinated metal panels			

Post Office Terrace and Petty Cury

Building No./ Name	Status	Age	Height (Storeys)	Wall Materials	Roof Form / Materials	Architect	Notes
Lion Yard	none	1975	3	Concrete and buff-brown brick	Pitched glass and slate	Arup Associates	
4 St Andrew's Street	Listed Grade II	late C18 with C19 alterations	3	brick	parapet	Large wagon way provides access to Post Office Terrace with remaining wrought iron gas lamp bracket of the Eagle Public House. Listed in a group as Nos. 4-7	
1 Post Office Terrace	Positive building	C19	1	Gault brick	slate		
Building at the rear of Barclays Bank	none	1930s and 1960s	4	Buff brick	flat	Part of the former Head Post Office, redeveloped as Courts in 2007	
22 St Andrew's Street	Listed Grade II	c1730	2 + attics	Gault brick	tile		Nos. 22 - 25 (consec) form a group
23 St Andrew's Street	Listed Grade II	C18	4	red brick	parapet / tiled		Nos. 22 - 25 (consec) form a group
24 St Andrew's Street	Listed Grade II	early C18	3	brown brick	parapet		Nos. 22 - 25 (consec) form a group
25 St Andrew's Street	Listed Grade II	late C18	3	red brick	parapet / hipped, tiled		Nos. 22 - 25 (consec) form a group