

**A major shopping street on the line of the Roman road outside the King's Ditch and including the main frontages of both Christ's College and Emmanuel College in addition to numerous narrow-fronted plots that illustrate the original division for medieval tenements.**

St Andrew's Street outside the medieval Barnwell Gate, once formed part of the Via Devana, the Roman road which ran from Colchester to Chester. The street was later known as Preachers' Street after the foundation of the Dominican Priory (or Preachers) during the C13, which was reused to found Emmanuel College in the late C16. The re-founding of Christ's College (originally known as God's House) here in 1448

cemented the role of the street as part of collegiate Cambridge. During the C19 and early C20 the street became a fashionable shopping street and is now lined by highly ornamented buildings, mainly dating from this period. It also includes the Church of St Andrew, acting as a gateway feature at the turn into Sidney Street, as well as the less conspicuous Cambridge Magistrate's Court.



Street view

### SIGNIFICANCE - HIGH

#### General Overview

Whilst the west side of St Andrew's Street is dominated by commercial premises, with the Lion Yard and Grand Arcade development at the rear, the east side is more varied with large sections of the frontage occupied by historic college buildings. At the northern end of the street the Entrance Court buildings of Christ's College extend along the street either side the focal feature of the gate tower. These represent the rebuilding of the college by Margaret Beaufort (mother of Henry VII) in the early C16. The gate tower is generously ornamented with the royal crest, in this case exhibiting the red roses of the House of Lancaster and the portcullis of the Beaufort's, which were emblems of Henry Tudor. Despite refacing of the ranges to either side in the early C18, the buildings retain their early Tudor character including battlemented eaves with the addition of C17 dormer windows above. The Entrance Court buildings rise directly at the rear of the pavement buildings and are imposing in the streetscene.



Entrance Court buildings of Christ's College

The classical frontage of Emmanuel College's Front Court at the southern end of the street presents a strong contrast with Christ's College. The classical façade embodies the changing attitude to the role of the University and colleges as centres of scientific and rational learning descending from the academic traditions of the classical world, rather than the more spiritual traditions of the Middle Ages and age of the reformation. The buildings are set well back from the street with a large garden area defined by high iron railings – removing the academic world from the profane environment of the commercial street. The garden adds greenery to the street but the presence of the college is diminished in the streetscene, with only the centrally placed portico drawing the eye significantly. South of Front Court, the grounds of Emmanuel College create a long gap in the building frontage that is spanned by a high wall of medieval origin but refronted in brick that marks the boundary of the C13 Dominican Priory. Tall trees rise behind the wall providing a large green element to the street that contributes to its attractiveness.



*Emmanuel College Front Court*



*Buildings set back from the street*



*Greenery from the garden*

Between the two college blocks, commercial development includes the uninspiring but unobtrusive late C20 block of St Andrew's House and the more interesting Bradwell Court development, completed in 2008. The mixture of college and commercial uses on this side of the street provides areas of active and inactive frontage that allow the historic buildings to be admired without creating an inaccessible and inactive environment.

On the west side of the street, St Andrew's Church, built in the late C19 to replace an earlier one of at least C12 origin, stands just off the main line of the street and is hidden from view from the south by the building line. The adjacent churchyard forms the street corner and provides a green break between St Andrew's Street and Sidney Street to the north, providing an attractive termination to both spaces as well as a point of escape from the busy street.

Between the Church and corner of Downing Street, the building frontage represents an area that has been developed since at least the late C16, and probably earlier. Today it is formed of a mixture of C18, C19 and early C20 buildings with shopfronts. These include a high proportion of tall narrow fronted properties that illustrate the historical drive to exploit this key commercial frontage at the entrance to the city. The cladding materials are mixed, including a variety of different brick, which helps to emphasise the division between numerous narrow fronted properties, where this is in fact the case. Several have richly ornamented frontages, drawing the eye and reflecting their historical function as commercial premises. No. 17 (now a clothing store and the entrance to the Grand Arcade, stands out in particular for the ornate stonework to the first floor, ironwork balconies to the second floor and balustrade parapet at the eaves. Nearer the junction with Downing Street, the buildings are less ornate, presenting austere Neo-classical facades, and this has been reflected in the simple fenestration scheme of the John Lewis department store. The latter now provides a strong definition to the corner of Downing Street.



*The corner of Downing Street*



*Hobson's House*

South of Downing Street, the buildings have broader frontages to the road, reflecting less intensity of development further out from the city centre. They include a number of institutions, including St Andrew's Street Baptist Church and the former Police Station at Hobson's House, both of which add to the pattern of ornate frontages, one in highly textured flint with elaborate Gothic tracery and the other in deeply rusticated ashlar. The former Regal cinema just to the north of the church adds Art-Deco details to the street whilst the C17 origin of Nos. 33-35 St Andrew's Street are mainly appreciable from the low scale, bridled plain tile roof and deep set back in the shopfronts, suggesting a timber-framed construction concealed by later brickwork.

From the corner with Downing Street, the building scale gradually rises to the south from two storeys to three storeys with attics. The building line rises from the rear of the pavement, emphasising the historical commercial function of the street. The strong sense of enclosure is broken down however by the set back frontage of Emmanuel College and the broad junction to Emmanuel Street and Downing Street.



*Rising building scale*



*Junction to Emmanuel and Downing Streets*



*Consistent building lines*

The short dog leg at the southern end of Sidney Street creates a visual break that divides St Andrew's Street from the city centre shopping streets to the north. The continuity of Regent Street to the south east focuses views that unite the two streets as a long approach to the city centre and the historical site of the crossing of the King's Ditch at its entrance. The consistent building lines on St Andrew's Street and Regent Street focus views along the street, either to the building frontages or towards either end of the street. Our Lady and the English Martyrs Roman Catholic Church provides a dominant end stop to views south whilst the corner of the Sidney Street Lloyds Bank building is an end stop to views further north. There are also views into connecting streets, with the view up Hobson Street proving particularly intriguing as the street curves out of sight.



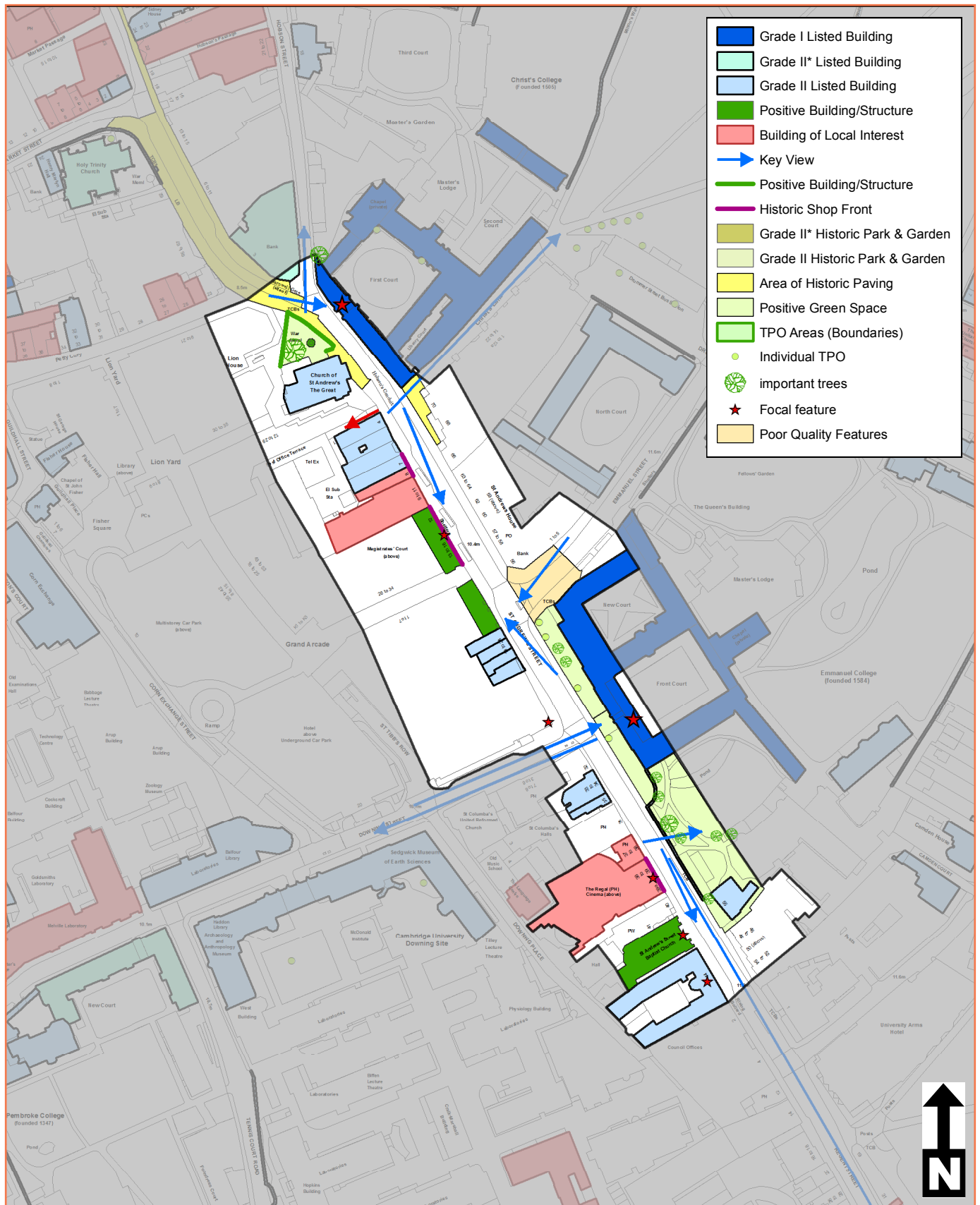
*Dominant views of the Catholic Church*



*Bradwell's Court redevelopment*

The street has seen considerable redevelopment in the past ten years, including the demolition and redevelopment of Bradwell's Court and demolition of Nos. 26 – 31 St Andrew's Street for construction of John Lewis, as well as wider refurbishment associated with the Grand Arcade development. North of Downing Street, the street now has an energetic feel due to the integration of modern and historic architecture, and the busy pedestrian traffic. This feeling diminishes slightly to the south due to the less active frontages of the offices, Hobson's House and the Baptist Church as well as the long frontage of Emmanuel College. Nevertheless footfall from south to north supports the more specialist retail area of Regent Street to the south.

St Andrew's Street is a major shopping area with shops at ground floor level and retail and office use above. There appears to be little residential use except in the college buildings. Traffic accessing or leaving the multi-storey car park of the Grand Arcade via Downing Street, and taxis queuing at the north end of the street makes this a very busy area.



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## Townscape Elements

- The buildings on the west side consistently stand against footpath edge and generally rise to three storeys as an informal terrace with gaps between, providing a strong sense of enclosure focusing views along the street. The density of shops and access to the Grand Arcade makes this a highly active frontage and a busy area.
- The building line on the east side is more varied, moving away from the street frontage with a defined garden space separated from the pavement by railings or the high college wall to the south. The building line at the north end of the street is more consistent, creating a strong sense of enclosure north of Emmanuel Street, which then opens out more to the south. The long college frontages makes this a less active area of street with a busier focus around the shops at Bradwell's Court and St Andrew's House, as well as the bus stops on Emmanuel Street.
- The buildings are generally two to three storey scale, but feel taller where they are in close proximity to the pavement. The interest of architectural detail of upper storeys draws the eye upward, emphasising the height of buildings.
- Christ's College gatehouse provides a prominent landmark at the north end of the street, connecting visitors with the city's history of royal patronage.
- Looking south, the Baptist Church tower is readily apparent and forms part of an ornate frontage of highly varied architectural styles and uses.
- The view south to the spire of Our Lady and the English Martyrs Roman Catholic Church is framed by the buildings of St Andrew's Street and Regent Street as a distant landmark.
- The buildings provide a greatly varied roofscape often with ornamented parapets and dormer windows to steeply pitched roofs, with the raised roof of the Grand Arcade seen rising above.



Varied roofscapes

- Greenery is limited to the grounds of Emmanuel College at the south end of the street and the large yew tree in St Andrew's churchyard to the north. Street trees outside Bradwell's Court also contribute to the greenery of the area as well as the more substantial specimens outside Emmanuel College.

## Streetscape Enhancement

Several of the street corners favour vehicle traffic over pedestrians. The junction with Emmanuel Street in particular could be made more attractive to pedestrians, which might also include moving cycle parking away from the street corner and providing more organised facilities on the south side of Emmanuel Street in an area that is otherwise a largely inactive and shaded area of paving.

## Redevelopment Opportunities

The redevelopment of Bradwell's Court has reopened the historic Christ's Lane to the public and has provided an enhanced pedestrian link between the Lion Yard / market area and the bus station and Christ's Pieces beyond. This is also an important link to the Grafton Centre.

St Andrew's House and the block to the north of No. 55 are monolithic and contribute little to the townscape of the street. They could be sensitively redeveloped as could the modern No. 40 adjacent to the Baptist Church.

The redevelopment of buildings of the Grand Arcade and the construction of the John Lewis department store has been a major retail redevelopment for the city. The high level of activity on St Andrew's Street and attractive frontages that have been created or restored demonstrate the success of this investment in the city's commercial function.

## Archaeology / Historic Topography

Anticipated deposit depth is generally from 1.00m to 2.50m.

Potential for prehistory is low.

Potential for Roman is low to moderate.

Potential for medieval is moderate to high.

Although on the line of the Roman road, few finds of Roman material have been made in the vicinity, suggesting that this is not an area of significant activity. An early suburb grew up in the area outside the Barnwell Gate. Archaeological investigations indicate this may date from as early as the C10 and extended at least as far as the line of Downing Street. Work on Bradwell's Court in the 1950s also revealed Saxo-Norman features indicating early medieval development on both sides of the road. Documents suggest that when the Dominican or

Black Friars priory was established around 1290 several properties were removed to make way for it. The priory was dissolved around 1538 and Emmanuel College founded c. 1584. Commercial development is likely to have had a major impact on the survival of archaeological remains to the west of the road, whilst the college grounds to the east

provide a higher potential for the survival of evidence of past activity. The area of the road itself is likely to present a higher potential for survival of deposits than the more frequently redeveloped frontages on either side.

## West side

| Building No./ Name                 | Status            | Age                           | Height (Storeys) | Wall Materials                 | Roof Form / Materials   | Architect                           | Notes                                                                                                |
|------------------------------------|-------------------|-------------------------------|------------------|--------------------------------|-------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------|
| Church of St Andrew The Great      | Listed Grade II   | 1843 slight remains from C12  | N/A              | ashlar                         | slate                   | Rebuilt from Ambrose Poynter design | late Gothic style                                                                                    |
| 4-6                                | Listed Grade II   | late C18 with C19 alterations | 3                | brick                          | parapet                 |                                     |                                                                                                      |
| 7                                  |                   |                               |                  |                                | mansard / slate         |                                     |                                                                                                      |
| 8 Thomas Cook                      | BLI               | C18                           | 2                | render                         | parapet / tile          |                                     | refaced 1920s with lively Art Deco first floor shop window (possibly an original Kodak shop)         |
| 9-10 Post Office                   | BLI               | 1930s                         | 4 + attics       | brick / ashlar G/F             | mansard / pantile       |                                     |                                                                                                      |
| 11 Barclays Bank                   |                   | mid C19                       | 3 + attics       | white / buff brick             | mansard / slate         |                                     |                                                                                                      |
| 12-16 Cambridge Magistrates' Court | Positive building | mid / late C19                | 4                | ashlar                         | mansard / slate         |                                     |                                                                                                      |
| 17                                 | Positive building | late C19 / early C20          | 4                | ashlar                         | slate                   |                                     | Incorporates the entrance to the Grand Arcade, along with high quality shopfront                     |
| 18-19                              | Positive building | late C19                      | 3 + attics       | red & buff brick               | slate                   |                                     |                                                                                                      |
| 20                                 | Positive building | late C19                      | 3                | Gault brick                    | parapet                 |                                     |                                                                                                      |
| 21                                 | Positive building | early C20                     | 3 + attics       | red brick with stone detailing | parapet / tile          |                                     |                                                                                                      |
| 22                                 | Listed Grade II   | c1730                         | 2 + attics       | Gault brick                    | tile                    |                                     | Nos. 22-25 (consec.) form a group                                                                    |
| 23                                 | Listed Grade II   | C18                           | 4                | red brick                      | parapet / tiled         |                                     | Nos. 22-25 (consec.) form a group                                                                    |
| 24                                 | Listed Grade II   | early C18                     | 3                | brown brick                    | parapet                 |                                     | Nos. 22-25 (consec.) form a group                                                                    |
| 25                                 | Listed Grade II   | late C18                      | 3                | red brick                      | parapet, hipped / slate |                                     | Nos. 22-25 (consec.) form a group                                                                    |
| 26-30                              |                   |                               |                  |                                |                         |                                     |                                                                                                      |
| John Lewis                         | none              | C21                           | 4                | Stone, glass and slate         | flat                    |                                     | Nos. 26 – 30 were demolished to make way for John Lewis, which is listed under No. 10 Downing Street |
| 32 Cambridge Building Society      | none              | modern                        | 2                | orange / brown brick           | mansard / metal         |                                     |                                                                                                      |
| 33 & 34 Nandos                     | Listed Grade II   | C17                           | 2                | timber-framed, brick front     | old tile                |                                     |                                                                                                      |
| 35 Varsity Restaurant              | Listed Grade II   | C17                           | 2 + attic        | timber-framed, brick front     | mansard / tiled         |                                     |                                                                                                      |
| 36-37 All Bar One and Wagamama     | none              | C20                           | 3                | brick / render                 | flat                    |                                     |                                                                                                      |
| 38 The Castle Public House         | BLI               | early C20                     | 3 + attic        | red brick; G/F: render         | tile                    |                                     |                                                                                                      |

| Building No./ Name                                                       | Status          | Age       | Height (Storeys) | Wall Materials             | Roof Form / Materials | Architect        | Notes                                                                       |
|--------------------------------------------------------------------------|-----------------|-----------|------------------|----------------------------|-----------------------|------------------|-----------------------------------------------------------------------------|
| 39 The Regal Public House & the Arts Picturehouse & Army and Navy Stores | BLI             | early C20 | 2                | red brick, stone detailing | parapet               |                  | Built as a cinema with Art Deco glazing and cinema fascia.                  |
| 40 Tate                                                                  | none            | late C20  | 3                | yellow / red brick         | slate                 |                  |                                                                             |
| St Andrew's Baptist Church                                               | none            | 1903-4    | N/A              | stone & flint              | slate                 | G. & R.P. Baines |                                                                             |
| 44 Hobson's House (old Police Station)                                   | Listed Grade II | 1901      | 3 + attics       | ashlar-faced               | slate                 | John Morley      | in manner of G.G. Scott the Younger's 1883 New Building at Pembroke of 1883 |

## East side

| Building No./ Name                                       | Status          | Age                           | Height (Storeys) | Wall Materials                                   | Roof Form / Materials  | Architect                                                                                      | Notes                                 |
|----------------------------------------------------------|-----------------|-------------------------------|------------------|--------------------------------------------------|------------------------|------------------------------------------------------------------------------------------------|---------------------------------------|
| 45 - 50 Janus House                                      | none            | 1964-66                       | 4 +1/2           | concrete                                         | flat                   | Fitzroy Robinson                                                                               |                                       |
| 55 Belmont                                               | Listed Grade II | 1822                          | 2                | Gault brick                                      | parapet / slate & tile |                                                                                                | incorporates part of an C18 building  |
| Emmanuel College wall facing St Andrew's Street          | Listed Grade II | Medieval, rebuilt C18 & later | N/A              | clunch, refaced in buff brick, capped with brick |                        |                                                                                                |                                       |
| Front Court: west range                                  | Listed Grade I  | 1769-75                       | 2/3              | ashlar                                           | parapet                | James Essex                                                                                    | iron gate of 1795                     |
| New Court: west range                                    | Listed Grade I  | 1584-9                        | 2                | ashlar & render                                  | pitched / copper sheet |                                                                                                | remodelled in early C19               |
| 56-64 Prudential buildings (St Andrew's House)           | none            | 1957-9                        | 4                | buff / brown brick                               | mansard / tile?        | F.J. Doyle                                                                                     | Including Nos. 1 to 5 Emmanuel Street |
| 65 - 70 Bradwell's Court                                 | none            | 2008                          | 4                | Stone and glass                                  | flat                   | Panter Hudspith                                                                                |                                       |
| Christ's College: Entrance Court: west range & gatehouse | Listed Grade I  | early C16                     | 2 + attics       | ketton stone                                     | tile                   | refaced by Robert Grumbold 1714 – Library extended and modernised by Bodley & Garner in 1895-7 | Part of Founder's Building            |