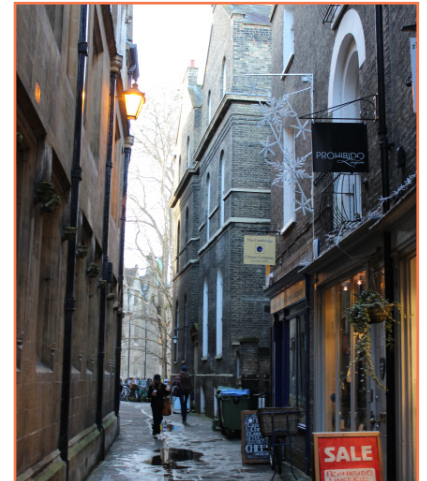


All Saint's Passage is a narrow alleyway overshadowed by stone and brick buildings running between Bridge Street and St John's Street. By contrast, at its western end, All Saints' Garden is a pleasant open space with tall trees that adds to the character and greenery of St John's Street.

The passage runs off the west side of Bridge Street as a narrow alley, opening into the wider space of All Saint's Garden at its western end. It is Y-plan with one arm focussed on St John's College gate and the other on Trinity College Chapel. It was originally named Dolphin Lane after a public house at its south-west corner. The area was part of the town's Jewish Quarter from the C11 until their expulsion in 1275, and the original All

Saints' Church retained its name 'All Saints in the Jewry' until it was sold for demolition in 1865. The old churchyard, with just the old cross left as a marker, is now popular as a rare public open space within the city and is occasionally used for craft fairs. Behind All Saints' Passage lies one of the last remaining areas of old courts and back alleys which typified much of the 'town' parts of the city before the C19.

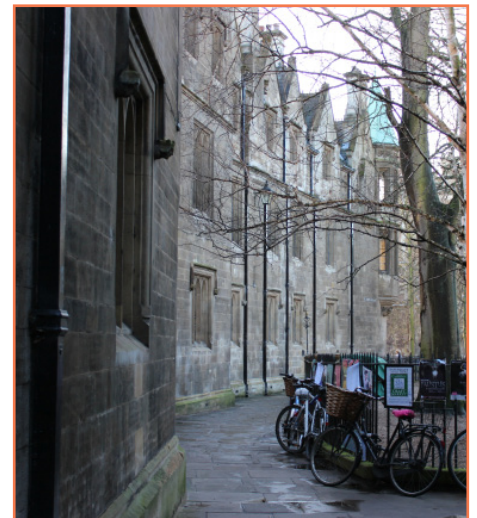


All Saints' Passage

SIGNIFICANCE - HIGH

General Overview

All Saints' Passage is a useful cut-through between Trinity and Sidney Streets, being only suitable for pedestrians. Several historic shopfronts provide architectural interest and activity on its north side, whilst the detailing of windows on Whewell's Court on the south side, including a series of carved stone faces, are a Victorian flourish that reflect the medieval origins of the route. The lane's historic character is supported by the heavily worn stone paving with which it is surfaced, although it is noted that this has sunk to form a large depression that collects a long puddle that fills the centre of the passage after heavy rain. The colours of the limestone buildings of Whewell's Court and the Gault brick buildings on the north side of the passage are very similar, creating a unified character. The uses include college residential accommodation and specialist retailers, which add to the sense of activity in the passage during the day and provide a safer environment.



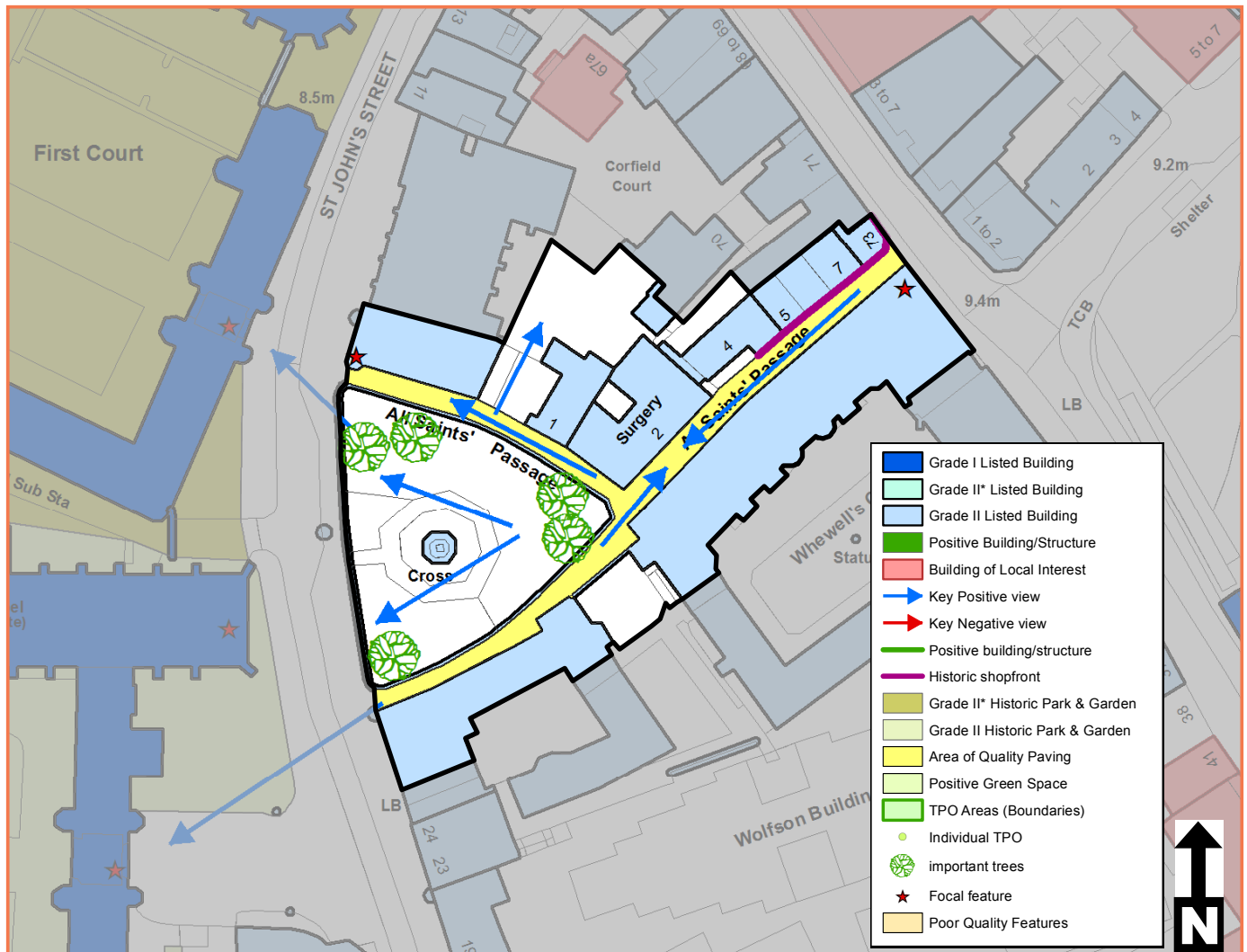
Whewell's Court



The Old Divinity School

All Saints' Garden is used for craft fairs and escaping the bustle of the streets. The Old Divinity School has recently undergone refurbishment as a conference centre and presents an attractive side elevation to the garden, with ornate stone dressings including the octagonal corner turret at the junction with St John's Street, and decorative brick and stone chequerwork that reflects the detailing of Magdalene College. The Tudor Revival design by Basil Champneys complements the earlier frontage ranges of St John's College and Trinity College across St John's Street. Glimpsed views of the courtyard at the rear of the Old Divinity School are seen through a decorative metal screen. The garden also provides a point from which to view the historic frontages

of Trinity College and St John's College, including the two gate towers, which are among the most picturesque and historically distinctive features of the City Centre. St John's College owns all the buildings to the north, and Whewell's Court to the south is owned by Trinity College.



© Crown copyright (Licence No. 100019730) Not to Scale

Townscape Elements

- Buildings are for the most part set on the back edge of the footway, tightly enclosing the narrow passage particularly at the east end.
- The narrow passage and strong building lines create channelled views to the greenery of the garden and gate tower of Trinity College to the west.
- The shopfronts within the passage provide historic interest as a result of the survival of historic detailing and add activity and surveillance that makes this area feel safer during the day. The paving of the passage adds to its historic character.
- Spatially, the alleyway opens out at the west end of the passage to create All Saints' Garden, formed by the open space between the two forks of the passage.
- The stone detailing of the window surrounds provide particular visual interest within the eye-



All Saints' Garden

line of most pedestrians in the passage.

- All Saints' Garden is a pleasant contrast to the enclosed character of the rest of All Saints' Passage. It provides evidence for the site of the medieval church that gave the alleyway its name, and is a location from which the architecture of the many historic college buildings surrounding it can be admired. The railings around the garden are simple C18 iron

railings painted black and standing on a good quality stone plinth or dwarf wall. They help to define the garden as a separate space from All Saints' Passage and St John's Street, which lies to the north and west.

- The adjoining buildings provide an interesting roofscape, with the gables of dormer windows providing a strong rhythm to the roofline of Whewell's Court. Additionally, the Old Divinity School's variety of turrets and gables represents a late Victorian interpretation of Tudor detailing that complements the surrounding buildings. Champneys' architectural choice may have been intended to invoke the period of the reformation as a time of particular theological reflection and the origin of the Church of England.
- The courts behind the buildings contain interesting gardens, spaces and alleys, which are glimpsed from All Saints' Passage and All Saints' Garden.

Streetscape Enhancement

Lighting in the passageway is poor and makes it

forbidding after dark. This could be improved and would help to draw people towards the small but useful shops, particularly in the dark afternoons of winter. The passage is often in heavy shade throughout the year and there can be problems with surface drainage.

Redevelopment Opportunities

The buildings appear to be occupied and well used, contrasting to comments made at the time of the last appraisal that the area was neglected and under-used. No. 1a All Saints' Passage has been demolished, opening out the view to the courtyard behind decorative railings and St John's College 'quincentennial' gate (1511 - 2011).

Note: All the listed buildings in All Saints' Passage form a group

North side

Building No./ Name	Status	Age	Height (Storeys)	Wall Materials	Roof Form / Materials	Architect	Notes
The Selwyn Divinity School	Listed Grade II	1878-9	2	red brick with stone dressings	clay tile slate	Basil Champneys	Neo-Tudor
1A Old Music Shop	Demolished, now has railings and decorative gate through to courtyard behind						
1 Lichfield House	Listed Grade II	C17 & early / mid C19	2 + attic	timber-framed, plastered & brick	old tile		
2 (Surgery)	Listed Grade II	Mid C19	3 + basement	grey Gault brick	parapet		built as Philosophical Society, became Hawks Club for university athletes
4	Listed Grade II	early C19	3 + basement	grey Gault brick	parapet		
5-7 (consec.)	Listed Grade II	early C19	3	grey Gault brick	parapet		
All Saints' Garden		C19					the site of the original All Saints' Church
Railings round churchyard of destroyed Church of All Saints	Listed Grade II	C18	N/A	cast-iron			
Cross in the churchyard of destroyed Church of All Saints	Listed Grade II	1880	N/A	stone - inscriptions commemorate the church (demolished in 1875)			

South side

Building No./ Name	Status	Age	Height (Storeys)	Wall Materials	Roof Form / Materials	Architect	Notes
Whewell's Court, Trinity College	Listed Grade II	Western court - 1856-60 Eastern Court - 1865-68	3	ashlar stone	slate	Western and Eastern Courts - A. Salvin Partly remodelled by D. Caroe in 1908	