

A historic street famous for its numerous public houses.

King Street was known as Walls Lane during the C16 and C17 and has probably been lined by buildings since the C12 as the principle approach to the City Centre from the east. The street still retains the character of a historic market town with C17, C18 and C19 buildings, including former inns and small shops of a low two storey scale in local materials and of vernacular design. Developments by Sidney Sussex, Christ's and Jesus Colleges in the 1970s swept

away the courts and alleys that ran off this historic route into the city and were the subject of outrage at the time. The blocks of flats that replaced them present a somewhat bland frontage with a horizontal emphasis and monotonous brick façade that does not reflect the complexity of the mixed buildings on the south side of the street. The street used to be famous for the 'King Street Run', a college tradition of drinking in each of the street's numerous hostelries.



King Street

SIGNIFICANCE - HIGH

General Overview

The Gothic style Wesley Methodist Church on the south side of the street provides an important gateway feature to the street but, due to its alignment to face the junction, plays less of a role in the frontage of the street thereafter. Its car park provides openness to the south side and several of the street's small number of trees.

The south side of the street has a strong historic character of two and three storey buildings built between the C17 and C19 in locally produced materials. Many have been altered through the insertion of shopfronts, which probably represent the latest of a tradition of commercial frontages, although a number retain the character of townhouses and at least one appears to have had a domestic frontage reinstated, suggesting a decline in the area's commercial role.



Wesley Methodist Church



The King Street Run PH

Historic public house frontages and a number of good quality historic shopfronts contribute to the architectural interest of the street as well as illustrating its history. Particularly notable are the late C19 St Radegund's Public House, the Champion of the Thames Public House and D'Arry's Cookhouse and Wineshop (No. 4 King Street, recorded as Cambridge Ale Stores Public House in 1888). The King Street Run, formerly the Horse and Groom Public House, has a C19 Classical frontage that rises to three storeys and provides a focal feature at the inner angle of a bend in the street. Many other shopfronts retain some historic detail or a historic form with lobby entrances, stall risers, glazing bars, narrow timber fascias, pilasters and console brackets, which help to integrate them with the old houses that they are now a part of.

Many of the older C17 and C18 houses have the tiled mansard or 'gambrel' roofs that are a distinctive feature of Cambridge and the surrounding area. These were described in Oliver Wendall Homes' humorous poem of 1858 *The Professor under Chloroform*:

"Know old Cambridge? Hope you do. Born there? Don't say so! I was, too - Born in a house with a gambrel-roof, - Standing still, if you must have proof."

These provide additional space for accommodation in attics and many have had dormer windows added. The latter appear less intrusive where they are narrow, have retained six-over-six pane sash windows and do not extend down to the eaves.



Tiled mansard or 'gambrel' roofs



Narrow dormer windows

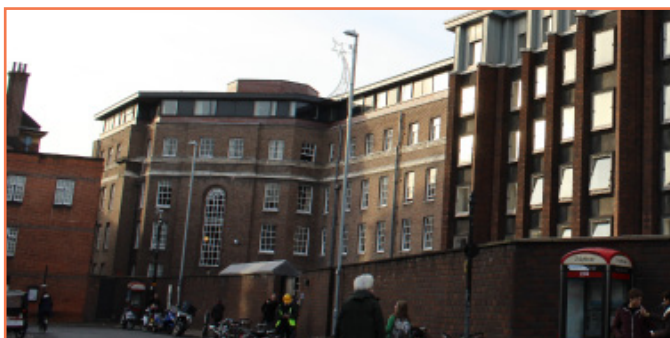
The scale of the street rises from east to west, reflecting the approach to the city centre, with single storey buildings such as the mid C19 St Radegund's Public House and the Knight and Mortlock Almshouses, built in 1880, at the entrance from Short Street in the east. The older buildings generally maintain the two storey scale, which has been reinforced in the east by the 1970s developments of Manor Place and Cromwell Court. Looking along the street, tall trees in Christ's Pieces or the gardens of Christ's College can be seen above the roof line, adding greenery and a sense of context in the views. The scale rises to three storeys west of Manor Street, with the modern development on the south side of the street (Nos. 32 to 42) having further storeys set back above a pent roof. This building was constructed in the 1990s to screen the back of Denis Lasdun's college building behind and has a dominating presence in the street. At the west end of King Street, the buildings of Sidney Sussex College are set back from the road behind a high college boundary wall of dark red brick, laid in unusual 'rat-trap' bond. The college's buildings rise to six storeys and curtail any views out from



St Radegund's Public House

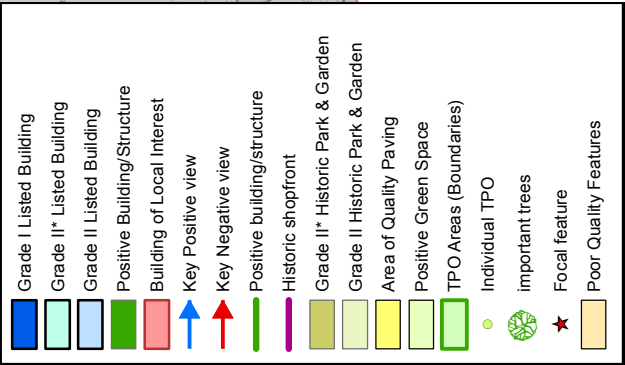
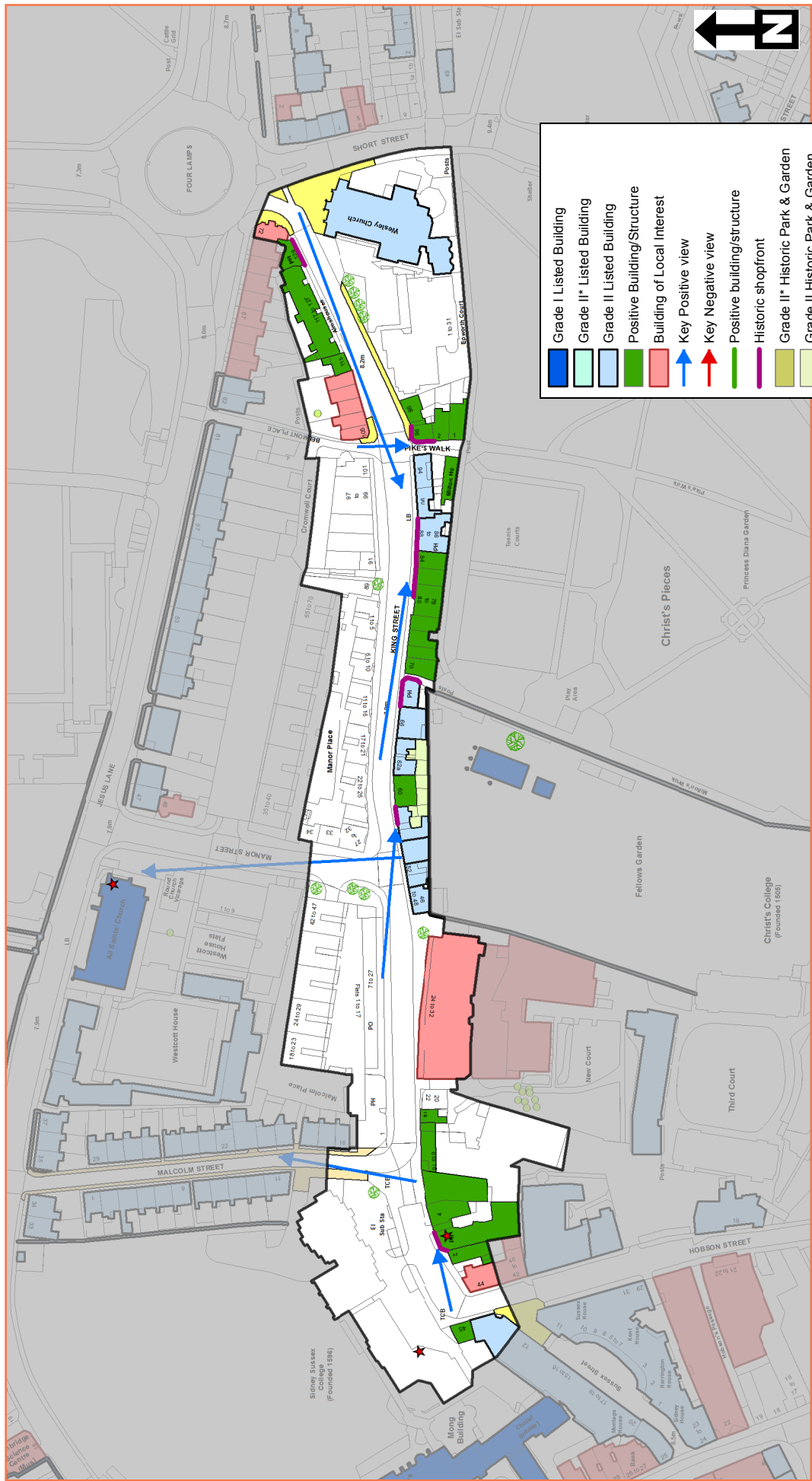


Greenery in views



Sidney Sussex College buildings behind high boundary wall

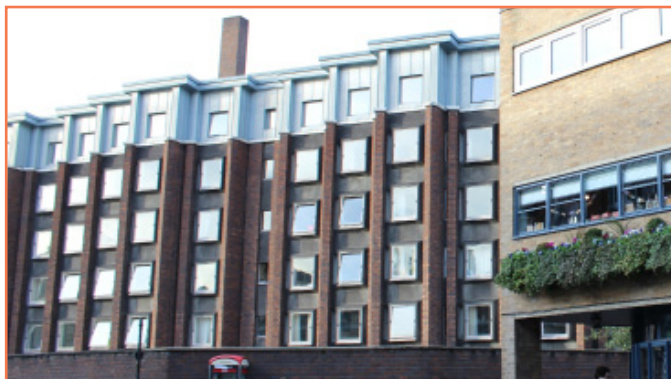
the street. The curving line of the street also makes them the focus of views looking westward.



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Townscape Elements

- The street has a very mixed frontage of buildings of varied vernacular and Neo-classical styles with plots of varying width built across by buildings forming an informal terrace for most of the length of the street and reflecting an organic process of development.
- The frontages on the south side have an attractive mixture of painted render and painted and unpainted brick that reflects the organic process of development and emphasises the rhythm of frontages along the street.
- The building line is generally set at the rear of the footpath creating a strong sense of enclosure and activity between buildings and the street.
- The street has an attractive roofscape of C18 and C19 buildings with pitched and gambrel roofed buildings in locally made clay plain tile, with frequent steps up and down.
- The Wesley Church, King Street Run Public House and No. 4 King Street are focal buildings in views within the street due to their architectural detailing.



No. 4 King Street

- There is a gradual increase in scale from one to three storeys from east to west with taller college buildings generally set back from the

main frontage at the west end of the street.

- Shopfronts reflect the historical importance of the street as an approach to the city centre and indicate its importance as a commercial area in the late C19.
- The mature trees on Christ's Pieces are an attractive feature seen rising above the roofline from some parts of the street.
- Landscaping (i.e. tree and shrub planting) areas are provided by Sidney Sussex College and the Wesley Church housing, which add some welcome relief to the street's hard surfaces and urban character.

Streetscape Enhancements

Some reduction in the amount of traffic using the road and reduction of the on-street parking may help to make the street more attractive to pedestrians.

Rationalising the amount of street signs would also improve the townscape.

Several of the shopfronts are in need of maintenance, whilst the external joinery of the historic buildings is generally in need of paint and some repairs – this work would help to lift the quality of the streetscene in what feels like a run-down back street at present. Working with the landlords would help to improve the streetscape

A key opportunity is to enhance the area's reputation as a street of specialist shops and bars and restaurants.

North Side

Building No./ Name	Status	Age	Height (Storeys)	Wall Materials	Roof Form / Materials	Architect	Notes
12 Sussex Street	Listed Grade II	1928-32	4 + attic	red brick	hipped / pantiled	E. R. Barrow	
45 Hobson Street	Positive building	early C20	3	red brick	parapet		
Sidney Sussex buildings	none	1970s	6	red brick	flat		
Malcolm Place	none	1970s	3	buff brick	flat		
Manor Place	none	1975	3	buff brick	slate		
89	none	1970s	1	buff brick	flat		
91-101	none	1980s	3	buff brick			

Building No./ Name	Status	Age	Height (Storeys)	Wall Materials	Roof Form / Materials	Architect	Notes
105 & 107	BLI	early C19	2 + attics	painted brick	mansard / slate		
109-113		early C19	2 + attics	stucco-fronted	mansard / tiled		
115	Positive building	late C19	3	Gault brick	slate		
117-127 Knight and Mortlock Almshouses	Positive buildings	1880	1	Gault brick, red brick & stone dressings	slate		
129 Radegund Public House	none	Mid C19 / early C20	1	rendered Gault brick	parapet		

South Side

Building No./ Name	Status	Age	Height (Storeys)	Wall Materials	Roof Form / Materials	Architect	Notes
44 Hobson Street	BLI	C19	3	painted gault brick	slate		
2	none	late C19	2	timber-boarded	hipped / slate		
4	Positive building	C19	2 + attics	stucco-fronted	hipped mansard / slate		Prominent C19 public house frontage
6-10 (even)	Positive building	early C20	3	painted brick	parapet		
12-16 (even)	none	C19	3	painted brick	parapet		
18	Positive building	C19	3	Gault brick	slate		
20-22	none	1990s	3/4	buff brick	standing seam zinc		
24 to 32 Christ's College: New Court	BLI	1966-70	4	brick with stone detailing		Sir Denys Lasdun	
46 & 48	Listed Grade II	early C19	3	grey Gault brick rendered	tiled		
50 & 52	Listed Grade II	early C19	2 + attic	grey Gault brick	mansard / tiled		
54, 56 & 58	Listed Grade II	early C19	3	grey Gault brick	parapet		
60 & 60a	Positive building	late C19	2	grey Gault brick	slate		Formerly the Earl Grey P.H.
62, 62a & 64	Listed Grade II	late C18	2	timber-framed	old tile		
66	Listed Grade II	C18	2 + attics	painted brick	tile		
68 The Champion of the Thames Inn	Listed Grade II	C18	2 + attics	painted brick	mansard / tiled		
70-84	Delisted but positive buildings	early C19	2 + attics	grey Gault brick	mansard / tiled		
86 - 88 King's Street Run PH	Listed Grade II	late C18 / early C19	3	stucco with quoins	parapet		
90 & 94 Jakenett's Almshouses	Listed Grade II	1790 with later alterations	2	grey Gault brick with red brick dressings	pantiled	2 plaques commemorating Thomas Jakenett & his wife, the original foundation in 1469 & rebuilding	

Building No./ Name	Status	Age	Height (Storeys)	Wall Materials	Roof Form / Materials	Architect	Notes
96	Positive building	C19	3	Gault brick	hipped / slate		
98	Positive building	C19	3	Gault brick	slate		
Epworth Court	none	1990s	3	buff brick	tile		
Wesley Church & attached library	Listed Grade II	1913	N/A	ashlar	slate	Gordon & Gunton of Cambridge	

NOTE: The Listed Buildings to Nos.46 to 58 (even), Nos. 62 to 86 (even) and Nos. 90 and 94 form a group.