

An historic narrow lane lined on one side by small houses and cottages and on the other by the high boundary wall of Corpus Christi College and the green space St Botolph's churchyard.

Botolph Lane is one of only a handful of streets in the city centre, which still retains the characteristics of an East Anglian market town. It is a charming, quiet street with an informal terrace of white painted houses and cottages. Formerly providing a mixture of domestic accommodation, it is now reduced to a single shop, a cafe and college

rooms. The low wall to the churchyard provides visual access to the church at its western end. In the east, the high wall of the gardens of Corpus Christi College stands on the edge of the carriageway and contributes to the confined character of the spaces. The tower of St Botolph's Church and the Pitt Building form important skyline features.



Streetview

SIGNIFICANCE - HIGH

General Overview

This narrow lane was recorded on Braun's map of Cambridge of 1572 as Penny Farthing Lane (a use of the term before the invention of the bicycle of that name). It is likely to have formed a part of the medieval street plan of Cambridge and would have connected the Augustinian Priory east of Free School Lane with the entrance to the town from the bridge over the King's Ditch at Trumpington Street.

It forms one of a series of narrow lanes running off the east side of the Trumpington Street, King's Parade, Trinity Street route into the area around the Market Place, providing secondary frontages and tranquil spaces off the main route.

The development reflects the character of a minor residential enclave with small cottages of two storeys, although often with garrets lit by dormer windows in gambrel roofs. The low scale provides a strong contrast with the taller buildings lining Trumpington Street and the larger institutional buildings on Free School Lane at either end.

At its west end the narrowness of the lane is acute with space only for the single carriageway and a narrow pavement, which is surfaced in a mixture of historic stone



Small cottages with dormer windows



External shutters at ground floor

flags and replacement concrete slabs.

The terraced buildings stand directly at the back of the narrow pavement making the buildings an important element of the streetscene, but also creating issues for privacy and security. The historic response was to install external shutters to ground floor windows, which survive as a distinctive architectural feature. The mixed C16 to C18 date of construction of many of these properties is revealed by exposure of the frames of windows set flush with the walls (whereas later buildings had these recessed into the wall).

Botolph Lane is mostly used by pedestrians and especially cyclists, although vehicular access is permitted and there are



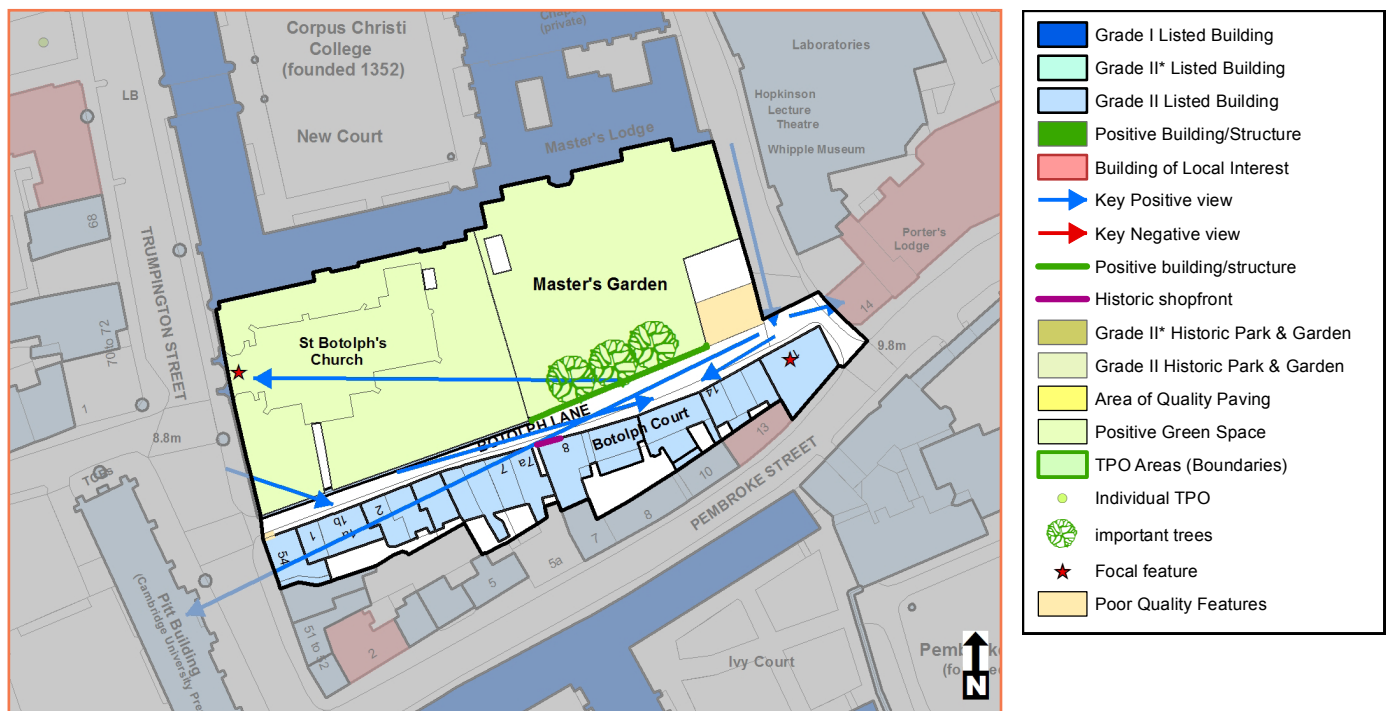
St Botolph's Church and churchyard

parking bays at the east end. At its east end this is a residential street with domestic frontages that preserve mainly timber vertically sliding sash windows. No. 12 stands out for the preservation (as a modern replacement) of a horizontal sliding sash window, which suggests the survival of a timber frame behind the brick frontage. Towards the west, where it falls within the influence of Trumpington Street there are more commercial uses of ground floors.

The churchyard provides greenery in the streetscene, whilst mature trees also lean over the wall from Corpus

Christi College providing a roof of greenery to the eastern end of the street. The churchyard also provides views to the church that gives the lane its name and is an important medieval building.

The narrow, enclosed line of the lane channels views to the east and west with the crenulated frontage of the Pitt Building providing an end stop to the west and the mixture of historic institutional buildings on Free School Lane does the same at the east end.

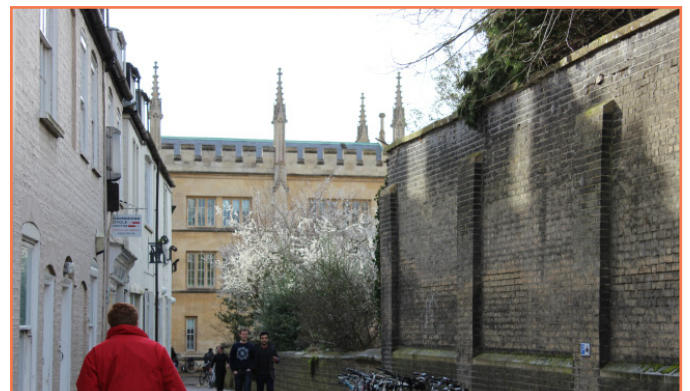


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Townscape Elements

- The narrow width of the street creates an intimate character with space for a pavement only on the north side.
- The near continuous building line, set against the rear of the pavement on one side and high college boundary wall on the other creates a strong sense of enclosure that is part of the character of a minor side street on the edge of the historic market core.
- Looking west, the towers of the Pitt Building and church form an attractive skyline.
- The views looking eastward are nicely enclosed by the architecturally varied University buildings on Free School Lane.

Cambridge Historic Core Appraisal



Views of the Pitt Building and St Botolph's Churchyard

- The informal terrace of houses and cottages has many variations in scale, mass and detailing, contributing to an organic character

Botolph Lane - page 2 of 3

that illustrates many centuries of development and reuse.

- Trees overhanging the college wall and churchyard shrubs provide an attractive foil for an unbroken building line on the south side.
- The scale of the street means minor architectural features are easily visible and add



Trees overhanging the college wall

a great deal to the charm of the lane.

- The stone paving on the south side of the street contributes positively to its historic character.

Streetscape Enhancement

Fortunately the street does not suffer from intrusive street furniture and highways signage, although the yellow lines and parking bays do dominate the narrow road. Enhancement opportunities could

centre on reducing / removing vehicular traffic and repaving the street in a more attractive way.

The large advertising boards on the side on No. 54 Trumpington Street are of poor quality and disrupt the view of the entrance to the lane, as well as affecting the character and appearance of the listed building they are attached to. Ideally, these should be upgraded to better quality hand painted signs.

Redevelopment Opportunities

Whilst there is little opportunity for redevelopment on the south side, Corpus Christi College have aspirations to provide a new home for the historic Parker Library behind the wall on the north side, although this would affect the contribution of the greenery of their grounds to the streetscene.

Building No./ Name	Status	Age	Height (Storeys)	Wall Materials	Roof Form / Materials	Architect	Notes
1, 1A & 1B	Listed Grade II	C16, much altered, C18 appearance	2	timber-framed & plastered	parapet / tiled		All the Listed Buildings in Botolph Lane form a group
2 & 3	Listed Grade II	late C18 / early C19	2	brick	mansard / tiled		
4	Listed Grade II	late C18 / early C19	2 + attic	brick, upper floor rendered	mansard / tiled		
2 & 6, 7 & 7A	Listed Grade II	late C18 / early C19	2 + attic	brick	mansard / tiled		
8 - 11 (consec.)	Listed Grade II	late C18 / early C19	2 + attic	brick	mansard / tiled		
12 & 13	Listed Grade II	C16, remodelled C18	2 + attic	timber-framed with later brick infilling	mansard / tiled		
14-16 (consec.)	Listed Grade II	mid C18, refronted c1790	3 + attics	timber-framed & plastered, refronted brick	mansard / tiled		
17 (Botolph House)	Listed Grade II	c1790	4 + basement	Painted Gault brick	parapet		
Corpus Christi: Master's garden wall & garage	none	C19	garage: 2	Gault brick	garage: hipped / slate		
St Botolph's Church	Listed Grade I	C14 & C15	N/A	flint & rubble with barnack stone dressings	tile & lead	rebuilt chancel from designs of G F Bodley	monuments to Robert Grumbold (1720) and James Essex (1784)
return wall fronting Botolph Lane	Listed Grade II	late C18	N/A	red brick, stone capped			