

A busy street with a range of historic housing and industrial buildings reflecting the former significance of the quay at the rear.

Thompson's Lane is an attractive mixed-use road in two distinct halves, separated by a bend in the street and running roughly parallel to the River Cam between Bridge Street and Jesus Green. The buildings vary in date from the C16 Old Vicarage at its entrance, to early C19 townhouses, mid C19 workers' housing, and some unusual early C20 Queen Anne Revival style terraced houses as well as the later C20 flats by local architect Dixon del Pozzo, which back onto the river. The

large structures of the former brewery provide evidence of the industrial importance of the waterside, which is reached through a narrow alley from the street. These buildings, set around a yard off the lane (recently used as a glassworks' outlet), have been retained and converted into a hotel, restaurant and health club. The street also includes a number of later C20 buildings accommodating a teaching centre, synagogue and student housing.



Thompson's Lane

SIGNIFICANCE - SIGNIFICANT

General Overview

The streets' buildings and cranked alignment suggest several phases of development strongly influenced by the presence of the quayside at the rear. The Old Vicarage is the earliest building on the street, standing just to the rear of St Clement's Church and, presumably constructed on a part of its graveyard. Its timber-framed construction is revealed by its curiously skewed or 'racked' upper storey and jettied front and side elevations.



The Old Vicarage



C19 cottages / townhouses

Running back from Bridge Street, a row of well-preserved late C19 cottages on the west side of the street are followed by three large early C19 townhouses. These were presumably built for the merchants or manufacturers who had a business interest in the quayside industries. They are substantial buildings, which may suggest that they encapsulate some earlier structures. The survival or reinstatement of external window shutters reflects the mixed residential and industrial environment of the street in the past. Their Gault brick façades, with black-and-white framed windows and black shutters, add to the stark industrial character of this side of the street.

Just to the north is the former brewery complex, which has maintained utilitarian frontages with an industrial character. The yard has been resurfaced as part of the development, whilst new buildings have been designed with details which reference the industrial proportions and materials of the older structures. The rooftop terrace of the new hotel and restaurant use can be seen from a wide surrounding area but is regarded as having detracted from the historic character of Cambridge's collegiate skyline, whilst the public art at No. 24 Thompson's Lane provides a point of interest in the street.

On the east side the road Nos. 1 – 9 St. Clement's Gardens was a row of red brick terraced houses with a mansard roof and two storey bay windows clad in roughcast. This has been replaced by a block of student accommodation in Gault-type brick with artificial stone detailing and a slate-hung mansard roof. This is called Wyng Gardens and has a corner tower and Porter's Lodge. The open space in front of the teaching centre (formerly a spiritualist church) and the synagogue is poorly defined at present with a mixture of car parking, hard surfaces planting and pathways.



Turret details

Street corners at the bend in the lane are marked by surprising turret details at the corners of C19 workers' houses, which provide focal features in views along the street. The housing on the northern leg (Richmond Terrace) forms a street of consistent scale with a continuous eaves line and a repeated pattern of openings that give rhythm to views along the frontages.

The tunnel entrance to the cut-through to St John's Road is unusual with several arches adding an attractive sense of perspective. The houses vary in their detailing but include tripartite sash windows in large low arched openings, semi-circular arches to doors and a dentiled stringcourse, as well as carved mullions and lintels and original timber doors. The features suggest a date of construction during the 1860s or 1870s, which is earlier than those streets to the east, representing development of land adjacent to the wharves.



Tunnel entrance



Del Pozzo flats

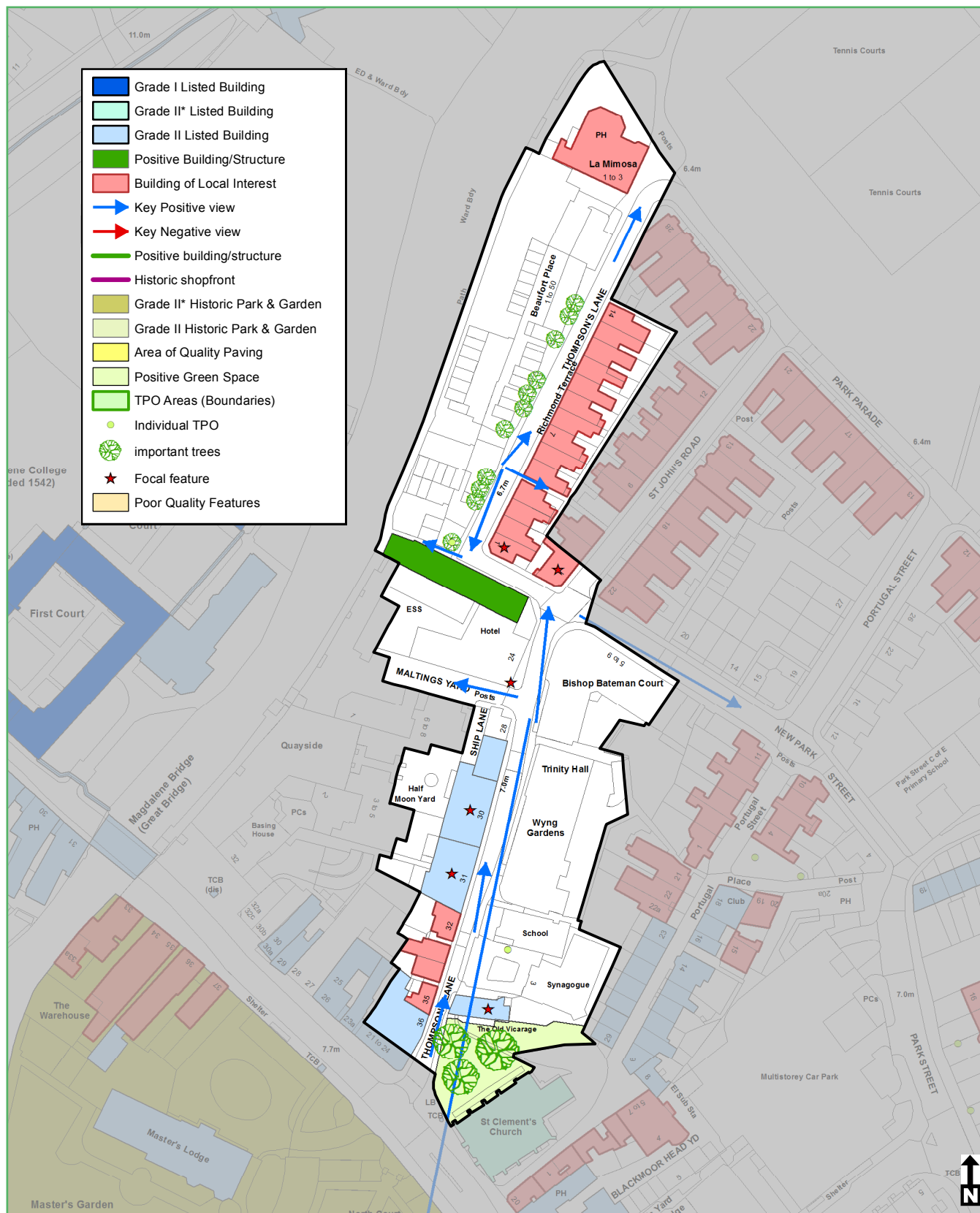
The west side of the street is made up of the large block of flats by Del Pozzo, which has a heavily stepped frontage line that provides interest in the street scene. The use of Gault brick helps this to complement the older building stock of the area, whilst the line of pleached trees and other green landscaping of the development make an important contribution to greening the street and add to the complexity of the frontage.

The renovation of the old depository or bonded warehouse building (the former glassworks) has helped revitalise the area and the street's varied uses now include private and college residential accommodation, as well as religious, leisure, restaurant and some commercial activities. Landscaping in front of the 1980s flats has provided greenery including pleached trees that contribute positively to the ambiance of the street. The trees in St Clement's churchyard form an important green element in views south along the street.



The former glassworks

Thompson's Lane provides vehicular access to the wider residential area and La Mimosa (former public house), although the narrowness of the street means that its use is somewhat restricted. It is a popular route for cyclists and pedestrians who use it as a short cut to Jesus Green.



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Townscape Elements

- Variety in the scale of buildings but mainly of two storeys.
- The taller buildings at the former brewery reflect a specific historic industrial riverside use.
- Buildings are generally united through the common use of Gault brick, although the red brick of the early C20 terraced houses stand out as something different.
- Details of corner buildings, including 'turrets' form focal features in views.
- A notable group of late Georgian townhouses with large sash windows and segmental arched doorways make a bold contribution to the street and may have a historical link to the industrial activity on the quayside.
- Continuous building lines directly abut the edge of footway on at least one side of each leg of the road creating a strong sense of enclosure and channeled views.



Continuous building lines

- The southern end of the lane has a gentle curve, creating unfolding views south.
- Channeled view south to the substantial C17 chimneystacks at the rear of the Old Vicarage with the tower of St John's College rising above.
- The northern end of the lane provides vistas south to the landscape of Jesus Green; views south stopped by The Glassworks.
- The terraced houses are set back behind short front gardens on the south east side.
- A complex building line with set-backs and a landscaped strip forms the north west frontage.
- Glimpsed views to the river along a narrow alley or through the undercroft at Beaufort Place.
- The landscaping to the front of Beaufort Place provides greenery in the streetscene

- A small cobbled crossover at the rear of the Old Vicarage along with setted gutters and stone kerbs provides a small amount of interest in the public realm.



Cobbled crossover

Streetscape Enhancements

- Some pathways have concrete paving slabs, which could be improved.
- The street lamps are unpainted galvanised posts with basic lamps that are unsuitable for the sensitive location.
- The slabs of the paving fronting Nos. 1 -14 Richmond Terrace are cracked and require replacement.

Redevelopment Opportunities

- The yard at the rear of the old glassworks/ depository has been redeveloped as part of the development of the hotel and health club.
- A small amount of additional planting at the front boundary of the synagogue forecourt and front of Myers Hall would help to improve the definition of the street.

Building No./ Name	Status	Age	Height (Storeys)	Wall Materials	Roof Form / Materials	Architect	Notes
The Old Vicarage	Listed Grade II	C16	2 + attics	timber-framed & plastered	clay tiles		
3 synagogue & Jewish Student Centre	none	early C20	1	red brick	hipped / tile		
Myers Hall	none	mid C20	1	brown brick	flat		
Wyng Gardens	none	early C21	2 + attics	Gault-type brick	Slate-hung mansard and corner tower with lead covered dome	Freeland Rees Roberts architects	Trinity Hall student residences
Bishop Bateman Court	none	1980-82	3 + attic	buff brick & timber	slate	Johnson & Baileys Architects Cambridge Design	Trinity Hall student residences
No. 1 St John's Road	BLI	c1890	2 + attic	Gault brick / red brick	Pitched with dormers / slate		BLI group with Nos. 2-22 (consec.)
1-14 Richmond Terrace	Positive buildings	C19	2 + attics	Gault brick	slate		
La Mimosa	BLI	C19	2	Gault brick	hipped / slate		Former Public House
Beaufort Place	none	1986	3 to 5	pink / grey brick	tile	Dixon Del Pozzo	
The Glassworks	Positive building	C19	3 commercial storeys	Gault brick	concrete tiles / slate		Former brewery buildings
24	none	C21st	7	Gault brick	Roof terrace		Substantially enlarged for new hotel use
28 Zimbabwe House	none	late C20	2 + attic + basement	buff brick	tile		modern extension to end of terrace
29 Wortley Lodge	Listed Grade II	early C19	2 + attic	Gault brick	parapet / tile		
30	Listed Grade II	c1820	2 + attic	Gault brick	parapet		
31	Listed Grade II	c1820	2	Gault brick	slate		
32-35	BLI	C19	2 + attic	Gault brick	mansard / slate		
36	Listed Grade II	C19	3	Gault brick	slate		