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.

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.

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.

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

**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.

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

**Archaeology / Historic Topography**

Anticipated deposit depth varies from 1.50m to 3.00m. Potential for prehistory is low

Potential for Roman is moderate

Potential for medieval is moderate to high

King Street lies outside the boundary of the medieval town, however has been in existence since at least medieval times. Stray finds of medieval pottery have been made in the vicinity, but no real investigations have ever been carried out.

**North Side**

<table>
<thead>
<tr>
<th>Building No./ Name</th>
<th>Status</th>
<th>Age</th>
<th>Height (Storeys)</th>
<th>Wall Materials</th>
<th>Roof Form / Materials</th>
<th>Architect</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>12 Sussex Street</td>
<td>Listed Grade II</td>
<td>1928-32</td>
<td>4 + attic</td>
<td>red brick</td>
<td>hipped / pantiled</td>
<td>E. R. Barrow</td>
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<tr>
<td>45 Hobson Street</td>
<td>Positive building</td>
<td>early C20</td>
<td>3</td>
<td>red brick</td>
<td>parapet</td>
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<td></td>
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<tr>
<td>Sidney Sussex</td>
<td>none</td>
<td>1970s</td>
<td>6</td>
<td>red brick</td>
<td>flat</td>
<td></td>
<td></td>
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<tr>
<td>buildings</td>
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<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Malcolm Place</td>
<td>none</td>
<td>1970s</td>
<td>3</td>
<td>buff brick</td>
<td>flat</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Manor Place</td>
<td>none</td>
<td>1970s</td>
<td>3</td>
<td>buff brick</td>
<td>slate</td>
<td></td>
<td></td>
</tr>
<tr>
<td>89</td>
<td>none</td>
<td>1970s</td>
<td>1</td>
<td>buff brick</td>
<td>flat</td>
<td></td>
<td></td>
</tr>
<tr>
<td>91-101</td>
<td>none</td>
<td>1970s</td>
<td>3</td>
<td>buff brick</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### 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 Radegund Almshouses | BLI | 1880 | 1 | Gault brick, red brick & stone dressings | slate | | 
129 Radegund Public House | none | Mid C19 / early C20 | 1 | rendered Gault brick | parapet | | 
72 Jesus Lane | BLI | Early C20 | 3 + attic + basement | Gault brick | welsh slate | Maurice Webb | 

### 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 | | | 
2 | none | late C19 | 2 | timber-boarded | hipped / slate | | Prominent C19 public house frontage
4 | Positive building | C19 | 2 + attics | stucco-fronted | hipped mansard / slate | | 
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 | 
96 | Positive building | C19 | 3 | Gault brick | hipped / slate | | 
98 | Positive building | C19 | 3 | Gault brick | slate | |
<table>
<thead>
<tr>
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<th>Architect</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Epworth Court</td>
<td>none</td>
<td>1990s</td>
<td>3</td>
<td>buff brick</td>
<td>tile</td>
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<tr>
<td>Wesley Church &amp;</td>
<td>Listed Grade</td>
<td>1913</td>
<td>N/A</td>
<td>ashlar</td>
<td>slate</td>
<td>Gordon &amp; Gunton of Cambridge</td>
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<tr>
<td>attached library</td>
<td>II</td>
<td></td>
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</tbody>
</table>

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