A series of indoor streets, formerly St Tibb’s Row and Post Office Terrace, now representing a major shopping centre addition to the late C20 and early C21 commercial architecture of the city.

The Grand Arcade has drawn together several service lanes and arcades to form a distinctive glass roofed shopping centre in the heart of the city. Its pedestrian routes link St Andrew’s Street and the Market Place as a major addition to the city’s commercial footprint, as well as a mixture of different architectural statements that provide a high quality environment. The most recent elements (The Grand Arcade and John Lewis Building) have provided refurbishment of the historic frontages to St Andrew’s Street and use materials chosen to reflect historic character of surrounding streets, particularly the ashlar frontages of the University Laboratories on Downing Street and the frontage of Emmanuel College, which is continued in the internal street to provide a distinctive space.

General Overview

This area includes land that lay within the Anglo-Saxon town defined by the King’s ditch. The development of an early suburb outside the Barnwell Gate of the town is suggested by the presence of the church of St Andrew the Great. The present church was rebuilt in the mid C19 following a fire but retains fragments of the earlier church that date from the early C12, providing evidence of the suburb’s antiquity.

In the C16, this area was comprised of a mixture built up buildings fronting Petty Cury and open grazing land south of the King’s Ditch. The frontage of St Andrew’s Street was built up with buildings running back from the road in the yards behind or surrounding the churchyard of St Andrew the Great.

In the late C17, the line of the King’s Ditch formed the limit of the plots running back from St Andrew’s Street and Petty Cury, as shown on Loggan’s map of Cambridge, produced in 1688. The plots on Petty Cury were densely occupied by buildings at the time, many of which were inns with buildings set around yards. The corner of Pembroke Street and Corn Exchange Street remained undeveloped and is annotated as The Hogg Market, presumably located on the edge of the town due to the potentially anti-social effects of this use. The area off Petty Cury remained an enclave of timber-framed buildings and narrow yards including the Red Lion Inn until the demolitions in the 1960s for the present Lion Yard shopping arcade.

St Tibb’s Row was in existence by the early C19 and by 1888 led from the Cambridge Arcade, which stood where the Cambridge City Hotel is today, to Alexandra Street, a curving street, which followed a similar line to today’s St Andrew’s Street entrance to Lion Yard (St Andrew’s Arcade). A green open space remained in the centre of the area and was used as a bowling green, whilst a dog leg street ran around the north and east edges of the former Hogg’s Market and was named St Andrew’s Hill. Post Office Terrace was a small row on the corner of St Tibb’s Row and Alexandra Street. The Robert Sayle Store of St Andrew’s Street was founded in 1840, later becoming a part of the John Lewis Partnership. The frontage of the building has been retained as part of the Grand Arcade redevelopment (currently occupied by Ted Baker). The massive redevelopment of the area in the late C20 and early C21 means that only the St Andrew’s Road frontage on the edge of this large block survives from the late C19.
Development of Lion Yard shopping centre commenced in 1970 after an attempt by the City Council to build a much larger shopping centre was refused after a planning enquiry (resulting instead in the construction of the Grafton Centre). The ‘L’ shaped arcade ran from Petty Cury to St Andrew’s churchyard and included a library and magistrate’s court, as well as a multi-storey car park. The building was designed by Ove Arup and retains a long colonnaded frontage to Petty Cury with a central arched entrance to the arcade. The exposed concrete columns are a characteristic feature of Arup’s ferro-concrete design.

The construction of the Cambridge City Hotel at the corner of Corn Exchange Street and Downing Street involved the redevelopment of the whole block up to St Tibb’s Row. The new hotel building was designed to pickup classical Neo-Classical motifs used at Emmanuel College, just to the east, with a large pedimented front to Downing Street, an arcade to the ground floor and stone detailing to quoins and window surrounds. The use of buff brick links to the University Laboratories just to the west. The building’s fenestration is less successful, failing to provide the deeper reveals to windows that would be expected to provide a greater play of light and shadow across the frontage. The return frontage into St Tibb’s Row provides overlooking and an active frontage at the corner.

On the exterior, the remaining section of St Tibb’s Row is now the entrance and exit to the multi-storey and basement car parks of the hotel and the Grand Arcade. This is perhaps the Grand Arcade’s least inspiring aspect with a part glazed frontage, revealing a large stairwell, and a part ashlar façade. The reuse of the baroque cartouche from the former Norwich Union Building provides a focal feature in the street, although its meaning is unclear in this context and it appears rather out of place over the car park entrance. The frontage of the John Lewis building to Downing Street and St Andrew’s Street is the main outer face of the Grand Arcade and uses precast stone ashlar to provide a sympathetic palette to the other buildings and the frontage of Emmanuel College. The building provides active frontages that support the commercial character of both streets. These include the tall cartouches filled with a mixture of glazing and panels of patinated metal, which are broken up into vertical sections that reflect the traditional widths of shopfronts on the surrounding streets.

The rooftop restaurant of John Lewis is notable for the fine view it provides over the rooftops of Cambridge, including the buildings and grounds of Emmanuel College, with Christ’s Pieces beyond.
Grade I Listed Building
Grade II* Listed Building
Grade II Listed Building
Positive Building/Structure
Building of Local Interest
Key View
Historic Shop Front
Grade II* Historic Park & Garden
Grade II Historic Park & Garden
Area of Historic Paving
Positive Green Space
TPO Areas (Boundaries)
   Individual TPO
   important trees
   Focal feature
   Poor Quality Features
Townscape Elements

• Strong frontages of late C20 and early C21 buildings to St Andrew’s Street, Downing Street, Guildhall Street, Fisher Square and Petty Cury.
• The renovated frontage of historic townhouses and early C20 department stores to St Andrew’s Street has enhanced this historic frontage, which makes an important contribution to a high quality commercial environment.
• The views across the rooftops of Cambridge from the restaurant at the top of the John Lewis building provides a new perspective for the public on the historic buildings and spaces of the city.
• Public art provided at the corner of Downing Street and St Andrew’s Street, and also at Fisher Square.

Public art provided at the corner of Downing Street and St Andrew’s Street

• An enhanced paving scheme at Downing Street, provides a high quality public realm outside the John Lewis building which is also a bus rank.
• Buildings are set at the rear of the pavement, contributing to the enclosure of the surrounding streets and include arcades that provide sheltered shopping frontages.
• External frontages use architectural motifs to break up the frontages into a series of vertical elements that reflect the rhythm of historic buildings.
• The arcade provides a high quality ‘street’ environment, which can be experienced from three storeys.

Renovated frontages to St Andrew’s Street

Redevelopment Opportunities

The Grand Arcade scheme has been largely successful in regenerating this area as a prime commercial area of the city centre, providing modern facilities that are attractive for multiples, leaving greater opportunity within the city’s historic streets for locally distinctive independent retailers.

The frontage to Corn Exchange Street remains uninspiring and the street now mainly serves as an access and exit route for the multi-storey car park and servicing for the New Museums site.

The fenestration of the external elevations of the John Lewis building provide little articulation of the floor spaces above ground floor level and, as such fail to interact with the road. This does not reflect the relationship between the buildings and the streets that is part of the character of the historic buildings on St Andrew’s Street.

Archaeology / Historic Topography

Anticipated deposit depth is generally 1.00 to 2.50m.
Potential for prehistory is low.
Potential for Roman is moderate.
Potential for medieval is high.

The construction of the Grand Arcade resulted in extensive basementing and, as such, the removal of all archaeological remains within the footprint of the buildings. Similarly, construction of the Lion Yard and the Crowne Plaza will have substantially removed archaeological remains of earlier activity through basementing of the sites. Post Office Terrace is less affected by Grand Arcade. During work in the 1950s evidence of Saxo-Norman and medieval occupation was recorded to the rear of the Post Office building.
### Downing Street and St Tibb's Row

<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>Cambridge City Hotel</td>
<td>none</td>
<td>c1980s</td>
<td>4 + attics</td>
<td>buff brick, artificial stone</td>
<td>mansard / artificial slate</td>
<td>J T Design &amp; Build</td>
<td></td>
</tr>
<tr>
<td>Grand Arcade multi-storey car park</td>
<td>none</td>
<td>2007</td>
<td>7 (including rooftop carpark)</td>
<td>Buff brick and metal sheet cladding</td>
<td>Glazed diagrid roof/ car park</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Arcade John Lewis Building</td>
<td>none</td>
<td>2008</td>
<td>6</td>
<td>Precast stone ashlar' glazing and patinated metal panels</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Post Office Terrace and Petty Cury

<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>Lion Yard</td>
<td>none</td>
<td>1975</td>
<td>3</td>
<td>Concrete and buff-brown brick</td>
<td>Pitched glass and slate</td>
<td>Arup Associates</td>
<td></td>
</tr>
<tr>
<td>4 St Andrew’s Street Listed Grade II</td>
<td>Listed</td>
<td>late C18</td>
<td>3</td>
<td>brick</td>
<td>parapet</td>
<td></td>
<td>Large wagon way provides access to Post Office Terrace with remaining wrought iron gas lamp bracket of the Eagle Public House. Listed in a group as Nos. 4-7</td>
</tr>
<tr>
<td>1 Post Office Terrace Positive building</td>
<td>Positive building</td>
<td>C19</td>
<td>1</td>
<td>Gault brick</td>
<td>slate</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building at the rear of Barclays Bank</td>
<td>none</td>
<td>1930s and 1960s</td>
<td>4</td>
<td>Buff brick</td>
<td>flat</td>
<td></td>
<td>Part of the former Head Post Office, redeveloped as Courts in 2007</td>
</tr>
<tr>
<td>22 St Andrew’s Street Listed Grade II</td>
<td>Listed</td>
<td>c1730</td>
<td>2 + attics</td>
<td>Gault brick</td>
<td>tile</td>
<td></td>
<td>Nos. 22 - 25 (consec) form a group</td>
</tr>
<tr>
<td>23 St Andrew’s Street Listed Grade II</td>
<td>Listed</td>
<td>C18</td>
<td>4</td>
<td>red brick</td>
<td>parapet / tiled</td>
<td></td>
<td>Nos. 22 - 25 (consec) form a group</td>
</tr>
<tr>
<td>24 St Andrew’s Street Listed Grade II</td>
<td>Listed</td>
<td>early C18</td>
<td>3</td>
<td>brown brick</td>
<td>parapet</td>
<td></td>
<td>Nos. 22 - 25 (consec) form a group</td>
</tr>
<tr>
<td>25 St Andrew’s Street Listed Grade II</td>
<td>Listed</td>
<td>late C18</td>
<td>3</td>
<td>red brick</td>
<td>parapet / hipped, tiled</td>
<td></td>
<td>Nos. 22 - 25 (consec) form a group</td>
</tr>
</tbody>
</table>