

All Saints' Garden is a pleasant green space which contrasts with the canyon-like feel of the Passage.

All Saints' Passage was originally named Dolphin Lane after a pub at its south west corner. The area was the Jewish quarter from the C11 until their expulsion in 1275 and the original All Saints' Church retained its name 'All Saints in the Jewry' until it was auctioned to the highest bidder for demolition in 1865. The old

churchyard with just the old cross left as a marker is now popular as a craft fair and rare public open space within the city. Behind All Saints' Passage lies one of the last remaining areas of old courts and back alleys which typified much of the 'town' parts of the city before the C19.



All Saints' Passage - entrance from Bridge Street

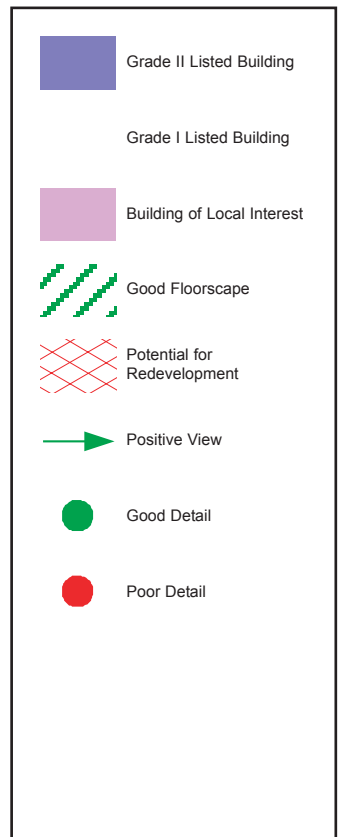
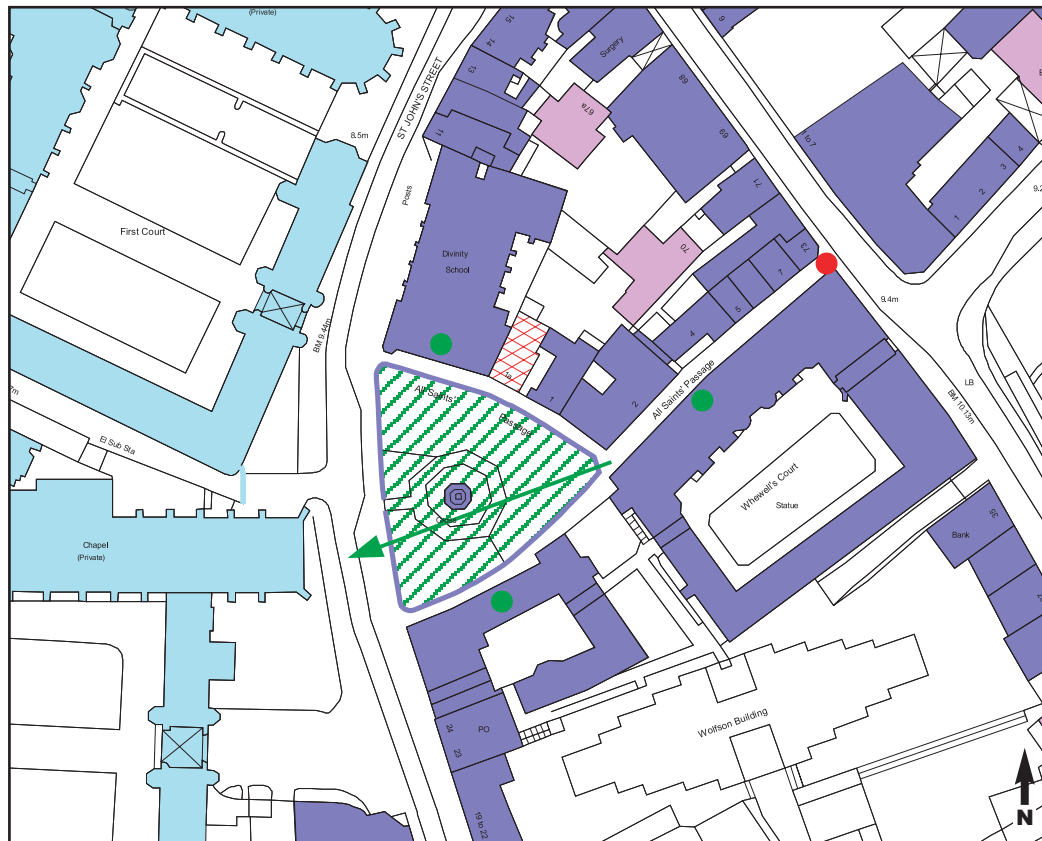
SIGNIFICANCE • HIGH

General Overview

All Saints' Passage is a useful cut-through between Trinity and Sidney Streets, being only suitable for pedestrians. All Saints' Garden is used for craft fairs and escaping the bustle of the streets. The uses contained in the passage include college residential, specialist retail and services. The old Divinity School and nos 1a and 2 are empty and / or underused. St John's College owns all the buildings to the north, and Whewell's Court to the south is owned by Trinity College.



All Saints' Garden



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1 : 1,250

Townscape Elements

- > Buildings for the most part right on the back edge of the footway.
- > Narrowness of the passage makes east leg very tight and canyon-like.
- > Space opens out at west end as All Saints' Garden forms open space between the two forks of the passage.
- > All Saints' Garden is a pleasant antidote to the tightness of the Passage's east leg.
- > Vistas blinkered by buildings.
- > Roofscapes good with variety of turrets and gables on Whewell's Court and Divinity School.
- > The courts behind the buildings contain interesting gardens, spaces and alleys.

Streetscape Enhancement

Lighting in the passageway is poor and makes it forbidding after dark. This could be improved which would help advertise the presence of the small but useful shops. New uses for many of the buildings need to be found.

Redevelopment Opportunities

The empty and underused buildings offer a rare opportunity for change of use to add life and vitality to the area. No 1a is structurally unsound and could be appropriately redeveloped. Any new development must not destroy the pattern of buildings and courts behind the 'triangle' of which the passage is the south boundary.

Archaeology / Historic Topography

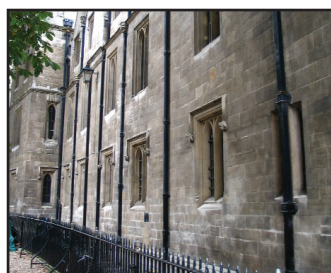
Anticipated deposit depth varies between 3+m at the west end to 1.50m at the east.

Potential for prehistory is low

Potential for Roman is moderate to high

Potential for medieval is high

Roman deposits are possible within the immediate area. Finds of early and later medieval pottery have been made in the vicinity and remains from the Anglo-Saxon, medieval and post-medieval periods are to be anticipated. The street dates to at least the medieval period.



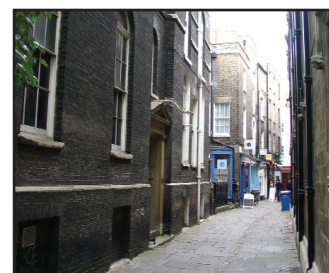
South side



The old Divinity School



Turret



View to Bridge Street

Building No. / Name	Status	Age	Height (storeys)	Wall Materials	Roof Form / Materials	Architect	Notes
The Selwyn Divinity School	Listed Grade II	1878-9	2	red brick with stone dressings	clay tile slate?	Basil Champneys	Neo-Tudor
1A Old Music Shop	None		1	? painted brickwork?	slate?		
1 Lichfield House	Listed Grade II	C17 & early / mid C19	2 + attic	timber-framed, plastered & brick	old tile		
2	Listed Grade II	1832	3 + basement	grey gault brick	parapet		built as Philosophical Society, became Hawks Club for university athletes
4	Listed Grade II	early C19	3 + basement	grey gault brick	parapet		
5-7	Listed Grade II	early C19	3	grey gault brick	parapet		
Whewell's Court	Listed Grade II	1856-60	3	ashlar	slate	A. Salvin D. Caroe 1908	
All Saints' Garden		C19					the site of the original All Saints' Church
railings	Listed Grade II	C18	N/A		cast-iron		
cross	Listed Grade II	1880	N/A	stone - inscriptions commemorate church demolished 1875			