

3. Street by Street Analysis

3.1 Introduction

- 3.1 The street-by-street analysis provides a detailed audit of every street and space within the core area in a succinct and graphical way. For each street / space there is a general description, assessment of the townscape elements, photographs of key elements and details, a detailed analysis map, matrix of all the buildings on the street and their status, consideration of the uses of the street and the opportunities for redevelopment, preservation and enhancement.
- 3.2 This part therefore provides the detail to the general assessment of the core area. It also gives key baseline information to advise those considering making alterations and to those seeking to manage change. The enhancement opportunities section can provide a checklist of possible townscape improvements.
- 3.3 The significance of each street or space is assessed on a scale from low (blue) through significant (green) and high (orange) to very high (red). This categorisation is intended to give an instant indication of the sensitivity of its character to potential change. [It should be noted that these judgements are the considered opinions of Officers and are derived from, amongst other things, the number of historic buildings, the archaeological significance and the historic importance of a street.]
- 3.4 Streets/spaces of **Very High** significance are those of great architectural and historic interest and are the most sensitive to change. These streets tend to have the highest numbers of historic buildings, the greatest archaeological potential or are the most important areas of landscape. Significant change should not be considered except to replace buildings or features identified as particularly intrusive. Enhancement schemes should be carried out using the highest quality traditional materials and features.
- 3.5 Streets/spaces of **High** significance are those of considerable architectural or historic interest. They often have large numbers of historic buildings, and are of archaeological and / or landscape interest. They will usually either have accepted more change than those of very high significance or were largely constructed more recently (e.g. C19 rather than earlier buildings). Redevelopment should be restricted to buildings or features which have a negative impact on the character of the street. Enhancement schemes should seek to significantly improve the character and appearance of the street.
- 3.6 **Significant** streets/spaces have some architectural or historic interest. Usually they will be streets where although several historic buildings survive, there has been a reasonable amount of redevelopment in the C20 which has reduced the intrinsic interest of the street. Usually the archaeological interest will not be particularly significant. As a rule, whilst the historic buildings should be retained and their character and settings respected, there will be quite major opportunities for redevelopment. Enhancement schemes should seek to respect any historic or other interesting features but generally seek to re-establish a sense of place for the street or space.
- 3.7 Streets/spaces of **Low** significance have few surviving historic buildings and have generally lost their original character through major redevelopment. Buildings of interest should be retained and the archaeological potential of the site considered. However there will be

significant scope for redevelopment and enhancement and this should seek to rebuild or redefine the character of the street or area.

3.2 List of Streets by Significance

Very High

Bene't Street
Coe Fen / Sheep's Green (to Fen Causeway)
King's Parade / Senate House Hill
Northampton Street / Magdalene Street
Queen's Road
St Edward's Passage
St John's Street
St Mary's Passage
Senate House Passage
The Backs
Trinity Lane
Trinity Street
Trumpington Street

High

All Saint's Passage
Botolph Lane
Bridge Street
Christ's Pieces
Downing Street
Fitzwilliam Street
Free School Lane
Garret Hostel Lane
Green Street
Jesus Green
Jesus Lane
King Street
Little St Mary's Lane
Malcolm Street
Market Hill
Park Terrace
Parker's Piece
Pembroke Street
Portugal Place
Rose Crescent
St Andrew's Street
St Mary's Street / Market Street
Sidney Street
Silver Street

Sussex Street
Victoria Avenue

Significant

Chesterton Lane
Chesterton Road
Downing Place
Drummer Street
Emmanuel Road / Short Street
Emmanuel Street
Fen Causeway
Gonville Place
Granta Place
Guildhall Street / Guildhall Place
Hobson Street
Lensfield Road
Market Passage
Mill Lane
Park Street Housing Area (St John's Road, Park St, New Park St, Lower Park St, Portugal St and Park Parade)
Parkside
Parker Street
Peas Hill
Petty Cury
Quayside
Queen's Lane
Regent Street
Regent Terrace
Tennis Court Road
Tennis Court Terrace
Thompson's Lane
Wheeler Street / Parson's Court

Low

Corn Exchange Street
Laundress Lane
Manor Street
Round Church Street
St Tibb's Row / Post Office Terrace