





## JESUS COLLEGE PROPERTY IN HOBSON STREET AND KING STREET

In the 12th and 13th centuries the road running along the line Hobson Street - King Street was the highway from the Barnwell Gate of Cambridge to Barnwell and beyond, through Fen Ditton, Stow-cum-Quy and the Swaffhams, to Reach and Burwell. All these villages had 'lodes' or quays on branches of the River Cam and were commercially important. The turnpike road to Newmarket, now the A 45, was made much later.

The Barnwell Gate, with a bridge across the ditch outside it, stood where Lloyds Bank now stands. Across the bridge the road turned sharply north to run along the east bank of the King's Ditch in order to avoid cutting across the strips of pasture which ran south west to north east parallel with Milton's Walk (a remaining way balk). Opposite where King Street turns due east there was a chain bridge (A), probably for pedestrians only, over the King's Ditch. Hereabouts stood the cross known in the early 13th century as Garvinescruche and later as the Copper Cross (B). References to this landmark are no longer made after the middle of the 14th century.

Already in the late 12th century portions of the land outside the ditch were enclosed. The earliest lease of one of these closes is dated 1201. Other strips remained unenclosed but by the early 13th century some houses had been built on the road frontage. There were however no houses to the east of a boundary marked by the modern Manor Street on the north side of the road and on the south side the houses only extended as far as the western boundary wall of Christ's College garden as late as when John Hamond drew his map in 1592. Further east the road was bounded on the south by the pasture afterwards known as Christ's Pieces and on the north by a close afterwards known as Butt Close (C). Our evidence makes it quite clear that there had never been any houses beyond these limits until near where the Swan Brewery now stands in the Newmarket Road.

A thorough examination of our charters proves that the building of houses outside the fortified ditch of Cambridge began at about the same date as houses were being built on sites near Barnwell Priory along the road that linked the Priory to Cambridge, but that the urban development near the Priory never linked up with that of Cambridge until the 19th century. In the 13th century the settlement near Barnwell Priory was sometimes spoken of as a "vill", but the growing strength and importance of Cambridge prevented its ever attaining independence, and in the Hundred Rolls of 1279 it is treated as a ward of the borough.

It must be remembered that classification of the Nunnery documents according to parishes was first undertaken by Dr. Lynford Caryl, Master 1758-82, and that he made some mistakes. For instance a document (Gray 153, Caryl F. 17) which he placed amongst those belonging to the parish of St. Andrew the Great can be seen to refer to a barn and a piece of land in "Walyslane" on the north side of King Street. Later writers were in some confusion about the meaning of Bernewell in the earlier charters and assumed that any messuage described as in Bernewell must be one of the houses in the 18th century parish of St. Andrew the Less, whereas in the 13th century the term was loosely employed to describe any house lying outside the King's Ditch to the east and north of the Bernewell Gate of Cambridge.

In that century the churches of St. Andrew the Great and Holy Trinity made claims to houses outside the King's Ditch adjoining their parishes within the town but their claims were not always acknowledged by the clerks who drew up the charters. I cannot find that the parish of All Saints made any claims to any specific houses outside the King's Ditch and this and the absence of any reference to a bridge over the ditch in Radegund Lane (Jesus Lane) would explain why the Nuns found it so easy to claim parochial status for their church. In 1425 the Chancellor of the University had to adjudicate on a claim by St. Michael's church for parochial rights over a house on the north side of Jesus Lane.

He decided in favour of St. Radegund's, but the fact that All Saints did not intervene in the suit suggests that it did not think of making any claims in this area.

In the 13th century the Canons of Barnwell had successfully claimed parochial status for their church, but they did not succeed - if indeed they ever attempted - in extending their parish up to the King's Ditch but had to be content with a boundary about half way along Walls Lane (King Street) because by then Holy Trinity had already established its rights over the suburban development near the ditch. F. W. Maitland's analysis of the houses mentioned in the Hundred Roll of 1279 (Township and Borough, Appendix. par. 9 and 10) shows that in the Roll the older terminology of Barnwell for any houses outside the ditch on this side was still in use, otherwise the attribution of only two houses to St. Radegund parish and only ten to Holy Trinity while 95 houses are ascribed to Barnwell would be ridiculous.

#### Walys Strete - Wales Strete - Feltererstrete - Walls Lane

In the earlier documents this road is called Walys, Wales, Felterer, street and other variants which afterwards crystallized into Walls Lane. There is no evidence that Cambridge was ever a walled town. The road was always called a 'strete' or 'the King's highway' in contrast to a 'Lane' such as Nunneslane (Jesus Lane). In later times the street, eastwards from where it is now joined by Manor Street, was very wide and was bounded on the south side by a pond, later still to be claimed to be part of the 'waste' and so to belong to the Corporation.

From the late 14th century the whole length of the road from the Barnwell Gate to somewhere near the Four Lamps roundabout came to be known as Walls Lane. I suggest that it may have been at this time that Jesus Lane came to be used as the main road to Barnwell. In the early 19th century the part of Walls Lane which ran along the line of the King's Ditch, now filled in, was renamed King Street while the eastern section was still known as Walls Lane. Later in the century King Street was renamed Hobson Street and Walls Lane, King Street.

#### Land near Garvinescruche (B)

Caryl and Gray both regarded as the earliest of the charters to land in Holy Trinity parish the gift by Master Geoffrey Grim, who may be identified with Master Geoffrey, Official of the Bishop of Ely (Gray 50, Caryl C.4.) of land next Garvinescruche (B) to Alan, son of Edward, in free marriage with his niece Maud (Gray 100 (a), Caryl E.1). This charter belongs to the early years of the 13th century. A more important question is the position of the land, which lay between lands formerly belonging to Ralph the Deaf (Surdus) and land of Henry de Berton. Gray reads this name as Henry de Berching, but for palaeographical reasons I must beg to differ. Henry de Berton (or Berthun or Barton) was a well known landowner in 13th century Cambridge and, as we see from Gray 105 he owned land on the south side of Walls Lane. The portion of Christ's Pieces later owned by the Nuns of St. Radegund was known as Barton's Croft (D). In the Hundred Rolls of 1279 his daughter occupies a house in Trinity Parish. (F. W. Maitland, Township and Borough, App. par. 61).

Maud, now widow of Alan Edward, granted to Roger de Herdwic, servant of the Nuns of St. Radegund, a quit rent of 4s. per annum out of a tenement held of her by Fulk le Hanaper outside the Ditch and near Garvinescruche (E). There must have been an interval of more than twenty one years between her uncle's marriage gift to her and her grant of this rent to Roger de Herdwic, because Maud's son Peter gives his consent to this alienation (Gray 100 (b) and (c), Caryl E.1. (b) and (c)). The mention of 'the King's Ditch helps to date the charter as later than 1267 and also shows that Garvin's Cross must have been near to it and not at the other end of the lane, as Gray thought.



These two charters are in our muniment room because Maud later gave the same piece of land to the Nuns. As there was already a sitting tenant the effect of her charter to the Nuns merely meant that they were now entitled to claim an entry fine at every change of tenancy. Maud's tenement was highly valued, because the gersuma or entry fine was one besant. I identify this land with a tenement for which a quit rent of 4s. was still being paid to the College in 1534, but like other quit rents it fell into arrear shortly afterwards and the fall in the value of money made it unprofitable to sue the tenant. It was on the south side of Walls Lane.

By another charter Maud, daughter of Henry Kirman, who is the same woman mentioned in the other charters, gave to Simon, son of Henry,  $\frac{1}{2}$  rood of land abutting on the Copper Cross and this same  $\frac{1}{2}$  rood was later given to the Nuns by Simon Godelote and Alienor his wife (F). Prioress Dera, whose date is fixed by an entry in the Feet of Fines in 1258, granted the land back to Alienor for life (Gray 381 and 382). In 1549 this land was held by the same tenant who owed rent for the land which had been Maud's other gift.

### Hobson Street

I shall now try to trace the history of the other College properties in Walls Lane, beginning on the east side of the road in the part of it which is now called Hobson Street.

In 1389 the Nuns received from William Rolf of Ixning two messuages in Walls Lane, one next the King's Ditch, the other next to the house of Geoffrey Carter. That next the King's Ditch stood on the site of the present (1967) Nos. 40, 42 and 44 Hobson Street (G). This property was until a few months ago still in the possession of the College. By 1389 the old feudal grants in perpetuity had been replaced by leasehold tenure. Property was let out on lease with a covenant that if the rent should remain unpaid for six weeks after it fell due the lessors could enter and distrain. The courts enforced such covenants, and if the rent fell badly into arrears it was comparatively easy to obtain possession. The Nuns granted leases of any new properties they received as gifts or of any of their ancient possessions which came into their hands through eschaet or surrender.

The corner property was leased in 1409 by Prioress Margery Harlyng to John Bylneye on a building lease for 60 years at a rent of 2s. p.a., the lessee covenanting to rebuild the house within three years. Like that of most English towns the population of Cambridge had fallen after the Black Death and the effects of this were first shown by the decay of houses in the suburbs and a change of land use there. The house was rebuilt, but the unexpired term of the lease was surrendered to the nuns after only 35 years by Alice Foxton, widow of John Foxton, notary public, who had acquired the lease by inheritance or purchase, and the house must have been already in bad repair because the nuns undertook to provide timber, clay, splints, boards and nails for windows and doors when they let it on a short repairing lease for twelve years eighteen months later. The rent of 13s. 4d. paid by the new tenant must have been something near a rack rent. Thomas Goode, Chandler, perhaps a subtenant of Alice Foxton, was required to give up possession. Ten years later the same site, described as a farm with buildings lately re-erected, was again let on a long lease of 80 years at the old rent of 2s. To the south the land abutted on a garden held by Robert Coope from Barnwell Priory (H).

A hundred years later Alderman Alexander Kaye held the house from Jesus College on a 40 year lease from 1555. He had surrendered it by 1586 when the house had disappeared and the site was let merely as a 'garden ground'. In 1622 a new lessee covenanted to build a house which should cost not less than £13 6s. 8d. It ought in obedience to an Order in Council of 2nd June, 1619, to have been roofed with tile, not thatched (Cooper Annals III. p. 126). It must have escaped the

"fearful and dangerous fire in Walls Lane amongst the thatched houses and barns" in 1623 which the buildings of Christ's College narrowly escaped (Cooper, Annals III p. 158. quoting MS. Baker xxxii, 364). The Order in Council of 1619 was reissued by the Privy Council on 16th May, 1623. (Cooper, op., Cit. p. 159. MS. Baker xlii, 152)

From the middle of the 17th century most of the lessees renewed their 40 year leases at intervals of 14 years, paying a fine on so doing. On Richard Pettit's first renewal in 1638/9 the property is described as three houses lately built, with yards and backhouses belonging to them. Cambridge Corporation had lately built premises adjoining them upon the roadside verge round the corner in Walls Lane (King Street) (I). This site must have been a very cramped one. The rent of the College houses was increased by the price of two hens or 2s. There was a fourth house in the back premises by 1669 (J), in which year a fine of £10 is first recorded. Loggan's map of 1688 shows that part of the back yards of the other three houses was built over by the fourth house and workshops. But in 1773 Dr. Caryl noted that the back house, let to Widow Harman, consisted of only one room.

Pettit's lease, renewed in 1682, was allowed to run out in 1722 and a new lease was granted to William Barney, innholder. Barney did not use the premises as an inn but continued to let them as four separate houses. The fine for the new lease was £100 Os. Od., and Dr. Ashton records; "This fine was moderately sett by reason of the bad condition the houses were left in by the old tenant. But their extended value (as let to undertenants) is more than £12 above the College rent".

The difficulty of making a former tenant pay for dilapidations once a lease had run out was one of the principal reasons why the College tried to persuade even unsatisfactory tenants to renew. In 1784 they raised the fine on this property to £50 Os. Od. after 25 years had elapsed. The lessee Kaye refused to renew and beat the College down to £42 Os. Od. In 1797 the house at the back was no longer used as a dwelling and Kaye himself, who lived in one of the other houses, used the back premises as a carpenter's shop. His house consisted of four rooms and a garret but the other two houses were smaller. In 1812 the house at the back was occupied by a tenant again.

The four houses continued to stand until 1860. When the last 40 year lease of the whole property expired in that year the site was divided into two and let on two building leases. The southern portion, then No. 7 Hobson Street (in 1967 Nos. 40 and 42) was leased in 1869 to Richard R. Rowe, the College surveyor, who built a house, afterwards occupied by Lazarus Cohen, a former subtenant of one of the old houses. He had used his house as a synagogue between 1847 and 1850 (H. P. Stokes, Studies in Anglo Jewish History, 227 sqq.). In consideration of the rebuilding no fine was taken. The ground rent was £2 1s. Od. and when the lease was renewed in 1882 a fine of £60 was demanded. In 1896 the fine was increased to £132 4s. 8d. and the rent also was to be increased for the last 14 years of the 40 year lease to £12 17s. Od. Rowe assigned the premises almost immediately to Frederick Morley, pawnbroker. When this lease expired in 1931 the College let the premises to Morley's son on a 21 year lease at a rack rent.

In 1865 the General Purposes Committee of the Commissioners under the Cambridge Improvement Acts had given notice that they intended to demolish a house at the corner of King Street and Hobson Street (I). This was in fact the little house built on the verge of the street on land leased out by Cambridge Corporation about two hundred years before. The Commissioners asked the College to pay £150 for the improvement this would make to their property and to give up a small piece of their frontage on Hobson Street so that the street corner could be widened. In return the Commissioners would grant to the College a small piece of frontage on King Street. The College indignantly refused to pay the £150 or to rebuild its property, though No. 8 Hobson Street (No. 44) was at that time standing empty. Four years later however they had grant



a new lease of the northern portion of their property to Joseph Cooke, cabinet maker, at a rent of £4 1s. Od. p.a. in consideration of the house, workshop and storeroom. The said workshops are now let separately as a betting shop and known as No. 2 King Street. Cooke held the whole on lease until 1922. A new frontage line laid down by the Cambridge Borough Council for King Street in 1924 would have reduced the corner site by almost two thirds had it become necessary to rebuild. All three houses, half the property given to the Nuns by William Rolf in 1389 were sold to Christ's College in 1966 for the sum of £51,500.

The piece of land south of the College property, formerly a garden (H), had since been the site of a Methodist chapel, which was sold to the Cambridgeshire County Council in 1912 for the new County Hall. With the growth of bureaucracy resulting from the additional powers and duties given to county councils during and after the first world war the administrators had outgrown their new building by 1922, and the Council had taken a lease of No. 44 and converted it into additional offices. The County Council occupied this building until the new Shire Hall was finished in 1938. It then returned No. 44 to the College and made the suggestion that the College might like to buy the now superfluous County Hall for £20,000. This offer was declined and various uses were found for the building by the Rural District Councils of Cambridgeshire until a socialist government - abhorring a bureaucratic vacuum - filled it with another new department, the Rent Office (1966).

#### The South Side of King Street (Walls Lane).

The first house I can trace on this side of Walls Lane I take to be the other half of William Rolf's gift of 1389 (K). It was next but one to the house on the Hobson Street corner. In 1515 Jesus College leased this house to Thomas Malphas, fishmonger, for 99 years at a rent of 4s. In 1536 the lease was held by John Hobbs and in 1549 by John Longmeade and in 1553 the College sold the house to Alderman Alexander Kaye, who had acquired the house next door to it and the land behind it. The conveyance is in the form of a feoffment and reserves to the College the accustomed rent of 4s. p.a. It would seem to have been particularly unwise to make a feoffment instead of a lease in an era when all the old tenants under these grants were getting into arrears with their quit rents or defaulting altogether. The rent reserved does not appear in the list of quit rents submitted to the Royal Visitors of 1556, which would seem to imply that the transaction was regarded by the College as an outright sale. I have endeavoured without success to find out whether it was really a disguise for an exchange of lands with Kaye. Three years previously the College had acquired Butt Close (C) on the north side of Walls Lane by just such an exchange with Miles Praunce and in 1554 it finally sold the freehold of Christ's College garden (D) to that College. Jesus College may have had need of cash for legal expenses incurred in connection with the bequest of the late Master, Dr. Reston, who had died in 1551.

Only one piece of land with a frontage on the south side of Walls Lane remained to the College; that was a piece given by Christiana Carter in the early 13th century (L). The charter must date from before 1242 when Hervey Fitz Eustace (Dunning), the principal witness, died. In later deeds it is said to lie next to a tenement belonging to the Paschal of Holy Trinity church, meaning a house or land which had been given to the parish church to defray the cost of the paschal candle (M). This land continued to belong to the parish of Holy Trinity and after the reformation the income was applied to other purposes. It is fully described in the Report of the Charity Commissioners 1837 to whom the origin of the gift was unknown. They had, however, seen early leases describing it as two barns and four gardens the rents of which amounted to 55s. In a lease of 1621 it was described as lying between Christ's College orchard (which had been sold by Jesus College to Christ's in 1554) and a tenement of Jesus College. It was much larger than the Jesus tenement and in 1837 was known as White Hart Yard. The rack rental amounted to

£145 12s. 3<sup>3</sup>/<sub>4</sub>d. In 1909 it consisted of a narrow court with cottages on both sides known as Trinity Place. The houses were demolished in the 1950's.

The first lease we have of the Jesus College tenement is one to Agnes Hungryford dated 1483 and it is for 20 years at a rent of 6s. 8d. In the list of College lessees of 1556 we find this site leased to Richard Brasye who had held it with another tenement in the Newmarket Road area since 1542 at a rent of £1 14s. Od. In 1581 Brasye's two tenements were included in a lease of two other houses, shops and a close in the Newmarket Road, the rent for his original two being raised to £2. The property in Walls Lane is described as a barn and yard and it is said to lie west of the tenement belonging to Trinity parish and to abut southwards on a grove belonging to Edward Brasye. On Hamond's map of 1592 this grove can clearly be seen (N). It was sold with a house in Walls Lane by Brasye on 13th February 1586/7 to Thomas Manning, burgess and haberdasher, and Manning sold it to Christ's College on 22nd March 1586/7 (R. Willis and J. Willis Clark, The Architectural History of the University of Cambridge, II. p. 192). The description given in the latter conveyance makes it quite clear that the Jesus College property upon which it abutted is that known until its recent demolition as Nos. 34 and 36 King Street.

This barn and yard in Walls Lane continued to be included in the lease of the Barnwell property until 1690. In that year a difference arose between the College and the lessee because he had not spent the sum of £200 on repairs as he had promised and for which allowance had been made in his last renewal fine. The land in Walls Lane was taken out of his lease and let separately to Robert Carter, yeoman, whose son assigned it to Nathaniel Holliday, gardener, in 1723. It is then described as a barn, stable and orchard. The rent was 11s. and the fine was only £2 0s. Od. for a 21 year lease. In 1748 a new lease for 40 years cost £20.

By 1813 the orchard had been built over with workshops and in 1828 the thatched barn was used as a stable. A plan of 1856 shows sheds on the right of the entry which are sublet to various occupiers. The barn stood further back and behind were a smithy and a wheelwright's shop and a piggery arranged round a yard. A plan of 1882 shows that two houses (Nos. 34 and 36) had been built on the King Street frontage and that there was a slaughterhouse in the barn. In 1896 there were a shop and the offices of the Cambridge Express Newspaper Co. on King Street with their printing office in the rear. The slaughterhouse, smithy and stable were reached through a yard and passage at the side. The fine had risen progressively in the 19th century to £60 in 1869 and £70 in 1896, at which date the rack rent of the printing office was £87 per annum. The freehold site was sold to Christ's College in 1950 for £6000.

#### South Side of King Street & Pike's Walk

The houses on the south side of King Street opposite Butt Close, that is to say Nos. 70-88 backing on to Christ's Pieces, were under construction in 1790 when the College sought Counsel's Opinion whether they could stop the building on the grounds that it was encroaching on the highway. At this point Walls Lane had been 40 ft. wide and Cambridge Corporation had sold off about 20 feet on the south side of it to developers who were building a row of houses whose privies were to drain into the wide ditch separating Walls Lane from Christ's Pieces which at that time belonged to Jesus College. Jesus was only concerned with the houses which backed on to their own property, but it looks as if Nos. 60-68, which back on to the garden of Christ's College, may have been built on the verge of the roadway at the same period, as there is no sign of buildings in this position on Loggan's map of 1688 (J. W. Clark and A. Gray op. cit.). The Corporation at this time was busy making money by the sale of the verges on the highways leading into the town. Custance's map of 1798 shows a continuous built up section along the frontage as



far as the lane afterwards called Pike's Walk and two larger semi-detached houses beyond.

Knight's, Staine's and Mortlock's Almhouses, the last building (Nos. 90-94) on the south side of King Street west of Pike's Walk, were rebuilt in 1818 at the expense of William Mortlock, Esq., one of the aldermen of the borough and a member of the family of bankers who had been exploiting the borough's finances in the closing years of the 18th century. He gave £500 in 1818 and an additional £200 in 1826.

The adjoining public house, the Horse and Groom, has of course been rebuilt, but the remaining houses appear to be those built in the 1790s.

Jesus College had no property in this terrace of houses until in 1967 they purchased for £1250 No. 70, the corner house at the western end of it, the one next to the passage way leading to Milton's Walk (O). The roadside verge here must have been narrower than it was further eastwards.

In 1930 the College had acquired the freehold of the house on the east corner of Pike's Walk, No. 96 King Street, with the house behind it, No. 2 Pike's Walk (P). These houses occupy the site of a house with a garden, 44 ft. deep and 18 ft. wide from east to west which extended over part of the former width of the roadway and over a pond which the developer undertook to fill up. It was thus one of those pieces of ground to the sale of which by the Corporation the College had objected in 1790. It was granted on a 999 year lease by the Corporation to Edward Thompson in 1791 and the fine mentioned in the lease is 5s., the minimum sum which would have made the sale valid. It is generally supposed that much greater sums than this changed hands on these deals and that the surplus went into the pockets of the Mayor and Aldermen. The rent was £1 1s. Od. p.a. and at the time it may well have seemed that the sale of a now useless pond and its filling in by the purchaser and the clear gain of £1 1s. Od. a year in rent was quite good business on behalf of the borough. Shortly after the Barnwell Inclosure the College let the land in the rear of these houses, which had been the actual boundary ditch separating the road from Christ's Pieces, to Jeremiah Barker, who filled in the ditch and built a house upon it (Q). The lessee undertook to build a 5ft. wall between his premises and Christ's Pieces. They also leased him the portion of the ditch separating Stokys's Almhouses from Christ's Pieces and he filled that in too as far as the Horse and Groom public house and built upon it five cottages (R). As no access from these cottages to Christ's Pieces was permitted they must have opened upon the narrow alley running along the back of the almshouses. These cottages were pulled down when the site and that of the larger house built by Barker were inherited by the children of Mrs. Frances Young after the middle of the 19th century. Her son Philip demolished them and built a house called Milton House. His sister Joanna inherited the house, which is described as newly erected in 1880 on the east side of Pike's Walk and is known as Ingleside. By 1895 she held this and the house built by her brother on a lease of 80 years.

#### The North Side of Walls Lane (King Street)

##### Western Section as far as Manor Street

Lands and houses lying between Walls Lane and Radegund (Jesus) Lane were acquired piecemeal by the Nuns. Some were early gifts, but the acquisition of other pieces to fill in shows a definite policy of rounding off the Nunnery estate in this area. Though the Nuns eventually obtained an unbroken frontage on the south side of Jesus Lane they were unable to do the same on the north side of Walls Lane and it has been left to the College, after it had parted with a most important portion of the property on Jesus Lane, to attempt to acquire the outstanding properties in King Street.



The later boundary between the parishes of Holy Trinity and St. Radegund (later still All Saints) runs through this area. I have explained elsewhere that I believe that until about the year 1290 the parish boundaries outside the King's Ditch were still undefined. Before the middle of the 13th century a messuage in this area said to be in St. Radegund parish was sold to Walter de Lindsey by Nicholas Sarant. (Gray 52, Caryl. C.23). It lay next to land of his which can be identified because this croft continued to be called Sarant's Croft after the nuns had acquired it (before 1228) and it is often mentioned in later charters (S). Nicholas Sarant's conveyance to Walter de Lindsey can be approximately dated because there still exist three leases of land for short terms of years granted by Sarant which are dated 1201, 1230 and 1231 (Gray 332, 331, 333, Caryl Q.24, Q.23, Q.31).

Walter de Lindsey subsequently gave the house he had acquired from Sarant to the nuns (T); they were to be liable for the 2s. per annum rent due to Sarant. Immediately afterwards he received his house back from them for the term of his life and that of his wife Berta, paying a rent of 2s. to the nuns and 2s. to Nicholas Sarant (Gray 51 (a), 52 (b), Caryl E.7). This is an instance of an arrangement very common in the middle ages by which a man who would be unable to bequeath land by will was enabled to make provision for his widow by conveying some of his property in his lifetime to a religious house and charging it with an annuity for her life. It has been suggested that Berta de Lindsey was the "Berta Rosata" whose tomb is in the south transept of Jesus Chapel. The Prioress at the time these deeds were drawn up was Letitia, whose name last occurs in Feet of Fines in the year 1228. As another Prioress, Milisent, is mentioned in Feet of Fines in 1246, this lease for lives must be dated before that year and so a fortiori must the conveyance of the house which describes it as lying in St. Radegund's parish. I emphasize this because it has been stated elsewhere that Radegund parish was cut out of All Saints parish when the King's Ditch was deepened by Henry III in 1267.

Another piece of land in this area was sold by Walter de Lindsey to Ralph, son of Renier; this lay between land belonging to Benedict Fuetrer and land already in the possession of Ralph and the rent for it was 4s. p.a. (U). Subsequently Walter de Lindsey transferred the overlordship of it to the Nuns by granting to them the homage and services of Ralph le Feutrer, obviously the same man, with the rent of 4s. which he was paying. Witnesses to these two charters (Gray 101 (b), Caryl E.2 (a) and (b)) were Hervey FitzEustace, Benedict Feutrer, Robert Seman, Geoffrey Potekin and Walter Corde, so the Feutrerers were already established between Walls Lane and Radegund Lane before 1242, when Hervey died. Ralph, the son of Ralph le Felterer gave the house he held from the Nuns to his brother Robert, and in this deed it is said to be situated in the suburbs in Feltererestrete (Gray 10 (b), Caryl E.6). A new grant to Robert was made by Prioress Constance, who became Prioress some time after 1258, but in this he is called 'le Chapeler' (Gray 104 (a), Caryl E.5). These deeds suggest that the Feltererers, also called Chapelers because they made felt hats, were so important that the street was at this time called after them. A house on the south side of King Street given to the Nuns about this time (L) is also described as in Feltererestrete. A note on the dorse of the charter to Robert le Chapeler dated "A.D.1320" states that this is the house formerly of Geoffrey de Walden in Feltererestrete now held and occupied by Master Henry de Trippelowe (V).

In 1328 Henry de Trippelowe gave to his brother John de Trippelowe, Rector of Reymerston a tenement described as lying between a house already belonging to the Nuns (afterwards called Gregories Hostell) and land of Thomas de Tendring, on the other side next to a tenement of Alice de Bernewell, Sarantescroft now the property of the Nuns of St. Radegund, and a tenement of Roger le Hacock (Gray 44 (a) and (b), Caryl B.17 (a) and (b)). This land extended right through from Radegund Lane to "Wales Strete" (King St.) (v) to (V) and the description shows that Sarants Croft lay in the middle between the two rows of houses, the one on Radegund (Jesus) Lane, the other on King Street. Sarants Croft remained in agricultural use until Radegund Manor House was built on it

in 1555. In 1332 John de Trippelowe gave to the nuns the northern portion of his brother's land but not the house facing on Walls Lane, as he set the southern boundary of his gift at Drosemer (W). This name is mentioned in other deeds and I identify it as the name of a close which extended up to the wall of the Franciscans' enclosure on the west.

To the west of Gregories Hostell (X) and the land of Thomas de Tendring (W) lay the land of the Franciscans. Without a study of their documents, which I assume to be in the Public Record Office, I cannot tell from whom they derived their land on the eastern side of the King's Ditch, which ran right through their enclosure. From our charters we know that the Nuns had a common boundary with them in the time of Prioress Mabel Martin (1330-2) because it is mentioned in an undated grant for lives to Richard de Fulborne, son of Robert Baker (Gray 103, Caryl E.4). This was of land adjacent to the southern portion of the Friars' wall, which did not run straight to Walls Lane but jutted out eastwards up to the line of the modern Malcolm Street, as the wall of Sidney Sussex College does today.

The first lease we have of a tenement next the Friars Minor is one of 29th October 1396 to Alice, widow of Geoffrey Castre, describing it as three shops in Walls Lane with gardens adjacent abutting on the Nuns' croft (Drosemer) (W). The rent was 6s. (Gray 110, Caryl E. 12). In 1409 this same tenement was leased to John Essex, saddler, for 60 years for only 5s. per annum (Gray 112, Caryl E.14). In 1466 the Nuns granted a building lease to John Chapman, brewer. The site was then vacant and the lessee undertook to build and maintain a house, though the lease was only for 26 years. Presumably because he did not take up the whole of the former site the rent was reduced to 2s. per annum. After this there is not another mention of shops in Walls Lane until the 19th century.

The site next to Chapman's was leased in 1472 to Richard Thorne, cordwainer, for 40 years at a rent of 4s. per annum. The close behind these two sites (W) was let to John Dale in 1486 and on its eastern boundary was a barn also belonging to the Nuns and let separately to Dale. At the same time the Nuns made a feoffment to Dale of the house next to Thorne's on the east side (U), which adjoined Dale's own house. The fact that this was a grant in perpetuity and not a lease would seem to indicate that Dale must already have acquired the house, which stood on the site of Henry de Trippelowe's a century before (V), and that he wished to legalize his holding of it at the old quit rent. The Nuns however made an addition to the rent, of two capons valued at fourpence.

To the east of Dale's holding and his freehold house was another Nunnery property in lease since 1456 to Robert and Agnes Coope for their joint lives. These two houses with their gardens extended as far as Sarants Croft on their northern boundary (Z).

Such was the state of things on the north side of Walls Lane (King St.) when the College took over the Nunnery property in 1496 and roughly it remained so a century later, as we can see from Hamond's map of 1592, though this section of his map is in very poor condition; even by the time of Loggan's plan of 1688, though the houses on the street front had been rebuilt, the former Sarant's Croft with Radegund Manor House, the close formerly tenanted by John Dale (W) and the "Dove House Close" (X) reaching to Sidney Sussex wall were still in agricultural use.

The first extant College lease of a house on the north side of Walls Lane is one to Maryon Neyll, wife of Cornelius Williamson, shoemaker, granted in 1500 for her life; Maryon's father had paid rent to the Nuns in 1450-57. Her lease was for the house next to the Friars' wall (Y), formerly in lease to Richard Thorne, at the same rent of 4s. per annum. There is a covenant that if the house should be destroyed by fire, by wind or by other sudden chance the lessee must rebuild it. Does this suggest that there had been losses by fire in this neighbourhood?



The little house on its west side presumably that built by John Chapman 35 years before, was let to one Water Strype. By 1534-5, the first Bursar's Roll which gives particulars of rents from Trinity parish, these two houses and another tenement were all let in one lease which had been granted in 1526 to John Alder for 31 years.

At this time the two houses formerly leased by the Coopes (Z) were let to John Thyrlby by the year. In 1550 a lease of Thyrlby's house was granted to John Richmond for 99 years at the same rent and the property next the wall of the dissolved house of the Friars Minor (Y) was let to Alderman Alexander Kaye on a reversionary lease to begin when Alder's lease should expire in 1558 and run for 40 years. This was the same Alexander Kaye to whom the College had just conveyed a piece of its freehold property on the south side of the lane. Apart from these two all the other tenants enumerated in the Audit Books which begin in 1556-7 were paying "free rents" or quit rents. These quit rents were still accounted for at the audit though they fell increasingly into arrears and the fall in the value of money had made a law suit to enforce payment an uneconomic proposition.

For the period 1560-1808 I have only to consider the history of the two properties which at the beginning of that period were in lease to Alexander Kaye (Y) and John Richmond (Z), for from 1555 the closes behind the backs of the King Street houses were included in the leases of Radegund Manor and were not available for building. In 1560 begins the series of Lease Books in which all subsequent leases and some made before that date which were then still current were entered. This makes it easier to trace the leases of the separate properties in an unbroken line.

The house next the wall of Sidney Sussex College (Y) was on 1st March 1565/6 leased for 80 years to Corpus Christi College, the owners of the house next to it on the east side (V), at one time Dale's freehold, and of the house east of that, which had been conveyed by the Nuns to Dale in 1486 (U). All three were in lease from Corpus to Joshua Sedgwick, gentleman, when in 1646 the lease of the Jesus College property to Corpus expired and that College did not renew. Soon after the expiry of the lease Sedgwick approached Jesus College and was granted a new 40 year lease of their portion he undertaking to bear the cost of any law suit which might arise. Sedgwick's bond in £30 for this purpose is unique in the College records and suggests that he must have already become involved in litigation with Corpus Christi College. By 1672 the property he formerly held of Corpus (U and V) no longer belonged to that College and in 1754 it was sold as an unencumbered freehold by several townspeople to three others. At that time it consisted of three houses with an orchard and a garden, one a public house called the Bell, and four cottages, which by 1778 had been converted into a fellmonger's yard. The property covered all the land between two Jesus College properties on the west and north. It was the site of what is now Nos. 19 and 21 King Street and of the warehouse and brewery on the site of Nos. 16, 17 and 18 Malcolm Street which in 1853 were bought by Jesus College for £1000.

About this time the Jesus College house (Y) must have been rebuilt, a bursar in the late 17th century notes, because in his time it stood right up to the road, whereas in the older leases it had stood back some yards. I think he may have misunderstood the dimensions given in the older leases.

There are no records of fines before 1662. The first recorded for this property is at the renewal of 1677 with 28 years of the 40 years lease unexpired, when it was £7 Os. Od. When the lease was renewed in 1709 to Joshua Noble, stonecutter, Dr. Ashton noted in the Fine Book that the property was worth £4 per annum. The fine demanded with 24 years unexpired was only £2 Os. Od. This lease was allowed almost to run out. It was renewed by Thomas Noble, bricklayer, with a fine of £30 Os. Od. in 1747. Another Joshua Noble renewed in 1761 but by 1775 the house had been assigned to Edward Eadson, carpenter, and in 1790 his widow renewed the lease only to assign it to another carpenter. The fine had been regularly £3 10s. Od. in the late 18th century. At none of these renewals is there any sign of rebuilding.

In 1794 the house was aliened to William Peace, carpenter, In 1804 the College raised his rent to 10s. per annum and the fine to £7 Os. Od. in consideration of some improvement to the property. In 1817 a Mrs. Hall was the tenant and the premises consisted of the house as before but in the yard at the back she had built six other "wretched little tenements" and let them "at an exorbitant rent". Their united rents exceeded £50 (Pearce. Memorabilia, p.38). This was at the beginning of the 19th century expansion of Cambridge. The College surveyor, Elliot Smith, valued Mrs. Hall's property at £45 per annum and the College accordingly set the fine at £77 17s. 6d. Mrs. Hall continued to refuse to renew, though the fine was reduced to £76 6s. 11d., and she allowed her lease almost to run out. In 1840 the unexpired term of four years was surrendered to the College by her daughter for £190. This seems a high price for such a short lease but the College was anxious to open access from King Street to the new Malcolm Street which they had recently laid out, and to do this it was necessary to demolish the house and cottages.

There remains to consider the property known as Wray's Almshouses (Z). Henry Wray, bookseller and stationer, bought the remainder of the lease of the College house, formerly two, in lease to John Richmond, some time before 1614, when he applied for a new lease, though some thirty five years of the old lease were still to run. His new lease was for forty years, the maximum term for which town properties could be leased since the Act of 14 Elizabeth I c. 11 (1572). At his death in 1628 Wray left a widow, Margery, and two infant grandchildren, John and Elizabeth Ireland. He and his wife, his son-in-law, Richard Ireland, and the children lived in a substantial house in Sidney Street opposite Sidney Sussex College. He had invested in several house properties, freehold, copyhold and leasehold. He intended to leave them all ultimately to the little boy but had to provide a maintenance for his widow for life. If both grandchildren should die before coming of age, he bequeathed all his property after his wife's death to found a charity in Holy Trinity parish to maintain poor widows and widowers in a hospital which should be established in the house in Walls Lane.

Both the children died young "at about four years of age", and their grandmother quietly continued to make use of the income she had held in trust for them. In 1634 a Commission for Charitable Uses made investigations and settled a scheme for the hospital. It was to be for four poor widowers and four poor widows who were to be chosen by a committee consisting of the Vicar and Churchwardens of Holy Trinity, the overseers of the poor and six of the most substantial parishioners. The latter were to act as trustees and manage the estate. All rents of the various properties were to be divided equally between the almspeople, but the trustees were to renew the 40 year lease when only 20 years remained, which would mean that the fine would be the first charge on the estate. If any of the widowers or widows were to remarry he or she was to lose his or her place.



In 1650 a renewal of the lease to John Jenkinson, one of the trustees, describes the property in Walls Lane (King Street) as four dwelling houses, heretofore one house, and a garden, so by this date the almshouses were already built. The first recorded fine is in 1672, when it was £8 Os. Od. The usual fine paid on the renewals at fourteen year intervals was £4 Os. Od. until 1762 when it rose to £4 6s. 8d. Until 1805 it was kept low by the College because this was a charity estate. In 1819 the fine was raised to £35 Os. Od.

The report of the Charity Commissioners in 1837 describes the almshouses as eight dwellings under one roof and says that they were in excellent condition, having been repaired two years before at a cost of £93 Os. Od. The almspeople were for the most part decayed tradesmen but they were not allowed to be in receipt of parish relief. For many years there had been more women applicants than men. Each inmate received 7s. a week and an allowance of coals. The parish workhouse, which adjoined the almshouses had been held under a lease from Corpus Christi College which had expired seven years before. This must have been No. 23 King Street (U).

A valuation and report by Elliott Smith in 1841 describes the property as four houses on the road and eight newly erected houses behind, four on either side of a courtyard. The four houses on the street were leased by the trustees to William Quinsee for £36 Os. Od. per annum, while the eight new houses were occupied by the almspeople. Elliott Smith valued the property at £45 Os. Od. per annum. When the lease was renewed in 1847 the rent was raised from 5s. per annum to £2 Os. Od. and the fine was £200 Os. Od. The first plan we have of the property is dated 1877. This lease was renewed in 1865, as from 1860, with the amount of the fine slightly reduced, and in 1877 as from 1874.

It should have been renewed again in 1888 but when the time came there was trouble amongst the trustees. Seven of them applied to the Charity Commissioners requesting the removal of one of their number, Henry Eaden of Market Hill, wine merchant. At this time the charity owned three houses in Sidney Street, and five tenements in Wray's Court let on lease, also land in Fen Ditton, an annuity of £14 Os. Od. paid by the University, and money invested in Consols and in mortgages. Its income amounted to £50 Os. Od. per annum. The Charity Commissioners removed Mr. Eaden and appointed Alderman John Death, Walter Edward Pain, chemist, and Thomas Dixon, bookseller; but the proceedings had caused delay in renewing the lease, which had been offered for 40 years at a fine of £103 15s. Od. The new trustees refused to sign it, declaring that it was not they but their predecessors who had agreed to the bargain. In the end the lease, backdated to 1888, was renewed in 1898 and the rent for the last 14 years of the new lease (1914-28) was raised to £15 Os. Od. per annum.

The lease was once more renewed in 1904, backdated to 1902 for 40 years, the rent for the last 28 years being £15 Os. Od. per annum. In 1914 the houses came under the wartime controls, which were still in force when the lease expired in 1942, so in fact the almspeople continued to occupy their houses until after the Rent Act of 1959 permitted the College to give them notice.

In 1965 the site was cleared for development. Many people will remember the almshouses before demolition. Their south elevation on the street suggested that a rebuilding had taken place in the Gothick period but I can find no record of it. Inside the planning of the houses suggested a much earlier date. The fire-places and chimney flues projected far into the rooms, leaving space for a very deep closet on one side of the fire-place in the ground floor room and a winding staircase on the other. There were not many amenities, though gas and electric light had been laid on. The houses were demolished in 1965.

The house to the east of the almshouses, No. 33 King Street, like those between the almshouses and Malcolm Street, had never been the property of Jesus College. The next but one, No. 35, with No. 37, was only acquired in 1964 for £7000 (a). The title deeds now in our possession go back to 1848. At that time the houses were freehold and were bought of Mrs. Ann Parker by Robert Press, one the sons of William Press the former College chimney sweep who had prospered and whom we find as early as 1808 taking up College leaseholds. Robert Press had already done the same and had built a row of small cottages behind Nos. 35 and 37 King Street in 1835 (e) and (f). It can be assumed that the small freehold which he now acquired had passed through the hands of a series of middle class or working class owners in much the same way as the College leaseholds had done. In the 19th century these small owners were obliged to mortgage their properties, a state of things which had not been common in the 18th century.

Press did not occupy one of these houses. In 1880 they were in the occupation of Dent, the locksmith, who lived in one of them and used the other and the workshop behind for his business. The business still continues today (1966) under other management. In 1933 Dent acquired a piece of land with workshops behind No. 33 and adjoining the almshouses.

There is here a break in the College property on the street frontage though the land behind belongs to the College. Nos. 45, 47, 49, 51, 53 and 55 King Street were conveyed to Jesus College by Corpus Christi College on 30th November 1944 for £1600 (b). The title deeds consist of a statutory declaration by the Bursar of Corpus that they were an ancient possession of that College. We know that in 1835 they were in lease to William Quinsee who built New Court, the cottages behind them on Jesus College land. Some of these houses in this block were amongst the oldest in King Street when they were demolished in 1965.

Nos. 57, 59, and 61 King Street (c) were acquired by Jesus College in 1937 for £725. The freehold had been purchased in 1834 by John Driver and I surmise that the houses, like Nos. 35 and 37, had passed from the hands of one private citizen to another since they were built. There were houses here shown on Hamond's map of 1592. On Loggan's map of 1688 the back gate to the Radegund Manor House garden is shown just behind them; No. 63 King Street and No. 11 Manor Street (d) were later built over the lane leading to it.

At the same time as he bought the houses in King Street Driver took a 40 year building lease of this piece of land and built two new houses on it. The ground rent was £4 Os. Od. per annum. When the lease of these houses was renewed in 1850 the fine was £28 Os. Od. When the freehold houses were conveyed by Driver to E. Sanderson in 1872 the College lease was also assigned to him and the two properties were kept together by the purchase of the freehold portion by the College in 1937. Before their demolition in 1965 Nos. 57, 59 and 61 King Street appeared to be older than the leasehold houses.

#### Malcolm Place, New Court, Manor Street and Place

Malcolm Street I propose to deal with in my description of the south side of Jesus Lane. The street was part of a development plan which could not be implemented until the purchase of the leasehold of Radegund Manor House from Dr. Isaac Leathes in 1842. Dr. French, Master 1820-47, had planned that when the large site of the Manor House and garden became available the College should build a square with houses on three sides, the fourth side being Jesus Lane. Nos. 46 and 47 Jesus Lane are the only houses which were built in accordance with this plan. The southern boundary of this development was to be a service road, drawn parallel with Jesus Lane, running behind the back gardens of the houses on the south side of the square, which were to face Jesus College. This road, 20ft. wide, was to debouch into Malcolm Street between Nos. 20 and 21.



The irregularly shaped pieces of land which lay between this road and the backyards of the existing houses in King Street were offered on lease to the owners of the King Street houses. It was not intended to offer access from these sites into the service road or into Malcolm Street. The awkward shapes and location of the sites meant that they would only be suitable for small cottages.

In 1835 the lease of one of these pieces of land (e) was taken up by Robert Press, son of William Press, the former College chimney sweep. He had access to it through his property in King Street (Nos. 35 and 37). The ground rent was £4 Os. Od. per annum. On this site he built four cottages. In 1848 he built two larger houses (f), in one of which he lived himself, and the other he divided into two. The rent of these houses, subsequently numbered Nos. 1, 2 & 3 Malcolm Place, was £2 5s. Od. In 1853 he renewed the first lease of the four cottages, later numbered 4, 5, 6 and 7 Malcolm Place, for a fine of £52 10s. Od. The plan which accompanies this lease shows the piece of ground in the rear of these cottages, which had been the service road, divided into garden plots for the cottages. This was let on a yearly tenancy to Press in case the College should one day wish to go forward with the plan for the Manor House site.

At the time of Press's first lease in 1835 the College did not own the land on this side at the southern end of Malcolm Street, but in 1853 a freehold site (V) including what are now the sites of Nos. 16, 17 and 18 Malcolm Street, the brick warehouse, a brewery and a public house and a house on the corner of King Street came into the market. The College did not buy the public house but bought the warehouse and the brewery site. They then granted a building lease for three houses, Nos. 16, 17 and 18 Malcolm Street, to be built on the site of the old brewery, leaving a narrow entry for pedestrians from Malcolm Street to Malcolm Place. The original entry to the planned service road was kept open between Nos. 20 and 21. The site of the road was let on an annual tenancy to the lessees of the houses in Malcolm Place for use as gardens for the cottages. The last lease of houses in Malcolm Place (Nos. 2 and 3) was surrendered to the College in 1942 and the houses were demolished in 1965.

#### New Court

At the same time as Press built the first cottages in Malcolm Place William Quinsee, lessee of the Corpus Christi College property Nos. 45-55 King Street, took a building lease of the site adjoining Malcolm Place on the east (g). The two little streets were not intercommunicating. Access to New Court was only to be had through the yard between Nos. 43 and 45 King Street. The rent for the site was £6 Os. Od. p.a. and Quinsee built nine cottages. In 1851 when the lease was renewed to Charles Finch, to whom Quinsee had sold it, the fine was £120 Os. Od. In 1878 it was £185 Os. Od. This lease does not appear to have been renewed and in 1921 the cottages were let on weekly tenancies, the College paying rates. The rent of each was £10 8s. Od. p.a.

#### Manor Street

Manor Street was planned in 1831 and the first leases granted in 1832. The line of the street, then named Manor Passage, seems to have run roughly along the boundary of the Manor House garden. The first lease of houses, Nos. 1, 2 and 3, was granted to Richard Rowe, the College surveyor. The ground rent was £6 15s. Od. per annum. When this lease was renewed in 1846 the fine was £60 Os. Od. In 1848 the houses were valued at £115 Os. Od. The lease remained in the Rowe family until 1888 when it was assigned to William Kett. The purchase price was £750. Kett did not renew this lease but when it was within two years of expiry his executors surrendered it to the College, paying £190 for dilapidations. The houses have since been let on short term agreements. In 1912 the rateable value of each house was £13 Os. Od.

Nos. 4, 5, 6 and 7 Manor Street, like the three houses opposite, were built by Aaron Payne. The ground rent was £9 Os. Od. p.a. The first fine, in 1846, was £80 Os. Od. The last 40 year lease was granted in 1901. In 1912 the rateable value of each house was £13 Os. Od.

Nos. 8, 9 and 10 faced on a private road at right angles to Manor Street called Manor Place. There is only one 40 year lease, dated 1846. As the fine was £161 10s. 6d. I take it to be the fine on a first renewal after 14 years. The ground rent was £15 Os. Od. The buildings, still standing in 1965, were cottages which had been valued in 1912 at less than a third of the value of three little houses in Manor Street. In 1921 these cottages were let on weekly tenancies, the College paying rates. The rents varied from £10 12s. 4d. to £14 2s. Od. No. 11a Manor Street was the house on the corner of King Street and the east side of Manor Street. This had been numbered No. 85 King Street until the Local Authority, with more logic than common sense, renumbered it 11a Manor Street because the front door in King Street had been blocked up and a new door opened on Manor Street. An account of its history comes into the next section of my description of King Street.

Nos. 12, 13 and 14 Manor Street were built on part of William Press's portion of Butt Close (C), which he alienated in 1843 to Aaron Payne. They were considered to be worth rather more than Kett's three houses at the time of the 1912 valuation, though the rateable value was the same. The last lease was granted in 1892 and expired in 1932. The houses in Manor Street are still standing (1967).

#### Nos. 67-101 King Street & Nos. 11a-14 Manor Street

The ground on which these houses were built was agricultural land until 1808. It was part of a close which, early enclosed and known as Butt Close (C), remained an enclave in the Nunnery lands just outside Jesus College until 1550 when the Master and Fellows, pursuing the policy of consolidating their property by exchange which had been begun by the Prioress Letitia in the early 13th century, succeeded in rounding off their Radegund Manor estate by exchanging for this close several small outlying strips in the common fields of Whitwell, Coton, Grantchester and Cambridge.

In 1801 Butt Close was in lease to Thomas Bond who had sublet it in small plots. Two of his undertenants occupied houses in the close. By 1806, when the lease had been assigned to Thomas Clayton, there were three cottages, each assessed at £5 per annum. (Pearce. Memorabilia, p.132.) The lease having expired in 1808 the College, on the advice of the surveyor of their London property, Mr. Ponder, decided to break up the Close into building plots. Two thirds of the depth from north to south was to be allowed for the plots fronting Jesus Lane and one third of the depth to the houses on Walls Lane, as King Street was then known. The College offered the sites in Walls Lane at a rent of 3s. per foot of frontage for a 40 year building lease and followed their established custom of taking no fine at the first renewal of the lease after the expiry of fourteen years. The depth of these plots varied considerably because Butt Close was an irregular rectangle.

The first plot to be taken in 1808 was the most westerly (h), its western boundary the wall of the Manor House garden which ran roughly along the line of the present (1966) Manor Street, though that road was not laid out by the College until 1835. The lessee was William Press, a chimneysweep who had a contract to sweep the College chimneys. He invested his profits in working-class properties in Cambridge, amongst others the freehold houses Nos. 35 and 37 King Street. At first he lived in one of the two larger cottages already existing on his portion of Butt Close and installed his father in another of them. The third was a wash house then used as a dwelling. The site plan of these buildings can be seen from William Custance's Plan of Cambridge 1798 (J. Willis Clark, and Arthur Gray, Old Plans of Cambridge. 1574-1798. Cambridge, 1921) to have been an L-shaped piece of ground on the site of No. 11a Manor Street projecting over the site of the present Manor Street. The wash



house was probably on the site of No. 67 King Street as this area continued to be covered only by workshops or stabling down to the middle of the 19th century. The cottages may have been of some age, as buildings with the same ground plan are shown in Loggan's map of 1688 (Willis Clark and Gray ut supra) but they do not remain standing. The house at present on the corner of Manor Street, No. 11a, is the former Harp Tavern, the first ground plan of which is in the lease of 1855, which was a renewal of an earlier lease dated 1843 when Press's former property was divided into two leaseholds; one of the newly built Harp Tavern and the other of Nos. 12-14 Manor Street and the site of No. 67 and No. 69 King Street.

In the early leases No. 69 King Street is included with the above site. There is a plan (in EST. 4. 10, p.75) giving a ground plan of the house in 1836. The plan is addressed to Mr. Quinsee. In the late 19th century No. 69 was a baker's shop.

As for Nos. 71-101 King Street, in 1813 the then Bursar, William Hustler, states (Memorabilia, p.132) that the site of these houses had not yet been taken on lease but was in the occupation of various tenants at will. In 1815 (Memorabilia, p.606) it is stated that the whole ground fronting Walls Lane is now let to nine lessees, Press has two portions, the sites I have already dealt with, on separate leases, and the rest is divided up amongst seven other lessees.

The site of No. 71 King Street was in lease to Richard Barber. This lease for 40 years was never renewed and expired in 1852. The buildings then consisted of two houses on the street and nine cottages built back to back and surrounded by a court with access from the road through a passage next to No. 69. There was no water laid on and it was recognised that anyone taking a new lease would have to provide water from a new well to two or three pumps and drainage to three W.C.s. The cottages were offered to the College surveyor, Richard Reynolds Rowe, at the old rent in consideration for undertaking the recommended plumbing and repairs, but he does not appear to have renewed the lease he took which expired in 1892. In 1896 the site was leased to the brewers, Messrs. Ind Coope and Co. for 99 years and no fine was taken in consideration of the erection of a warehouse and stable. The premises have changed hands several times since then and are now (1966) the shop of Messrs. Holliman, furniture dealers.

Nos. 73 and 75, a pair of terrace houses, 2 storeys and basements, were erected by John Thomason, one of the lessees mentioned in the list of 1815, some time before 1827 when they were in the possession of his two daughters, Margaret Safford and Frances Whisken. This lease was still in the name of a member of the Whisken family in 1878, the Rev. John Whisken, an assistant master at the Perse School.

Another pair of houses Nos. 77-79 were built after 1848, which gives the boundaries of the site of these two small cottages as being "garden ground". In 1865 one of these cottages was a beerhouse, the Beehive, and there was a brewery in the backyard. Nos. 81 and 83 are older and look (1966) as if they might have been built about the time of the first lease of the site in 1812.

Nos. 85-87 existed already in 1854 when a lease of them was granted to Richard Reynolds Rowe and at that time they required extensive repairs, though they are obviously (1966) later in date than the other pair in the same lease, Nos. 77 and 79.

No. 91 (including Nos. 89 and 93) was already in use as a school in 1816 when the College agreed to give £10 in aid of "the school established on the system of Dr. Bell for the education of female children, in King Street in this town under the management of the Trustees of Story's Charity". The College had let the site in 1813 to the Trustees of Whiston's Charity, and shortly afterwards the various charity schools were grouped together as 'The Old Schools of Cambridge' under a board of governors consisting of the incumbents of the town churches, and were in union with the National Society. The King Street school was turned

into an infants' school, and in 1855 the managers wished to build on to it classrooms for a boys' school. At that date the present buildings, the house in King Street which was the teacher's house and the two storey building behind it containing schoolrooms, already existed and there was in addition another teacher's house extending over part of the school yard on the eastern side. The school governors could not obtain a grant to enable them to enlarge the buildings unless they owned the freehold, so the College gave its consent to the sale under the authority of the Act of 5 Victoria. The premises were valued at £438, but as the school was a charity, the College took only £300. In 1912 the School Trustees wished to sell this school to the War Office for use as a Territorial Hall. The date of sale as a garage is unknown to me.

The two houses to the east of the School, Nos. 95 and 97 King Street, formerly Nos. 69 and 70, were leased in 1829 to the Rev. Alfred Newby and in 1882 to Joseph Cooke who had purchased the residue of a forty years' term from him. The leasehold was repurchased by the College from Cooke's heirs in 1910. This repurchase was part of a scheme for development of the site at the south west corner of Butt Close which had been taken on a building lease by James Pretlove in 1808 (i). Pretlove had built a row of three houses on King Street and two which faced on Belmont Place, then a footpath or bridle road leading to Midsummer Common. These houses had already been demolished and Belmont Place widened in 1909. Messrs. Carter Jonas, the College agents, in 1911 estimated the value of the whole site at £22 p.a. ground rent and £750 fine for a building lease of 99 years. The College refused several offers from developers, one from a London firm who wished to build a Bioscope Theatre and offered £1000 for the freehold or £30 p.a. for a 21 year lease. The College was unwilling to lease the site to the army to build a Territorial Hall. In the event the whole site remained vacant until 1921 when the freehold was sold to J. Winship for £600. Winship developed the site by building the row of one-storey shops still standing (1966). The central archway at No. 97 led into an asphalted yard where a weekly poultry and vegetable market was held. This property was repurchased by the College from Winship's heirs in 1962 for £1250 0s. 0d.

#### North side King Street Nos. 109-115

The block of houses Nos. 109-113 King Street (k) consists of fairly recent acquisitions by the College, No. 109 in 1931 for £1200, Nos. 111 and 113 in 1936 for £1400 including Belmont garage (k). They are three two storey cottages with mansard roofs of the same character as the cottage, No. 105, on the corner of Belmont Place and No. 107 next door to it. These cottages did not exist at the time of Loggan's survey of 1688 but buildings were standing on their site at the time when Custance's map was drawn in 1798, and judging by their style the existing houses were probably built not long before that date. The earliest conveyance in the possession of the College is dated 1820.

#### Summary

Already in the twelfth century portions of the land outside the defensive ditch around the town of Cambridge had been enclosed. By the early thirteenth century houses had been built on the frontages of the principal roads leading out of the town. The road following the line Hobson Street-King Street was the route to Barnwell and beyond. The houses were alienated by their owners separately from the land behind them, which remained in agricultural use in some instances until the nineteenth century. One at least of these houses was substantial and was occupied by a family of prominent tradesmen. Other small parcels of land were given in frankalmoign to the nuns, but these were already occupied by under tenants. In all cases the services of these tenants had already been commuted to a money rent.



The block on the corner of Hobson Street and King Street was given to the nuns in 1389 and sold by Jesus College to Christ's in 1967. All other ancient holdings of the nunnery on the south side of the street have been sold at various times. On the north side of King Street only one of them still remains in the hands of the College, the site of Wray's Almshouses, but behind the street frontage the land between King Street and Jesus Lane, Manor Street and the wall of Sidney Sussex College garden which had all been in the possession of the nuns for more than a century before the suppression of St. Radegund's Priory still belongs to the College. Land on the north side of King Street between Manor Street and Belmont Place was part of Butt Close, which was acquired by the College in 1550. Of recent years it has been the policy of the College to acquire new properties in King Street.

Leasehold began to replace the old feudal tenures after 1290. Long leases were the rule in the fourteenth, fifteenth and sixteenth centuries, until in 1571 the term for which house property might be leased was limited to 40 years. Rents did not fall in the fifteenth century as much as they did in some English towns and there was a slight rise in the early sixteenth century; they remained stable after the middle of the century. There are few records of fines in this period but we know that they were taken on the grant of a lease. Fines are regularly recorded from 1662 when the 40 year leases were renewed after fourteen years were expired. The fine taken was one year's value of the estimated rack rent less the rent reserved in the lease. In the late eighteenth century the rate was increased to  $1\frac{1}{2}$  times the annual value. From these figures it would be possible to plot the rise of land values in Cambridge, but there are too few College properties in King Street to make it possible to distinguish between this and other neighbourhoods.

Until the beginning of the nineteenth century much of the land behind the street frontages was used as gardens and orchards and there were barns, stables and pigstyes. The houses were not occupied by people of importance, though in the sixteenth century they were sometimes leased to aldermen and burgesses who held them as investments, college leaseholds being regarded as almost as good investments as freehold.

In the seventeenth century these men of substance were replaced by a lower class of tenant, often labourers, bricklayers, carpenters. The premises were used as workshops but not for retail trade. The same class of occupier had by the eighteenth century bought the freeholds of other properties in the street.

When development began in the early nineteenth century the prevalent character of the street was recognised and the new sites leased by the College were smaller and the ground rents lower than those offered at the same date in Jesus Lane. There were no covenants preventing the houses being used as shops and work places. Several of them were public houses, one of the smallest houses built on Butt Close being both a beer house and brewery. It was characteristic of nineteenth century development that small courts were built behind the older houses in King Street, backing on to the better class houses in Jesus Lane and King Street.

The college had some care for social welfare, taking lower fines from the trustees of Wray's Almshouses, selling one of its new sites to a charity school at a lower than market valuation and letting a building in Malcolm Street at a nominal rent for a Sunday school.

Fines rose steeply after the middle of the century. In the 1880's ground rents were raised but this did not take effect until the beginning of the twentieth century at a time when higher standards of living reduced demand for the type of property now nearly a hundred years old. Some houses were demolished and no new developers appeared. After the war vacant sites were sold at low prices and in some cases the College has had to buy them back at greatly inflated prices. As no new 40 year

leases were granted after 1914 houses began to come in hand after the Second World War, but, because tenancies and rents were controlled, no plans for redevelopment could be made until after the Rent Act 1959.

Sites in Hobson Street and at the western end of King Street are now fetching very high prices, the movement being particularly noticeable during the last seven years since plans for redevelopment have been brought forward (1967).

MAP REFERENCES FOR KING STREET - HOBSON STREET.

- (A) The chain bridge over the King's Ditch
- (B) Garvinescruche or Copper Cross
- (C) Butt Close
- (D) Part of Barton's Croft sold to Christ's College 1554
- (E) Maud Edward's tenement
- (F) Simon Godelote's tenement
- (G) William Rolf's first house
- (H) Garden belonging to Barnwell Priory
- (I) Corporation leasehold
- (J) Additional small house
- (K) William Rolf's second house
- (L) Christiana Carter's house
- (M) Trinity Church land
- (N) Brasye's grove
- (O) House bought in 1967
- (P) Houses bought in 1930
- (Q) Houses built on the ditch, boundary of Christ's Pieces
- (R) " " " " " " " "
- (S) Sarant's Close
- (T) Walter de Lindsey's House
- (U) Ralph Feutrer's house
- (V)-(v) John de Trippelowe's land
- (W) Drosemer Close, let to Thomas de Tendring
- (X) Gregories Hostell afterwards Dove House close
- (Y) Land and houses next the Friars' wall
- (Z) Robert Coope's house, afterwards Wray's Almshouses
- (a) Houses bought in 1964
- (b) Houses bought in 1944
- (c) Houses bought in 1937
- (d) Houses built on College land in 1836
- (e) Houses in Malcolm Place built 1835
- (f) Houses in Malcolm Place built 1848
- (g) New Court built in 1835
- (h) William Press's houses
- (i) James Pretlove's houses built 1808
- (k) Houses and Belmont garage bought 1931-1936