

A partly-pedestrianised street, formerly the city's fish market.

Peas Hill has always been a trading quarter, and part of the street was known as Union Street. The street became the site of the fish market in 1572 and its name then presumably derived from 'piscaria', the Latin for fish market. One of

the street's most unusual features cannot be seen - extensive cellars running beneath the street, covering a quarter of an acre. They were once used as wine vaults and during the Second World War as an air-raid shelter.



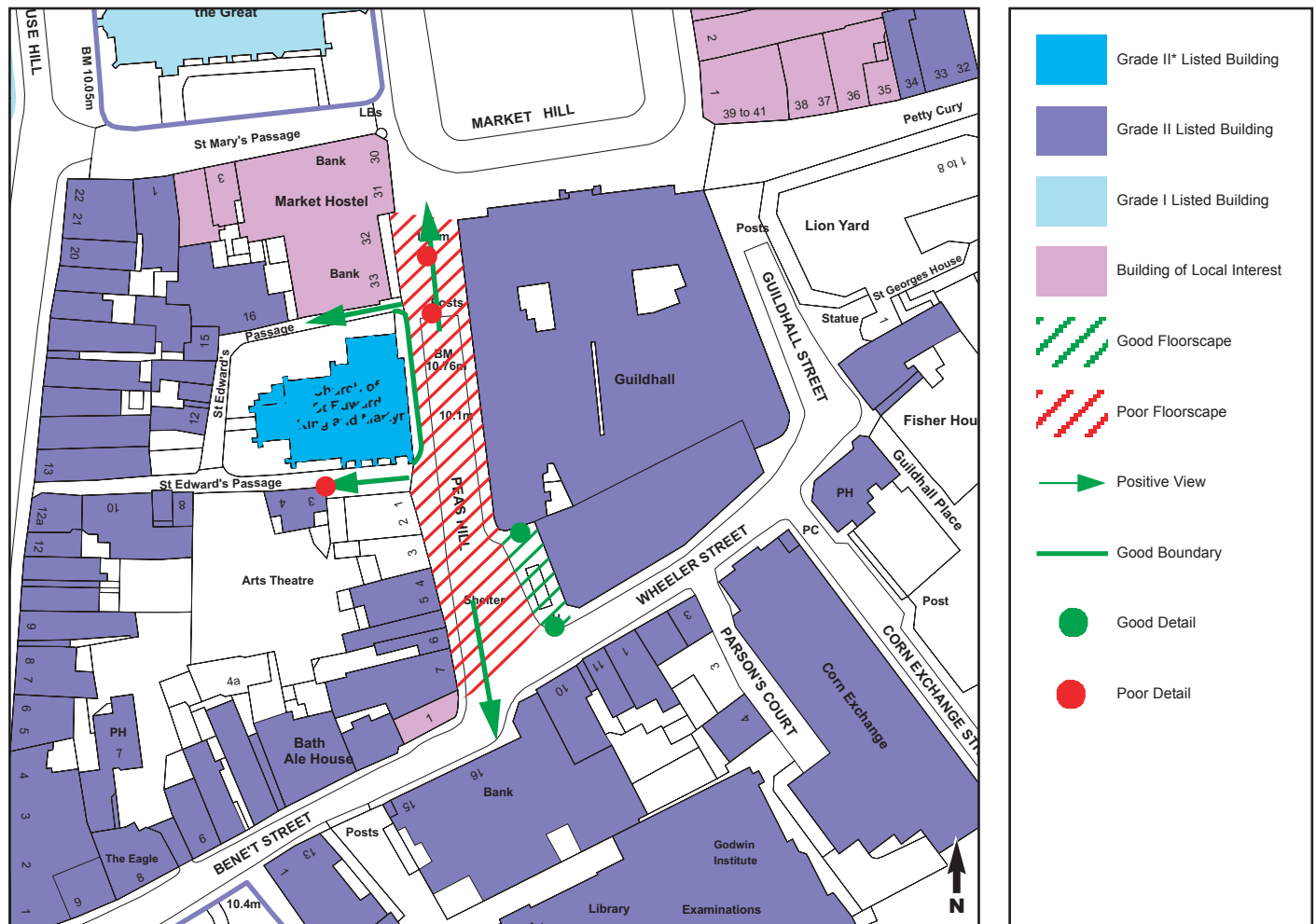
Peas Hill

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General Overview

Peas Hill is a popular through route between the market, Tourist Information Centre and King's Parade for pedestrians and cyclists. When there are performances at the theatre, the street is full of pedestrians and it can become congested when scenery is being loaded at the theatre.

The street is generally classified as a secondary shopping street as it contains a limited number of retail units, financial institutions, offices, student accommodation, church and the theatre.



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Townscape Elements

- > Street feels fairly narrow at north side due to bulk of Guildhall.
- > Buildings generally set against footpath edge, though church set back behind railings and wider pavement, and there is a parking bay adjacent to C19 Guildhall buildings.
- > Street generally well enclosed by Bene't Street Barclays Bank to south and 1930s Market Hill buildings to north.
- > Picturesque vistas down intimate passageways contrast with more generous spaces of Peas Hill itself and the market.
- > Glimpse views of Barclays Bank tower, St Edward's Church tower and King's College Chapel contribute to quality of roovescape on west side.
- > No significant greenery.

Streetscape Enhancement

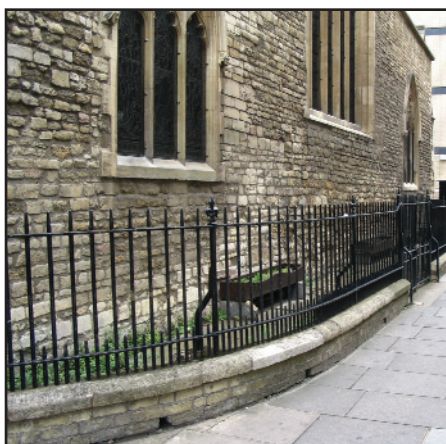
Any works in the street could improve upon the floorscape, quality of the street furniture (which is rather varied) and remove the vehicle-orientated signage.

The streetlights are not very appropriate or well sited. The galvanised pole outside Barclays Bank on Bene't Street, the column in the middle of the footway in St Edward's Passage and the column right in the middle of the view north into the market could all be improved.

Road markings are too dominant, the bollards to the market are not particularly appropriate and some of the paving is very bland. New paving should match the remaining historic paving outside the older part of the Guildhall.



The Guildhall



St Edward's Church railings



Detail on the Guildhall



Fire hydrant on corner of Wheeler Street



Coal grates adjacent to 1930s part of the Guildhall

Development Opportunities

The major development opportunity is the reuse of the former Guildhall Courts. Some form of leisure use may well complement the nearby uses at the theatre / Corn Exchange etc.

Vehicular Restrictions

Reduction in the amount of traffic accessing the area, and particularly stopping opportunist parking, may create an opportunity to restore a more market-like feel to the street. This would also provide useful milling space around the leisure uses.

Archaeology / Historic Topography

Anticipated deposit depth varies from 1.50m to 2.00m
 Potential for prehistory is low
 Potential for Roman is moderate
 Potential for medieval is high

Peas Hill lies within what is thought to be an area of early medieval settlement in Cambridge. Ridges of higher gravel run through the area and it is thought that this dryer ground was settled first. This area became the civic and commercial heart of the town from early on and there are numerous finds of pottery and other material. St. Edwards Church is on the west side. The west tower of the church dates to the 13th century with the nave and aisle rebuilt c. 1400.

Features

Introduction of features to reduce the impact of the north wind would help make the space more attractive for people to linger in, rather than hurry through to somewhere else.

Opportunities for the interpretation of the street's history would also be appropriate.

At the north end of Peas Hill investigations on the site of the (now) HSBC bank revealed medieval walls and several Saxon and medieval pits.

Building No. / Name	Status	Age	Height (storeys)	Wall Materials	Roof Form / Materials	Architect	Notes
Church of St Edward, King & Martyr	Listed Grade II*	C13-C15	N/A	stone rubble, cement rendered with some barnack stone dressings	lead & tiled	restored 1858-60 G. G. Scott	
1-2	none	early C20	5	brick	parapet		
3	none	early C20	4 + attic	brick	mansard / slate		
4 & 5	Listed Grade II	part Medieval, part C17, remodelled 18	2 + attics	timber-framed & plastered	hipped dormers / tile		
6 Arts Theatre	Listed Grade II	early C19	4	gault brick	parapet / slate	alterations: 1996 Bland, Brown & Cole	
7	Listed Grade II	early C18	3	red brick	parapet / clay tiled		incorporates timber-framing from an earlier building
1 Bene't Street	BLI	C19	4	stone	parapet		
10	Listed Grade II	c1830	3 + attics	gault brick, stone ground floor + dressing	mansard / slate		
11	Listed Grade II	late C16 / early C17	3 + attic	timber-framed & plastered	old tile		
Tourist Information Centre	Listed Grade II	1862	2	yellow gault brick, ashlar dressings	hipped / slate	Peck & Stephens	formerly the Central Library; Italianate additions by G. MacDonell in 1884
The Guildhall	Listed Grade II	1936-7	5	brown brick, stone dressings	flat	C. Cowles-Voysey	