

MILL ROAD HISTORY PROJECT  
BUILDING REPORT

# Mill Road, Cambridge: 1823–1851

*'What was here before all the houses?'*

The Early Development of Mill Road – A Narrative from the Newspapers



Allan Brigham

The Mill Road History Project was officially launched in 2013 under the umbrella of Mill Road Bridges<sup>1</sup> to study the heritage of Mill Road, Cambridge, its buildings (residential, commercial and industrial), institutions and community. It was supported by a two-year grant from the Heritage Lottery Fund.

This first edition is dated 10 April 2015  
Second Edition – September 2015

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*Cover pictures:*

*Front cover: Mill Road street sign, Hilary's Green Grocers, Black Cat Cafe, Tanning Parlour (photographs Allan Brigham, 2010)*

*Back cover: Mill Road Winter Fair, 2013: City Mayor Sheila Stuart leading the Carnival Parade along Mill Road (photograph Cambridge News, 2013)*

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<sup>1</sup> 'Mill Road Bridges seeks to grow and maintain the community spirit, heritage and rich cultural diversity of the Mill Road area by improving the flow of information between and about individuals, businesses, voluntary organisations and local stakeholders.'

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## Abbreviations

CA	Cambridgeshire Archives
CC	<i>Cambridge Chronicle</i>
CIP	<i>Cambridge Independent Press</i>
CEN	<i>Cambridge Evening News</i>
CIP	<i>Cambridge Independent Press</i>
CUL	Cambridge University Library
HG	<i>Huntingdon, Bedford and Peterborough Gazette</i>

## Acknowledgements

As the Mill Road History Project has developed since its launch in 2013, a frequent question has been ‘What was here before all the houses?’. *Mill Road, Cambridge: 1823-1851* tries to start to answer this question by looking at the early 19<sup>th</sup>-century Cambridge newspapers, maps and census returns.

The research of the members of the project volunteer team has been an important part in helping to place the information provided by these archive sources in a broader context. Ian Bent’s research on Covent Garden was an invaluable starting point for any discussion on the urbanisation of Mill Road, while James Ingram provided help with the history of Donkey Common, and Gordon Clark with the story of Mr Humfrey’s windmill. Members of the team have also given much advice and editorial assistance, especially Ian Bent, Lucy Walker and Becky Proctor.

Melissa McGreechan at the Cambridgeshire Archives, Chris Jakes at the Cambridgeshire Collection, and their colleagues have also supported the project with practical help and enthusiasm.

### **Application to Heritage Lottery Fund by Mill Road History Project: Project Focus**

‘This project focuses on the history and development of Mill Road, Cambridge. It will research and document the growth of the road from a farming environment with a mill in the 18th century, to the impact of the growth of the road from a farming environment with a mill in the 18th century, to the impact of the railway, depots and attendant industries from the 1840s, and the urbanisation of the thoroughfare through to the 21st century.

Most of the growth of Cambridge in the 19th and early 20th century was in the immediate neighbourhood of Mill Road, with the population increasing from 200 to 27,000 within a hundred years. The process of industrialisation transformed the economy of the entire city of Cambridge, creating what amounted to a new township. The significance of the history of the road within the wider context of the city has been neglected and this project seeks to redress the balance, by exploring the social, economic and ethnic diversity which is now a part of its heritage – bringing to the local community a proper sense of pride in its history.’

**Photos:** By Allan Brigham, unless specified. Back cover shows Mill Road Winterfair 2013 (*Cambridge News*); Hilary’s Green Grocers, Black Cat Cafe, Tanning Parlour, in 2010.

## INTRODUCTION

‘A private road leading to nowhere’

— Alderman Harris: Improvement Commissioners Meeting (CIP: 12.4.1851)

Today Mill Road is part of the inner city, an arterial road lined with shops, restaurants and homes leading to the 1930s suburbs beyond Perne Road. But it also links and provides a focus for the adjoining streets of 19<sup>th</sup>-century terraces. At the start of the 21<sup>st</sup> century this surrounding catchment area in Petersfield and Romsey Wards has the joint population of 18,000 - the size of a small town. One hundred and sixty years ago when Alderman Harris addressed the Cambridge Improvement Commissioners the area looked very different. This report looks at the Mill Road that Harris and his contemporaries knew in the first half of the 19th century, a ‘private road leading to nowhere’ which until very recently had been part of the East or Barnwell Field.

Five early maps give snapshots of Mill Road in this period as it began its transformation from the agricultural hinterland of Cambridge to a new urban extension. The earliest of these is the Barnwell Enclosure Map, 1812 (CA: Q/RDc16); followed by Baker’s Map of 1830 (CA: KP79/28/2); Richardson’s map in 1832 (CA: 124/P34); Dewhurst and Nichols, 1840 (CUL: Maps.aa.53.84.2); and R R Rowe’s map of 1858 (CA: CB/4/19/1/19).

These maps show very few buildings, with fields and field boundaries being the main features. Other sources describing the area are scarce, but this report supplements the information from the maps with extracts from the local Cambridgeshire newspapers - *The Cambridge Chronicle and Journal*, *The Cambridge Independent Press*, and *The Huntingdon, Bedford and Peterborough Gazette* (from 1 May 1839 part of *Cambridge Independent Press*). They provide a fragmentary glimpse of life on Mill Road in the first half of the 19th century, chronicling property sales and news items considered likely to interest the papers’ readers. These jump straight from worthy events organised by the town’s dignitaries straight to the murkier world of small crime and bankruptcies. Much about ordinary day-to-day life is missing, but the reporting provides detail that cannot be found anywhere else. The 1841 and 1851 census reports are also referred to, but have not been analysed in depth.

There are earlier newspaper items referring to ‘Polecat Close Farm’ and to ‘Mr Humfrey’s Mill’, but the first newspaper reference found specifically to ‘Mill Road’ was in 1823, when it was still a private, largely uninhabited road belonging to the adjoining land owners. The period covered extends to 1851, when the census records show an increasing number of houses and residents. In the same year the Cambridge Independent Press reported that despite Alderman Harris’s comments, the Improvement Commissioners had acknowledged ‘there is a great probability that additional building will be carried on’. They concluded that the road should be dedicated to the public and its maintenance become the responsibility of the Borough authorities.

The recognition that ‘additional building’ was probably imminent in 1851 was in sharp contrast with the post enclosure development of the other Cambridge open fields system, the West Fields. These remained largely rural until much later in the century, and their character today remains very different.



**Figure O:** An early glimpse of houses in Covent Garden, off Mill Road

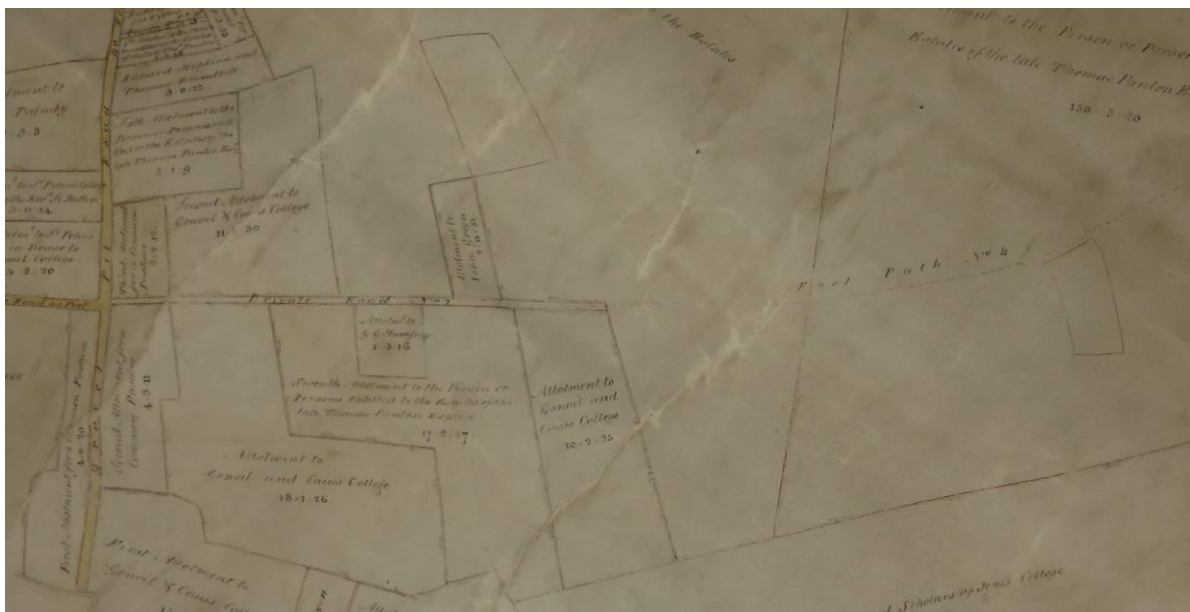
Richard Leach's sketch of cricketers on Parker's Piece shows the tower of Mill Road windmill ( left), and the rooftops of houses in Covent Garden. Painted between 1830 and 1844 (Copyright: Richard Leach)

## 1. MILL ROAD IN THE 1820s

'Having referred to the Barnwell Award, made in pursuance of an act of Parliament passed in 1807, the Mill Road was set out for the exclusive use of the proprietors of lands adjoining.'  
— Improvement Commissioner (*CIP*: 10.5.1851)

Mill Road had earlier been known as Hinton Way, a track that ran through the Barnwell or East Field of Cambridge to Cherry Hinton<sup>2</sup>. Together with the West Field and Chesterton Field this was one of three field systems that had surrounded Cambridge since the early medieval period and which had restricted the expansion of the town. In 1800 these fields still confined Cambridge to what in the 21<sup>st</sup> century has become known as 'the historic centre', with little housing beyond the river, or beyond Pembroke Street or the junction of King Street with Maids Causeway.

Mill Road lay outside the boundaries of the town in the Parish of St Andrew the Less, part of Barnwell, a hamlet clustered around the junction of East Road and Newmarket Road. In the early 19th century the parish had a small population of around two hundred people, and the Barnwell Enclosure Map (Figure 1) shows Mill Road in 1812, set in a landscape of fields as it had been for centuries (CA: Q/RDc16) . But by consolidating landholdings and extinguishing many common rights the Barnwell Enclosure Act of 1807 had opened up the possibility of development.

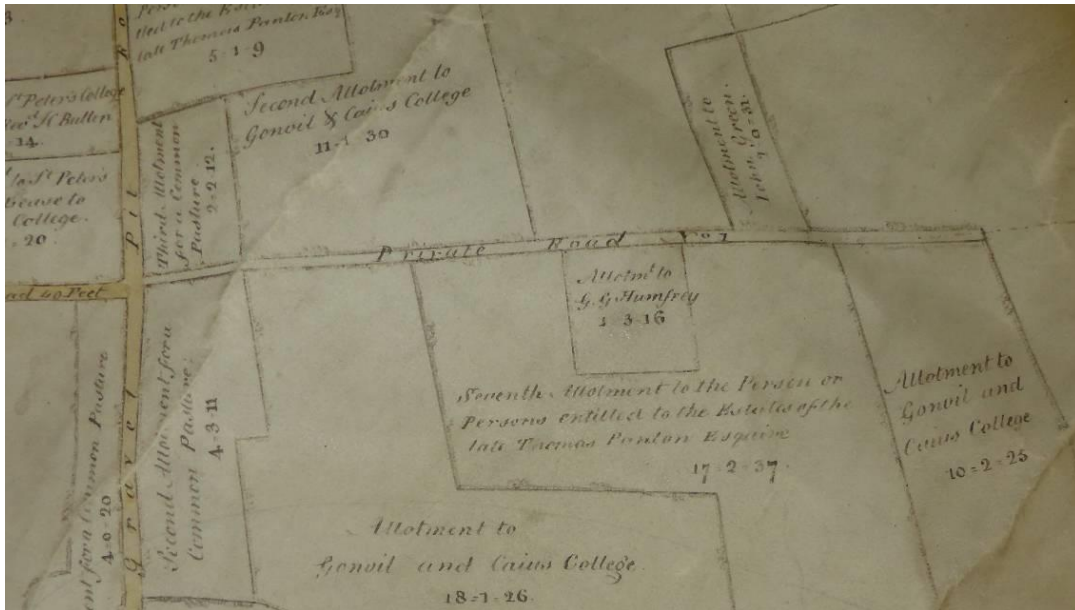


**Figure 1.1** Barnwell Enclosure Map 1812 (CA: Q/RDc16), showing fields and field boundaries of unenclosed land.

<sup>2</sup> Hesse, Mary, 'The East Fields of Cambridge'. *Proceedings of the Cambridge Antiquarian Society* (2007 )

Lander, J, 'The Caius Building Estate in Barnwell'. Dissertation for Part I Diploma in Architecture, Cambridge University, 1982





**Figure 1.2** Barnwell Enclosure Map 1812 (CA: Q/RDc16).  
Detail showing Mill Road, described as 'Private Road No 7'.

- Mill Road is marked on the map as 'Private Road No 7'.
- The approach from Gravel Pit Road ( now East Road) is framed by 'Second Allotment for a Common Pasture' and 'Third Allotment for a Common Pasture'. These became Donkey Common and Petersfield.
- Progressing down the road, on the right hand side, the 'Allotment to GG Humfrey' was the site of Mr Humfey's windmill, after whom the road came to be named.
- Beyond this allotment, on the opposite side of the road, the 'Allotment to John Green' became the site of the Workhouse, now Ditchburn Place.
- 'Private Road No 7' terminates shortly after this, with 'Footpath No 4' leading towards Cherry Hinton, just as a descendant of this footpath still leads from Burnside to Cherry Hinton today. No buildings are marked.



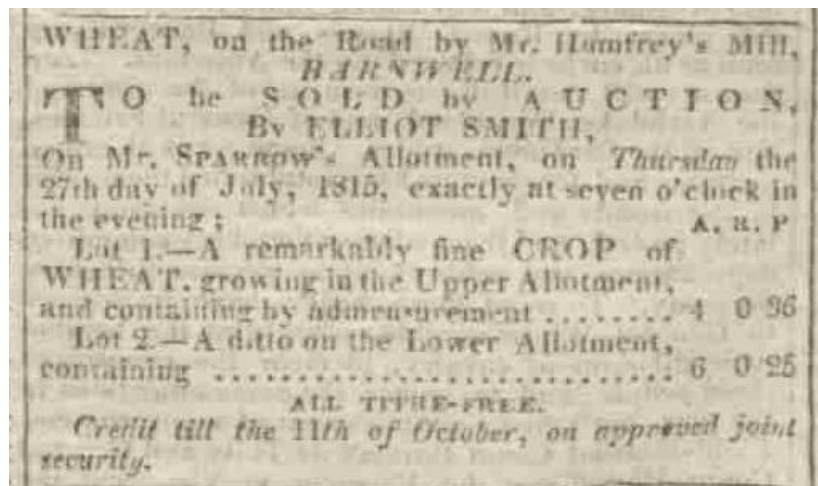
**Figure 1.3** The approach to Mill Road in 2014, still framed by the Second & Third Allotments for a Common Pasture set out in the Enclosure Map in 1812: Donkey Common ( right); Petersfield ( left)



## The First Houses: Polecat Farm

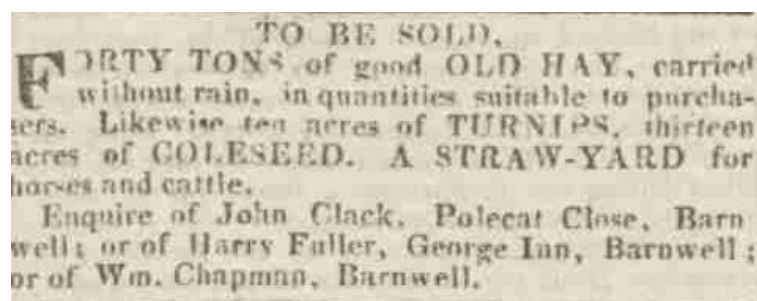
'on the foot-road to Cherry Hinton'

The first reference found in the newspapers to the Mill Road area was for the sale of wheat from a ten acre plot on Mr Sparrow's allotment 'by Mr Humfrey's Mill' in July 1815.



**Figure 1.4** An early mention of the Mill Road area in 1815. Sale of wheat from an allotment 'on the road by Mr Humfrey's Mill, Barnwell' (CC: 21.07.1815).

The first reference to a property apart from the Mill was in 1816 when hay, turnips and coleseed were offered for sale and enquiries were directed to 'John Clack at Polecat Close, Barnwell'.



**Figure 1.5** Polecat Close, sale of hay (CC: 27 Dec 1816)

'Forty Tons of good OLD HAY, carried without rain, in quantities suitable to purchasers. Likewise ten acres of TURNIPS, thirteen acres of COLESEED. A STRAW-YARD for horses and cattle. Enquire to John Clack, Polecat Close, Barnwell, or of Harry Fuller, George Inn, Barnwell; or of Wm Chapman, Barnwell.'

— John Clack is the first known resident of Mill Road in this period

Two years later further sales confirm that John Clack lived at 'Polecat Close Farm in Barnwell', but state that the farm was 'entered upon' by Thomas Broadbelt, well known to readers of the *Cambridge Chronicle* for regular advertisements for his 'Cambridge Brawn'.

Polecat Farm lay down a track running off Mill Road, approximately where Romsey Terrace is today. The address given was 'on the foot-road to Cherry Hinton', and it is a reminder that unlike today Mill Road was then a very minor highway.

The ten acres of turnips and thirteen acres of coleseed offered for sale in 1816 begin to fill the surrounding fields with crops, while a list of farm stock and implements auctioned two years later give the first glimpse of a farmyard on Mill Road. Included in the 1818 list were carts, ploughs, a roller and five horses 'in high condition, sound and young, and worth the notice of Brewers, Carriers and Farmers' (CC: 4 & 11.12.1818). The same sale details also offered two acres of garden ground with a house to be 'let to a substantial tenant, who is a Gardener, at a very low rent of £12 a year', and Market Gardening was to be a feature of the area for the next few decades.

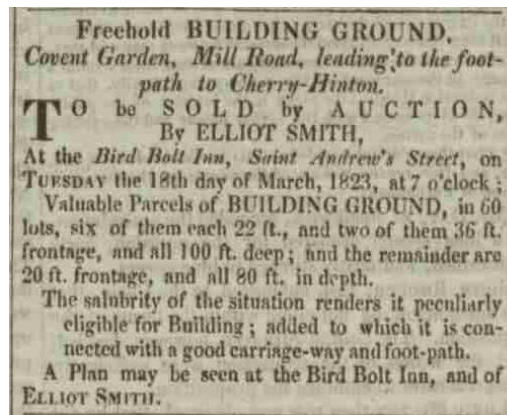
The farm and gardener's dwelling house were almost the only buildings on or near Mill Road at this time. John Clack is the earliest identified resident of the road.

## **The First Development: Covent Garden**

The first significant indication in the newspapers that the area was changing came in March 1823 when the Cambridge Chronicle advertised the forthcoming sale of sixty lots of 'Freehold Building Land' in 'Covent Garden, Mill Road, leading to the footpath to Cherry Hinton' (CC 14.3.1823).

Covent Garden lay on part of the land marked on the Enclosure Map as 'Seventh Allotment to the Person or Persons entitled to the estates of the late Thomas Panton Esquire'. It lay between the allotment to GG Humfrey and that to Gonville and Caius College. While the college retained ownership of its estate throughout the 19th century, much of the land in the Mill Road area had belonged to the late Thomas Panton, and this passed to a number of different owners over the following decades. The different patterns of ownership led to different priorities in developing these sites, and these are still reflected in the housing pattern on Mill Road today.

The plots offered for sale in Covent Garden in 1823 had frontages ranging in width from 20ft to 36ft, and depths of 80ft to 100 ft. This was far more spacious than anything available in the town, where many residents lived in cramped and insanitary alleyways and courtyards. Emphasising this, the auctioneers promoted the sale by stressing the healthy surroundings and also the good communication links: 'the salubrity of the situation renders it peculiarly eligible for Building; added to which it is connected with a good carriage-way and footpath'.



**Figure 1.6** Building Ground for sale in Covent Garden (CC: 14.03.1823)

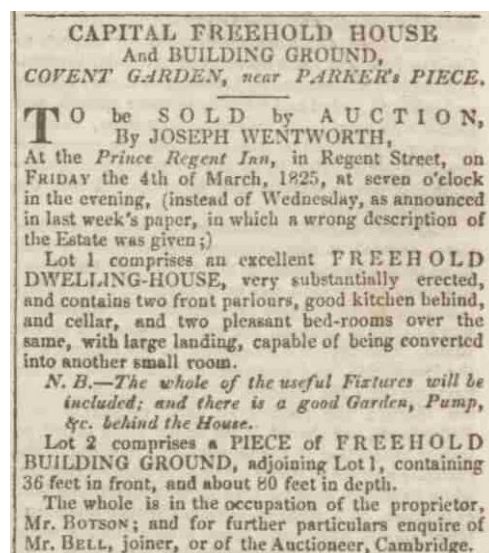
Two Lots: 36ft frontage/100ft deep

Six Lots: 22ft frontage/100ft deep

Fifty Two Lots: 20ft frontage, 80ft/deep

'The salubrity of the air renders it peculiarly eligible for Building;  
added to which it is connected with a good carriage-way and foot-path'

By 1825 a new 'very substantially erected' house at Covent Garden, perhaps on one of these plots, was being offered for sale by the proprietor, William Botson (CC: 18.2.1825; 25.2.1825) and for the next decades all references to people living on 'the Mill Road' in the newspapers normally refer to this newly made street. Almost a small hamlet, it was Mill Road's first and only side road until much later in the century.



**Figure 1.7** One of the first houses built in Covent Garden (CC: 25.02.1825)

For Sale by Auction. Capital Freehold House And Building Ground

'Lot 1: Excellent Freehold Dwelling-House, very substantially erected, and contains two front parlours, good kitchen behind, and cellar, and two pleasant bedrooms over the same, with large landing, capable of being converted into another smaller room'

'Lot 2: Piece of Building Ground, adjoining Lot 1, containing 36 feet in front, and about 80 feet in depth.'

'The whole is in the occupation of the proprietor, Mr Botson...'

## The Windmill and the Goal

A further sale of Building Ground in Covent Garden was recorded in June 1824 'with frontages varying from 14 to 30 ft, and containing in depth from 80 to 100 ft' (CC: 11.6.1824). The auction details state that these were 'pleasantly situated near the mill'. This was identified as 'Mr Humfrey's Mill', which is shown in early maps as standing slightly set back from Mill Road on land between Covent Garden and today's Mawson Road ( Baker. 1830; Richardson. 1832).

Three years earlier, in 1821, it had attracted attention when during a 'tremendous storm' it was the only building in Cambridge to be struck by lightning. Topically the event also prompted comment on electricity, a subject in the news nationally as a dangerous but potentially life-changing 'electric-fluid':

... the destruction that has been caused by the lightening affords an interesting spectacle to the observer of the operations of the future.

The lightening first struck the sails of the Mill and not only burnt the canvass to atoms, but so shivered and broke the wooden beam that its remains literally present a bundle of splinters.

After passing through the brickwork the fluid entered the building, shattered the windows to pieces, tore up the floor, singed the ropes, broke up a barrow, and in this way taking its course through successive stories regularly pursued its destructive career.

Though the fluid passed through the greatest part of the mill yet fortunately little or no damage had been sustained by the machinery.

The miller who was in the act of shutting the door which opens on the stage, was suddenly struck down by the lightening, but being perceived by some persons who were near was soon removed from his perilous situation and though much hurt in one eye and on the face yet we understand he is on a fair way to recovery.

A sow which was in the adjoining yard was killed on the spot, and a cat was singed on its back' . (CC: 9.3.1821).

The tower and sails of the windmill would have drawn the eyes of anyone approaching from the town, and had traditionally indicated the start of open countryside. But after 1829 Mill Road was heralded by a far more imposing building - the crenulated towers and forbidding walls of the new town goal. ( Figure 1.8.).

This now forgotten building, today the site of Queen Anne Terrace Car Park, stood next to Donkey Common, overlooking Parker's Piece, for fifty years. It was a hint that in the future the former East Field, and especially Mill Road, would be seen as a suitable area to locate other important public buildings that catered for the needs of the growing Cambridge population - the poor, the ill or the dead. This came to distinguish the area very clearly from

the former West Fields across the river, where land was principally college owned and development was focused on college needs.

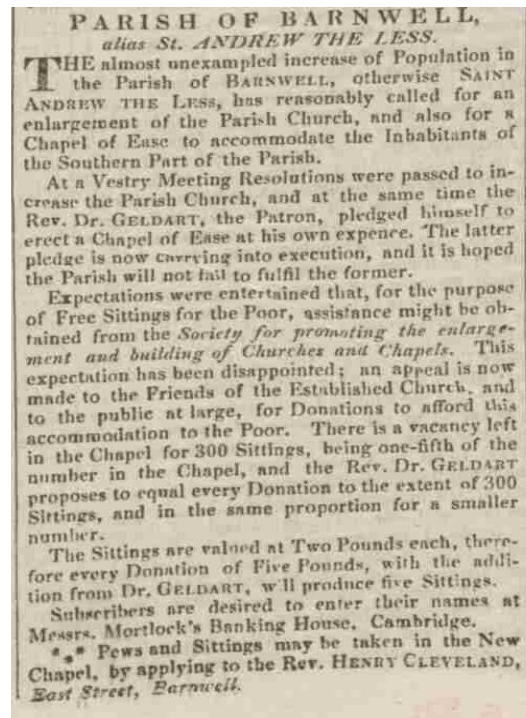


**Figure 1.8** Parker's Piece: 1842 (CC: J.P.J42 From *Cambridge Past & Present* No 23)

The goal, built in 1829, dominates the scene. Mill Road windmill is shown in the distance, visible between the cricket tent and the goal.

## The Chapel of Ease: 1826

The first institutional building to be built on Mill Road itself was a Chapel of Ease. Newspaper reports in 1825 stated that the population of Barnwell was now '5,000 souls' (CC: 9.9.1825), and at a Vestry Meeting in November 1826 it was recorded that : 'The almost unexampled increase of Population in the Parish of Barnwell, otherwise Saint Andrew the Less, has reasonably called for the enlargement of the Parish Church and also for a Chapel of Ease to accommodate the Inhabitants of the Southern Part of the Parish.' The report continued 'Rev Dr Geldart, the Patron, pledged himself to erect a chapel of Ease at his own expense. The latter pledge is now carrying into execution...' (CC: 19.11.1826).



**Figure 1.9** Dr Geldart's new Chapel of Ease (CC: 19.11.1826)  
 An appeal for donations to provide Free Sittings for the Poor

Dr Geldart owned much of the land once held by Thomas Panton, and as Patron of the Living chose to build this new Chapel on a field he owned off Mill Road (today on the site of Mill Road Cemetery). Although this fulfilled his duties it was not very accessible to many of the new residents of the parish, who lived a considerable distance away in the area around Burleigh Street and Newmarket Road. Perhaps it was planned to create a road linking the chapel to where the potential congregation lived as 'Building Ground' offered for sale in March 1826 in nearby Covent Garden stressed that the building of the Chapel and 'of a street about to be formed from thence to Barnwell' would enhance the value of the site (CC: 3.3.1826). But the road does not seem to have been built, and this may explain why the Chapel only stood for little more than a decade. The sale of the whole of the building materials was reported in the *HG*: 21.7.1838.

## Mill Road in 1830

'The best and most choice selection of Flowers of any garden in or near Cambridge'  
 (CC: 21.05.1830)

In retrospect the sale of building plots in Covent Garden and the building of the Chapel of Ease can be seen as the start of the urbanisation of Mill Road. But anyone walking down the road in 1830 would have seen an area that was still essentially rural. Land auctioned in 1827 'adjoining the common, the Mill Road leading towards Cherry Hinton, and the road leading to the New Church', was not promoted to speculators but to be let as paddock or nursery



ground, with 14-year leases <sup>3</sup>, while descriptions of the fourteen Lots offered for sale to 'Builders and Others' in 1828 'near the New Chapel of Ease' (CC: 31.5.1828) include only one house, 'nearly new-built', and 'most delightfully situated on the Mill Road' (CC: 16.5.1828). The remaining thirteen Lots reveal land currently in use, growing potatoes in Lot 3, and as a Garden in Lot 1.

As the town became more crowded the middle classes continued to live above or near their workplace. The concept of the socially exclusive suburb was still in the future. But prosperous tradesmen sought to escape in their spare time to private gardens which would often be equipped with summer houses, where they and their family could relax. These were on the fringes of Cambridge, and have been recorded in Burrells Walk later in the 19th century. It is likely that there were similar sites, like the one mentioned in 1828, on Mill Road. It was the country air not the prospect of being surrounded by new houses that probably made the area so attractive to Mr Rowton, the occupier of this plot.

It was also the country setting so close to the growing population of the town that made the area attractive to market gardeners like Richard Briggs. His new house and adjoining garden were offered for sale in 1830. It was probably the large plot on the corner of Mill Road and Covent Garden as you approached from the town. The sale details record that it had two parlours, two bedrooms, a kitchen, and a pump of 'excellent water'. Outside there was a piggery, outbuildings, and a garden 'laid out with great taste, well planted with very choice and thriving Fruit Trees, and the best and most choice selection of Flowers of any garden in or near Cambridge.' ( Sale on 1.6.1830. CC: 21.5 1830).

As the 1820s ended Briggs's house was still one of the few to have been built on Mill Road itself. Two decades after the Enclosure Acts were passed the potential for future development had been tested by land sales and the building of houses in and around Covent Garden. But to most observers Mill Road itself remained 'a private road leading nowhere'.

Baker's Map of 1830 shows this very clearly ( Figures 1.10-1.14). There only appear to be four or five properties on Mill Road:

- One or possibly two houses at the approach to Covent Garden from the town;
- One house on the corner immediately after Covent Garden;
- Possibly one house next to Mill Road Nursery, today on land in Romsey Town between Romsey Terrace and Hope Street;
- Mill Road Nursery;
- Off the road there were a few houses in Covent Garden; the Chapel of Ease, described as 'Barnwell New Church', with what is probably a cottage nearby; and a cluster of three buildings which were either houses or barns on land identified on the map as Polecat Farm, down a track at the point where the road turns into the footpath to Cherry Hinton (the farm was at the end of what is today Romsey Terrace).

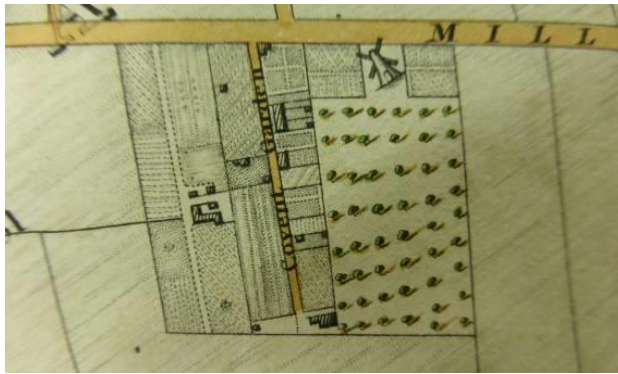
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<sup>3</sup> CC:10.8.1827; CC: 2.11.1827: Reference to the auctioning of leases on two to three acres. Today these are the streets built on the land extending from 'Petersfield' Common to Mackenzie Road.

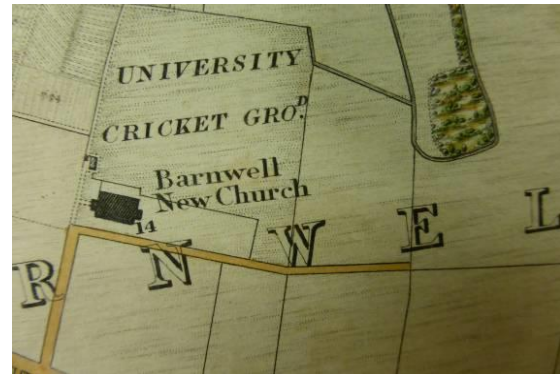
Nothing indicated that within seventy years this would be a new community with churches, schools, and new workplaces.



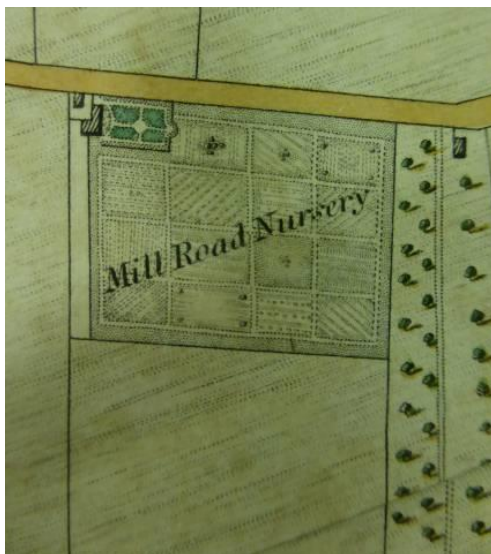
**Figure 1.10** Baker 1830: Map of Cambridge, showing Mill Road in 1830 (CA:KP79/28/2)



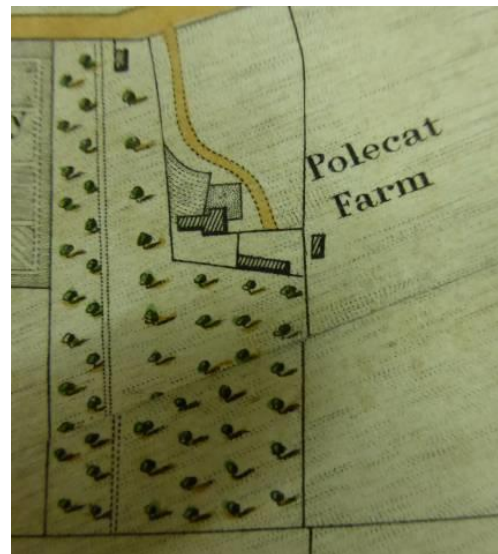
**Figure 1.11** Baker 1830: Covent Garden & Windmill



**Figure 1.12** Baker 1830: Chapel of Ease with possible cottage



**Figure 1.13** Baker 1830: Mill Road Nursery & possible cottage



**Figure 1.14** Baker 1830: Polecat Farm & possible cottage

## 2. MILL ROAD IN THE 1830s

The pattern of development established in the 1820s continued through the following decade. Richardson's map of 1832 (Figures 2.1–2.5. CA: 124/P34) and Dewhurst & Nichols' map of 1840 (Figure 2.11. CUL: Maps.aa.53.84.2) illustrate this, with little visibly altering between the years they span. While the number of houses and residents in Covent Garden continued to grow, it remained an isolated street in the shadow of the windmill, set in a rural landscape.

But although only a few houses were built on Mill Road during the 1830s, there were significant changes. In 1838 the Chapel of Ease was demolished, and in the same year the new Poor Law Union Workhouse opened. Now known as Ditchburn Place this landmark building is probably the oldest on Mill Road, and has helped to define the area ever since.<sup>4</sup>

Richardson's map in 1832 depicts a scene similar to Baker's map two years earlier. The most obvious change is a new property marked between the windmill and the house on the corner of Covent Garden. The Workhouse remains in the future and the Chapel of Ease is still standing in splendid isolation from its hoped-for congregation (Figure 2.1). Beyond the windmill the road is uninhabited until Mill Road Nursery (No 81 on map), a cottage (No 79 on map) and Polecat Farm (No 77 on map) are reached. The road itself is shown narrowing beyond the farm, presumably into the footpath that is more clearly marked on Baker's Map. Polecat Farm stands on the site of Romsey Terrace today, but in 1832 on dark winter nights with no street lighting these houses would have felt a long way from Cambridge.



**Figure 2.1** Richardson 1832:

Map of Parish of Barnwell: 1832. Mill Road can be seen stretching from Parker's Piece (far left) towards Cherry Hinton (far right). The 'R' of Barnwell and the 'H' of Parish mark the line of the road. Apart from a few houses around Covent Garden it remains a landscape of fields (CA: 124/P34).

<sup>4</sup> The former Locomotive public house may be older; as may some of the houses in Covent Garden.





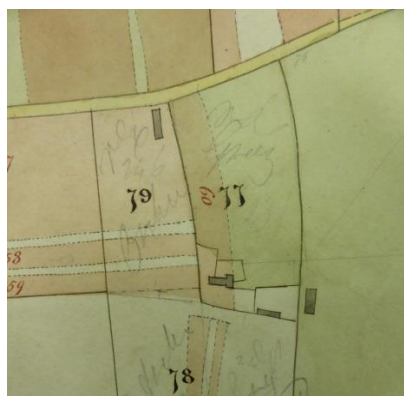
**Figure 2.2** Richardson 1832: Covent Garden & Windmill



**Figure 2.3** Richardson 1832: Chapel of Ease ( No 72) & possible Cottage. East Road - left. Mill Road - bottom (marked by 'R'). Isolated from Barnwell.



**Figure 2.4** Richardson 1832: Showing Mill Road as it becomes a footpath leading to Cherry Hinton. 81 is marked on Baker's Map as Mill Road Nursery. 79 is an unknown property. 77 is Polecat Farm. 76 is possibly part of Polecat Farm.



**Figure 2.5** Richardson 1832: Polecat Farm ( 77). Adjoining property is possibly part of the farm (76).

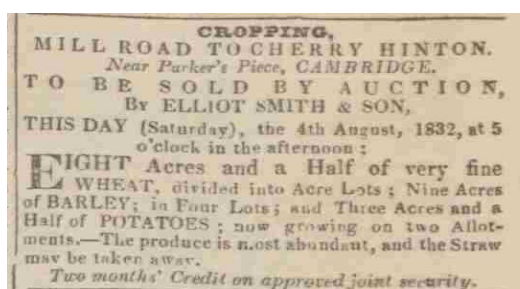
## A Rural Scene

'The produce is most abundant'.  
(HG: 3 Aug 1832)

Sales details in the newspapers give brief glimpses of the fields shown lining Mill Road on Richardson's map. Some of these were used to pasture horses, like the two closes occupied by Fly and Gig proprietor John Hodgson of Sidney Street who was advertising in June 1835 that he also took in horses for grazing on Mill Road (CC: 7.6.1835). Other fields were arable. In August 1832 twenty one acres of crops were offered for auction, including eight-and-a-half acres of wheat, nine acres of barley and three-and-a-half acres of potatoes. The sale details added that 'the produce is most abundant, and the straw may be taken away' (CC: 3.8.1832). This may be the same twenty-one acres by then sown to grass that was auctioned in June the following year 'near Mr Humfrey's Mill' and 'considered a good crop, and the ground was not spring fed' (CC: 8.6.1833).

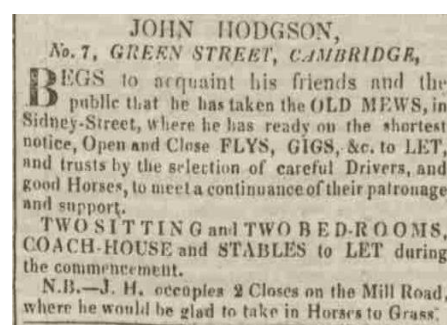
Other sales recorded through the 1830s include six acres of 'very fine' tares 'growing in a field on the Mill Road' occupied by Mr J Lyon (CC: 18.5.1833); a ten ton stack of Highland Hay opposite Mr Okey's farm (CC: 22.1.1836); and a year later, on the same site, nine acres of grass claimed to be 'one of the finest crops in the neighbourhood', the sale justified because 'the owner would on no account part with it but from the circumstances of his other crops being likely to yield more than sufficient for his consumption'.

Mr Okey's farm was probably Polecat Farm. By 1841 Okey was 'an insolvent debtor', and described as formerly a farmer and sheep salesman from Mill Road (CIP: 20.2.1841). It was perhaps his insolvency that led to the sale at his farm on 7 October 1839 of 'Five Horses, Three Sheep, Farming Implements, Dairy Utensils, And Furniture' (HG: 5.10.1839). The sale details give an indication of what might be seen by anyone venturing down Mill Road in the late 1830s, recording along with carts and farming utensils, 'a well shaped three year old nag filly, a promising black yearling cart colt, ditto filly foal, a strong brown cart horse, a ditto black cart mare; three ewes; twenty five guinea fowl; fifty head of poultry'.



**Figure 2.6** For Auction (CC: 3 Aug 1832)

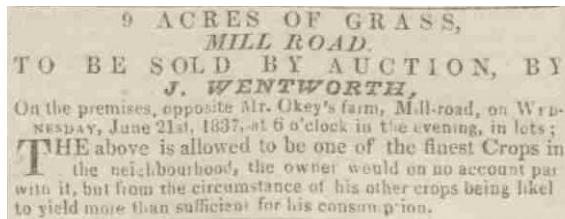
Wheat: Eight and a half acres  
Barley: Nine acres  
Potatoes: Three and a half acres



**Figure 2.7** (HG: 27.06.1835)

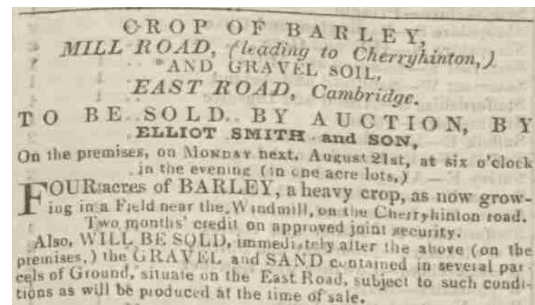
'John Hodgson occupies two closes on the Mill Road where he would be glad to take horses to grass.'





**Figure 2.8 (HG:17.06,1837)**

Auction: opposite Mr Okey's Farm  
Grass: Nine acres



**Figure 2.9 (HG: 9.08.1837)**

Auction: Field near Windmill  
Barley: Four acres

Other glimpses of the fields come from police reports in the newspapers, and are a reminder that, unguarded and remote, they were accessible to anyone. In 1833 Samuel Fletcher was arrested for stealing a horse grazing on a close on Mill Road. The horse belonged to a local baker, Samuel Woods, who had eventually recovered it from Cheshunt where it had been sold by Fletcher for 25s. The report states that Fletcher was guilty: 'Death recorded'. Three years later three teenage boy were found suspiciously hiding in a field, but although charged with planning a felony they were only 'admonished and discharged' (HG: 3.9.1836).

Another threat was arson. In October 1839 Matthew Seymour's haystack was set alight, bringing the Cambridge fire engine and the police to Mill Road. The culprit, Robert Creek, was found the next day. A young boy, he had walked from Prospect Row carrying a lighted rag which he had placed in the stack before running away. The flames probably delighted him, but he had been seen making his way to the fields with the flaming rag and only his age prevented him being sent to trial - he was discharged on condition his father gave him a flogging (HG: 19.10.1839).

A haystack on Mill road had also been the spot chosen for a suicide in 1835. The newspaper reported 'one of the witnesses deposed having seen the deceased lying on some hay in Mr Jordan's ground, a few minutes before six the previous morning. They walked a short distance together, Stinton appeared much dejected. Soon after he was seen by another man hanging from the fifteenth round of a ladder which stood at the end of a haystack, and which he had tied himself to by a halter.' (HG: 27.6.1835). This poignant story is a reminder of health issues that people had to face up to largely without help in the early 19th century. But it also illuminates an early Friday morning in midsummer on Mill Road in 1835 when at least three men were walking down the road at 6.00 am past fields and haystacks.

## New houses

After the initial flurry of speculative activity in the 1820s there was little new building on Mill Road except around Covent Garden. Mr Humphrey operated the windmill, Cambridge traders grazed horses, farmers and farm labourers worked the land, but very few people actually lived on the road itself.

Sales details found in the newspapers during this decade record only one house not mentioned before, 'opposite the Cambridge Union House' and 'lately occupied by Joseph Patch Esq.' (*CIP*: 39. 5.1840). This can be clearly seen on Dewhurst & Nichols' 1840 map (Figures 2.11.a), set back from the road between what later became Tenison Road and St Barnabas Road. It was a 'very ornamental and convenient dwelling house, containing three parlours, four bedrooms, excellent pantry, kitchen, scullery, and cellar, flower garden in front, and well walled-in garden on three sides, with coach house, stables and other outbuildings' (*CIP*: 17.4.1841). Later known as 'Swiss Cottage' this now demolished house was a gentleman's residence, with multiple bedrooms and provision for a coach and horses to provide transport into the town. The last substantial building before the road terminated beyond Polecat Farm, this was largest house on Mill Road at that date.

Dewhurst & Nichols' map shows that Covent Garden remained the population centre of the area. In the eight years since Richardson's map was completed the number of houses in this street has nearly doubled. The map also confirms that Mr Patch's former house was one of the few new houses on Mill Road. The only other identifiable new properties were a building set back from Mill Road immediately preceding Covent Garden as you approached from Parker's Piece, and another just beyond Covent Garden next to the earlier building at the junction with Mill Road. By 1838 when it was being used for an inquest into a recent death this was known as 'The British Admiral' and is the first sign of a communal meeting place apart from the Chapel of Ease (Inquest into death of James Mott at Workhouse by fall of a rack of deals. *HG*: 16.6.1838).



**Figure 2.10** The First Beer Houses

**Left:** The 'Loco', site of 'The British Admiral' first recorded 1838 (photo 2014). It is possibly the oldest surviving building on Mill Road. The railway arrived in 1845, and by 1847 this was known as 'The Locomotive' (*CIP*: 4.9.1847).

**Right:** 'The Six Bells', Covent Garden, first recorded 1839 (*CIP*: 11.5.1839) (photo 2014).

By June 1839 The 'British Admiral' had been abbreviated to 'The Admiral' and was the venue for a meeting of the East Barnwell Reform Association. A month earlier this association had met at 'The Six Bells' in nearby Covent Garden (*CIP*: 11.5.1839). The Beer Houses were a product of the 1830 Beer House Act, enacted to wean the public off gin. Both were small, and it is likely that the landlords had other occupations. But both flourished as Mill Road grew. 'The Admiral' became 'The Locomotive' (now the Loco restaurant serving Mexican

food), and 'The Six Bells' continues to serve local residents in 2015, long after the Chapel of Ease had been demolished.

### Mill Road in 1840



Figure 2.11.a



Figure 2.11.b

**Figures 2.11.a & 2.11.b: Dewhurst & Nichols' map 1840.** The map shows Covent Garden; a new building preceding Covent Garden (not shown on Richardson's map in 1832); the building immediately after Covent Garden that became 'The Windmill' (a building was shown on this site on Richardson's map, 1832); the adjoining building that became 'The Admiral' (and later 'The Locomotive'; not shown on Richardson's map, 1832); the new Union Workhouse with a solitary new house opposite which became known as 'Swiss Cottage' (not shown on Richardson's map, 1832). Fields line the road stretching towards the Cherry Hinton footpath apart from Mill Road Nursery and Polecat Farm. The Chapel of Ease has been demolished. Pictures: Copyright CUL (Maps.aa.53.84.2)

### The Residents

Some of the early residents are named in the newspapers. George Rhymes was one of those who moved into the area when it was a rural backwater and saw it change into a fledgling

new town . In the 1841 and 1851 census reports, this is the last household recorded before Covent Garden, as the enumerator approached from Parker's Piece. Possibly this is the house previously occupied by another gardener, Richard Briggs, offered for sale on 1 June 1830 (CC: 21.5.1830). But Rhymes was recorded lobbying the Select Vestry only eighteen days after the sale, which seems like the action of someone already established in the area. So maybe Briggs lived elsewhere.

Rhymes was living on Mill Road at the time of the 1851 census, but was first recorded in 1830 when he was lobbying the churchwardens of the Parish of St Andrew the Less for a 'select vestry' for 'the care and management of the affairs of the poor' (CC: 18.6.1830). A select vestry was the governing body of the parish. This intervention probably reflected concerns at the growing number of people by then living in Barnwell, and placed Rhymes, who was gardener to Christ's College, amongst the leading residents of the parish. His status and concerns were also reflected in his annual subscription, along with other leading townsmen to the 'Association for the Prosecution of Thieves and Felons of every Denomination' (CIP: 1.1.1849). Rhymes stands out amongst neighbours along the road who were frequently changing. Some of these were farmers, and as well as referring to 'Mr Okey's Farm' the newspapers mention that prior to 1835 William Gilbert and his partner William Pitchford, both 'of Mill Road', had previously jointly traded as 'Farmer and Butcher' (Court for Relief of Insolvent Debtors *HG*. 7.3.1835).

The occupations of others are unknown, with only a name revealed in the newspaper columns, and whether they lived on Mill Road itself or in Covent Garden is often unclear. Both street names, as well as 'near Mr Humfrey's Mill' or 'near the New Chapel of Ease', appear to be used interchangeably to describe the same location. For example, in 1826 Mr Fletcher is mentioned living in Covent Garden when his house was advertised for sale. By 1831 when the house is again put up for sale this is described as on Mill Road 'near Mr Humfreys Mill'. If Richardson's map is accurate then this could have been either one of the two properties he shows between the Mill and Covent Garden, or one of the two properties he shows on the other side of Covent Garden, set back from the road. Even vaguer is the reference in 1836 to Robert Layton who had been living 'on the Mill Road' for ten years, making him a long term resident. His house and 'piece of land' were only identified as being owned by Dr Geldart. Perhaps this was the cottage shown on the Baker map near the Chapel of Ease.

Layton's name was recorded in the newspapers after he won a dispute about whether he was entitled to vote in elections (CC: 18.11.1836). Another similar dispute involved William Cave, whose address is given as 'Mill Road', although he probably lived in Covent Garden where a sale of building or garden ground in 1830 had recorded that the land stretched from 'premises occupied by Samuel Fletcher towards Mr Cave's farm' (CC: 28.5.1830). Cave lost, but during the dispute he argued that he could not have been visited by the rate collector in the evening because 'he would be afraid to come on account of the dog'. Barking dogs guarding unlit yards and premises at night give another glimpse of life in this still isolated area in the late 1830s (CC: 12.10.1839).



## Change in the 1830s

The two major changes on Mill Road in the 1830s were the demolition of the Chapel of Ease and the building of the new Workhouse. The demolition of the Chapel eventually opened the way for the new Parish Burial Ground to be sited on the same spot, while the Workhouse confirmed Mill Road as a site for the public buildings that were a characteristic of the Victorian period as Local Government took on a wider role.

### The Chapel of Ease

The Chapel had only been built in 1826, but within ten years it was being demolished. For a variety of reasons it failed to serve the growing number of residents in the parish, and was replaced in 1839 by Christ Church in a more central position on Newmarket Road.

The Chapel was dismantled in 1838 and the building materials were auctioned towards the end of the year (Fig: 2.12 & 2.13). The sale details still refer to it as the 'New' Chapel of Ease, and give a glimpse of the building, listing 170 pews, a gallery that occupied two sides, bell and belfry, a 'fine-toned finger organ' and 100,000 bricks.

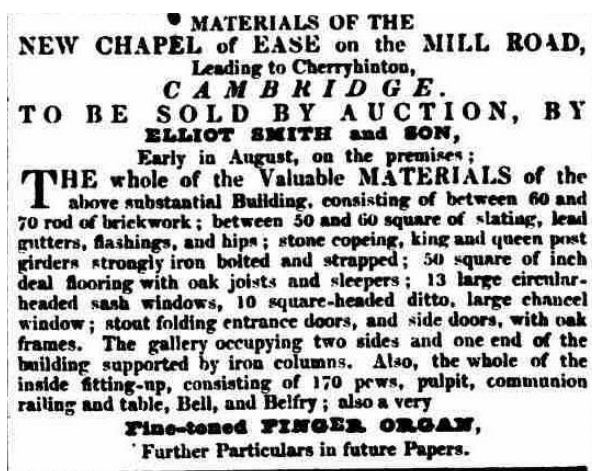


Figure 2.12 New Chapel of Ease  
Auction of Materials (HG: 21.7.1838)

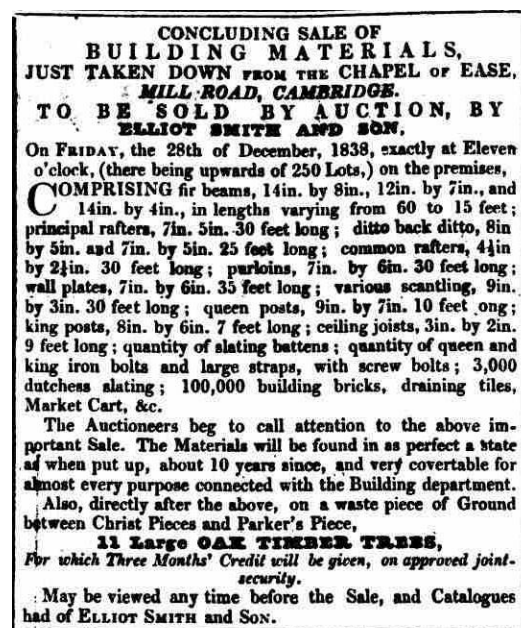


Figure 2.13 New Chapel of Ease  
Concluding Sale of Materials (HG: 22.12.1838)

## The Workhouse

Traditionally people in poverty had been the responsibility of each parish, financed by local property owners paying Poor Rates. Sometimes this meant that the poor were provided with accommodation and food in the parish workhouse, but often it meant giving financial assistance to enable them to stay in their own homes.

As the population and the number of unemployed increased in the early 19th century the cost of supporting the poor came to be seen as an unacceptable burden by those paying taxes, while ever since the French Revolution their very existence was seen as a threat by the ruling classes anxious not to become victims of a similar overthrow of the established order. Locally the show trial by the Bishop of Ely in 1816, that resulted in the execution of five Littleport villagers for demanding that wages should be linked to the price of bread, was indicative of the changing mood across the country. This eventually led to a review of the Poor Law, culminating in the Poor Law Amendment Act of 1834.

The new legislation proposed merging parishes into Poor Law Unions, and making the payment of relief dependent on recipients living in new purpose-built 'Union Workhouses'. They provided the basic necessities of life, but conditions were intended to act as a deterrent and to encourage the poor to support themselves rather than rely on the rate payers. Inmates would be fed and given bedding, there was a sick room, and eventually free education was provided for young children, but only in return for hard work, wearing a uniform, and the breaking up of families into male, female and children's wards. This could be emotionally disturbing for all, and threw the unemployed and their children, the disabled, those with mental health issues and the elderly together, separating them from their immediate family and community support.

It wasn't inevitable that the new Workhouse would be sited on Mill Road, although from the start the search for a suitable site was focused on the former Barnwell Field. The first meeting of the new Board of Guardians for the Cambridge Poor Law Union took place in early April 1836, and was preoccupied with deciding who was entitled to be a Board member (CC: 5.4.1836), but by August they were looking for a site and advertising to purchase land with a minimum of two acres (HG: 6.8.1836).

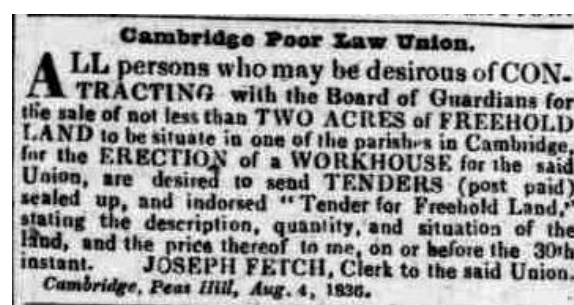


Figure 2.14 Request for Tenders for the sale of

'Not less that two acres of Freehold Land to be situate in one of the Parishes in Cambridge for the errection of a Workhouse for the said Union' (HG: 6.8.1836)

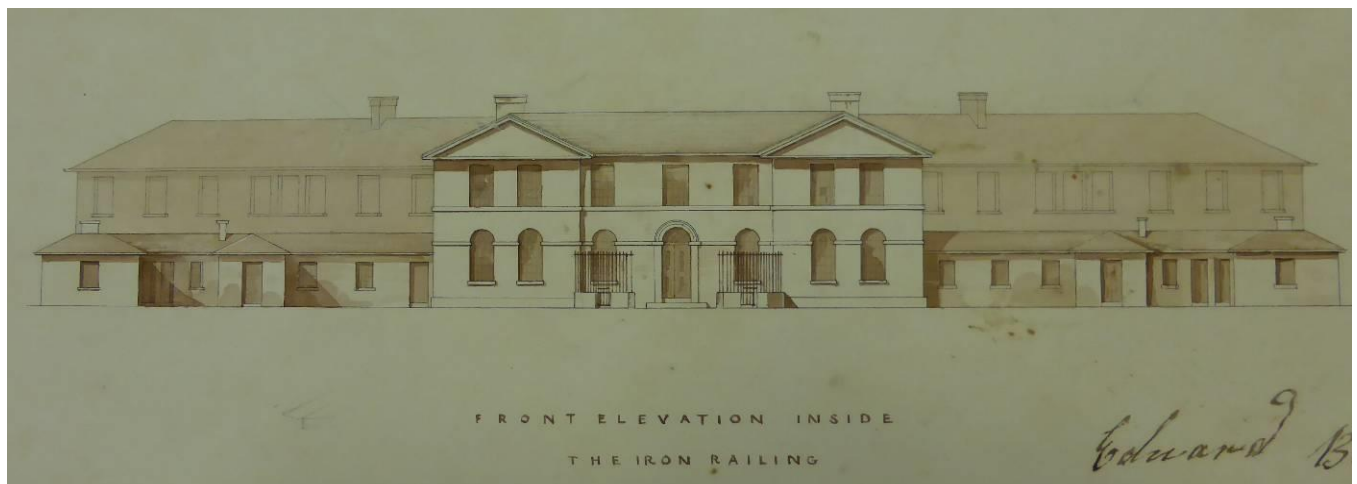
The advertisement failed to elicit the response they were hoping for, and the Minutes of the Guardians' meetings in early 1837 show them pursuing a number of options. In February



they were enquiring about what was called the 'new common' adjoining Parker's Piece and near the Gaol, (probably Donkey Common) (CA: G/C/AM2. 15.2.1837). This met considerable opposition. Mr Wells stated that it was 'extreamly objectionable that the town-goal and the place for the reception of the poor should be in such close connection', while Mr Humphrey, protecting his financial interests, said that 'the building would be injurious to his property in the vicinity'. There were a great number houses built in the neighbourhood, with the prospect of more being built, and he thought 'they should not give their consent to a measure that would deteriorate the value of these houses' (HG: 18.3.1837).

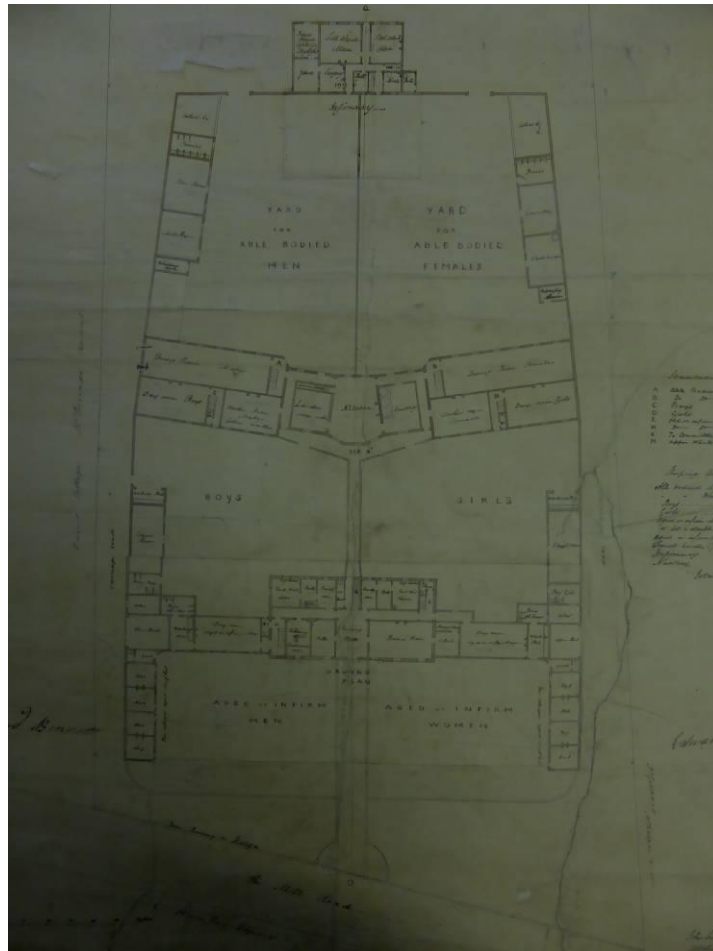
Other proposals were that Gonville & Caius College should sell some of its land 'at the entrance to Mill Road', (now Willis, Collier and Mackenzie Roads) (CA: G/C/AM2. 15.2.1837.), and that Addenbrooke's Hospital should sell its allotment of land in the Barnwell Fields (HG: 25.3.1837). Both of these came to nothing. Finally in June 1837 approaches were made to Mr John Green of Birmingham, whose land was considered the 'most eligible' available (CA: G/C/AM2. 7.6.1837). This was not an obvious site, as it was in an isolated position, was easily accessible neither to the poor nor to the Guardians, lay on an unlit road, and purchase would involve considerable extra drainage costs. But in June 1837 the sale was agreed for £500 (CA: G/C/AM2. 7.6.1837) and architects were being requested to submit plans (CA: G/C/AM2. 28.6.1837).

The Guardians' specifications were for a building of no more than two stories that could house 250 paupers, was capable of future expansion, and cost no more than £4,000. John Smith, of All Saints Passage, Cambridge, won the contract, and by September Edward Bennett had won the tender to build the new Workhouse for £4,029 with a commitment to complete it by 1st August 1838.



**Figure 2.15** Plans for the new Union Workhouse, 10 July 1837

Architect: John Smith, All Saint's Passage. Smith was also to design the Chesterton Union Workhouse in Union Lane, Cambridge. Builder: Edward Bennet (CA: G/C/AP16).



**Figure 2.16** Plans for the new Union Workhouse. 10 July 1837

Mill Road is at the bottom of the plan. Showing Ground Floor, with Aged or Infirm Men and Women nearest to the road; Boys and Girls in the central section; and Able Bodied Males and Females at the rear. Architect: John Smith, All Saint's Passage (CA: G/C/AP16).

The date stone '1838' can still be seen surmounting the classical facade. Within a year it was one of 252 new workhouses completed across the country. Part of the Cambridge, and the Mill Road, story, it is also part of a national transformation in attitudes towards, and the treatment of, poverty. Proof to its supporters of its success as a deterrent lay in the figures quoted by the Poor Law Commissioners in 1839. These showed pauperism declining by up to 54% in a third of Unions, with expenditure declining by up to 45% (Fifth Annual Report 1839). Whether this meant that the 'workshy' were now prepared to find employment, or whether poverty, in all its guises, was pushed into less visible corners, is still the subject of debate.

Either the former Workhouse or the former 'Admiral' pub is the oldest building surviving on Mill Road today.



**Figures 2.17 & 2.18** The former Union Workhouse, now Ditchburn Place (photo 2009)



**Figure 2.19** present-day street sign

The last reminder that this was the area of the Workhouse – Mawson Road was formerly known as 'Union Terrace' (photo 2014)



### 3. MILL ROAD IN THE 1840s

'they are getting quite a little town in that part of the world'.  
– Josiah Chater, Diaries 26 April 1847

The 1840 Dewhurst & Nichols' map ( Figure 2.11) shows the new Cambridge Union standing proudly isolated a mile from the town centre. Immediately across the road stood the single house once occupied by Joseph Patch, while looking towards Parker's Piece was the windmill and the small community around Covent Garden. In all other directions there was nothing but open countryside. Despite the area being promoted by optimistic landowners as 'particularly eligible for building', for over twenty years it had remained undeveloped. Apart from the Workhouse residents, the 1841 Census found only twenty-nine people living in seven houses on Mill Road, supplemented by another one hundred and sixteen people living in twenty-five houses in Covent Garden.

Six years later however, Josiah Chater walked from Market Street, where he worked for William Eaden Lilley, to Mill Road, and wrote in his diary that 'they are getting quite a little town in that part of the world' (Enid Porter, *Victorian Cambridge*). The 1851 census recorded that the number of households had increased from seven to fifty since 1841 (including two that were unoccupied), with a corresponding rise in the number of residents to one hundred and ninety nine. The only side street remained Covent Garden, where another one hundred and thirty four people lived in twenty-eight occupied houses.

Within a decade Mill Road had become more than the historic 'road to nowhere', but the centre of a growing community. A number of factors explain this, but the chief amongst them was the arrival of the railway in Cambridge in 1845 and the controversial location of the railway station well outside the existing town boundaries, on the former Barnwell Field. It was a technology and a form of transport that would have been unimaginable a generation earlier, and after nearly two thousand years the town slowly turned away from the river towards this new means of communication.



Figure 3.1 Cambridge Station. Built 1845

'in a style superior to any other along the line': Guide to Norfolk & Eastern Counties Railway,  
Cambridge Line: 1845 ( photo 2014)

## Building Speculation

'It may be right to observe that Mill road appears now to be the favoured spot for Building speculation, and an increasing neighbourhood is anticipated, the Houses built in this locality are eagerly sought after and lets as soon as finished'.  
– J Wentworth, Auctioneer & Estate Agent (*CIP*: 8.5.1847)

The 1840s saw an increase in the number of advertisements in the newspapers for the sale of building ground on Mill Road. Most of these were for small plots, like that in 1841 when the house opposite the Workhouse was again on the market, together with five adjacent Lots of Building Ground. This was probably where the site of Tenison Road is today (*CIP*: 17.4.1841).

This sale was dwarfed two years later by one of the largest auctions to have taken place in the area, when one hundred and forty five acres of arable and grass land 'admirably adapted for building purposes' were advertised. Although promoted as 'Mill Road', it was part of the extensive estate belonging to Dr Geldart on the former Barnwell Field. The thirty-five Lots under offer extended as far as Coldhams Lane and included an unnamed fifty-acre farm and Bailiff's Cottage, which was probably Polecat Farm and adjoining property. But there were also thirteen Lots with 'extensive frontages to Mill Road' (*CIP*: 29.7.1843), possibly either land between Humfrey's Mill and Union Terrace ( later Mawson Road), land between the Workhouse and the future line of the railway, or land near Polecat Farm. The Agent, J Wentworth, added a personal endorsement stating:

'The whole of the above is Freehold, and very near that much admired and open spot, Parker's Piece. Great care has been taken arranging the ground into convenient parcels, some of which will be found highly deserving the attention of parties requiring ground for Building Purposes, and of others who may wish to possess Garden, Paddock or Accommodation Land, a portion of which contains a stratum of fine brick earth. JW, upon taking a view round the outskirts, presumes that such a quantity of Freehold Land, so contiguous to the town, is never again likely to be offered for Public Competition, and with great confidence he offers it to the Public as a safe investment knowing that it will readily Let at ample rents' (*CIP*: 29.7.1843).

All except five acres were subsequently sold, raising £13,000. The average price was £90 per acre, but some made £145 per acre, with the farm selling for £3,600 (*CIP*: 12.8.1843). This didn't immediately lead to new building, but it led to the breakdown of a large landholding and left future development decisions on the former Geldart land in the hands of a wider number of new owners.

There were no more large sales of land, but advertisements for smaller plots recur over the next few years:

- By April 1847 the house opposite the Workhouse was known as 'Swiss Cottage', and its garden was offered for sale as a plot with an eighty-foot frontage and a depth of one hundred and twenty feet, suitable for 'Building Purposes as the neighbourhood is increasing daily'. But it was also promoted to 'any person wishing for a fancy private garden within a few minutes walk of the town. This pretty little spot is highly

deserving attention as it is barely possible that it can be overlooked. There is a well built Summer House, Tool House, and Pump of excellent Water. Some idea can be formed of the great outlay on the above when it is announced that about one hundred pounds has been expended by the proprietor on the improvement and erecting the substantial brick walls, which are partially clothed with choice fruit trees' (*CIP*: 3.4.1847).

The name 'Swiss Cottage' perhaps hints that the house had been seen as a romantic retreat, and the description of the garden indicates that, whatever the future use of this site, in the 1840s the owner had seen the location as a suitable place for the sort of 'fancy private garden' that was rarely available in the town, and had been prepared to spend a considerable sum providing walls, fruit trees and a Summer House (See Figure 2.11).

- In May 1847 a five-and-a-half-acre Close with 'extensive frontage' opposite The Swiss Cottage was being advertised. This undefined land must have begun at the Workhouse boundary, and extended towards today's Gwydir Street (*CIP*: 8.5.1847).
- In September 1847 four more Lots each with a frontage of 15 ft 3 inches, adjoining Mr Ward's, Baker, were on sale (*CIP*: 4.9.1847). Later street census (1861) and street directories (1884) record Mr Ward living at what was then No 15 Mill Road, shortly before Union Terrace (now Mawson Road). Presumably these four Lots are the plots between his house and the newly built, or proposed, Terrace. This would explain why Lot Four was sold with 'the advantage of a double frontage' as it was the corner plot. If this is correct then it also implies that development on this side of Mill Road now stretched well beyond 'The Admiral', and that enough people lived in the area to justify a local baker.

Two further sale reports in the newspapers report the sale of building land on the opposite side of Mill Road in the area that today stretches from Gwydir Street towards Romsey town.

- In June 1849 'garden ground' with a 'considerable frontage' to Mill Road, together with an adjoining plot of 'old meadow land with the pantiled lodge' was offered for auction as 'Highly deserving the attention of Builders, Market Gardeners and Others' (*CIP*: 16.6.1849). This site was over three acres (3 acres, 3 perches, 12 rods) and was identified as opposite Mr G Bell's Garden, and near the Eagle Foundry (the Eagle Foundry was on the current site of Cambridge City Council Depot).
- A further sale of land took place in this area in May 1850, and the details reveal what was to be another large property already under construction on the adjoining land (*CIP*: 11.5.1850). A plot one hundred and seventy feet deep, with an 81 ft frontage to Mill Road, was auctioned next to 'the new premises now being erected by Mr Naden'. Mr Naden's new building, later known as Gwydir House, stood where the Bath House is today, at the entrance to Gwydir Street<sup>5</sup>.

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<sup>5</sup> The 1851 and 1861 census records indicate that the house occupied by Mr Naden in 1851 was the same house that was named Gwydir House in 1861. In street order the 1851 Census lists, walking from the railway towards Parker's Piece: Spotted Cow; Naden; Bailey; Carpenter. The 1861 Census lists: Three Swans; Gwydir House; Bailey; Carpenter. I have



## The Windmill

Perhaps the most symbolic sale in the 1840s was the auction of the windmill. The mill had been built by Charles Humfrey fifty years earlier (between 1792 and his death in 1796).<sup>6</sup> It was the landmark building on Mill Road and had come to give its name to the road. It was also a reminder of a time before the Enclosure of the Barnwell Field when the local economy in the area was closely tied to agriculture. But on 5 August 1844, the executors of the late owner, George Gobbett Humfrey, auctioned the entire building, materials and fittings (CIP: 27.7.1844)<sup>7</sup>.

This included all the bricks and timber, the 'revolving roof covered with copper and the machinery by which it is put in motion, with the Iron Neck for the sails, and the Shaft attached thereto', as well as all the machinery. Finally, after the building was auctioned, the land on which it stood was offered for sale in four Lots, each with a 58ft frontage and one hundred and twenty feet deep, together with the three-acre orchard behind 'planted with choice fruit trees'.

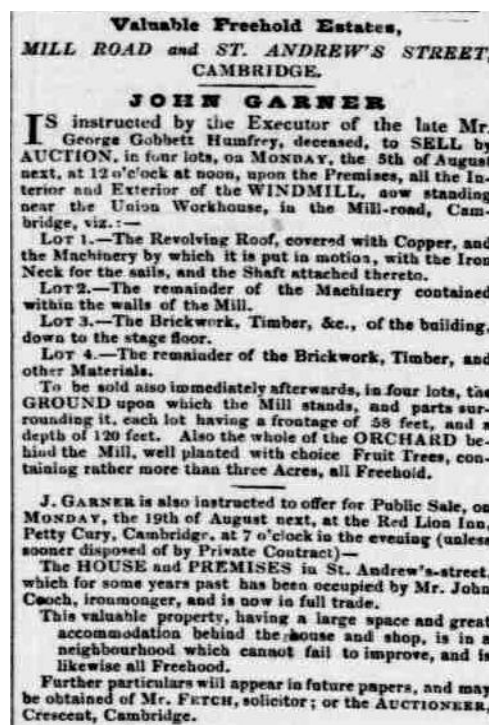


Figure 3.2 (CIP: 27.7.1844)

A subsequent sale was recorded in September of the machinery that had failed to find bidders in August. The list of items reduced the windmill to its mechanical parts, and included the 'wind tackle complete, large iron neck for sails, break wheel (10ft), with break

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assumed that 'The Spotted Cow' and 'The Three Swans' are the same. The 1886 Ordnance Survey map shows Gwydir House.

<sup>6</sup> England & Wales, Prerogative Court of Canterbury Wills, 1384–1858, PROB 11: Will Registers, 1796–1798, Piece 1278: Quire Numbers 387–434 (1796), pages 413–421, extract from the codicil referencing the Mill and the sum of £4,000

<sup>7</sup> George Gobbett Humfrey was the son of Charles Humfrey (d.1796), the builder of the windmill.

complete, oak shaft, 13ft long, 21 ins' and three tons of cast iron wheels, square, large oak girders, upright shaft 28ft by 1ft 8 ins (CIP: 31.8.1844).

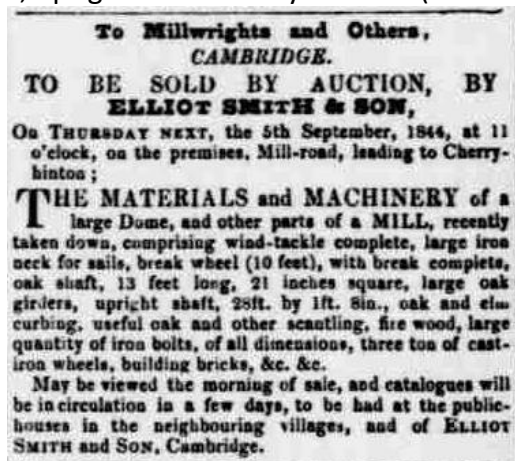


Figure 3.3 (CIP: 31.8.1844)

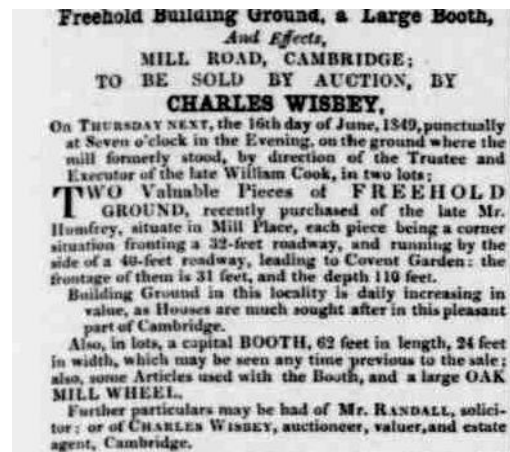


Figure 3.4 (CIP: 9.6.1849)

The sale of Mr Humfrey's Windmill.

This had been the defining feature of Mill Road, and had given the road its name.

The sale of the land appears to have led to another new road being constructed off Mill Road, as when plots in Mill Place were resold in June 1849 it was stated: 'each piece being a corner situation fronting a 32 ft roadway, and running by the side of a 40ft roadway, leading to Covent Garden'. Also offered for sale was a 'large Oak Mill Wheel', one of the last reminders of the mill (CIP: 9.6.1849).



Figure 3.5 56 & 56a Mill Road, built on part of the site of Mr Humfrey's windmill.

The mill stood back from the road, in what are now the rear gardens of these properties ( see Figures 3.6 & 3.7).

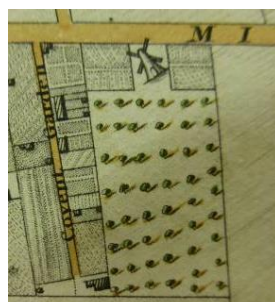


Figure 3.6 Baker 1830      Figure 3.7 Richardson 1832

## New houses - Evidence from the 1851 Census

The sale details offer a clue to where some of the new houses built during the 1840s were located, but not all sales were concluded successfully, and some purchasers held onto the land either as an investment, due to lack of finance, or with the intention of further subdivision of their plots. The 1851 census is the most helpful source of information about how many houses were built in this period. The census enumerators proceeded from house to house, creating a record of all the households in the street in the order that they came to them. There are no property names or numbers, but with the help of names repeated in future street directories it is possible to identify approximately where on the street a few of these were located.

### Mill Road 1851: Right

- On the right hand side approaching from the town, the original cluster of buildings around Covent Garden had extended towards the new Workhouse (on the other side of the road), although not towards Parker's Piece. There appears to be still only one property before Covent Garden - the house of George Rhymes, gardener.
- Immediately beyond Covent Garden there were the buildings shown in Dewhurst & Nichols' 1840 map. These included the building on the corner of Covent Garden and Mill Road, which became 'The Windmill', and where the head of household Rebecca Sutton was described as a publican, and the nearby 'Admiral' beer house which by 1848 had become 'The Locomotive'. The pub is not named in the census, but William Bossingham, listed in the Census as Enumeration No. 102, was recorded as the landlord in an item in *CIP*, 12 April 1851.
- In 1840 Dewhurst & Nichols' map shows 'The Admiral' next to the largely empty site surrounding the windmill. By 1851 the census shows that the demolished windmill had been replaced by eleven houses culminating at Mr Ward's, baker ( 1861: No 15 Mill Road ) and perhaps houses had also been built on the four plots sold between his property and what became Union Terrace (Mawson Road) (*CIP*: 4.9.1847. See Figures 3.8 & 3.9).



Figure 3.8 Freehold Building Ground, Mill Road

Four Lots to be sold by Auction at 'The Locomotive' on September 10th 1847 at Seven o'clock in the evening (*CIP*: 4.9.1847)



**Figure 3.9** Four Lots of Freehold Building Ground were offered for sale in September 1847

They adjoined Mr Ward's, baker, and 'Lot 4 will have the advantage of a double frontage' - this is probably Café De Paris (photo 2014) on the corner of Mawson Road (formerly Union Terrace). These houses may have been built by 1851.

- Beyond Union Terrace it is unclear where houses have been built, but it is likely that the group of households recorded with railway staff as head of household were the 'Railway Cottages' still standing today near Mill Road bridge (Enumeration No: 123-132/133).
- If the four properties listed after Mr Ward (Enumeration No: 114-117) were those built adjoining his property, this leaves five properties in 1851 unaccounted for. They were either in Union Terrace, or on Mill Road between Union Terrace and 'Swiss Cottage'.



**Figure 3.10** : 'Railway Cottages' (photo 2013)

- The census records a house occupied by the 'Railway Gate Keeper', which marks the railway line (Enumeration No 133). This was either part of, or immediately after, 'Railway Cottages'.
- Across the tracks, in what is today Romsey Town, there were only seven households recorded, which must include Polecat Farm, although it is unnamed. This part of Mill Road remained in agricultural use and sparsely populated, and it appears that the new railway line, as well as the distance from the town, was acting as an unofficial barrier to further development.

**Mill Road 1851: Left**

Much of the left-hand side of Mill Road remained in agricultural use or as garden ground.

- Approaching from Parker's Piece the first house listed after Petersfield Common is the Lodge of the new Parish Burial Ground. This had opened in 1848 on the site of the former chapel of Ease. It did not front Mill Road, but lay down an access avenue, as it still does today. The next building was the Workhouse.
- Between the Workhouse and today's Gwydir St were two houses. The first was occupied by George Carpenter, a retired butcher; the second by John Bailey, gardener and florist.
- Where Gwydir Street now stands was the large detached house built by Mr Naden in 1850 and later named 'Gwydir House'. When it was advertised for sale twelve years later it was described as a 'Modern and Substantially erected Brick and slate Villa Residence' with four 'cheerful bedrooms', two kitchens, water closet, coach house and stables. A considerable distance from the town, like 'Swiss Cottage' it indicated that prosperous business men saw this area as a place to set up home in the modern style, 'very pleasantly situated on the Mill Road, the front of which commands a picturesque view embracing the Gog Magog Hills and surrounding countryside'.

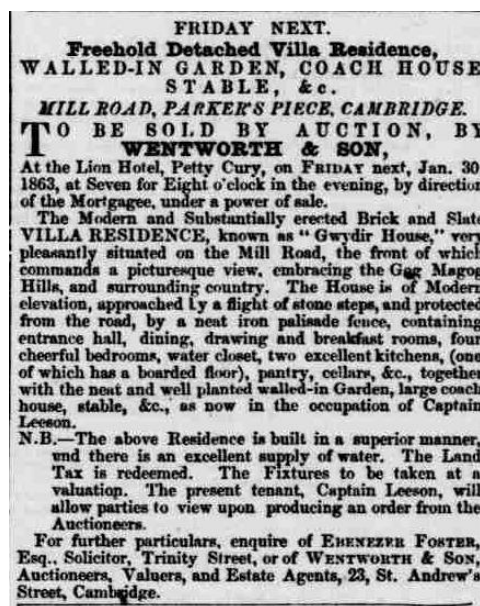


Figure 3.11 Gwydir House (CIP: 24.1.1863)

'The Modern and Substantially erected Brick and slate Villa Residence, known as 'Gwydir House', very pleasantly situated on the Mill Road, the front of which commands a picturesque view embracing the Gog Magog Hills and surrounding countryside. The house is of Modern elevation approached by a flight of stone steps and protected from the road by a neat iron palisade fence, containing entrance hall, dining, drawing and breakfast rooms, four cheerful bedrooms, water closet, two excellent kitchens (one of which has a boarded floor), pantry, cellars etc, together with the neat and well planted walled-in Garden, large coach house, stable etc'.





**Figure 3.12** Gwydir House & garden on the corner of Mill Road and Gwydir Street: 24 April 1908, built in 1850.

Sale Detail 24.1.1863 states 'protected from the road by a neat iron palisade fence' (see Figure 3.11). 2014 this is the site of The Bath House. Behind can be seen what is probably the roof of 'Cornetta Villa', in 2014 the site of Gwydir Street Car Park. Photo: Cambridgeshire Collection.

- Beyond the boundary of 'Gwydir House' was 'The Spotted Cow', which by the 1861 Census appears to have become 'The Three Swans', and later became 'The White Swan', now on the corner of Kingston Street.
- After 'The Spotted Cow' was a field or garden, followed by two large houses shortly before the railway line. The first was 'Gothic Cottage', which is still standing.



**Figure 3.13:** 'Gothic Cottage' (photo 2014)

- Next was 'The Limes', dated 1846 and home of the Headly family, Engineers and owners of The Eagle Iron Foundry immediately behind their house.

**Mill Road, The Limes:** house, standing back on the N.E. side, 100 yards E. of Kingston Street, of two storeys, with walls of gault brick with stone dressing and slate covered roofs, is dated 1846 on a stone panel on the S, gable end.

It is of some interest as an early example of the lofty, irregular-planned house of indeterminate Gothic inspiration that was soon to appear in great numbers in suburban developments in most parts of the country. The tall gabled projections, asymmetrical on the S. and N. sides, have stone quoins and elaborate bargeboards on the steeply pitched roofs. The open timber porch has similar bargeboards and pointed openings. The windows have chamfered stone jambs and flat heads, some with moulded labels; the marginal pattern of panes in the glazing are the sole link with earlier 19th century fashion of less stylistic pedantry. Inside, the doorway to the stairhall is flanked by Gothic niches with mirror glass in the backs'.

**Figure 3.14:** The Limes, 1846 as described by the Royal Commission of Historical Monuments. Cambridge 1959

- The 1851 census lists two other properties beyond the Headlys. The first was occupied by David Waites, described as 'Blacksmith (Foreman')' who is likely to have worked at the Eagle Foundry, and may have lived on the site. The next house was occupied by William Thulborn, a 57 year old 'pauper Agricultural Labourer'. This was probably beyond the railway crossing, but is difficult to identify.

## Market Gardening

Not all land sales led to new house building. The Auctioneers obviously felt that the Mill Road location still appealed to those looking for gardens or market gardens, like Mr Creek,

who bought what became known as 'The Old Cherry Garden' near Polecat Farm from Dr Geldart's estate in 1843 (CIP: 25.11.1843). His advertisements for cucumbers, melons and bedding plants occur regularly in the newspapers throughout the 1850s.

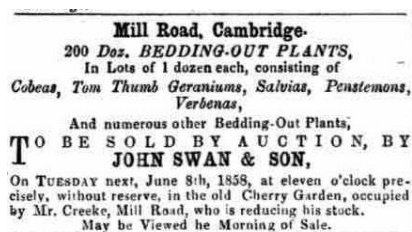


Figure 3.15: CIP: 5.6.1858

Mr Creeke, old Cherry Garden, Mill Road



Figure 3.16 CC: 9.4.1859

J Creek, Old Cherry Gardens, Mill Road

## The Residents - Occupations

In previous decades it is only possible to piece together who lived on Mill Road from fragments of information in documents originally collected for other purposes or from the newspapers. The 1840s are the first decade with more accurate information. The 1841 and 1851 census reports identify all the houses and residents of the road at the start and end of the decade, not just revealing how many new houses were built in the 1840s but giving a snapshot of who was living on Mill Road and how they earned their living when each census was taken.

## Occupations shown in the 1841 census

### Covent Garden

The 1841 Census gives the first detailed information about the people who were moving to live in the area. For the previous two decades the character of the area had been shaped by the residents of Covent Garden, and in 1841 the household heads included traditional rural trades such as farmer, maltster, brewer, gardener; trades linked to the building industry with two sawyers and four carpenters; a blacksmith; a carter; a postman; a shoemaker and a tailor; and two publicans serving this small community. There was only one person directly employed by the colleges or University, Makham Bennett, a college servant.

	Head of Household	Age	Occupation
1.	Cave, James	30	Carter
2.	Norman, R	50	Maltster
3.	Thompson, William	31	Postman
4.	Sell, John	37	Gardener
5.	Haggis, Israel	25	Publican

6.	Burling, Moses	36	Tailor
7.	Maling, William	41	Blacksmith
8.	Cox, William	44	Lab
9.	Hazell, John	30	Carpenter
10.	Prior, Samuel	35	Carpenter
11.	Peters, T	30	Independent Means
12.	Bennett, Markham	45	College Servant
13.	Shearing, William	34	Lab
14.	Cave, William	75	Farmer
15.	Scott, John	25	Groom
16.	Ginn, James	25	Carpenter
17.	Corbould, William	35	Lab
18.	Pledger, Joseph	32	Publican
19.	Hawkins, Ezra	35	Tailor
20.	Hazell, William	22	Carpenter
21.	Barrance, George	44	Sawyer
22.	Wilson, William	42	Brewer
23.	Norman, Edward	41	Sawyer
24.	Soaring (?), John	35	Shoemaker

Figure 3.17: 1841 Census, Covent Garden: Occupations of household head

### Mill Road

As well as the one hundred and sixteen residents living in the twenty-four occupied houses in Covent Garden, the Census recorded another twenty-eight people in seven households on Mill Road itself:

- Three households are headed by 'Gardeners', who probably worked in the immediate area, as did Robert Pauley, an 'Agricultural Labourer' living at Polecat Farm.
- Three of the other residents made a living within the local community or from passing trade: George Rhymes's sister Charlotte Speachly as a Green Grocer; John Plumb, despite being recorded as a 'Whitesmith' in the census, is also recorded as landlord of 'The Admiral' (CIP: 1.5.1841) ; and Rebecca Sutton who was a publican at what was to be known 'The Windmill', the only working female head of household.
- Thomas Cole, living in a house near Polecat Farm, stands apart as the only resident with a servant as well as an apprentice. He is described as a Grocer, but presumably he worked in the town as there can have been few customers in such a remote vicinity close to the point where Mill Road ended in the footpath to Cherry Hinton.

House name recorded in Census	Name	Male/Female	Age	Occupation	Birthplace
1. Polecat Farm	Pauley, Robert	M	23	Ag Lab	Cambs
	Pauley, Lucy	F	22		Cambs
	Pauley, Frances	F	3 months		Cambs
2.	Cole, Thomas	M	41	Grocer	-
	Cole, Mary	F	42		-
	Williams, George	M	18	Apprentice	Cambs
	Edwards, Alfred	M	13	Male Servant	Cambs
3. Black Cottage	Fuller, William	M	25	Gardener	Cambs
	Fuller, Elizabeth	F	25		Cambs

	Rombold, Mary	F	15		Cambs
4	Knights, Samuel	M	45	Gardener	Cambs
	Knights, Martha	F	55		Cambs
	Knights, John	M	20		Cambs
	Knights, Mary	F	17		Cambs
	Knights, Samuel	M	15		Cambs
5. [J Plumb, The Admiral. Ref CIP 1.5.1841]	Plumb, John	M	25	Whitesmith	Cambs
	Plumb, Jane	F	27		Cambs
	Plumb, William	M	3		Cambs
	Plumb, Henry	M	1		Cambs
6. [The Windmill. First ref CIP: 7.9.1844]	Sutton, Rebecca	F	38	Publican	Cambs
	Sutton, William	M	13		Cambs
	Sutton, Joseph	M	8		Cambs
	Sutton, Elizabeth	F	10 months		Cambs
	Naylor, Sarah	F	30		Cambs
7.	Rhymes, George	M	65	Gardener	-
	Rhymes, Jane	F	68		Cambs
	Speachly, Charlotte	F	60	Green Grocer	Cambs
	Simpson, Shadrack	M	30	Printer	-

Figure 3.18: 1841 Census, Mill Road

## Occupations shown in the 1851 Census

### Covent Garden

Ten years later in 1851 the surnames of only six of those listed as Head of Household in Covent Garden in 1841 are still living there. This includes, in his absence, Joseph Pledger, whose wife Sarah is present and recorded as 'Gardener's Wife'. New residents had moved into the street during the decade, and their occupations show that the area was starting to shed its rural past. The census still mentions gardeners, a maltster, a cow keeper and an agricultural labourer, but also listed an engineer, an ironmonger, an engineer moulder and railway porters. These jobs owed their existence to the arrival of the railway in 1845.

E No = Enumeration Number. ? : Uncertain

E No	Name of House	Head of Household	Age	Occupation	Birthplace	Size	Present 1841
	Parish: St Paul						
70	Covent Garden ?	Unoccupied					
71	Covent Garden ?	Unoccupied					
72		Burgess, Joseph	52	Labourer	Essex, Writtle	6	
73		Barnes, George	56	Sawyer	Cambs, Waterbeach	6	
74		Unoccupied					
75		Pledger, Sarah	34	Gardener's Wife	Herts, Bishop's Stortford	6	1841
76		Seymour, Matthew	52	Carpenter	Cambridge	5	
77		Blake, William	30	Engineer	Surrey, Lympsfield	3	
78		Parker, Charles	30	Blacksmith	Norfolk, Igborough	6	
79		Jones, Elizabeth	36	Engine Driver's Wife	Essex, Stock	7	
80		Cave, William	86	Baker	Beds,	6	1841



81		Sheldrick, Joseph	38	Carpenter	Cambs, Thriplow	3	
82		Adams, Vincent	27	Ironmonger	Cambs, Trumpington	3	
83		Reeve, Joseph	33	Fireman	Cambs, Ditton	6	
84		Pilgrim, Henry	22	Blacksmith	Norfolk, Holme Hale	3	
85		Freestone, John	30	Porter. ECR	Cambs, Stapleford	5	
86		Hayward, Daniel	43	Gardener	Surrey, Mitcham	7	
87		Unoccupied					
88		Marley, James	29	Printers Warehouseman	Cambs, Abingdon	4	
89		Edwards, John	34	Whitesmith	Cambridge	7	
90		Lewis, George	27	Porter. ECR	London	5	
91		Cave, James	40	Cowkeeper	Cambridge	4	1841
92		Unoccupied					
93		Waiter, James	47	Blacksmith	Norfolk, Banham	8	
94		Vincent, William	28	Ag Lab	Suffolk, Thetford	6	
95		Wagstaff, Frederick	50	Lab	Beds, Colmworth	7	
96		Cloborne, Thomas	48	Engineer Moulder	Norfolk, Sparham	3	
97		Loft, Sarah	46	Green Grocer	Cambs, Sawston	4	
98		Thompson, William	42	Postman	Northants, Wooton	8	1841
99		Norman, Robert	63	Maltster	Cambs, Isleham	3	1841
100		Soaring, John	36	Shoe Maker	Wilts, Salisbury		1841

Figure 3.19: 1851 Census, Covent Garden, Household Heads

### Mill Road

On Mill Road the seven households listed in 1841 had increased to fifty, and now for the first time it overshadowed Covent Garden as the main residential street in the area.

### Railway workers

The occupations given by the heads of household reflect the changes seen in Covent Garden, with 29% (fourteen households, including a 'Labourer' living at Railway Cottages) recording employment in one of the multitude of posts that kept the railway running. These ranged from driver and fireman to six porters, an engine cleaner, a guard, a clerk, an inspector and a railway gate keeper.

None of these jobs had existed in Cambridge ten years earlier, and they are an indication of wide-ranging changes. The railway refocused the town away from the river towards the new station, and offered new employment opportunities with a hierarchy of manual and clerical positions, regular work and the chance of promotion. This was to create a large group of workers who neither looked towards the town centre nor were dependent on traditional employers such as the colleges.

E No = Enumeration Number

E No	Name or Location of House	Name	Age	Occupation	Birthplace	Household Size	Present 1841
	Parish of St Paul's						
69	Before Covent Garden	Rhyme, George	75	Gardener	Hunts, Buckden	3	1841
101	The Windmill	Sutton, Rebecca	48	Publican	Cambridge	5	1841
102	The Locomotive	Bossingham, William	44	Printer Compositor	Lincs, Stamford	3	
103		Carpenter, Robert	20	Boot Maker	Cambs	3	
104	[AB: 6 Mill Rd,	Wright, Daniel	27	Blacksmith	Cambridge	4	

	1861 Census]						
105		Unoccupied					
106		Spink, John	55	Baker	Norfolk, Thetford	7	
107		Newbury, Mary	69	Annuitant	Suffolk, Barden	4	
108		Flay, William	58	Landed Proprietor	Bristol	3	
109		Spalding, William	32	Lessie of Tolls	Cambs, Swaffham Bulbeck	4	
110		Hurdly, John	22	Engineer	Sunderland	3	
111		Marsh, William	26	Wood Carver	Suffolk, Ipswich	4	
112		Bell, Alexander	26	Model Maker	Cambs, Drayton	3	
113	[AB: 15 Mill Road, 1861 Census]	Ward, James	25	Baker & Grocer	Cambridge	5	
114		Souther, William	26	ECR Guard	Essex, Chelmsford	3	
115		Unoccupied					
116		Ekin, John	48	Groom	Notts, Worksop	5	
117		Hay, James	60	General Dealer	Middlesex, London	2	
118		Beddell, Philip	28	Coal Merchant	Middlesex, London	3	
119		Shareman, Robert	31	RL Clerk	Cambridge	3	
120		Burton, John	24	Engine Driver	Yorks, Gilling	3	
121		Trugett, Richard	57	Labourer	Cambs, Hauxton	3	
122		Haynes, Rachel	60	Gardener	Essex, Saling	3	
123	[AB: Railway Cottages ?]	Hill, John	45	RL Porter	Wolverhampton	2	
124	[AB: Railway Cottages ?]	Spilman, Herbert	32	RL Porter	Cambridge	5	
125	[AB: Railway Cottages ?]	Patman, James	25	Engine Cleaner	Cambs, Madingley	4	
126	[AB: Railway Cottages ?]	Martin, William	46	RL Porter	Kent, Finsbury	5	
127	[AB: Railway Cottages ?]	Low, Thomas	25	Fireman	Middlesex, London	3	
128	[AB: Railway Cottages ?]	Unsworth, Thomas	26	Labourer	Liverpool	5	
129	[AB: Railway Cottages ?]	Ward, Benjamin	29	RL Porter	Essex, (Halograne?) Raydon	6	
130	[AB: Railway Cottages ?]	Edwards, Henry	31	RL Porter	Cambridge	7	
131	[AB: Railway Cottages ?]	Oxley, Jeremiah	39	RL Porter	Essex, Hornchurch	2	
132	[AB: Railway Cottages ?]	Cotter, John	37	RL Inspector	Hants, Alton	5	
133	[AB: Railway Cottages or seperate ?]	Killern, William	25	RL Gatekeeper	Essex, Dovercourt	3	
	[AB: Railway Line ?]					3	
134		Osborne, James	29	Labourer	Cambs, Fulbourn	3	
135		Root, Charles	34	Labourer	Cambs, Shudy Camps	6	
136		Veary, William	58	Ag Lab	Cambs, Grantchester	2	
137		Ransom, David	29	Labourer	Suffolk, Boxted	2	
138		Pilgrim, Valentine	21	Blacksmith	Norfolk, Hale	6	
139	No Record						
140		Whates, James	80	Labourer	Norfolk, Pulham	3	

	Parish of Christ's Church						
1		Thulborn, William	57	Pauper Ag Lab	Cambs, Chesterton	4	
2		Waites, David	39	Blacksmith (Foreman)	Norfolk, New Buckenham	2	
3	Eagle Foundry	Headly, James	37	Civil & Mechanical Engineer, Iron & Brass Founder, Millwright etc	Cambridge	4	
4	Eagle Foundry	Headly, Edward	33	Engineer, Iron & Brass Founder, Millwright etc	Cambridge	8	
5	Gothic Cottage	Fleay, John	50	Proprietor of Houses & Building Ground	Somerset, Crowcombe	6	
6	Spotted Cow	Gowers, Eunice	35	Publican	Suffolk, Lawshall	5	
7		Naden, James	42	Linen & Wool Draper	Staffs, Flash	6	
8		Bailey, John	41	Gardener & Florist (Master)	Cambridge	6	
9		Carpenter, George	57	Retired Butcher	Cambridge	3	
10	Lodge: Parish Burial Ground	Baldry, Joshua	40	Parish Clerk, Lodge keeper, Accountant	Cambridge	10	

Figure 3.20: 1851 Census Mill Road: Household Heads

### *Labourers and Gardeners*

Over half the residents in Mill Road in 1841 had been involved in working on the land. By 1851 these occupations still existed but were outnumbered by the new arrivals.

Seventy-five-year-old George Rhyme[s], once gardener to Christ's College, still lived near Covent Garden, while at 'Swiss Cottage' opposite the Workhouse the widowed Rachel Haynes is also recorded as a 'Gardener'. This may mean 'Nursery Gardener', and may have been her deceased husband's occupation too.<sup>8</sup> The house had extensive ground, and sale details following the death of Mrs Haynes in 1858 state that they contained the 'choicest fruit trees, now in full bearing' (CIP: 18.9.1858). On the opposite side of the road from 'Swiss Cottage' between Mr Naden at Gwydir House and George Carpenter, lived John Bailey 'Gardener and Master Florist'.

There are also six labourers living on Mill Road, all except one near or beyond the railway line where fields still predominated, and it is likely these worked on the land or for Mr Creeke at his Nursery. Mr Creeke is not recorded living on Mill Road at this time.

### *Shopkeepers*

Shops were also opening on Mill Road, with John Spink, a 'Baker', James Ward nearby, a 'Baker & Grocer' and James Hay, a 'General Dealer'.

### *Tradesmen*

Other tradesmen included Philip Beddell, a Coal Merchant, and twenty-year-old Robert Carpenter, a Bootmaker, who lived next to 'The Locomotive'. Carpenter's father George, a

<sup>8</sup> See CIP 3.7.1858. The death of 'Rachel Haines', aged 76, of Swiss Cottage, Mill Road was recorded on the 28 June 1858.

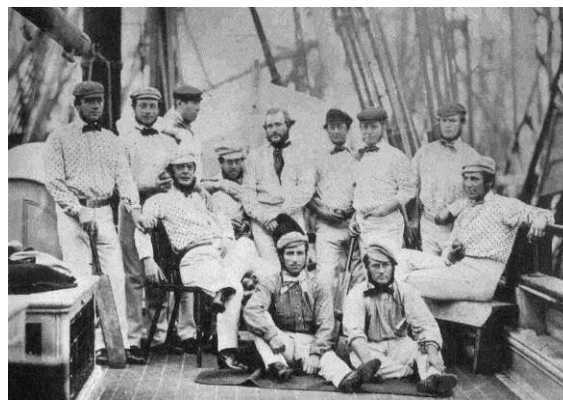
retired Butcher, lived across the road in the new houses between the Workhouse and 'The Spotted Cow' with his wife and another son, John, who had followed in his father's trade. Robert was to remain on Mill Road most of his life, later living in or near his father's former home (1884: 45 Mill Road; 1895: 89 Mill Road). In 1851 he must have already been practising cricket, which later gave him fame and a professional career in an age when cricketers were often artisans. He was also to become custodian of Parker's Piece, where it was claimed that he had learnt to play. At his death in 1901 the *Daily Telegraph* described him as 'one of the really great batsmen of his time'.

Another professional cricketer, Daniel Hayward, was living nearby in Covent Garden by 1851, but in the mid 1840s he had been living on Mill Road at No 14, next to Mr Ward's bakery. Hayward was described at an insolvency hearing in 1847 as an 'Instructor in the game of cricket', but he also worked as a gardener, and his financial problems are a reminder that although cricketers could become celebrities they did not earn large salaries (*CIP*: 27.11.1847, states he had lived at No 14 for four-and-a-half years).

Daniel Hayward's son Thomas was four years younger than Robert Carpenter, and together they went on to achieve national fame as:

by general consent the two best bats in England. It was difficult to say which was the better of the two, their methods being so dissimilar, but, though Hayward had an immense superiority in point of style, Carpenter was thought to be the harder man to get out' .<sup>9</sup>

Both were also part of the first English touring team, which went to North America in 1859 (Figure 3.21).



**Figure 3.21** 1859: Mill Road cricketers Robert Carpenter & Thomas Hayward.

First English touring team on their way to North America, pictured on board ship at Liverpool. Standing at left: Robert Carpenter; Middle Row, second from right: Thomas Hayward (*Wikipedia*, as seen 15.09.2014)

### *Publicans*

'The British Admiral' (later 'The Locomotive'); 'The Windmill'; 'The Spotted Cow'

<sup>9</sup> *Daily Telegraph*: Obituary Robert Carpenter 1901

The fifty houses on Mill Road included three public or beer houses, 'The Windmill' and 'The Locomotive' near Covent Garden, and the 'Spotted Cow', near today's Kingston Street. 'Publican' was a traditional occupation for women, and two of these were run by widows, Rebecca Sutton at 'The Windmill' throughout the 1840s, and Eunice Gowers at 'The Spotted Cow', built towards the end of the decade. The death of George Gowers, 35, Beer House keeper was recorded in the *CIP*: 17.8.1850.

John Plumb, recorded as 'Whitesmith' in the 1841 census, was also mentioned in the same year as landlord of 'The Admiral', when a meeting of the East and West Barnwell Reform Association was held on his premises (*CIP*: 1.5.1841). Presumably this is the same house as that recorded in the census, as it was not uncommon for landlords to have other occupations, while the meeting was a reminder that licensed premises served as public meeting places for a broad range of events at a time when private houses were crowded and offered little privacy.

By 1842 when the beer house was offered for auction after the bankruptcy of the brewer, James Nutter (Figure 3.22), John Toakley was landlord, and he was still in residence and refusing to quit his tenancy in October 1846 (*CIP*: 17.10.1846). He probably left shortly afterwards as by September 1847, when the beer house was being used for the auction of nearby building plots, it had become 'The Locomotive Inn' (*CIP*: 4.9.1847). By April 1848 the landlord was named as Mr Clabbon (CC: 22 April 1848).

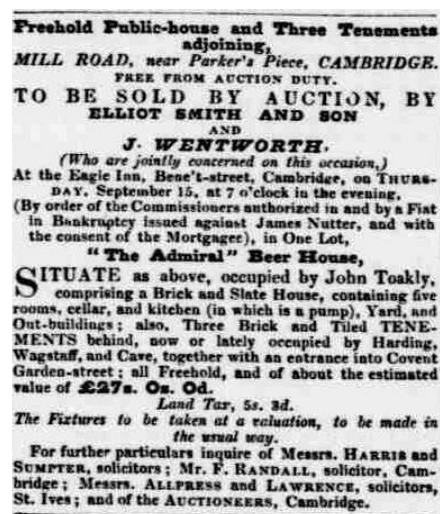


Figure 3.22 'The Admiral' was offered for auction in September 1842 following the bankruptcy of James Nutter

It was described as 'a Brick and Slate House, containing five rooms, cellar and kitchen, (in which there is a pump), Yard and Outbuildings', and was to be sold with three tenements in the yard behind (*CIP*: 19.9.1842).. It was still 'The British Admiral' in 1846, but had become 'The Locomotive' by 1847, reflecting the arrival of the railway in 1845.

Clabbon's name was in the newspaper because he had provoked the ire of the more upright members of the community by repeatedly allowing drinking during Sunday morning church services. The Vice Chancellor fined him a shilling and threatened him with the loss of his license if this happened again.



The incident gives an insight into the conflicting values of Mr Clabbon's customers and others, and into the power of the University which still controlled licenses to sell alcohol even this far from the colleges. Whether he upset the Watch Committee again or left for other reasons, Clabbon was no longer licensee by 1850 when his successor Ellen Davey was charged with removing household furniture from the public house to escape a 'distress for rent' (*CIP*: 27.4.1850).

The brevity of the tenancies at 'The Locomotive' is unexplained, and may have been due to financial incompetence, to breaking the licensing regulations, or to excessive rents, but it is in contrast to that of Rebecca Sutton nearby at 'The Windmill'. During the 1840s she saw at least four tenants come and go at 'The Locomotive'. Whether William Bossingham, who was recorded as landlord in 1851, had more success is unknown. He too held dual occupations, being described in the newspaper as 'a respected member of the printing profession' after he was conveyed home from the town on a shutter having broken his leg falling down stairs as he was leaving his Benefit Society Lodge meeting at 'Black Swan', Butcher Market (*CIP*: 12.4.1851). The unkind no doubt whispered that he had consumed too much alcohol on his night out <sup>10</sup>.

### *Skilled Craftsmen*

Other occupations recorded in 1851 that were not mentioned in 1841 include a wood carver, a mould maker, an engineer and a foreman blacksmith. It is probable that they were employed at Mr Headly's Eagle Foundry near the railway line and are signs of industrial activity in what had previously been a very rural area.

### *Did Women Work ?*

Most married women worked very hard in a range of repetitive domestic duties. But some could afford to employ other women to do this for them, and there were servants living in thirteen of the seventy-four houses on Mill Road and Covent Garden in 1851. These were described as servant, general servant, house servant, house maid, and housekeeper. In two these households the 'servant' was the daughter of the head of the household. While one girl aged 11 was very young, and another was only fourteen, the others were all young adults aged between seventeen and twenty-four, and all were unmarried. There were also two women servants identified as visitors on census night.

It is difficult to gauge the number of married women who might also have been in paid employment. Some may have been working in unrecorded casual or part-time jobs, while others who may have played a part in running family businesses were hidden by the enumerator's practice of recording only the occupation of the head of the household, usually a male. It was only when women were left widowed and became head of the household themselves that their occupation was specified. In 1851 there were four widows in this position on the two streets - the two publicans, Rebecca Sutton and Eunice Gowers; a gardener, Rachel Haynes; and a greengrocer, Sarah Loft. All had probably been doing these jobs before their husbands died, and it is likely that there were many others amongst the fifty-nine wives with no recorded occupation who were similarly employed.

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<sup>10</sup> William Bossingham is recorded as the new licensee of 'The Crystal Palace' in 1856 (*CIP*: 27.9.1856).

The four wives who were credited with working were married to men employed outside the home – Jane Low, a laundress, was married to a fireman; and Elizabeth Burgess, Ann Freeston, Susan Wright, all dressmakers, were married respectively to a labourer, a blacksmith and a railway porter.

Other working women included older, unmarried household members, and lodgers. In Covent Garden Matthew Seymour's two daughters, 21-year-old Charlotte Seymour and her 19-year-old sister Rachel, were a 'School Mistress' and an 'Assistant to School Mistress' respectively; while William Cave's 30-year-old daughter Hannah was a dressmaker. Nearby on Mill Road, gardener George Rhymes shared his house with his wife and his sister Charlotte, who was a costermonger.<sup>11</sup> Lodgers, themselves a source of income, included a 56-year-old widow described as a 'Work Woman', and a 23-year-old 'Silk Vender'.

Apart from the widowed gardener, Rachel Haynes, who probably continued to pursue her husband's occupation after his death, these were all occupations that were traditionally considered 'women's work' - dress making, washing clothes, teaching young children, running small shops or beer houses. All must have helped to make a significant contribution towards household costs even when they weren't providing the main income, and despite few married women being credited with a specific job, there was nevertheless a woman in named employment in 20% of the occupied houses on these two streets in 1851 (excluding 'Servants', 15 out of 74 households). A search of other documents would probably add to this. Amongst those discovered there might be more working illegally and unrecorded in the census, like Elizabeth Hall, described in 1844 as 'a prostitute living in Mill Road, Barnwell' (CIP: 29.6.1844).

**Abbreviations: CG: Covent Garden. MR: Mill Road. UM: Unmarried**

Enumeration No & Parish	Name	Age	Relationship to Head of Household	Occupation	Occupation of Head of Household
<b>St Andrew the Less</b>					
69. MR	Speechly, Charlotte	40	Sister (UM)	Costermonger	Gardener
72. CG	Burgess, Elizabeth	42	Wife	Dress maker	Labourer
76. CG	Seymour, Charlotte	21	Daughter (UM)	School Mistress	Carpenter
76. CG	Seymour, Rachel	19	Daughter (UM)	Assistant to School Mistress	Carpenter
80. CG	Cave, Feaby	39	Daughter (UM)	Servant	Baker
80. CG	Cave, Hannah	30	Daughter (UM)	Dress Maker	Baker
85. CG	Freeston, Ann	19	Wife	Dress Maker	Porter to ECR
90. CG	Johnson, Sarah	56	Lodger (Widow)	Work Woman	Porter to ECR
91. CG	Pereira, Hannah	23	Lodger (Married)	Silk Vender	Cow Keeper
97. CG	Loft, Sarah	46	Head (Widow)	Green Grocer	Head
100. CG	Bell, Susan	34	Daughter (Widow)	Laundress	Shoe Maker
101. MR	Sutton, Rebecca	48	Head (Widow)	Publican	Head
102. MR	Vout, Mary	11	Servant	General Servant	Printer Compositor
104. MR	Wright, Susan	24	Wife	Dressmaker	Blacksmith
104. MR	Pagman, Mary	50	Nurse (child		Blacksmith

<sup>11</sup> costermonger: hawker of fruit or vegetables.

			under 1 year)		
107. MR	Ankins, Sophia	17	Servant	General Servant	Annuitant
109. MR	Thurby, Elizabeth	22	Servant	General Servant	Lessie of Tolls
112. MR	Bell, Mary	21	Visitor	Dressmaker	Model Maker
113. MR	Berry, Esther	16	Servant	General Servant	Baker & Grocer
122. MR	Haynes, Rachel	69	Head (Widow)	Gardener	Head
123. MR	Jackson, Mary	18	Daughter (UM)	Housekeeper	Railway Porter
127. MR	Low, Jane	23	Wife	Laundress	Fireman
128. MR	Thriplow, Jane	24	Servant	Housekeeper	Labourer
<b>ChristChurch</b>					
3. MR	Wood, Ann	22	Servant	House Maid	Engineer, Iron Founder
4. MR	Chapman, Lucy	19	Servant	House Servant	Engineer, Iron Founder
4. MR	Norman, Celina	17	Servant	House Servant	Engineer, Iron Founder
5. MR	Manning, Ellen	21	Servant	House Servant	Engineer, Iron Founder
6. MR	Gowers, Eunice	35	Head	Publican	Head
6. MR	Hurrell, Sophia	25	Visitor	Servant	Publican
7. MR	Scott, Mary	22	Servant	House Servant	Linen Draper
8. MR	Haynes, Hephzibah	14	Servant	House Servant	Gardener & Master Florist
10. MR	Ladler, Mary	25	Visitor	House Servant	Lodge Keeper & Parish Clerk

**Figure 3.23** 1851 Census, Mill Road & Covent Garden: Working Women

### *The Elite: Employers & those living off income*

Amidst the railway workers, the gardeners, the bakers and the blacksmiths, four people lived on private incomes. Three of these lived near each other, close to 'The Locomotive': Mary Newbury, 69, an Annuitant; William Flay, 58, a Landed Proprietor; and William Spalding, 32, who seems to have leased tolls. The fourth, John Fleay, 50, owned houses and building ground, and lived in considerable style at the detached 'Gothic Cottage' near the railway.

Fleay's near neighbours were successful businessmen. James Naden, 'Linen and Wool Draper', had built Gwydir House; while James and Edward Headly, who lived between Fleay and the railway track, owned the adjoining Eagle Foundry (now the site of Cambridge City Council Depot). Both brothers described themselves as engineers, millwrights, and iron and brass founders.

Until 1846 their foundry had been based on Market Hill, one of the many small industries traditionally clustered in the town centre. On 21 February the foundry and surrounding houses were destroyed by a devastating fire which *The Cambridge Independent Press* described as 'a burning chaos. Fragments of machinery, broken and distorted into all manner of shapes, and glowing with red heat - wheels revolving round, like some gigantic firework, falling beams, and the high iron chimneys white with heat, like tall specters, presented a spectacle it has seldom been our lot to watch' (*CIP*: 27.2.1846).

The newspaper had concluded that it hoped Messrs Headly's foundry 'will not be rebuilt on the present spot', a case taken up with determination by Market Hill residents and which led to Headly's relocating to the new site by the railway line.

**Eagle Foundry, Mill Road, Cambridge.**  
**J. & E. HEADLY**

**B**EG to announce to the Nobility, Gentry, and Inhabitants generally of Cambridge and its Vicinity, that they have disposed of their IRONMONGERY BUSINESS to MESSRS. SCARBOROUGH and BROTHERTON, for whom they respectfully solicit that patronage so liberally bestowed upon them.

J. and E. H. take the present opportunity of thanking their Friends and patrons for their past favours, and to inform them that their attention will now be wholly given to the Foundry, Engine Building, and Railway Work (including the Building of Railway Carriages and Trucks), for which they solicit their orders.

**Eagle Foundry.**  
 Orders addressed to Mill Road, or 16, Regent Street, Cambridge, will meet with immediate attention.

Parties having any claim against the above firm are requested to forward their accounts, that they may be examined and discharged.

**Messrs. Scarborough & Brotherton,**  
 In soliciting the patronage of the Nobility, Gentry, and Inhabitants generally of Cambridge and the surrounding districts, and more especially of the old and respected connection of their predecessors, would beg to assure them, that from their long and intimate acquaintance with the Manufacturing districts, and consequent knowledge of the best Markets, they will be enabled to supply them on the best possible terms, and hope, by attention and strict integrity, soon to gain their confidence.

Experienced Smiths, Bell-hangers, and Tin-plate Workers, will be employed on the premises, and, in a few days, a more extensive and choice assortment of Papier Maché Goods, Cutlery, and general furnishing Goods, will be added at their Stock.

A respectable Youth wanted as an APPRENTICE.  
 Cambridge, June, 1847.

Figure 3.24

James and Edward Headly chose to relocate their foundry from Market Hill to Mill Road after a disastrous fire in Feb 1846. It was an acknowledgement that heavy goods no longer arrived in Cambridge by water, but by rail. Their advertisement in June 1847 indicated that they hoped to adapt their business to capitalise on the requirements of the new railways.

'Eagle Iron Foundry, Mill Road, Cambridge, J & E Headly Beg to announce to the Nobility, Gentry and Inhabitants generally of Cambridge and its Vicinity that they have disposed of their Ironmongery business to Messrs Scarborough & Brotherton, for whom they respectfully solicit that patronage bestowed upon them. J & E Headly take the present opportunity of thanking their Friends and patrons for their past favours, and to inform them that their attention will now be wholly given to the Foundry, Engine Building and Railway Works ( including the Building of Railway Carriages and Trucks) for which they solicit their orders.' (CIP: 19.6.1847)

The Headly's foundry was the largest business to realise that the arrival of the railway not only re-orientated the town towards the railway tracks but brought with it attractive commercial possibilities. By June 1847 their advertisement in the *Cambridge Independent Press* was promoting the new Mill Road site of the Eagle Foundry, and stressing that 'their attention will now be wholly given to the Foundry, Engine Building and Railway Works (including the Building of Railway Carriages and Trucks) for which they solicit their orders.' (CIP: 19.6.1847). Two years later, in May 1849, the same newspaper reported 'we have been much gratified with a view of a diminutive locomotive recently constructed at the Eagle Foundry, Mill Road, by Messrs J & E Headly, the enterprising engineers of this town.' (CIP: 26.5.1849).

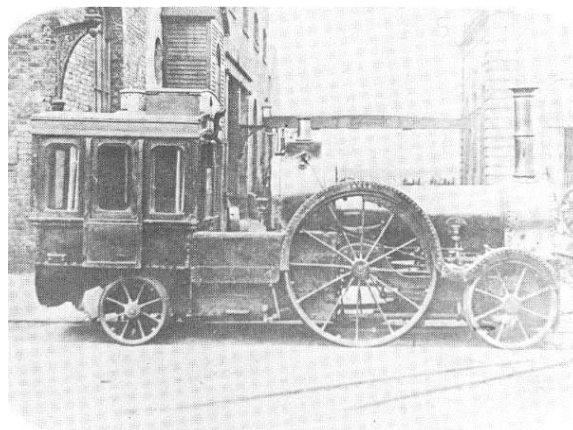


Figure 3.25: The Eagle, the only locomotive to be built in Cambridge.

'It was a small single tank engine constructed by Headly Bros. foundry in Mill Road in 1849.'

F Reeve, *Victorian and Edwardian Cambridge from old Photographs* (Batsford, 1971). See also *Railway Magazine*. February 1934

## Conclusion

Ten years earlier Mill Road had been identified with the 'old technology' of the windmill. By the end of the 1840s the windmill was demolished, and the Headly brothers were leading the way with the latest technology, building not just a locomotive on Mill Road but in 1853 creating the largest iron casting made in England at that time (A Warren & R Phillips, *Cambridge Station. A Tribute* (1987), p 14). In the town centre the University and colleges continued to be the major employers. But a mile away, down Mill Road, in what had been farmland until the arrival of the railway just a few years earlier, a very different economy was being created.

### '2,920 pints of gruel': What happened to Mr Pledger ?

Insolvency and resulting imprisonment was an ever-present threat in this period.

In 1841 Joseph Pledger is recorded in the census as a publican, aged 32, living in Covent Garden with Sarah, his wife, three young children and two servants aged 14 and 16. The family was one of the few to stay in the area during the 1840s, and Joseph would have been a prominent local figure, keeping a beer house, while also running a brewery and working as a gardener. The beer house was not without its problems. In 1842 Joseph was summoned by the Superintendent of Police for allowing prostitutes to assemble on the premises ( *CIP*: 6.8.1842), but he is successfully recorded tendering to supply the nearby new Workhouse with milk, beer and porter in 1841 (*CIP*:27.3.1841), and beer to Addenbrooke's Hospital in 1846 ( *CIP*: 3.1.1846).

References to Joseph in the newspapers then cease, and in 1850 the *Cambridge Independent Press* reported that George Kent, in his capacity as a bailiff's man, was occupying premises 'on Mill Road lately occupied by Pledger'. The report stated that Kent had been threatened by Lionel Buller, late Fellow of King's, who claimed he had bought the croppings for 19 guineas and ordered Kent off. As Kent refused, Buller threatened to blind him (*CIP*: 31.8.1850). Shortly afterwards a house in Covent Garden and another house with two acres of land fronting Mill Road 'late in the occupation of Joseph Pledger' were offered for auction (*CIP*: 12.10.1850). Amongst the buildings for sale was a 'former brewhouse', so presumably the brewery had closed:

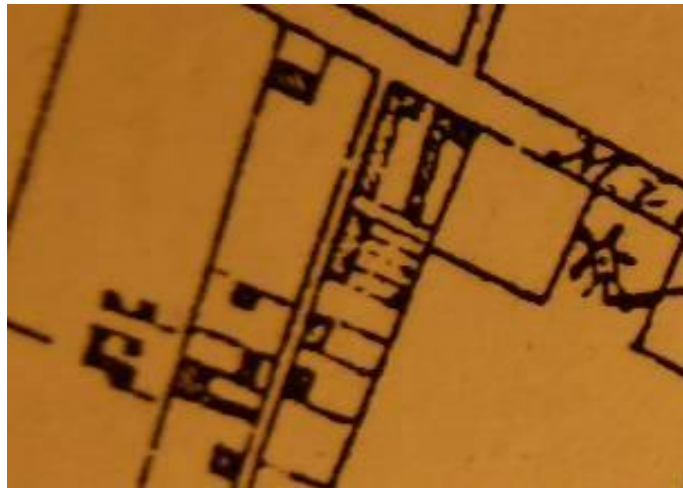
'Two Freehold Dwelling Houses, a building ( formerly a brewhouse), store cellar, stable, summer house and large garden, late in the occupation of Joseph Pledger. ... A substantial brick and tile dwelling house, also a summer house at the entrance and large productive garden, well planted with choice young fruit trees, having a frontage next the Mill-road of about 176 feet, and a depth of 510 feet, and containing two acres (moreorless). Also substantial brick and tile dwelling house and a range of buildings (formerly a brewhouse), store cellar, stable and loft over, all adjoining, with a well of excellent water, and having a frontage next Covent Garden Road of about 30 feet, and in depth about 78 feet.'

One of these houses appears to have been demolished the following year, when the building materials of a seven-room house and shop 'standing in the garden lately occupied by J Pledger' were offered for sale (*CIP*:6.11.1851). At the same time Mr Pledger's garden was divided up into nine 19.5ft x 90ft building plots and promoted as an attractive investment likely to attract highly respectable tenants on account of its proximity to the town even though it 'may be considered in the country' (*CIP*:15.11.1851).

In the same year the 1851 census shows Sarah Pledger still living in Covent Garden with five children. Joseph was missing, and she is head of the household, recorded as a 'Gardener's Wife'. Her husband's whereabouts are revealed in the entry for the County Goal on Castle Street where he was a prisoner. He had been there for nearly four years and was eventually discharged as 'an insolvent debtor' in December 1851 after four years and three days. On release, Pledger joyously announced 'to beguile his time he kept an account of the food he consumed, and thus he gives it: '2,920 pints of gruel; 2,190 lbs of bread; 624 pints of soup; 257 lbs off meat'. (*CIP*:20.12.1851). He is not mentioned in the Cambridge newspapers again. The reason for his insolvency remains unknown.

Pledger's land and property are probably those shown on the left-hand side of Covent Garden, stretching from the mid-point on the road to Mill Road in the Dewhurst & Nichols' map of 1840.





**Figure 3.26 :** Dewhurst & Nicholson's map, 1840

### **The Residents - what was their background ?**

The railway brought to Mill Road an influx of residents from all over the country, whose different accents must have clearly defined them as outsiders. Although three of the heads of household working on the railway were born in Cambridge, and another four were from Cambridgeshire or Essex, they also included staff born in London, Kent, Hampshire, Yorkshire and Wolverhampton.

This migration of people to the area was not restricted to railway staff, and was reflected in the birth places of the thirty-four household heads not employed by the railways. Although sixteen of these were born in the town or nearby villages, another ten come from adjacent Counties, with five coming from as far as Bristol, Sunderland, Somerset, Nottinghamshire and Staffordshire. If there was a distinction between this group and the railway staff it is that three of those from distant counties were amongst the local elite, either living off

income as landed proprietors (John Fleay and William Flay) or a substantial trader (James Naden, Linen & Wool Draper).

The Headly's, Fleay, Newbury and Spalding were all set apart from most of the other Mill Road residents by employing live-in servants. There may not have been much mingling, but they lived in close proximity to tradesmen, shopkeepers and railway workers, with little of the residential social segregation that was to become more defined in future decades. Even the Headlys, well respected and one of the larger employers in Cambridge ( first record: 1861 Census 34 men, 3 boys) still chose to live next to their workplace with all its smoke and noise, as employers had traditionally done in the past.

The separation of family and work into distinct spheres of activity with their own locations was already beginning to take place in the mid 19th century, but on Mill Road this was not yet obvious. The Headlys recently built large, detached house built in the latest gothic style backed onto the Eagle Foundry. It stood opposite the cottages built for the railway workers, who also lived close to their workplace in an age where few had access to any kind of transport other than their own feet. As the 19th century progressed and attitudes changed this social mix became less common. Those who could afford to do so chose to live apart from their workplace surrounded by those of similar income and status, and developers laid out estates accordingly. But in 1851 this housing pattern and the values that shaped it were still only slowly evolving.

## The Burial Ground

'It was necessary to the credit and ornament of the town, which was growing so large, and increasing in importance, that they should have a cemetery which would not interfere with the health and comfort of the inhabitants, which might receive the poor relics of humanity, that the churchyards could not contain'.  
– Dr Whewell (*CIP*: 9.11.1844).

One of the most significant land sales during the 1840s was not for housing or for agriculture, but for a new burial ground for Cambridge .<sup>12</sup>

As the population grew the original parish churchyards in the town centre became full, with the decaying bodies posing a recognised, if imprecisely identified, health risk. Traditionally Anglican burials had taken place in land adjoining the parish church, and the first purpose-built burial ground in the country had been laid out in Norwich in 1819. Although there was hostility to the idea of separating deceased Christians from their place of worship, their church from their graveyard, by the 1830s this had become an obvious solution to Cambridge's problem, and Professor Pryme was not alone when in 1832 he proposed 'making a public cemetery in addition to the present burial grounds, which were so excessively crowded, that an infectious disease would be greatly increased, if some means of affording convenience for burials were not adopted' (*HG*: 28.1.1832).

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<sup>12</sup> See: [www.millroadcemetery.org.uk](http://www.millroadcemetery.org.uk)

Others, prompted by the first outbreaks of cholera in the 1830s, offered more graphic descriptions to illustrate the need find alternative provision outside the town boundaries, stating that in some parishes 'a grave cannot be dug without cutting through a coffin, and in some instances a grave cannot be dug more than two or three feet deep' despite recommendations that those dying from cholera should be buried at least six feet deep (HG: 18.2.1832). But despite calls to the inhabitants to 'attend without delay to a matter on which their health and safety so greatly depend' no action was taken.

The situation continued to deteriorate until a report by a local clergymen in 1844 recognised that action was imperative, recording that in nine of the fourteen churchyards there were no unoccupied spaces. Burials were still taking place, but only with 'the use of an instrument called a 'searcher', the purpose of which it was unnecessary to explain, and the remains of the former tenant of the grave were disturbed, and exposed to the mourners who attended the funerals of their relatives' (CIP: 9.11.1844). The report proposed that there should be three new burial grounds in different districts around the town, as a single site would

be attended with great inconvenience by the families of the poor, who lived at a distance from the spot, and that they would be put to much trouble and discomfort, and expense, if they were compelled to bring their relatives from one end of the town to the other through the crowded streets.

Despite this recommendation the report recognised that it would be easier to find a single site rather than three, as well as being the cheaper option, and if suitable sites could not be found it was proposed that the churchyard of St Andrew the Less in Barnwell should be expanded by acquiring the adjoining grounds of Abbey House to serve the whole town. However objectors to this proposal stated that the site would soon be absorbed within the town, so was not suitable.

A report in *The Cambridge Independent Press* in 1843 indicates that Mill Road had already been identified by some as a possible site for a cemetery:

We have to direct attention to the particulars of a sale of a large quantity of accommodation land, lying near the Mill-Road. The great difficulty of obtaining freehold land in such close contiguity to the town of Cambridge, renders the opportunity, now presented, doubly valuable, as the land is available for building, for gardens, or for a cemetery. (CIP: 29.7.1843).

But after rejecting the suggestion of extending the churchyard of St Andrew the Less, those charged with finding a new site spent much of 1845 trying to purchase six acres on the site of the new Botanic Gardens on Trumpington Road.

It was only after this fell through in 1846 that the attention of those charged with finding a site moved to Mill Road. Two parishes ( St Giles and St Peters) opted out of this joint venture, but the remaining thirteen parishes agreed to purchase nine acres from Dr Geldart for £2,146. This was where the now demolished Chapel of Ease had formerly stood (CIP: 10.10.1846).

It wasn't until August 1847 that Dr Geldart's land was finally conveyed to the Church Building Commissioners for the use of the thirteen parishes. Each parish had its own designated space within the new cemetery, transferring the historic ecclesiastical boundaries from the town centre to this empty plot of land off Mill Road, and maintaining the connection between parish and deceased parishioner. But there was no intention of replicating the overcrowded and often unattractive features of the town centre graveyards on Mill Road.

The new nonconformist cemetery on Histon Road (1843) had been designed by the best known early Victorian landscape designer, John Loudon, who believed cemeteries should be attractive green spaces where relatives could come to remember the deceased. This model was adopted for the new Parish cemetery, and Andrew Murray, the first Curator of the new Botanic Gardens, was invited to design the site.

A succession of appeals for additional funds appeared in the local newspapers, with a reminder, playing on ever-present fears, that if the cemetery were not completed 'they could not state what might be the effect of the cholera visiting this country' (*CIP*: 21.10.1848). Boundary walls needed to be built and Mr Hayward was asked for advice on drainage. John Smith, architect of the nearby Union Workhouse, was asked for plans for a Lodge 'for the care and protection of the Burial Ground' (*CIP*: 27.11.1847), and as a chapel was not built until 1856 this also had to contain a room large enough for burial services.

The cemetery was finally consecrated on 7 November 1848 by the Bishop of Ely. The day began with a service at St Paul's Church in Newtown, which was followed by a procession to Mill Road where the ground was formerly conveyed to the Trustees, and the children of the Newtown National School sang a Psalm: 'the effect of the blending voices of the children beneath the blue sky, and surrounded by the future resting place of the dead with all its solemn associations was exceedingly beautiful' (*CIP*: 11.11.1848).





**Figure 3.27** Mill Road Cemetery and Lodge: 'Parochial Burial Grounds. Consecrated Nov 7 1848' (photos 2013)

The Victorians intended the landscaping of the cemetery to provide a dignified and pleasant setting for the new culture of commemoration that was expressed through elaborate funerals, a ritual of mourning, and visits to the grave. The conifers and the gothic-style Lodge, with knapped flint façade, were part of this design.

– Living in the Lodge on the day of the 1851 census were: Joshua Baldry, aged 40, 'Parish Clerk Lodge Keeper Accountant'; his wife Sarah, aged 36; their seven children; and a visitor.

But the consecration of the cemetery came with a warning that disease and death did not just effect sinners living in poverty but could even effect 'the moral precincts of the University' unless efforts were made to improve public hygiene:

Our next business is not to fill it, but to keep it as empty as we can ... if the Cholera is coming, it is not enough to consecrate new churchyards. Have we employed the means of prevention that Providence has placed in our power to use? Have we sought out the many sources of disease and death that are to be found not merely in populous, poverty stricken and sin polluted suburbs, but also within the more moral precincts of the University, and the more airy Courts that adorn our town? Are our principal streets, miserable rows as many of them are, properly drained? Are there no heaps of stable manure, or of worse rubbish, which unseen but not unscented by the passer by, might fairly provoke into action the recent Sanitary bill ? [...] Surely much may be done in every town, and in none more than in Cambridge, to remove unspeakable pollutions that, undisturbed, will become dispensaries of disease and armouries of death [...] there are many steps yet to take, so let us proceed at once.' (CC: 11.11.1848).

This description of living conditions in Cambridge in the 1840s is a reminder that 'unspeakable pollutions' were at last recognised as a source of disease, and that disease was no respecter of class or status. The creation of the cemetery was part of the response by the worthies of the town, while its design shows that they had absorbed Loudon's message about the need to create attractive public places for the growing urban population. Far more successful than the failed Chapel of Ease that it replaced, by 1850 there had been 700

internments in Mill Road Cemetery, the number of dead far outnumbering those living on Mill Road itself.



**Figure 3.28:** The approach to the Cemetery Lodge from Mill Road (photo 2014).  
The avenue of limes alongside the carriage way was not proposed until 1871.

### Mill Road: Still a Rural Scene ?

The 1840s saw the increasing urbanisation of Mill Road. Joseph Chater had found 'quite a little town' when he walked down the road in 1847, and he would have seen new houses, beer shops, the first shops, the relocated Eagle Foundry, the new cemetery, as well as the already established Union Workhouse. But despite these changes it remained essentially an agricultural area bisected by a small strip of ribbon development, with one small off-shoot of housing at Covent Garden.

Fields stretched between and behind the new houses on both sides of the road, and the new residents only had to look out of their back windows to see crops of potatoes and hay, or ducks, fowl, pigs and grazing sheep, all of which are mentioned regularly in the newspapers. If at the end of the decade they strolled down the road beyond the railway crossing little appeared to have changed since Baker's map of 1830, with the road still continuing past more fields, a market garden and the occasional house until it terminated in the footpath to Cherry Hinton and the isolated Polecat Farm. (See: *CIP*: 25.2.1843 Leicester Ewe stolen; *CIP*: 16.9.1843 sale of farm stock at Polecat Farm includes forty-seven head swine; *CIP*: 1.11.1845 crop sale, 3.5 acres pink kidney potatoes; *CIP*: 20.2.1847 six sheep killed in field adjoining Mill Road; *CIP*: 3.11.1849 potatoes stolen from field of Mr Widnell, Mill Rd; *CIP*: 5.1.1850 twenty-four fowl, nine duck stolen from Mr Favell's Farm; *CC*:



8.7.1848 theft of cucumbers and raspberries from Mr Creek. In 1851 John Osborne, Labourer, is probably living at the nursery as Mr Creek is recorded living elsewhere).

Two sales at the farm towards the start and end of the 1840s fill the surrounding fields at this far end of Mill Road with the stock and equipment of the Cambridgeshire countryside. In 1843 Messers Goodliffe and Mitchel, the farm's departing tenants, auctioned two cart horses and three nags, all described as 'useful'; forty seven pigs; poultry, as well as 'two very good broad wheel carts (with iron arms, nearly new); market cart, nearly new, on steel springs; a ditto town built pony chaise, with patent axletrees; a ditto gig with lancewood springs; Ransome & other ploughs, harrow, shaft roll, cart and plough harness; several dozen good hurdles, sheep troughs, fattening coop and sundry utensils' (CIP:16.9.1843).

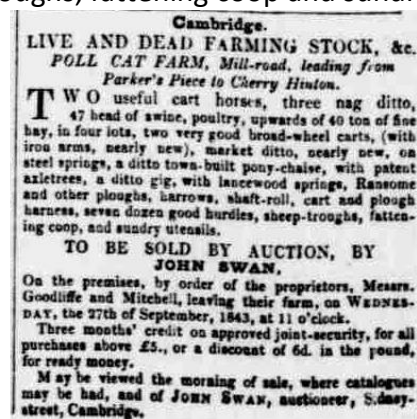


Figure 3.29: Polecat Farm, Mill Road: Sale of Farming Stock (CIP: 16.9.1843).

'Two useful cart horses; three nags ditto; 47 head swine; poultry; up to 40 tons fine hay, in four Lots; two very good broad wheel carts (with iron arms, nearly new); market cart, nearly new, on steel springs; a ditto town built pony chaise, with patent axletrees; a ditto gig with lancewood springs; Ransome & other ploughs, harrow, shaft roll, cart and plough harness; several dozen good hurdles, sheep troughs, fattening coop and sundry utensils'.

A later sale at the farm in 1847 again lists five horses, described this time as 'powerful cart horses, of good ages and excellent workers', as well poultry, pigs ('three London porkers') and cattle, including 'ten two-year short horned heifers in calf and calf by side, a pair of buds and a well bred young bull'. Amongst the equipment included for auction were similar items to the earlier sale – plough, hurdles, trough – as well as a narrow wheel wagon, a 'nearly new narrow wheel tumbril cart with iron arms' and a chaff cutting machine (CIP: 9.1.1847).

The farm and nearby market garden seemed a long way from Joseph Chater's 'little town'. But even here there were indications of change. The acreage of Polecat Farm appears to have been significantly reduced by the arrival of the railway, and the sale at the farm in 1847 was 'in consequence of the land having been sold to the railroad Company'. While nearby the 1840s also saw the first mention of a new 'hobby farm', a gentleman's country retreat.

Auction details in October 1844 describe the new property as a recently erected 'snug cottage residence' with 'a small farm yard, nag and cart-horse stables, coach house, cow lodge with lofts over and dovecot (erected in a tasty manner)'. Set in just over nine acres, it was too small to be an economic farming unit, and was aimed at 'the man of business' for

whom 'it will afford the means of obtaining, upon his own estate, that retirement which is so seldom to be met with near Cambridge' (*CIP*: 14.9.1844).

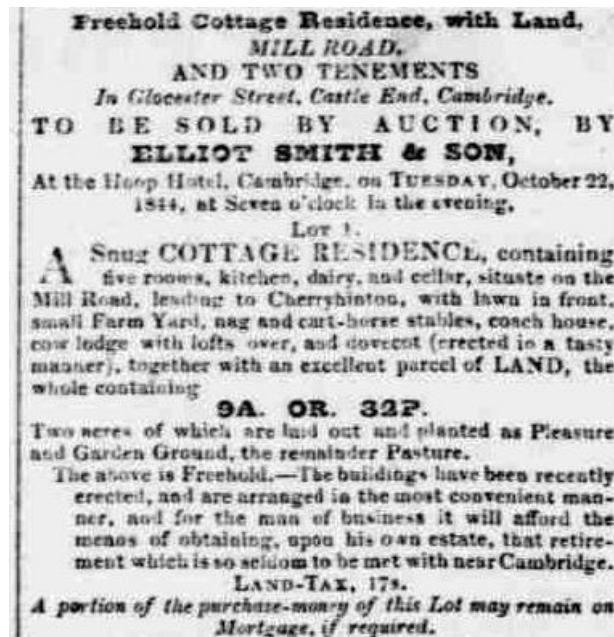


Figure 3.30

'A snug cottage residence containing five rooms, kitchen, dairy, and cellar situate on the Mill Road, leading to Cherry Hinton, with lawn in front, small farm yard, nag and cart horse stables, coach house; cow lodge with lofts over, and dovecot (erected in a tasty manner) together with an excellent parcel of land, the whole containing 9A, OR, 32P. Two acres of which are laid out and planted as Pleasure and Garden ground, the remainder pasture .The buildings have recently been erected and are arranged in a most convenient manner, and for the man of business it will afford the means of obtaining, upon his own estate, that retirement which is so seldom to be met with near Cambridge.' (*CIP*: 14.10.1844)

By 1845 Edward Favell was recorded as the owner of the site, and he was now repeatedly quoted in the newspapers lobbying for improvements to Mill Road (*CIP*: 6.9.1845). A plumber, glazier and painter who lived in the town centre, he appears to have bought the estate as a rustic retreat and left its day-to-day management to a bailiff. A later report states that the farm was 'under the management of a Bailiff named Charles Root' (*CIP*: 5.1.1850).

By the time of Favell's death in 1854 the house was named 'Romsey Cottage', and was described as a 'pleasure farm' with 'gardens, shrubberies, plantations, with walks around' as well as an 'expensive summer house', and 'abundantly stocked with the choicest fruit trees, no expense having been spared by Mr Favell or his predecessor in procuring the very best description' (*CIP*: 8.7.1854).

The cottage subsequently gave its name to 'Romsey Town' when this part of Mill Road was developed in the late 19th century.



**Figure 3.31:** Romsey House, 2012, on the site of Romsey Cottage estate( photo 2012).

This mock Tudor mansion is recorded on the 1888 Ordnance Survey map, and was probably built in the early 1880s. It marked a continuation of the aspiration expressed in the sales details of 1844 for the property : 'for the man of business it will afford the means of obtaining, upon his own estate, that retirement which is so seldom to be met with near Cambridge.' It was built for Mr J.W. Prior from the designs of Mr G.H. Shackle, architect of Marlborough (*CIP*: 1.6.1909)

## Social Issues - Cause for Concern?

### Sheep, Fowl, Ducks and the threat from Barnwell

The rural setting of Mill Road in the 1840s is highlighted by police reports in the newspapers where there are frequent references to thefts from the adjoining fields or damage to hay. Amongst the victims was George Goodliffe from Polecat Farm whose Leicester ewe was stolen in January 1843 (*CIP*: 25.2.1843), while in 1847 John Newton reported a ewe slaughtered in a field he occupied and the carcass carried away (*CIP*: 16.1.1847). The next month Newton lost another six sheep, killed by dogs who 'worked hard all day in a cart, and at night are turned out to prowl about for their food' (*CIP*: 20.2.1847).

Fowl and duck were also reported stolen. In April 1847 three 'rough looking men', Robert Ivatt, Joseph Sampson and John Saggars, were charged with stealing sixteen fowl and ten duck from George Cowers and Stutters 'who live on Mill Road'. George Cowers is probably George Gowers. At his death in 1850 he is described as 'Beer House Keeper' (*CIP*:17.8.1850). This is probably 'The Spotted Cow' where his widowed wife is publican at the time of the 1851 census. Another victim was Mr Favell at Romsey Cottage, where in 1848 thieves used a

skeleton key for access, 'regaled themselves with a bottle of beer which they found on the premises' and left with twenty fowl and four duck (CIP: 3.6.1848).

Eighteen months later in January 1850 Charles Root, Favell's bailiff, locked the poultry in before going to bed, but woke the next morning to find them all gone. With two policemen he followed footprints across the fields towards Union Row, Barnwell, where they led to the home of three nineteen-year-olds, who were living with two girls: 'The prisoners shoes all of them exactly corresponded with the footmarks, and the police found feathers in the sitting room of the house and also upon Tempany's trousers which were upon the bed'. The fowl and duck were never seen again but when one of the policemen returned to the house he 'found one of the girls in the act of burning a bag. He took the bag off the fire and feathers were found in it' (CIP: 5.1.1850).

This strengthened the case against the three boys and all were convicted. Frederick Perkins had no previous convictions, and was given six months' hard labour; Thomas Tempany had been in custody five times since 1847 and was given two years' hard labour; and Thomas Mayes who had been in custody seven times in the same period was to be transported for fourteen years. Tempany, whom the Recorder was prevented from transporting by a recent act of Parliament was considered 'the worst of the party'. He responded to his sentence by saying 'I can do that on my head'. In the 1851 census he was listed as a prisoner in Cambridge Town Goal.

These thefts of poultry and sheep are a reminder that despite Mill Road's setting amongst farmland not far away around East Road and Newmarket Road, new houses were being built in Barnwell for the rapidly growing Cambridge population. This was where the owner of the prowling dogs who killed Mr Newton's sheep and the three convicted poultry thieves all lived, and within a few years this whole area was being described in the *Cambridge Chronicle* as a threat not just to Mill Road residents, but to the whole of Cambridge. Union Row, close to where Tempany, Mayes and Perkins lived, was specifically picked out: 'Union Row, commonly called Devils Row, is another delightful retreat for the freebooter: it runs from Fitzroy St to East Rd: it is a sort of sepulchral vault where morals are entombed and infamy reigns without a rival'. But it was just one particularly infamous street in Barnwell, an area many of the newspaper's readers would have agreed was 'a blot and a by-word against the name of Cambridge ... the focus of villainy, the receptacle of dishonest spoil, the refuge of the petty thief and the fully developed scoundrel ... fashioned by the hand of crime to meet the direful requirements of criminals' (CC:8.1.1853).

The report was exaggerated, but it reflected the fears of many conservative residents living in the town centre who felt threatened by the pace of change and the unknown new streets that were appearing where within living memory there had been little but fields. Mill Road was part of this change if not tarred with the same brush.

### Potato Thieves: Gleaning or Theft?

Not all thefts reported in the 1840s were carried out by 'outsiders' from Barnwell. The Sells family had lived in Covent Garden at least since 1841, when they are recorded in the census. In November 1849 John and James Sells were charged with stealing potatoes from Mr Widnell's field off Mill Road, and their mother with assaulting Mr Widnell's foreman. The

foreman, Mr Ellis 'went down in his master's fields about one o'clock yesterday and found a number of persons digging the ground over with forks and spades, and putting the potatoes in sacks. He succeeded in emptying the bags of several of the marauders, and put the potatoes into a cart. He went into a public house to get a hammer to fasten up the back of the cart, and when he came back he found the female prisoner in the cart, driving off. He attempted to stop the cart and get her out, when she struck him and someone from behind knocked him down. He lost about two bushels, which were in the cart. A large quantity has been taken within the last week'.

When he recovered from the assault Ellis went to the Sells' home in Covent Garden, and found about twenty-two bushels of potatoes of a similar variety to those in the field under a lean-to. James Sells later admitted he had taken the potatoes, and John and James Sells were formerly identified as the thieves by John Carpenter who had seen them in the field (John Carpenter was probably the brother of the future cricketer, Robert Carpenter. In the 1851 census he is living with his father George near 'The Spotted Cow').

There was little doubt that the Sells family had taken the potatoes. But in their defence the Sells family said that the field had already been dug over by Mr Widnell, and that 'it was a custom, when the land had been dug over, for the poor people to go in and gather what they can.' Mrs Sells added that she was 'not the only one by some scores'. Mr Widnell, rejecting this claim, stated that 'he had given express orders to his foreman to prevent anyone going into the field' (*CIP*:3.11.1849).

The Sells probably genuinely believed that they had the right to collect left-over crops from the fields. They had taken the potatoes in broad daylight, and made no attempt to hide what they were doing, unlike the three boys who stole Mr Favell's poultry. The fact that Mr Widnell expressly gave orders to his foreman to stop anyone going into his field implies that this had happened before, while the alleged ferocity of the attack on Mr Ellis suggests that a state of hostility already existed. The farmer saw it as theft. The Sells, as local residents, saw gleaning as their customary right. But the law favoured Mr Widnell, and the Sells were sentenced to a month in prison with hard labour. By 1851 they were no longer living in Covent Garden.

### An Industrial Dispute

The Sells family's dispute with Mr Widnell reflected the changes that were transforming society. Their claim that they were upholding traditional 'rights' was dismissed as irrelevant and probably seen as a relic of past bad practices. A new type of dispute for the new era was brought to Mill Road with the arrival of the Eastern Counties Railway during the 1840s.

The railway brought goods and passengers to Cambridge from all over the country. But it also brought a workforce used to moving to wherever the job took its members in the region, and to sharing conditions of employment that were determined at company headquarters. The hierarchy of positions was regimental in its structure but offered better earnings than working on the land, with regular rather than seasonal employment and the chance of promotion for the lowest entrant. Any changes to these conditions made by managers at head offices in London could impact on staff in Cambridge too, and probably

for the first time industrial disputes originating in the capital spread to Cambridge along with the goods and passengers.

In August 1850 Mr Gooch, the newly appointed 'Locomotive Superintendant' for the Eastern Counties Railway, decided to make economies by deleting the top pay scales for drivers, firemen and fitters. Those in these positions were to be dismissed, with new staff recruited on lower pay grades, and after a mass meeting at the company yard in Stratford, staff resolved: 'That the drivers should not work with strange mates, firemen; and that if a stranger were placed upon the engine with them, they should immediately quit it, and allow the stranger either to proceed with the engine or leave it' (*CIP*: 17.8.1850).

Four days later the dispute had reached Cambridge when the new drivers were brought to the town to inspect the railway line that they would be driving over. In the evening forty 'drivers, firemen and others in the employ of Eastern Counties Railway' met at 'The Bentink Arms' in Newtown. The meeting was chaired by Joseph Slater, who lived on Mill Road, probably in what became known as 'Railway Cottages'. He stated that 'Mr Gooch had jumped over the heads of a thousand men, and at once commenced a system of reduction as absurd as it was impolitic', adding that the new drivers' 'natural inexperience rendered them very incompetent to fulfil their new office'. The Vice Chairman also emphasised the skills and experience of existing staff, saying, to loud cheering that reflected the aggrieved pride of those present, that 'this happened to be one of the most difficult lines in England. It was now got in working order. No accident had arisen in five years; the present men were to be sacrificed, not through any fault, but because the Company were striving to make a contemptible saving of 6d a day out of the hard earnings of trustworthy, honest and industrious men'.

The anger created by Gooch's actions was reflected in Joseph Slater's comments to the meeting. Reporting that he had been asked if he could find beds for two of the new drivers he said that he replied 'Yes, on a bed of thorns'. Nevertheless he urged 'all men present to keep their temper – to act as men, calmly and moderately; let not the new men be molested' (*CIP*: 17.8.1850).

The meeting concluded with a unanimous vote to abide by the decision taken by their colleagues at Stratford, and Joseph Slater returned home to Mill Road. His anger was probably shared by the other railwaymen living in the area, and provides a glimpse of social change that is only hinted at in the list of occupations given by residents in the census returns.

In 1851 the railwaymen were still only a small and very new part of the local community, and few would have guessed that in the following decades they would come to characterize the area in the eyes of many of the other residents of Cambridge. Nor that the countryside around Mr Favell's pleasure farm at 'Romsey Cottage' would, in the 20th century, become known as 'Railway Town', and that militant railwaymen in the 1920s would provoke the characterisation of the area by the more deferential and Conservative residents of the central Cambridge as 'Red Russia' after the Bolshevik revolutionaries.



## The Road

'On Thursday morning last week a horse in a cart with a boy in it took fright in Emmanuel-lane and ran with fearful speed round the corner, past Parker-street, down the Mill-road, where, we suppose, it was stopped by the white gates; the boy jumped out behind and sustained no injury. There were no reins on the horse, as usual. We again direct the attention of the police to this nuisance.' (*CIP*: 2.7.1842)

There are no pictures of Mill Road from the 1840s, but the image of a driverless horse and cart bolting down the road from the report in the *Cambridge Independent Press* in 1842 is a reminder that traffic hazards were a problem even in the days of horse transport. Presumably the adjoining fields were fenced or the horse could have pursued its path across them, while the reference to 'the white gates' implies that somewhere along the road there was a barrier stopping traffic going any further. But where the gates were is unknown.

The arrival of the railway three years later created a new physical barrier across the road. The newspaper records crowds flocking down Mill Road to see the trains, and stresses the dangers, with curious residents crossing the railway line in front of approaching trains to get a better view and the train drivers spraying water from the locomotives to try to clear them away (*CIP*: 13.9.1845):

It appears impossible to keep people off the line. On Sunday, upon the Mill Road, there are sometimes between two and three hundred persons waiting to see the trains, including a large number of boys and girls, and despite the expostulations of the Company's policeman, and another man, the people will keep crossing the line, immediately before the passing of the trains, in order that they may gain a better view of them.

The engineers, seeing the danger of the persons thus densely assembled, previous to coming near them, let a quantity of water out from the side of the engines, which is ejected as from a syringe, and this has the effect of clearing the people from the rail. Parents who allow their servants to walk children out on Sunday will do well to profit by this hint, and direct them not to go beyond the gate leading to the line; or to abstain from the road altogether.

Two weeks later a letter in the newspaper from 'Prudence' made the same point, and questioned the safety of withdrawing the railway policeman from the crossing:

a large concourse of people, as usual, was assembled to see the trains; the children were playing on the rails, when a little child of six years old got its foot entangled in the rails, and it took the Constable about five minutes to extricate it. Fortunately the train had not started. If it had no power on earth could have saved the life of this child.' (*CIP*: 29.9.1845)

The authorities had already been made aware of this issue. At a meeting of the Improvement Commissioners in early September those attending heard that it was a crossing 'from its great thoroughfare, that required a Gatekeepers Lodge and gates like those on Coldhams Lane', and Mr Favell had proposed 'that it is absolutely necessary for the safety of the public that gates closing the railway should be put across Mill Road by the Eastern Counties Railway Company' (*CIP*: 6.9.1845).

A month later, following this request, it was announced that the gates and lodge were to be built, thereby creating a clear visual boundary on the road. This resulted in a future legacy of distinct communities on either side of the railway tracks (*CIP*: 11.10.1845).

Mr Favell was also calling for improved street lighting. Oil lamps were already in place by 1844 (*CIP*:23.11.1844), but in the following years there are regular demands from him and others for more, gas lit, lamps as Mill Road was an area 'where many new houses are springing up' (*CIP*: Improvement Commissioners,4.9.1847).

The need for repairs to the road was another of Mr Favell's concerns. It was a concern shared by 'Stick in the Mud' whose letter to the *Cambridge Independent Press* in February 1847 described the 'broad path' as 'nothing but hills and dales – the former all mud, the latter full of water; it is somewhat amusing to see pedestrians pick their way in daylight, but at night it is no joke to be compelled to struggle through mud and water, there being no lights on that side, and the other being equally as bad. Hoping, once more, that this disgraceful state of things will soon be mended' (*CIP*: 6.2.1847).

Four years later little seems to have been done, and it was claimed by Alderman Smith that 'the road led to the Union, and the new Parish Burial Ground, and was surrounded by a good deal of rateable property, which was continually increasing, but it was now in such a wretched state that persons going up the road in carriages were in danger'. Despite the statement by another Board member, Alderman Harris, that there was no public responsibility for the state of Mill Road as 'it was a private road going nowhere', and prompted by a petition from residents, the Improvement Commissioners agreed to set up a committee to report on the issue (*CIP*: 12.4.1851).

A month later the committee concluded that Alderman Harris was correct. The Barnwell Enclosure Award in 1807 had set out Mill Road for the exclusive use of the proprietors of the adjoining land. But they recognised that 'for a long series of years the use of Mill Road had not been of an exclusive character but used as a public road', especially since the building of the Workhouse and the recent opening of the Parish Burial Ground, which led to frequent funeral processions along the road. The report concluded that much had changed since 1807, and that '

if the present proprietors of lands and buildings adjoining the said road will consent to repair the road in an effectual manner, and dedicate the same to the public, it would then be the duty of the Commissioners to undertake and pay for its future repair.' (*CIP*: 10.5.1851)

The report was accepted unanimously, and Mill Road became a public responsibility for the first time, in 1851.

#### 4. CONCLUSION: MILL ROAD IN 1851

By the middle of the 19th century anyone venturing along Mill Road would have agreed with Josiah Chater that 'they are getting quite a little town in that part of the world'. Much had changed since the Enclosure Award forty years earlier when 'Private Road No 7' had led past fields and the windmill to the Cherry Hinton footpath. For twenty years very little had happened, but in the 1840s the first residential houses in the area at Covent Garden had grown from being a small, isolated community to become the first side street of Chater's 'little town'. Houses, the first shops, and pubs had been built along Mill Road itself, while it was also the site of a modern iron foundry whose owners aspired to use the latest technology to break into new markets.

Some of the key features that define the road today were already present. The Workhouse (today Ditchburn Place) had opened in 1838, the railway had arrived in 1845, and the Parish Burial Ground (now known as Mill Road Cemetery) had opened in 1848.

Chater came to visit out of curiosity but the Workhouse and the Burial Ground made Mill Road a public destination for all Cambridge residents, while the railway was to provide new employment opportunities that were to bring many to live in the area over the following decades. All three helped to shape the character of the road. They also gave it a visual structure missing on many other arterial roads. The avenue leading to the Burial Ground and the imposing facade of the Workhouse, set back but visible behind railings, punctuated the road historically. They still do so today, while the railway crossing acted for a long time as the boundary of the built-up area just as the river had in the past.

After the building of Romsey Town at the end of the 19th century this crossing was replaced by a bridge and became even more important by providing the nearest Mill Road has to a hill. The road rises up to the crest of the bridge, clearly marking a divide between the communities either side, while providing a rare vista down Mill Road in both directions from the top.



**Figure 4.1: Mill Road:** view from the bridge:  
Petersfield (Left), Romsey Town (Right) (Photos 2014).

The Improvement Commissioner's proposal in 1851 to make Mill Road a public rather than a private highway marked the official recognition that the character and use of the area had changed, and from the perspective of the 21st century the future development of the road can look like an inevitable process.

But neither the Commissioners nor the Auctioneers who were enthusiastically promoting the sale of building land in the area can have foreseen that this former track across the fields would become the vibrant hub of an inner city area, or that Cambridge would grow to include the villages of Chesterton, Newnham, Trumpington *and* Cherry Hinton.

In 1851 Chater's 'little town' still ended at the railway crossing. There were no schools or churches, and if he had looked behind the houses he saw along the roadside, or ventured across the tracks, he would have seen much the same rural landscape as that depicted on the Enclosure Map in 1812.

Few of even the most optimistic auctioneers could have predicted the network of side streets that would connect Mill Road to Norfolk Street, Coldhams Lane and Hills Road. Nor could they have imagined that Mr Favell's country retreat would be surrounded by rows of terraced houses within fifty years.

This development took place in phases, and was driven by numerous factors that included the growing national population, the attraction of Cambridge as a workplace and the fluctuating economic cycle.

But underlying all these elements in shaping the area was the Enclosure Award which parcelled out the open fields of Barnwell at the start of the 19th century. It had created the commons that still frame either side of the approach to Mill Road from Parker's Piece, and established the pattern of land ownership which ultimately was to determine when land was released on to the market for building, and the type of houses built.

The most significant distinction was between land held by private individuals and land held by colleges. The former was more likely to be sold quickly for development, and to be subsequently broken down into smaller plots whose owners would make their own decisions about the size and quality of the houses or workshops that they built. This can be seen in Covent Garden.



**Figure 4.2** Covent Garden

The street was developed by a number of different individuals, and this is reflected in the variety of buildings, which included workshops and beer houses. The houses (left) are pre-1850 and amongst the oldest residential buildings surviving in the area.

In contrast college-owned land was developed later in the 19th century, probably mainly prompted by the agricultural depression that saw farm rents decline and led the colleges to look for new sources of income.

Their response was to encourage the building of solid, larger leasehold properties for the growing middle class, with restrictions on non-residential use. This can be seen on Mill Road in the houses between Willis Road and Mackenzie Road, part of the extensive Gonville and Caius estate.



**Figure 4.3** Mill Road between Willis Road & Mackenzie Road

In this area substantial leasehold properties were built by Gonville & Caius College in the late 19th century – for the middle classes and for college fellows allowed to marry for the first time in 1860, soon needing family accommodation.

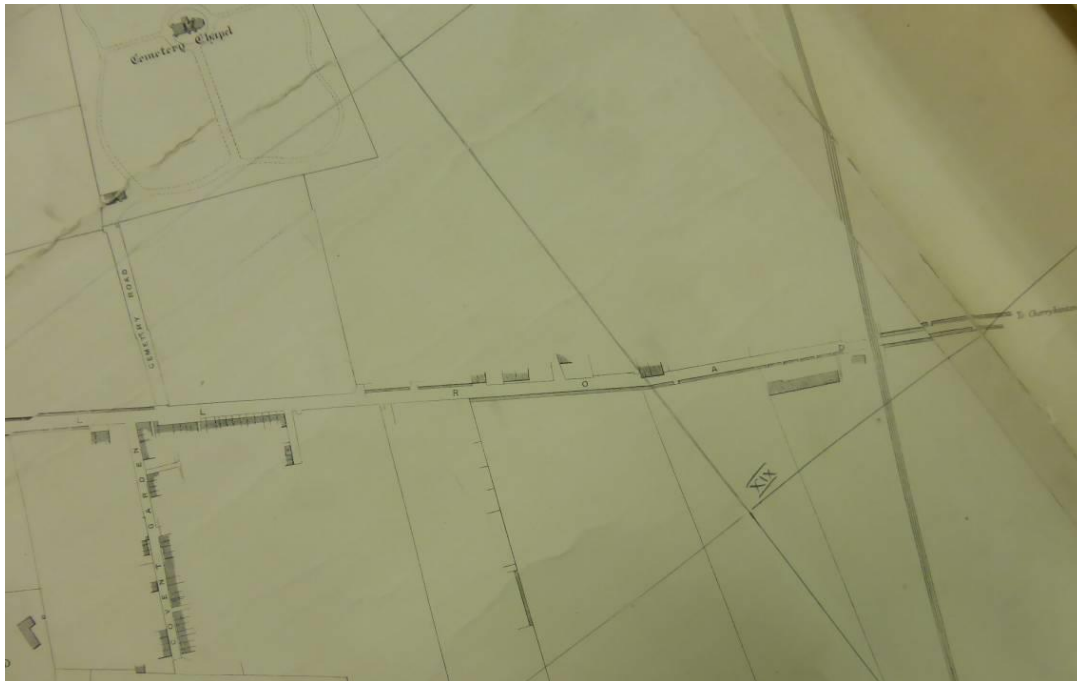
In the mid-19th century all this was still in the future. Mill Road was only just beginning to change from a country track to being the focal point of a new community, and the smoke, steam and noise of the railway locomotives or of the Eagle Foundry still existed next to fields of potatoes, hay and grazing sheep.

The urban, the industrial and the agricultural were to co-exist along the length of Mill Road for many decades. But the demolition of Mr Humfrey's windmill in 1844 had been a symbolic turning point in the character of the area.

The mill had given the road its name, and was now redundant.

Equally symbolic was the renaming of 'The Admiral' beer house as 'The Locomotive' within two years of the arrival of the railway in Cambridge in 1845. The new name was a signal-post towards the future.





**Figure 4.3** Mill Road shortly after 1851.

Rowe's Survey of Cambridge (1858) shows the windmill has been demolished, and the railway crossing is shown for the first time. Houses now line Mill Road between Covent Garden and Union Terrace (Mawson Road), and are shown intermittently elsewhere (CB/4/19/1/19).



**Figure 4.4** Footpath to Cherry Hinton

Despite all the changes since the Enclosure Map in 1812, there is still a footpath to Cherry Hinton at the end of Mill Road today (photo 2013).



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## APPENDIX 1

## 1825-1851: Properties For Sale, Mill Road area

## Key

ID: Identification code. Properties with same ID number come up for sale more than once.

CG: Covent Garden

ID	Date	Ref	Location & 2014 house no. if known in [ ]	Owner	Occupier	Status	Description
1?	18.2.1825	CC	CG: 'near the premises of Mr Safford'			New	Freehold new built Messuage or Tenement, with a Garden adjoining [Note CC: 25.2.1825 states 'wrong description of the Estate was given'.
1	25.2.1825	CC	CG	Mr Botson	Mr Botson		'Excellent Freehold Dwelling House, very substantially erected, and contains two front parlours, good kitchen behind, and cellar, and two pleasant bedrooms over the same, with large landing, capable of being converted into another small room'
1	13.5.1825	CC	CG		Mr Botson		'Capital Freehold Dwelling House, built for the proprietor in the best possible manner, and containing two front parlours, a good kitchen behind, cellar, and 2 pleasant bedrooms over the same, with large landing capable of being converted into another small room. The above may easily be converted into two tenements'
1	26.8.1825	CC	CG			New	'Recently erected Freehold Dwelling House, built in the best possible manner, regardless of expense, and containing two front parlours, a kitchen, behind cellar, and two pleasant bedrooms, with a large landing convertible into another room'
2.	7.7.1826	CC	CG	Samuel Fletcher	Samuel Fletcher		'Lot 1. Brick & Slated Dwelling House, consisting of a parlour, sitting room and three bedrooms, with an excellent kitchen, containing a good oven attached thereto; and also the Garden surrounding the premises, well planted with choice Fruit Trees, and inclosed by a good brick wall; together with necessary outbuildings'
3.	16.5.1828	CC	On the Mill Road near the New Chapel of Ease			New	'Substantial nearly new built Brick & tiled respectable dwelling house with Yard, Garden, Pump & Premises, most delightfully situated on the Mill Road...'
4.	31.5.1828	CC	Mill Rd, near New Chapel of Ease		Mr Cave		Lot 13: Freehold Land with 'Building or Barn'
3.	31. 5. 1828	CC	Mill Rd, near New Chapel of Ease				Lot 14: 'Substantial Freehold brick & slate <b>sashed</b> Dwelling-House, containing two front parlours, back Kitchen, good Cellar, comfortable Sleeping Rooms, <b>neatly fitted up with closets</b> . At back of this Estate is a small garden in which is an excellent Pump of fine spring water'.

5.	21.5.1830	CC	CG: Property 'Situate on right hand side of the Mill Road leading from Cambridge to Cherry Hinton'		Richard Briggs, Gardener	New	'Freehold substantially new built Dwelling House, containing two parlours, two bed rooms, kitchen and pump of excellent water, together with Piggery and other outbuildings detached and belonging thereto'. Together with the delightful Garden adjoining, which is laid out with great taste and well planted with the best and most choice and thriving Fruit Trees, and the best collection of Flowers of any garden in or near Cambridge'.
5.	28.5.1830	CC	Ditto		Ditto	Ditto	Ditto. 'The frontage of the House and Garden is 55ft, the depth of the garden 100 ft, all well and substantially inclosed'
2.	28.5.1830	CC	CG		Mr Fletcher, 'tenant at sufferance'		'substantially erected Freehold Dwelling House, containing kitchen, front and back parlours, three bedrooms, good oven, and pump of excellent water;' 'also with the walled in and well planted Garden surrounding the same'. 36 ft frontage; 70 ft depth;
2.	21.10.1831	CC	Mill Rd, near Mr Humphrey's Mill		Late Fletcher		'well built Freehold Dwelling House'; walled garden.
7.	30.5.1840	CIP	Mill Road: Opposite Union House		Lately occ: Joseph Patch		'very neat dwelling house and garden'
7.	17.4.1841	CIP	Mill Road: Opposite the Union house				Lot 1: 'Very ornamental and convenient dwelling house, containing 3 Parlours; 4 bedrooms; excellent Pantry; kitchen; scullery and cellar; flower garden at front and well walled in garden on 3 sides, with coach house, stables, outbuildings. Plus 19ft 'Occupation Rd' ( Tenison Rd ?). See: 21 Oct 1831. House late Fletcher. On 1840 map, not on 1830 Map (Baker).
8	21.5.1842	CIP	Mill Road	Mr Nutter (bankrupt)			The Admiral. Part of sale of Mr Nutter's property following brewer's bankruptcy. With New License.
8	28.5.1842	CIP	Mill Road: The Admiral				'Beer House & Three tenements, Mill Road. The Admiral. Bought in. £303
8	19.9.1842 With tenements		Mill Road. The Admiral Beer House	James Nutter (bankrupt)	John Toakly		Brick and slate house; five rooms, cellar, kitchen with pump, yard, outbuildings;
9	19.9.1842 With Beer House	CIP	Three tenements 'behind The Admiral'		Harding, Wagstaff, Cave		Three brick & tile tenements ; now or lately occ by H, W, C, with an entrance into Covent Garden street. Beer House & tenements est value: £27-0-0. By order of Commissioners authorised by a Fiat in Bankruptcy against James Nutter.
8,9	19.9.1842	CIP	The Admiral & three tenements for sale as one lot				Beer House & tenements est value: £27-0-0. By order of Commissioners authorised by a Fiat in Bankruptcy against James Nutter.

10	29.7.1843	CIP	Mill Road area	Dr Geldart		New	Lots 26-32: Paddocks, 4.5-5.5 acres each. Plus on one Lot a new built brick and slate cottage.
11	29.7.1843	CIP	Mill Road area. 50 acre farm. (Polecat Farm ? )	Dr Geldart			Lot 35: 'Very valuable and compact small farm of nearly 50 acres part pasture and the remainder arable; together with a well arranged Homestall, Bailiffs cottage, excellent barn, stabling for 6 horses, Chaff house, pantiled cart shed, hen house, tool house, piggeries, inclosed farm and stock yards etc all in the most complete order'.
11	12.8.1842	CIP	Mill Road area (Polecat Farm?)	Dr Geldart			Farm sold for £3,600
12	25.11.1843	CIP	Mill Road. 'Situate on the Mill Road, leading to Cherry Hinton'. Within ten minutes walk of the town of Cambridge'.  Lying between lands recently sold by Dr Geldart to Wm Simpson and Mr Creeke	Formerly Dr Geldart			Mill Rd. Homestall & 6 acres of land: Sale: 5th Dec. Bailiffs Cottage, Barn, Stabling for 6 horses, Chaff house, Cart shed, Hen house, Piggeries, Farm Yard with Pasture Close ( having a good frontage), also Pasture Close behind and piece of arable lands adjoining. The whole containing 6A-0R-38P.  Note: Expected to continue railway line to Cambridge which 'will greatly enhance the value of this property'.
13	7.9.1844	CIP	C G. Two houses				Sale: At The Windmill Public House, Mill Rd. Sept 12 1844. 2 substantially erected brick & slate dwelling houses in Covent Garden. 4 rooms in each, with garden behind with pump of good water, and cesspool for drainage. Rents: £12-12-0 pa each.
14	12.10.1844	CIP	Mill Rd: 'Situate on the Mill Road' 9A-0R-32P			New	Sale: 22 Oct 1844. 'A snug cottage residence containing five rooms, kitchen, dairy, and cellar situate on the Mill Road, leading to Cherry Hinton, with lawn in front, small farm yard, nag and cart horse stables, coach house; cow lodge with lofts over, and dovecot (erected in a tasty manner) together with an excellent parcel of land - two acres of which are laid out and planted as Pleasure and Garden ground, the remainder pasture....  The buildings have recently been erected and are arranged in a most convenient manner, and for the man of business it will afford the means of obtaining, upon his own estate, that retirement which is so seldom to be met with near Cambridge.' Freehold. Land Tax 17shillings.

15	12.10.1850	CIP	CG House plus former Brewhouse		Late in occupation of Joseph Pledger		Sale: 21 Oct 1850. 'A substantial brick and tile Dwelling House and a range of buildings ( formerly a Brewhouse), store, cellar, stable & loft over, all adjoining, with a well of excellent water, and having a frontage next Covent Garden of about 34 ft, and in depth about 78 feet.'
16	12.10.1850	CIP	Mill Road		Late in occupation of Joseph Pledger		Sale: 21 Oct 1850. A substantial brick & tile Dwelling House; also a Summer House at the entrance, and a large productive GARDEN, well planted with choice young fruit trees. Having a frontage to Mill Rd of about 176ft, a depth of 540 ft, and containing 2 acres (more or less).'
17	8.11.1851	CIP	Mill Road 'In garden lately occupied by J Pledger'				'The materials of a seven room Brick and Slate House, and of a Shop, standing in the Garden lately occupied by J Pledger'

**APPENDIX 2****1823-1851 Land Sales, Mill Road area****Key**

LS Land Sale

BG Building Ground

CG Covent Garden

ID	Date	Ref	Location & 2014 House No. if known in [ ]	Owner	Occupier	Status	Description
1	14.3.1823	CC	CG			BG	<p>Sale: 18 March 1823 at Bird Bolt Inn.</p> <p>'Valuable Parcels of Building Ground in 60 lots, six of them 22 ft, and two of them 36ft frontage, and all 10ft deep; and the remainder are 20ft frontage, and all 80ft in depth.'</p> <p>'The salubrity of the situation renders it peculiarly eligible for Building; added to which it is connected with a good carriage-way and footpath.'</p>
2	11.6.1824	CC	CG			BG	<p>Sale: Upon the premises, near Mr Humfrey's Mill. 11 June 1824.</p> <p>'Comprising sundry parcels of Freehold Building Ground, with frontages varying from 14 to 30 feet, and containing in depth from 80 to 100 feet, pleasantly situated near the Mill'.</p>
3	3.6.1825	CC	CG			BG	<p>Sale: 8 June 1825, on the Lots.</p> <p>'Four pieces of valuable Freehold Building Ground.</p> <p>One piece 22 ft in front and 100ft deep.</p> <p>Two pieces 29 ft in front and 72 ft deep.</p> <p>One piece 28 ft in front and 58ft deep.'</p> <p>'Desirably situated in that delightful spot, near Mr Humphrey's Mill, called Covent Garden'. 'Immediate possession may be had'</p>



4	10.9.1827	CC				<p><b>BG; Nursery; Paddock Ground</b></p>	<p><b>'Building, Nursery and Paddock Ground. Adjoining to the Town of Cambridge. To be let, and entered upon at Michaelmas next.</b></p> <p>Sundry pieces of Land, containing from One to Three acres, situate in the Parish of st Andrew the Less, adjoining the Sentry Bridge, the Hills Road and the East road leading to Barnwell. <b>Also sundry pieces of land adjoining the common, the Mill Road leading towards Cherry Hinton, and the road leading to the New Church erected in the said parish .</b></p> <p>The smaller allotments adjoining the Hills Road will be let on Building leases of 40 years, on the condition of erecting respectable Houses upon them; <b>and the other pieces as Paddock or Nursery Ground on leases of 14 years.</b></p> <p>The lands have been regularly subdivided, and Plans of the same, on a Building scale, may be seen at the offices of Mr Watford, surveyor, Cambridge, of whom further particulars may be had.</p> <p>The inhabitants of Cambridge and the public are respectfully informed that the above property will be Let by Auction on Michaelmas next, in case the same is not previously disposed of. Cambridge, August 3rd 1827.</p>
5	16.5.1828	CC	Mill Rd. Nr new Chapel of Ease			<p><b>BG</b></p>	<p><b>14 Votes For the County of Cambridge comprising:</b></p> <p>'Substantial nearly new built Brick &amp; tiled respectable dwelling house with Yard, Garden, Pump &amp; Premises, most delightfully situated on the Mill Road, <b>near the new Chapel of Ease, Barnwell</b></p> <p><b>Also 13 Lots of very desirable Freehold Building Ground, adjoining the above, which will be allotted into convenient lots of 30 ft each front and about 80ft deep.'</b></p>

6	31.5.1828	CC	<p>Mill Rd: nr new chapel of Ease Lot 1: Adjoin 'premises of Mr Hazell'.</p> <p>Lot 2: Adjoin Lot 1</p> <p>Lot 3: Adjoin Lot 2</p> <p>Lots 4, 5: Ditto</p> <p>Lot 6: Opposite side from other lots, 'adjoining estate of Mr Fletcher'.</p>		<p>Lot 1: Mr Rowton Lot 2: Mr Safford Lot 13: Mr Cave</p>	BG	<p>14 Votes for the County of Cambridge To Builders and Others Valuable Freehold Building Ground. Mill Road, near the New Chapel of Ease Barnwell.</p> <p>Sale: 3 June 1828 at Prince Regent.</p> <p>Lot 1: 'Comprises a valuable Piece of Freehold Building Ground most desirably situated by the Mill Road near the new Chapel of Ease, Barnwell. This lot is fenced out as a garden, in the occupation of Mr Rowton, and adjoins the premises of Mr Hazell. Will extend 30ft at the front and about 80ft deep.</p> <p>Lot 2: One other piece of Freehold Ground adjoining Lot 1, same frontage and depth, now in occupation of Mr Safford.</p> <p>Lot 3: One other ditto, adjoining Lot 2, 25ft front and about 80ft deep, planted with potatoes.</p> <p>Lot 4: Ditto. Same as Lot 3</p> <p>Lot 5: Ditto: Same as Lot 4</p> <p>Lot 6: A valuable piece of Freehold Garden Ground, on the opposite side to the before-mentioned Lots, and adjoining the estate of Mr Fletcher, 30ft in front and about 80ft deep.</p> <p>Lot 7; One other Piece of ditto, adjoining. Same front and depth.</p> <p>Lot 8-12: Ditto.</p> <p>Lot 13: Comprises the remaining Piece or parcel of Freehold Land, whereon a building or barn is erected, in the same line with Lot 12, and adjoins, now in the occupation of Mr Cave</p>
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							<p>[ See Property Sales: Lot 14: A substantial Freehold brick &amp; slate respectable sashed dwelling house, containing two front parlours, back kitchen, good cellar, comfortable sleeping rooms, neatly fitted up with closets. At the back of this estate is a small garden, planted with fruit trees and vegetables, in which is an excellent pump of fine spring water' To gentlemen or others desirous of building Dwelling-houses, Maltings or otherwise this valuable freehold property merits particular attention.]</p>
7	21.5.1830	CC	Mill Rd/Covent Garden ? 'situate on the right hand side of Mill Road, leading from Cambridge to Cherry Hinton'		Richard Briggs	Garden	<p><b>Sale: 1 June 1830. At Bird Bolt Inn, St Andrew's St. By Mr Rowton.</b></p> <p>[See Property Sales: All that Freehold substantially built new built Dwelling House, containing two parlours, two bed rooms, kitchen and pumps of excellent water. Together with Piggery and other outbuildings detached and belonging thereto ]</p> <p><b>Together also with the delightful Garden adjoining, which is laid out with great taste and well planted with very choice and thriving fruit trees, and the best and nicest choice collection of Flowers of any garden in or near Cambridge, situate on the right hand side of Mill Road, leading from Cambridge to Cherry Hinton, as now in the occupation of Mr Richard Briggs.</b></p> <p><b>The frontage of the House and Garden is 55ft, the depth of the Garden 100 ft, all well and substantially inclosed.' Details from Mr Tabrum, Auctioneer .</b></p>

8	28.5.1830	CC	Covent Garden: From 'premises occupied by Mr Fletcher towards Mr Cave's farm'.	Thomas Safford	Thomas Safford	BG or Garden Ground	<p>Sale: 2 June 1830. At Prince Regent. By W Rowton. 'Cambridge, Votes for the County'.</p> <p>'All that piece of Freehold Building or Garden Ground, containing a frontage of 254ft and a depth of 74ft or thereabouts, situate in Covent Garden, in Cambridge, and extending from the premises occupied by Mr Samuel Fletcher towards Mr Cave's farm, as the same is now planted with choice fruit trees and is in the occupation of Mr Thomas Safford, the proprietor.</p> <p>This is a desirable opportunity for any person wishing to entitle himself to Vote at the next General Election of Members to serve in Parliament. Land tax reduced.' Details Mr Tabram.</p>
9	30.5.1840	CIP	Mill Rd: Near Parker's Piece, opposite Cambridge Union House. Lot 2: Adjoin Lot 1 (house) Lot 3,4,5: Adjoining Lot 2	Late Joseph Patch Esq		Orchard & Allotments	<p>Sale: 16 June 1840. [See Property Sale: Lot 1. Dwelling House]</p> <p>Lot 2: 'A well planted Orchard, at the back of above' [Lot 1: Dwelling House].</p> <p>Lots 3, 4, 5: 3 Allotments of Land adjoining. The whole are Freehold, Tithe Free and Land Tax redeemed. Immediate possession may be had.'</p>

10	17.4.1841	CIP	<p>Mill Rd, Near Parker's Piece (opposite the Union House)</p> <p>2014: Tenison Rd ?</p>			<p>BG</p> <p><b>Sale: 28 April 1841. 'On the premises'.</b></p> <p><b>A very convenient Dwelling House &amp; Five Lots of Building Ground</b></p> <p>[ See Property Sales:          Lot 1: All that very ornamental and convenient Dwelling House, containing 3 Parlours; 4 bedrooms; excellent Pantry; kitchen; scullery; cellar; flower garden at front; well walled-in garden walled on 3 sides, with coach house, stables, and other outbuildings, lately in the occupation of Joseph Patch Esq'.            Plus 19ft 'Occupation Rd' ( AB: Tenison Rd ?), subject to right of way for the owners and occupiers, their servants, horses and carriages over the same'.]    <b>'Lot 2:</b>  <b>Part of a garden, adapted for Building purposes, the East corner, next the public road, having a frontage of 65 ft and a depth of 64.5ft</b>    <b>Lot 3:</b>  <b>Ditto, at the North corner, having a depth of 74ft by 43ft, having two fronts.</b>    <b>Lot 4:</b>  <b>Ditto, adjoining last Lot, 43 frontage, next the Occupation Road, and 66ft in depth.</b>    <b>Lot 5:</b>  <b>Ditto, lying between Lot 4 and back entrance road to Lot 1, 44ft frontage next Occupation Rd, 53ft in depth.</b>    <b>Lot 6:</b>  <b>Ditto, lying between back entrance road to Lot 1 and the present boundary wall; 44 frontage next the Occupation Rd, and 52 ft in depth'</b>    <b>'The whole are Freehold, Tithe Free and Land Tax redeemed. Immediate possession may be had.'</b> </p>
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11	29.7.1843	CIP	'Mill Road, Parker's Piece, close to the town of Cambridge'.	.		<p><b>BG. Arable &amp; Grass land</b></p> <p><b>'Highly important sale of 145 Acres of Freehold Arable and Grass Land.....A large portion of which is highly suitable for building ground.'</b></p> <p><b>Sale: 4 Aug 1843 at Red Lion Inn, Petty Cury.</b></p> <p><b>Lot 1-25:</b>  <b>'The first 25 Lots will comprise about 53 acres, carefully arranged and lotted with a view to suit the purposes of Builders, as well as Parties requiring Pasture Closes, Gardens and Accommodation land, near the town.</b></p> <p><b>Of the above named 25 Lots, 13 s have extensive frontages to Mill Rd, Parker's Piece'.</b></p> <p><b>Lots 26-32:</b>  <b>Both inclusive, contain about 35 acres, and will comprise Paddocks, varying from 4.5 acres to 5.5 acres, [See Property Sales: and on one of these Lots is a new built brick and slate cottage.]</b></p> <p><b>Lots 33 &amp; 34:</b>  <b>Consist of about 9 acres, part Arable and part Grass, with frontages next Coldhams Lane road.</b></p> <p><b>[See Property Sales: Lot 35: 'Very valuable and compact small farm of nearly 50 acres part pasture and the remainder arable; together with a well arranged Homestall, Bailiffs cottage, excellent barn, stabling for 6 horses, Chaff house, pantiled cart shed, hen house, tool house, piggeries, inclosed farm and stock yards etc all in the most complete order'.]</b></p> <p><b>The whole of the above (Lots 1-35) is Freehold, and very near that much admired and open spot Parker's Piece Great care has been taken to arrange the Lots into convenient Parcels, some of which will be found highly deserving of parties requiring ground for building Purposes, and of others who may wish to poses Garden, Paddock or Accommodation</b></p>
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							Land, a portion of which contains a stratum of fine brick earth. .JW ( Agent: J Wentworth) upon taking a view around the outskirts, presumes that such a quantity of Freehold land, so contiguous to the town, is never again likely to be offered for Public Competition, and with greater confidence he recommends it to the public as a safe investment knowing it will readily let at ample rents. And this recommendation will equally apply to the Large as the Small Capitalist, who may wish to invest capital safely. For the Farm, Lot 35 ( the lease of which expires Michaelmas next, when possession may be had) there are numerous and respectable Applicants., All the rest of the land is held by yearly tenants except Lots 26-32, both inclusive, of which possession may be had at Michaelmas next.'
12	4.8.1843	CIP	Mill Rd. Two Closes		Mr Grafton Mr Seymour	2 Close	Lots28-32: Two Closes occupied by Mr Grafton And Mr Seymour, not sold at auction, to be sold by Private Contract.
13	12.8.1843	CIP	Mill Rd				Value of land: The sale of land contiguous to mill rd, the property of Dr Geldart, took place on Friday last, by Mr Wentworth, the total proceeds (of 140 acres) is £13,000, some making nearly £145 per acre, the average being £90.  [See: Property Sales. The farm of 46 acres realised £3,600]
14	25.11.1843	CIP	Mill Rd. 'Within ten minutes walk of the Town of Cambridge'. Between land lately sold to Wm Simpson & Mr Creeke.	Late Dr Geldart		Homestall (Farm) & nearly 6 acres	Sale: 5 Dec 1843 at Red Lion, Petty Cury. Size: 6a 0r 36p [See Property Sales: 'A compact Homestall, situate on the Mill Road, leading to Cherry Hinton, and lying between lands lately sold by Dr Geldart to Wm Simpson Esq and Mr Creeke. Comprising Bailiffs Cottage, Barn, Stabling for 6 horses, Chaff house, Cart shed, Hen house, Piggeries,] Farm Yard with Pasture Close ( having a good frontage), also Pasture Close behind and piece of arable lands adjoining.' Note: Expected to continue railway line to Cambridge: 'will greatly enhance

							the value of this property'.
15	27.7.1844	CIP	<p>Mill Rd: Mr Humfrey's Windmill</p> <p>1. Ground on which mill stands, 58ft/120ft</p> <p>2. Orchard behind the mill</p>	Late: George Gobbett Humfrey.		Land & Orchard	<p>Sale: 5 Aug 1844 on premises By instruction of Executor of late George Gobbett Humfrey. Lots 1-4. Building Materials.</p> <p>To be sold immediately afterwards, in four Lots,</p> <p>1. 'The ground on which the mill stands, and parts surrounding it, each lot having a frontage of 58 ft and a depth of 120 ft.</p> <p>2. Also the whole of the Orchard behind the mill, well planted with choice fruit trees, containing rather more than three acres, all Freehold.'</p>
16	3.4.1847	CIP	<p>Mill Rd: Garden of Swiss Cottage.</p>			BG or Garden	<p>For Sale: 9 April 1847 at Horse and Groom Inn, King St.</p> <p>'Freehold Garden with Summer House etc, well enclosed by brick Walls all round, and extremely valuable for Building Purposes'.</p> <p>'Well arranged walled in Fancy Garden, adjoining the Swiss Cottage, Mill Road, with a frontage of 80 ft opposite the Union, and containing a depth of about 130ft.</p> <p>The above property is Freehold and Land-tax redeemed, and is extremely valuable for building purposes as the neighbourhood is increasing daily, or to any person wishing for a fancy private garden within a few minutes' walk of the town.</p> <p>This pretty little spot is highly deserving of attention, as it is barely possible that it can be overlooked. There is a well built Summer House, Tool house and Pump of excellent water. Some idea may be formed of the great outlay on the above when it is announced that about £100 has been expended by the proprietor in the improvement and erecting the substantial walls which are partly clothed by choice Fruit Trees.'</p>

17	8.5.1847	CIP	<p>Mill Road, Parker's Piece.</p> <p>1. Opposite Swiss Cottage</p> <p>2. Close adjoining New Church cemetery ( let to Mrs Seymour).</p> <p>3. Close adjoining 2. Let to Messers Seymour.</p> <p>4. Close approached from Abbey St.</p> <p>5. Close adjoining 4</p> <p>6. Close adjoining 5, let to Mrs Newman</p> <p>7. Remainder of 6, let to Mrs Newman.</p> <p>8. Close approached from Norfolk St</p> <p>9. BG in New St</p>		2, 3: Let to Messer's Seymour	BG & Paddocks	<p>Sale: 12 May 1847 at Red Lion, Petty Cury.</p> <p>'Highly important sale of about 50 acres of Freehold Land. A portion of which will be arranged in Building Lots, and the remainder in convenient Paddocks from 1 to 5 acres.</p> <p>1. A valuable close containing about 5.5 acres with extensive frontage, opposite the Swiss Cottage, Mill Road, which will be arranged in numerous and convenient Building Lots. This is almost the only available Freehold Building Ground to be met with in this locality.</p> <p>2. A valuable close of old Pasture land let to Messrs Seymour and adjoining the projected Church Cemetery, containing about 5.5 acres. this will be sold in one Lot.</p> <p>3. A ditto, adjoining last, let to Messer's Seymour, containing about 20 acres, which will be divided into several convenient Paddocks or Garden Ground.</p> <p>[ Not on Mill Rd:</p> <p>4. A ditto, adjoining last, approached from Abbey St ( now in hand), containing about 6 acres. This will be sold in One Lot.</p> <p>5. A ditto, adjoining last, containing about three acres ( also in hand). This will be sold in One Lot.</p> <p>6.A ditto, adjoining, containing about three acres, let to Mrs Newman. This will be sold in One Lot.</p> <p>7. The remainder of this close, containing about 1 acre, which has been dug for gravel, also Let to Mrs Newman.</p> <p>8. A Close of pasture approached from Norfolk Street, East Road ( in hand), containing about 6 acres, will be divided into Three Paddocks.</p> <p>9. Also all that Plot of Freehold Building Ground , situate in New</p>
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						<p>St, nearly opposite Mr Bowd's, with a frontage of about 50 ft, containing in depth about 100ft.']</p> <p><b>'The above property is all Freehold, and has been carefully arranged and lotted with a view to meet the purpose of Builders as well as parties requiring Paddocks, Gardens and Accommodation land and JW upon making a survey may with confidence state that such a quantity of Freehold land as contiguous to the town is not again likely to be offered for public competition, a portion of which contains a stratum of fine brick earth and excellent gravel. It may be right to observe that Mill Road appears now to be the favoured spot for Building Speculation, and an increasing neighbourhood is anticipated, the Houses already built in this locality are eagerly sought after and let as soon as finished.'</b></p>
18	4.9. 1847	CIP	<p>Mill Rd: next to Mr Ward, Baker.</p> <p>2014: 62-68 Mill Road</p>		BG	<p>Sale: 10 Sept 1847 at The Locomotive.</p> <p><b>'Four Lots of Freehold Building Ground, each containing a frontage next Mill Road of about 15ft 3 inches and in depth about 120ft, including the back road to each lot.</b></p> <p><b>The above adjoin Mr Ward's, Baker, and is the nearest available Freehold Building Ground to town.</b></p> <p><b>Lot 4 will have the advantage of a double frontage. The land tax is redeemed'.</b></p> <p><b>( Note 1: James Baker: 1851 Census. Enumeration No 113. 1861 Census. 15 Mill Rd; 1881 St Directory. 15 Mill Rd) [Note 2: Part of Windmill site ?]</b></p>

19	9.6.1849	CIP	Mill Rd. Mill Place leading to Covent Garden. Land where Mill formerly stood.	(William Cook ?)		BG	<p>Sale: 16 June 1849. On the ground where the Mill formerly stood. Freehold Building Ground, a large Booth and Effects. By direction of Trustee &amp; Executor of late William Cook.</p> <p>'Two valuable Pieces of Freehold Ground, recently purchased of the late Mr Humphrey, situate in Mill Place, each piece being a corner situation fronting a 32ft roadway, leading to Covent Garden; the frontage of them is 31ft and the depth 110 feet.</p> <p>Building Ground in this locality is daily increasing in value. as houses are much sought after in this pleasant part of Cambridge. Also a capital BOOTH, 62 feet in length by 24 feet in width. Also Articles used with the Booth, and a large OAK MILL WHEEL.'</p>
20	16.6.1849	CIP	<p>Mill Rd: Near Eagle Foundry, opposite JG Bell's garden.</p> <p>(2014: Eagle Foundry site of City Council Depot)</p>		<p>1. Proprietor (unnamed)</p> <p>2. Mr Feakes</p>	BG; Garden; Accommodation Land	<p>Sale: 27 June 1849 at Lion Hotel, Petty Cury</p> <p>'Highly deserving the attention of Builders, Market Gardeners and others'.</p> <p>'All that Valuable Piece or Parcel of Freehold Building Ground, now divided into Parcels, the one fronting the Mill Road being Garden Ground, and the other which adjoins, fine old Meadow Land, with the Pantiled Lodge thereon, the whole containing 3A. 3R. 12P part held by the Proprietor, and the remainder let to Mr Feakes, butcher, who is under notice to quit.</p> <p>The above is all Freehold, and from its contiguity to the town, is increasing in value. It possesses a very considerable frontage next the Mill Road, opposite Mr JG Bell's Garden, and whether viewed as Building Ground, Garden or Accommodation Land, it must always produce a very large rate of interest.'</p>

21	11.5.1850	CIP	Mill road, near Parker's Piece. Adjoining Mr Naden's new house (2014: Mr Naden's house site of Bathouse, Mill Road).			BG	<p>Sale: 24 May 1850 at Wagon and Horses, East Rd. 'A very valuable plot of Freehold Building ground, adjoining the new premises now being erected by Mr Naden, and having a frontage next the Mill Road of about 81 ft, and containing in depth about 170ft.</p> <p>The above is being offered in either one or four lots, as may be agreed upon at the time of sale.'</p> <p>Note: 1851 Census: Mr Naden. Enumeration No 7 Mill Rd. Adjoining No 6. Spotted Cow. Adjoining No 5. Flay. Gothic Cottage.</p>
22	12.10.1850	CIP	Mill Rd. Late Joseph Pledger. 176ft frontage to Mill Rd/540ft		Late Joseph Pledger	Garden	<p>Sale: 21 Oct 1850 at University Arms Hotel. [See Property Sales: 'A substantial brick &amp; tile Dwelling House; also a Summer House at the entrance,] and a large productive GARDEN, well planted with choice young fruit trees. Having a frontage to Mill Rd of about 176ft, a depth of 540 ft, and containing 2 acres (more or less).'</p> <p>... 'The above property will be found very desirable to any person wishing for an investment or for building purposes, it being only a few minutes' walk from the town'</p>



