

Sequence of events in the planning of the New Corn Exchange

The Corn Exchange in Cambridge, celebrating its 150-year anniversary in 2025 from opening in 1875, was a long time in the planning. Prior to the building of the first Corn Exchange on St Andrew's Hill (1842-1843), on what is now a hotel in Downing Street, trade was carried out in the streets near to Market Hill. However, it wasn't long before the building was seen to be too small and that a new Corn Exchange was needed for the town. Proposals were made for building on several sites, each with their supporters in the Town and in the Council. Mr R Reynolds Rowe (Town Surveyor until 1869) drew up plans for at least 3 sites and buildings. Even once a decision had been made for a building on the Wheeler Street site, controversy raged which finally took the case to the House of Lords in 1873.

- Jul 1865** Proposal to build on the corner of Peas Hill and Wheeler Street next to the Free Library
- Dec 1865** Plans for improvements to the existing Corn Exchange are made by Mr Whitmore and Mr Rowe, Town Surveyor
- Mar 1868** Council adopted the Report of the Market Committee recommending the Wheeler Street site and the Committee to seek the view of merchants and farmers on the style of the building
- May 1868:** A proposal for building on Christ's Pieces gathered no traction.
- Mar 1869** Reported that the Peas Hill site had been considered too small as its recommendation in 1868 was based on erroneous date and so is rejected.
- Mar 1869** The Council were still to decide on the site for the building with support being for either the St Andrew's Hill or the Wheeler Street. Plans were to be obtained for both the St Andrew's Hill site and Wheeler Street.
- 15 Apr 1869** Decision 23-10 for the Wheeler Street site and to procure designs
- Dec 1869** Mr Waterhouse's report on the designs of six architects received by the Council
- Jan 1870** Mr Rowe' Designs are adopted
- Feb 1870** Council to invite tenders to build the new Corn Exchange on the Wheeler Street site excluding that of the Haunch of Mutton premises.
- 10 Mar 1870** The Market Committee delay issuing advertisements for tenders as the Mayor has been asked to hold a public meeting on the building of the new Corn Exchange on the Wheeler Street site
- 23 Mar 1870** Public meeting held by the Mayor on the Corn Exchange Question
- 24 Mar 1870** Council voted in favour of no further delay on placing advertisements for tenders to build the new Corn Exchange
- 1 Apr 1870** Market Committee held on placing adverts for tenders and the sale of the material on the Wheeler Street Site under the threat of legal proceeding by Ald. Peed
- Apr 1870** Legal opinion on the legality of the Council's actions found in their favour
- 31 May 1870** Market Committee open tenders and recommend, provided no injection is applied for, in favour of Mr Elworthy at £4325.

- June 1870** Council receives details of a submission of Information to the Court of Chancery requesting an injunction is made to prevent the Council proceeding.
- June 1870** Council vote to oppose any injunction should it be granted and to delay any acceptance of tenders
- Dec 1870** An injunction was granted by VC Bacon at the Court of Chancery that prevented the Council from accepting tenders or entering into a contract or using any Borough funds for the building of the new Corn Exchange
- Mar 1871** The Council won their Appeal against the Injunction which was dissolved.
- 9 June 1873** The Lords find in favour of the Corporation against the appeal of the Realtors
- Oct 1873** The delay caused by the Appeals to stop the building had resulted in an increase in cost for building of £951
- Nov 1873** Mr Elworthy commences work on the site
- 26 May 1874** Foundation Stone laid
- 6 Nov 1875** New Corn Exchange is opened.

In the following

Cambridge Independent Press is shortened to CIP.

Items listed as CB/ are from the Cambridgeshire Archives.

OLD CORN EXCHANGE

1842-43 'Old' Corn Exchange on St Andrew's Hill

Report of Council Meeting 25 March 1869 (CIP 27 Mar 1869)

'The Old Corn Exchange was erected at a cost of £1846 2s. 4d., towards which subscriptions were received from the Lord Lieutenant, Members for the County, and other gentlemen, of £691 15s., and the sum of £900 was borrowed at 4½ per cent. The Borough rates then were 11¾d. in the pound. The loan was paid off in 1847; £600, part thereof, being the proceeds of the sale of the allotment on the Hills-road, to the Great Eastern Railway Company. In the year 1842-43 there were 38 hirers of desks at £3 each; 40 standings for desks at £2 each; 12 standings without desks at £1 each; and 5 lettings for auction sales at 21s. each. The annual produce of the building, with the expenses, are stated in the Schedule A'

		SCHEDULE A.						
		Rents of Corn Exchange.			Expenses of Corn Exchange			
		£	s.	d.	£	s.	d.	
1842-3...	...	211	5	0	...	269	15	2
1843-4...	...	84	3	0	...	62	15	1
1845	...	80	2	0	...	54	8	0
1846	...	85	12	6	...	22	6	2
1847	...	90	0	0	...	27	11	6
1848	...	101	2	0	...	44	16	0
1849	...	102	2	0	...	31	18	10½
1850	...	102	0	0	...	33	7	9
1851	...	122	9	0	...	39	17	10
1852	...	159	11	0	...	41	14	0
1853	...	165	15	6	...	32	17	8
1854	...	184	14	6	...	45	3	8
1855	...	167	10	6	...	74	17	0
1856	...	175	6	0	...	42	10	4
1857	...	163	0	0	...	54	19	0
1858	...	153	17	6	...	53	8	2
1859	...	183	17	0	...	42	15	9
1860	...	200	10	0	...	48	4	10
1861	...	188	15	6	...	126	15	11
1862	...	218	7	0	...	28	3	9
1863	...	216	4	6	...	50	0	6
1864	...	221	6	0	...	41	2	8
1865	...	214	6	6	...	33	2	11
1866	...	223	10	0	...	31	3	5
1867	...	221	18	6	...	36	19	3
1868	...	216	16	0	...	49	19	9

SCHEDULE B.

Increasing the accommodation for the Corn Market had been 'agreed by all parties for many years' and it is reported that in

1850-51

In a Report of Council Meeting 25 March 1869 (CIP 27 Mar 1869) it is stated that in 1850 -51 'plans and surveys were made for alterations in the existing building procure the same'

1859 – 1870 PROPOSALS FOR SOLVING THE LACK OF SPACE IN THE OLD CORN EXCHANGE

During this period there are records of four substantive proposals before the final decision by the Council in favour of the Wheeler Street plan.

Peas Hill
Christ Pieces
Existing Corn Exchange on St Andrew's Hill
Wheeler Street

1. PEAS HILL SITE

Jul 1859 CB/2/CL/7/40/9: This is a handwritten report regarding the proposed purchase of the Bell on Peas Hill from Estate of Richard Foster *'Your committee in recommending this purchase have principally in view the erection at some future period of a new corn exchange on this property and on the adjoining premises the leases of which expire 1872 and 1874'* dated 4 July 1859

Reference is made in some Council reports across the years of debate to Mr Peck's plan for the Peas Hill site. Further details have not as yet been found other than from the report of the Council Meeting March 1868 (CIP 28 Mar 1868) *'At first, the entire committee were in favour of the Peas-hill site, which was the site adopted by Mr. Peck in preparing the original designs. The committee examined those plans, and also the plan prepared by the Town Surveyor, and the result of their deliberations was this. They found that the Peas-hill site, proposed by Mr. Peck, would not give so large an area the present one; therefore they at once dismissed that plan as being unsuited to the purpose.'* The 'plan prepared by the town surveyor' is assumed to be that of Mr R Rowe below

Proposal of building on a site next to the Free Library on the corner of Peas Hill & Wheeler Street

Jul 1865 (CIP 29 July 1865) The Market Committee beg to report as follows.

'The present Corn Exchange on Saint Andrews Hill is not of adequate extent, and it does not appear to us that it is practicable sufficient to enlarge it. If abandoned as a Corn Exchange it might be let for a warehouse workshop or otherwise.

The best and most convenient site which can be obtained for a new Corn Exchange appears to us to be the piece of land coloured red on the ground plan which accompanies this report.

Such site consists of

(a) the Bell inn on Peas Hill, belonging to the Corporation, and held by Mr Alderman Apthorpe under a lease from year to year at £36 per annum.

(b) the estate called Purgolds, belonging to the Corporation consisting of corn chambers and warehouses on Peas Hill and three messuages on Wheeler Street, held by Messrs Marshall and Nesbitt, under a lease of which seven years will be unexpired at Michaelmas 1865 at £10 per annum

Messrs. Marshall and Nesbit are willing to surrender their lease of Purgolds for an annuity, during the residual of their term, of £16 which they state to be the annual value of the property over and above the reserved rent.

Mr. R R Rowe, the Town Surveyor has at our request prepared the plan of a new Corn Exchange which accompanies this report. The cost of this building he estimates to be £3000.

It is distinctly understood that you are not bound to adopt Mr Rowe's design or to employ him as architect.

The following is the area of the two buildings in superficial feet:

<i>New Corn Exchange</i>	<i>6477</i>
<i>Old Corn Exchange</i>	<i>5120</i>
<i>Increase</i>	<i>1357</i>

The number of desks in them respectively is as follows

<i>New Corn Exchange</i>	<i>110</i>
<i>Old Corn Exchange</i>	<i>78</i>
<i>increase</i>	<i>32</i>

The sum required to erect the structure may be raised by the sale of £100 per annum (or less) of rents reserved on long leases or arising from the enfeoffed estates.

The desks in the old Corn Exchange now pay £2 each. In the new Corn Exchange we conceive there will be no difficulty in obtaining for each desk the maximum rent of £3.3s

We annex an estimate of profit and loss. It will be seen that the annual deficit will be rather more than £50. For this we consider that the town will receive an equivalent by increased facilities for trade.

We recommend that a new Corn Exchange be erected on the pieces of land coloured red on the annexed ground plan; that the necessary arrangements be made with Mr Alderman Apthorpe and Messrs. Marshall and Nesbitt for obtaining possession of the site; and that rents be sold with the consent of the Lords of the Treasury to raise the money which will be required to defray the cost of the structure

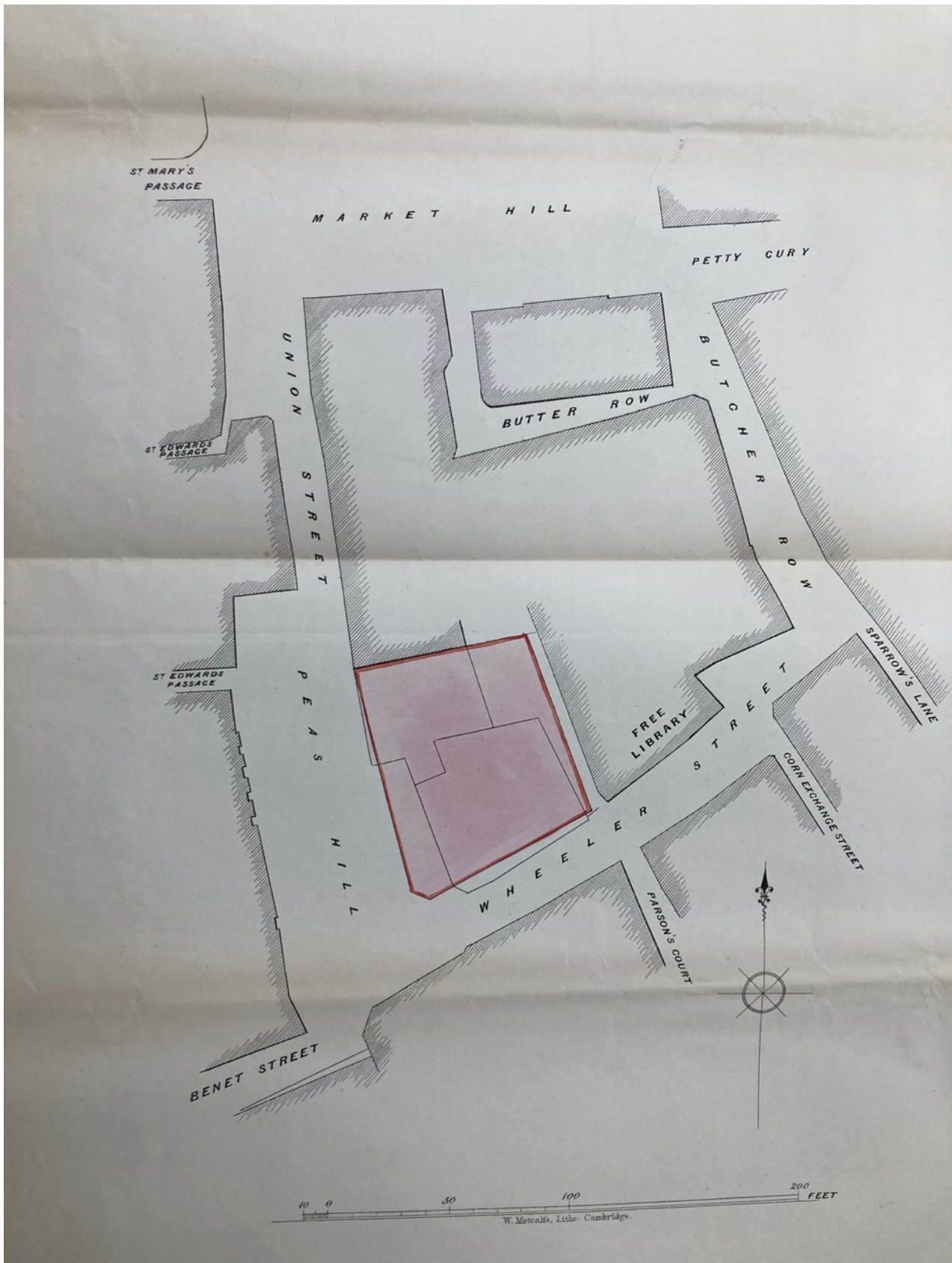
Guildhall 19 July 1865

There follows an estimate of annual profit and loss account

July 1865 Images 1.1 & 1.2 CB/2/CL/7/40/9 Proposal to build a new Corn Exchange on the corner Wheeler Street and Peas Hill, including a Plan of the site & a Front elevation plan by R Rowe 19 July 1865. Report of Market Committee

OUTCOME July 1865: Proposal to build on the corner of Peas Hill and Wheeler Street, a site next to the Free Library

July 1865 Image 1.1 Proposal to build a new Corn Exchange on the corner Wheeler Street and Peas Hill, including a **Plan of the site** & a Front elevation plan by R Rowe 19 July 1865. Reports of Market Committee (CB/2/CL/7/40/9)



July 1865 Image 1.2 Proposal to build a new Corn Exchange on the corner Wheeler Street and Peas Hill, including a Plan of the site & a **Front elevation** plan by R Rowe 19 July 1865. Report of Market Committee (CB/2/CL/7/40/9)



Mar 1868

The Market Committee reported to the Council on 3 sites

No. 1.-The Corporation property on Peas-hill, the leases of which expire at Michaelmas, 1872, contains 7,120 square feet £5000

No. 2. A scheme in connection with the site of the present Corn Exchange ... £3000

No. 3.—The third site brought under the notice of your Committee is fronting Wheeler-street ...£3000

... your Committee recommend the adoption of the site No. 3.

Note: This proposal is shown in full under the section for Wheeler Street.

1869 Council rejects the Peas Hill proposal

CAMBRIDGE TOWN COUNCIL MEETING. 25 March 1869 (CIP 27 Mar 1869)

Report from the Market Committee dated 26 Feb 1869 was presented which included in it:

'When the new Town Hall was built, arrangements were proposed for building a new Corn Exchange on the Peas-hill site, as soon as the lease of certain property belonging to the Corporation had expired; but upon inspection of the plans then made for the purpose, and which may be seen at the Town Clerk's office; it appears clear that there are inaccuracies as to the area of the space that could be acquired; and your Committee believe that the contents of the Peas-hill site, as stated in the report of the 18th of March, 1868, being founded on the plan are incorrect, and that instead of the area being 7120 sq. ft., it would in fact be only 5120 feet; and as the lights of the Free Library would have to be considered, even this space would be materially reduced. The Committee cannot not conceal the fact that the Peas-hill site has been recommended but their impression is exceedingly strong that the same was done without a sufficient investigation of the space afforded by the proposed site, the measurements being taken upon the erroneous data.'

OUTCOME March 1869: The Peas Hill site had been considered too small as its recommendation in 1868 was based on erroneous data and so rejected

2. BUILDING OF A CORN EXCHANGE AND CATTLE MARKET ON CHRIST PIECES

May 1868

The suggestion of building on Christ Pieces is from a letter from GE Cowie, Master of Jesus College responding to an approach made by Mr Robert Sayle & Mr Bradwell. This indicates that Mr Sayle had shown The Master the proposed site on Christ Pieces. The Master writes they would approve the building of the Corn Exchange (or other Mercantile building) on Christ's Pieces but objected to the proposed cattle market

(CB/2/CL/7/40/24 - A notice and letter from GE Cowie, Master of Jesus College 12 May 1868)

This proposal was supported by some of the farmers, merchants and dealers who used the existing corn exchange saying that the *'Corn and Cattle Markets' 'they should adjoin', and 'the site suggested (Christ Piece) is most admirably adapted'*

(CB/2/CL/7/40/26 Memorial (and copy) of certain farmers, merchants and dealers attending the present Corn Exchange May 1868)

OUTCOME May 1868: The proposal for building on Christ's Pieces gathered no traction.

As the on-going debates on the site for the new Corn Exchange swirled the Council were undertaking activities to forward a new building.

From **March 1868** the Corporation began acquiring acquired property on Wheeler Street

In **Jan 1869** the Town Clerk, Edmond Foster, sought information for other East Anglian towns on their Corn Exchanges regarding the cost and design of their Exchanges CB/2/CL/7/40/39 is a draft letter from Edmond Foster intended to be sent to Ipswich, Colchester, Chelmsford, Stortford, Hitchin and Leighton Buzzard requesting details of the cost and design of their Corn Exchanges.

Town Clerk's Office Cambridge 5 Jan 1869

'Dear Sir

The Corporation of this Borough have purchased a site where on to build a Corn Exchange; and with a view of guiding the discussion, the Market Committee will be glad if you will inform me of what your Corn Exchange cost &c'

The questions posed were

1. What did your Corn Exchange cost including site & building?
2. What is area of same?
3. Of what does the roof consist?
4. What is charge per annum for the desks and standings?
5. Is anything paid for admission by persons who have no desks or standings?

By **March 1869** the substantive question on the site for the building was between the site of the existing Corn Exchange on St Andrew's Hill & the Wheeler Street Site where the Corporation had been acquired properties from March 1868. However, this did not prevent Councillors from dismissing one or both of these sites in Council debates.

3. EXISTING CORN EXCHANGE, ST ANDREW'S HILL

1851 There was some suggestion that there could be improvements made within the existing building. A report of the Market Committee (dated 26 Feb 1869) to the Council meeting of 25 March 1869 notes that '*in 1850-51 plans & surveys were made for alterations to the existing building*'

Dec 1865 Mr G Witmore, at his own expense, proposes an extension and improvement of the original Corn Exchange and presents a plan of the building; Mr Whitmore writes it will be "*more suitable and advantageous than Peas Hill*"

Image 2.1 -2.3 A report to the Corporation regarding the proposed site and design for a new Corn Exchange with a plan by G Whitmore Dec 1865 Page 1 (CB/2/CL/7/40/16)

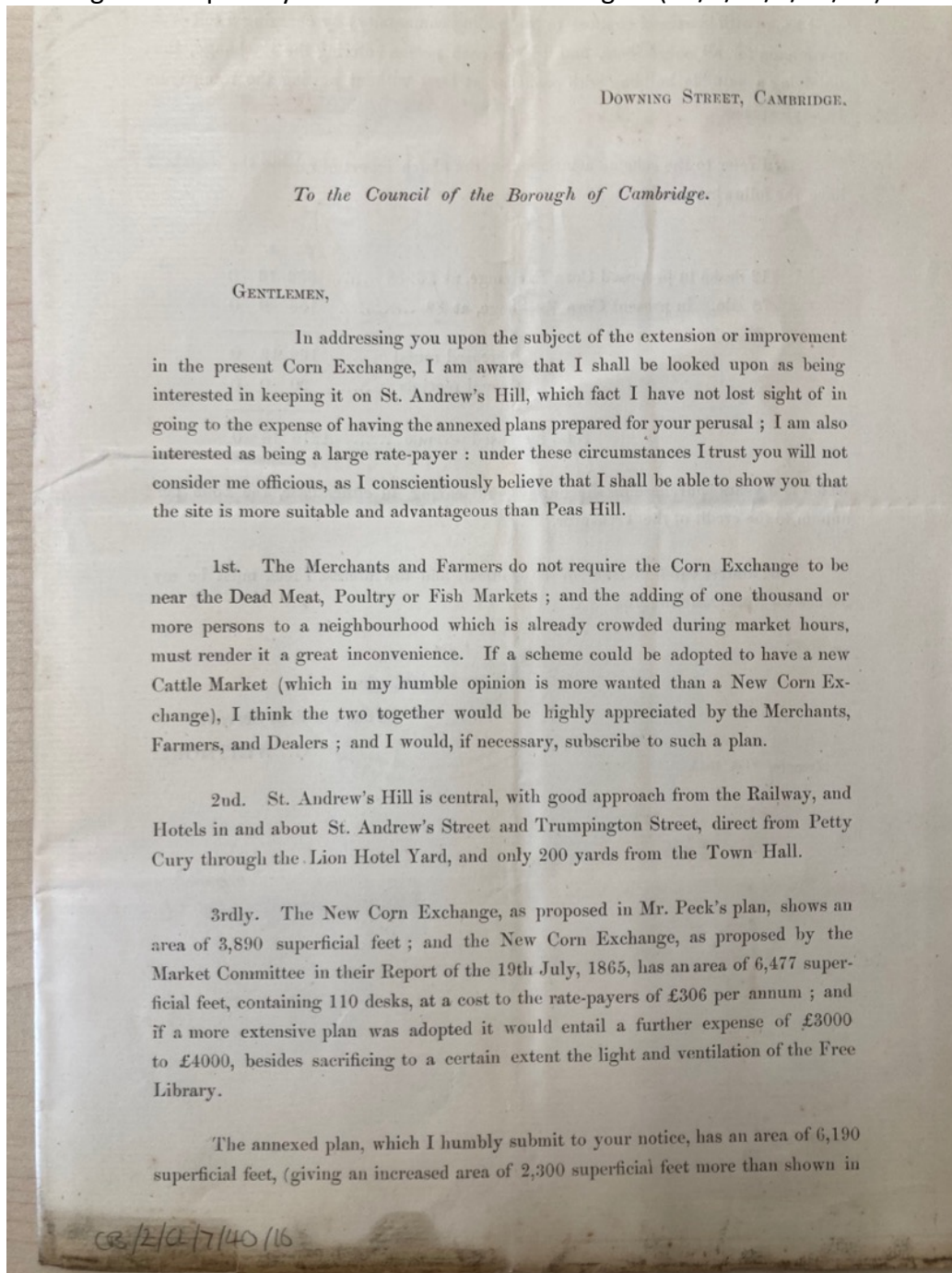


Image 2.2 A report to the Corporation regarding the proposed site and design for a new Corn Exchange with a plan by G Whitmore Dec 1865 Page 2 (CB/2/CL/7/40/16)

Mr. Peck's plan,) containing 112 desks, being two more than the number shown in the Market Committee's Report, and the cost of which would not exceed £1000.

The extra number of desks at £2 each would bring in an increased revenue of £68 per annum, equal to seven per cent. interest on the outlay, which might be paid back (with increased comfort to the trading community) by charging a toll of 3s. per annum for all subscribers, and 1d. for each person entering the Exchange, thus obtaining a suitable building with profit, or at least without putting the rate-payers to any expense.

If I refer to the scheme mentioned in the above report of raising the rentals, I have the following result :

	£.	s.	d.
112 desks in proposed Corn Exchange, at £3. 3s.	352	16	0
78 do. in present Corn Exchange, at £2.	156	0	0
Increased rental	196	16	0
Casual receipts	20	0	0
Total increased revenue	£216	16	0

which is 5 years' purchase on the outlay, and leaving, in either case, the £306 per annum to the credit of the Treasurer.

The almost equal division in the Council, and the interest I feel, must be my excuse for thus troubling you.

I am,

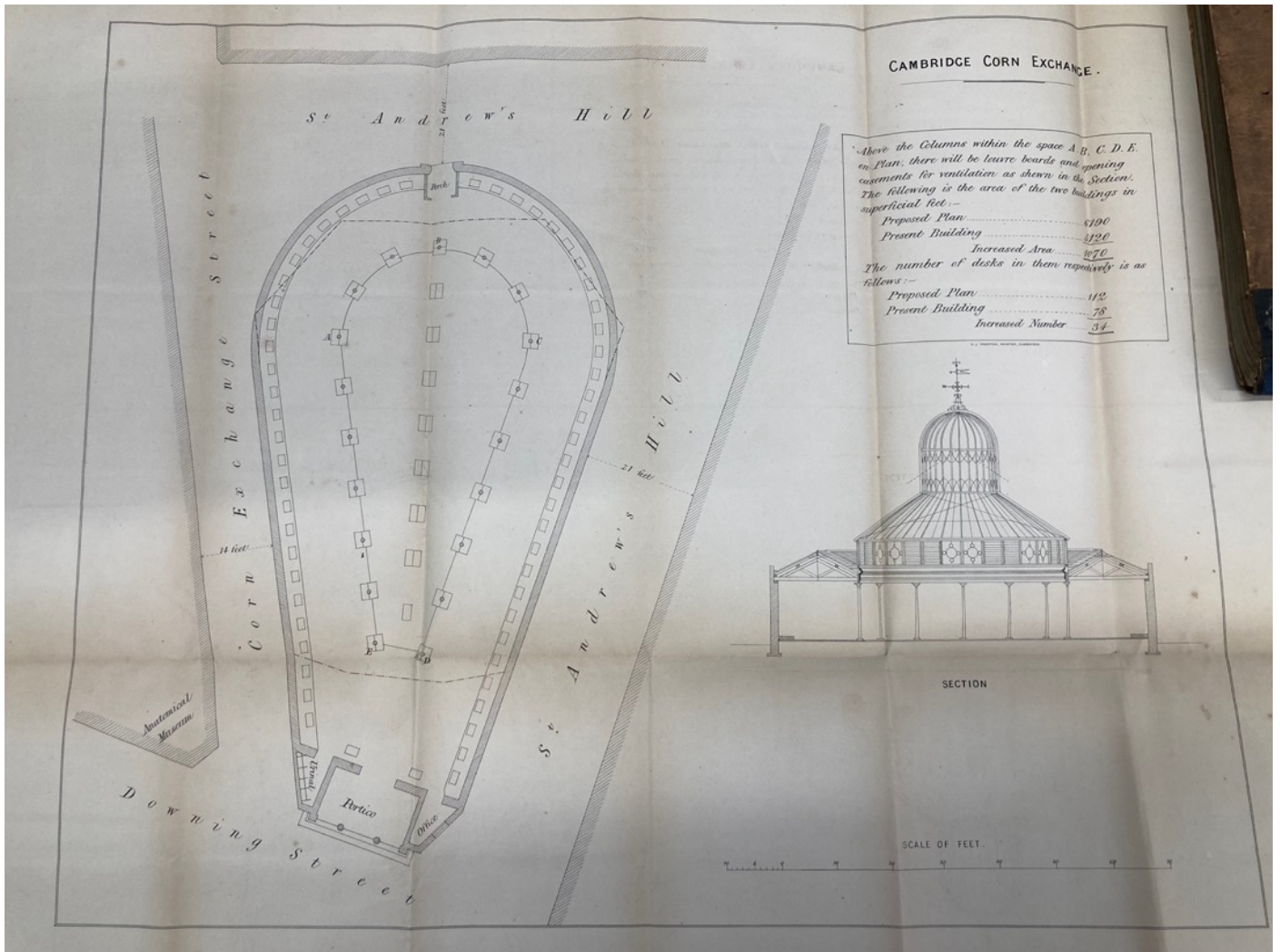
GENTLEMEN,

Your obedient Servant,

G. WHITMORE.

December 21st, 1865.

Image 2.3 A report to the Corporation regarding the proposed site and design for a new Corn Exchange with a plan by G Whitmore Dec 1865 Plan (CB/2/CL/7/40/16)



Dec 1865 R R Rowe, Town Surveyor, on instructions issued by the Town Clerk on 5 December 1865, surveys the Corn Exchange on St Andrew's Hill and prepares a design of enlarging & improving the light. This, he says in his letter, increases the size by 950 superficial feet and the number of desks by 33, from 78 to 111 at a cost estimated at about £950.

Images 3.1 & 3.2 A letter by architect R Reynolds Rowe to the town clerk, relating to the enlargement and improvements on the Corn Exchange site on Saint Andrews Hill dated **Feb 1866** Plans not with letter (CB/2/CL/7/40/17)

Image 3.1 Page 1 A letter by architect R Reynolds Rowe to the town clerk, relating to the enlargement and improvements on the Corn Exchange site on Saint Andrews Hill **Feb 1866** in response to instructions of **5 Dec 1865**. Plans not with letter (CB/2/CL/7/40/17)

Town Surveyors Office
10 Emmanuel Street
Cambridge
February 1866

To C. H. Cooper Esq.
Town Clerk.

Dear Sir,

In accordance with your instructions of the 5th of December 1865, I have surveyed the Corn Exchange on Saint Andrews Hill, and prepared a design for enlarging and improving the light of the present building, as shewn by the accompanying drawings Nos. 1 and 2, and beg to report to you thereon as follows:—

The proposed Plan gives an area of 6070 superficial feet.
The present Building has an area of 5120 d^o d^o
Making an increase of 950 d^o d^o

The proposed Plan shews . 111 desks
The present Building contains 78 d^o
Shewing an increase of 33 d^o

Although 33 additional desks are shewn on the plan, yet there is ample accommodation within the walls of the Building for a larger number, should circumstances require such an increase at any future time.

CB/2/CL/7/40/17

Image 3.2 Page 2 A letter by architect R Reynolds Rowe to the town clerk, relating to the enlargement and improvements on the Corn Exchange site on Saint Andrews Hill **Feb 1866** in response to instructions of **5 Dec 1865**. Plans not with letter (CB/2/CL/7/40/17)

It is proposed to take down the present Portico and offices, to extend the Building to the Front, to rebuild the offices at the North West corner of the Building and to provide a new and additional Entrance Doorway there from Corn Exchange Street.

The present open space in the centre and the new Front portion will be covered with glass, and lantern lights, provided with casements to open for ventilation, new windows will be inserted in the old walls between the piers to give additional light, and will be made to open so as to ensure a thorough circulation of air throughout the whole building.

The present roofs and skylights will remain undisturbed.

The floor of the present centre portion will be raised to the same level as the existing paved floors.

The Plan is designed so as to avoid any material or unnecessary encroachment in any important part of the public thoroughfare.

I have made an estimate of the expense of the work and am of opinion that it can be executed for about £950.

I am, Dear Sir,
Your obedient Servant,
R Reynolds Rowe

OUTCOME Dec 1865: Plans for improvements to the existing Corn Exchange are made by Mr Whitmore and Mr Rowe, Town Surveyor

Mar 1869 Council proposes, unsuccessfully, to reject the proposal for enlargement of the Old Corn Exchange

Meeting of Town Council 25 March 1869 (included in CB/2/CL/7/40/9) considering the Report of the Market Committee 26 February 1869 (CIP 27 Mar 1869)

'The Council being averse even then to the Peas-hill site, it was attempted to procure the necessary accommodation by an enlargement of the present Corn Exchange; but, it was soon found that any attempt to alter the building with any adequate result was impossible, and your Committee do not hesitate to state that they believe it will still be found so. By erecting additional stands in the middle of the building the freedom of moving about within it would be materially interfered with; and as such stands could only be placed there by covering the building in, the ventilation would be most insufficient, the building not having been erected with any such object in view, and the neighbourhood being too confined to allow of its being raised without interfering with the lights of the adjoining houses.'

In the same Market Committee Report it is stated that

'In June, 1867, the extension of the present building was recommended upon a statement made to the then Committee that the adjoining owners and occupiers would consent, but such consent, if ever given, was subsequently withdrawn'.

The Market Committee report presented to the Council meeting recommended obtaining plans for the Wheeler Street site (*'the Committee's Scheme'*). However, after a lengthy debate at the meeting passed 16 to 7 that

'That the Committee be empowered to obtain plans for the Committee's scheme (Wheeler Street), and also for the St. Andrew's Hill scheme, so that the Council could judge between them.'

OUTCOME March 1869: Plans were to be obtained for both the St Andrew's Hill site and Wheeler Street.

4. WHEELER STREET

Mar 1868 The Market Committee laid before the Council 3 sites, recommending Wheeler Street.

Image 4 Report to Council with 3 schemes No.1. Peas Hill No. 2. Rebuilding on Original site of Old Corn Exchange No. 3. Wheeler Street site, which it recommends **18 March 1868** (CB/2/CL/7/40/9)



TO THE COUNCIL OF THE BOROUGH OF CAMBRIDGE.

The Market Committee beg to report as follows :—

That from representations made to your Committee from various quarters, there appears to be no doubt that further accommodation for a Corn-Exchange is absolutely required.

The area of the present Corn-Exchange is 5120 square feet.

Three schemes have been laid before your Committee for consideration.

The site on Peas Hill having been previously brought under the notice of the Council, your Committee first state the facts as to that.

No. 1. The Corporation property on Peas Hill, the leases of which expire at Michaelmas, 1872, contains 7120 square feet, and if the property adjoining, in Union Street, now occupied by Mr. King under a lease from Trinity Hall, was purchased, it would give an additional space of about 970 feet. Mr. King's property not being of the same depth as the adjoining property, a portion of the Alderman's Parlour would have to be taken to make a square plot, and a right of way belonging to Mr. Livermore would have to be purchased. This scheme would also interfere with the lights of the Free Library. The total superficial area would be 8625 feet, and your Committee calculate its cost at a low estimate, about £5000, including the reversion of the property belonging to the Corporation.

No. 2. A scheme in connection with the site of the present Corn-Exchange has been brought under the notice of your Committee by Mr. Alderman Wetenhall, to whom the thanks of your Committee are due and are hereby given to him for the trouble he has taken in the matter. The plans in connection with this scheme are laid herewith before the Council. The area of this would be 9385 feet and the purchase of the property required would amount to about £3000. This scheme involves the destruction of the present Corn-Exchange, which, if left standing, would produce a considerable annual rental.

No. 3. The third site brought under the notice of your Committee is fronting Wheeler Street. The property required is two houses held under lease from the Corporation, by Mr. Ald. Apthorpe, and now occupied by Mr. Stanley, and also two freehold houses behind the same, also belonging to Mr. Apthorpe, and the freehold property in Parson's Court, belonging to Mr. A. D. Claydon. This would give an area of 12,683 superficial feet, and would cost about £3000 including the value of the reversion now vested in the Corporation.

Having considered the question of the three sites, your Committee recommend the adoption of the site No. 3.

The figures of the respective sites are as follows :—

		FEET.		COST.
No. 1.	...	8625	...	£5000.
No. 2.	...	9385	...	£3000.
No. 3.	...	12683	...	£3000.

If the Council adopt this Report and empower the Committee to proceed in the matter, they would suggest that they be authorised to invite the co-operation of certain gentlemen, merchants and others who make use of the present building.

ELLIOT SMITH, *Mayor*.
ARTHUR JOHN GRAY.
E. R. LAWRENCE.
WM. ISAAC BASHAM.
JOHN BROWN.

CHAS. BAYS.
WILLIAM COLLIN.
WILLIAM BOND.
C. W. NAYLOR.
F. RUSSELL HALL.

GUILDHALL,

18 March, 1868.

CB/2/CL/7/40/9

Image 4 Transcribed

'TO THE COUNCIL OF THE BOROUGH OF CAMBRIDGE

The Market Committee beg to report as follows:—

That from representations made to your Committee from various quarters, there appears to be no doubt that further accommodation for a Com Exchange is absolutely required. The area of the present Corn Exchange is 5,120 square feet. Three schemes have been laid before your Committee for consideration.

The site on Peas-hill having been previously brought under the notice of the Council, your Committee first state the facts as to that : —

No. 1.-The Corporation property on Peas-hill, the leases of which expire at Michaelmas, 1872, contains 7,120 square feet, and if the property adjoining, in Union-street, now occupied by Mr. King under lease from Trinity Hall, was purchased, it would give additional space of about 970 feet. Mr. King's property not being of the same depth as the adjoining property, a portion of the Alderman's Parlour would have to be taken to make a square plot, and a right of way belonging to Mr. Livermore would have to be purchased. This scheme would also interfere with the lights of the Free Library. The total superficial area would be 8,625 feet, and your Committee calculate its cost, at a low estimate, about £5,000, including the reversion of the property belonging to the Corporation.

No. 2. A scheme in connection with the site of the present Corn Exchange has been brought under the notice of you Committee by Mr. Alderman Wetenhall, to whom the thanks of your Committee are due and are hereby given to him for the trouble he has taken in the matter. The plans in connection with this scheme are laid herewith before the Council. The area of this would be 9,353 feet, and the purchase of the property required would amount to about £3,000. This scheme involves the destruction of the present Corn Exchange, which, if left standing, would produce a considerable annual rental.

No. 3.—The third site brought under the notice of your Committee is fronting Wheeler-street. The property required is two houses held under lease from the Corporation by Mr. Alderman Apthorpe, and now occupied by Mr. Stanley, and also two freehold houses behind the same, also belonging to Mr. Apthorpe, and the freehold property in Parson's-court, belonging to Mr. A. D. Claydon. This would give an area of 12,053 superficial feet, and would cost about £3000, including the value of the reversion now vested in the Corporation.

Having considered the question of the three sites, your Committee recommend the adoption of the site No. 3.

The figures of the respective sites are as follows :—

	<i>FEET</i>	<i>COST.</i>
<i>No. 1.</i>	<i>8625</i>	<i>£5000.</i>
<i>No. 2</i>	<i>9385</i>	<i>£3000.</i>
<i>No. 3</i>	<i>12683</i>	<i>£3000.</i>

If the Council adopt this Report and empower the Committee to proceed in the matter, they would suggest that they be authorised to invite the co-operation of certain gentlemen, merchants and others who make use of the present building. Guildhall 1868 18 March 1868'

The Report of the Market Committee above (18 March 1868) was adopted and it is reported that *'on the suggestion of the Mayor the report having been adopted, the whole question was referred back to the Market Committee, with a view to their cooperating with the merchants and farmers, as to the style of building to be erected'*

OUTCOME March 1868: Council adopted the Report of the Market Committee recommending the Wheeler Street site and the Committee to seek the view of merchants and farmers on the style of the building

March 1869

Report of Council Meeting 25 March 1869 (CIP 27 Mar 1869)

The Market Committee report (of 26th Feb 1869) having proposed rejecting the Peas Hill and the Old Corn Exchange proposals, continues

'Under these circumstances in March last (1868), the then Committee submitted to the Council arrangements for buying the property in Wheeler-street; and though it was originally proposed to purchase only two properties, which it was estimated would cost £3000, but in fact only cost £2400, and which contain an area of 12,683 feet, the Council sanctioned the purchase of the Black Bear estate adjoining, containing an additional area of 7000 feet, at the price of £2300. The purchase of the Black Bear Estate had reference not only to the Corn Exchange, but also to the widening of the adjoining street.

These purchases were made with the sanction of the Council, under the provisions of the Act of Parliament for improving the markets, and doubts might be raised as to the power of the Corporation to hold the property, except for market purposes.

That the space would not be too large may be fairly concluded from the report made by the Collector of the Corn Exchange, in schedule B,

SCHEDULE B.

To the Members of the Market Committee. - At your request, I beg to report that 82 Stands are occupied in the Corn Exchange. Thirty-seven gentlemen pay £1, without stands. Nineteen applications have been made for stands up to the present time; and it is my opinion if a suitable building was erected, 30 to 40 stands would soon be taken; and at no great length of time more than those numbers would be required. WM. COLLINGS, 28th January, 1869. Keeper, &c., of Corn Exchange.

Further the Market Committee reported that

Communications have been held with the Authorities of other Market Towns (Mr Foster's letter of Jan 1869 page 9) (Schedule D); and from those communications your Committee are of opinion that a sufficient building could be erected upon the proposed site at a cost of about £4000, upon which a very adequate return can be obtained and at the same time space be left in its immediate neighbourhood for the enlargement of the building upon Corporation property, as the requirements of increasing business might call for. With so much additional accommodation it is believed that an increased charge could be made for standings, as it will be seen by the figures in the annexed Schedule D that the charges in Cambridge are not up to the general standard. It should be borne in mind that the Corporation have property in Corn Exchange-street, and in other places in the immediate neighbourhood of the proposed site, the annual value of which would be much enhanced by the proposed building. Taking all these matters into consideration, the Committee had no

hesitation in adhering to the views of their predecessors as to the eligibility of the proposed site in Wheeler-street for the erection of a new Corn Exchange, and in recommending that they should, with the concurrence of the frequenters of the Corn Market, be empowered at a moderate cost to obtain plans, and when obtained to lay the same before the Council for their final instructions. Guildhall, Cambridge, 26th February, 1869.

The Market Committee recommended the site in Wheeler Street and asked they be empowered to obtain plans.

The CIP Report of the Council meeting continues

'A long and somewhat animated discussion took place on the adoption of the report being proposed by ALD. SMITH, and seconded by Mr. GRAY.—Mr. BRADWELL reviewed the three proposals before the Council, viz.,

- *the alteration of the present building;*
- *Mr. Ald. Wetenhall's plan, which involved the demolition of the present Corn Exchange, and the erection of one on the site at the back;*
- *and the Committee's plan for the Wheeler-street site. '*

Several of the Council members felt that not enough consideration had been given to the plan from Mr Wetenhall and finally (as noted above) the Council voted

'That the Committee be empowered to obtain plans for the Committee's scheme, and also for the St. Andrew's Hill scheme, so that the Council could judge between them.'

This amendment was carried by 16 to 7.

OUTCOME March 1869: The Council were still to decide on the site for the building with support being for either the St Andrew's Hill or the Wheeler Street. Plans were to be obtained for both the St Andrew's Hill site and Wheeler Street.

It is important to note that the Council had been and will be proceeding on the Wheeler Street site considering that it is subject to the provisions of the Corporation Act of 1850 for enlarging the Market. The forthcoming debates, controversy and legal action over a building on Wheeler Street were around interpretation of this Act. Full details are given here later, in summary

- in May 1870 a case against the Council taken to the Court of Chancery resulting in an injunction to stop the Council from accepting any tenders, entering into a contract, or using Borough funds, was issued in December 1870.

- In March 1871 the Council appealed, successfully, to the Lords Justices to dissolve the injunction. This finding was disputed and taken to the Master of the Rolls in June 1871, who ruled the Injunction should stand as dismissed.

- Finally, an appeal against the Council was taken to the House of Lords and heard in June 1873 with the Lords finding for the Council that they could, under the Act of 1850 both build on the site and borrow up to £40,000 at any one time to progress this.

ST ANDREW'S HILL OR WHEELER STREET?

The debate on the site to build the new Exchange, the St Andrew's Hill existing site or the Wheeler Street site, was brought to the Council in April 1869.

Apr 1869 Special meeting of the Town Council

The plans which went to this meeting are believed to be these or similar.

Image 5 Detail from the Plan of the Black Bear Estate, Cambridge 1868. This is on the corner of Corn Exchange Street and Wheeler Street.

Images 6.1 – 6.3 Plans of proposed site for New Corn Exchange by R Reynolds Rowe, town surveyor. April 1869. This is the St Andrew's Hill site. Image 6.1 has handwritten names of property owners referred in the April 1869 meeting with some costs in £s. A duplicate identical plan has 'To Town Clerk's Office' in R R Rowe's handwriting

Image 5 Detail from Black Bear Inn Estate Plan by G. J. Smith, Surveyor. Scale: 1in: 16ft. **Dec 1868** (CB/2/CL/7/40/38)

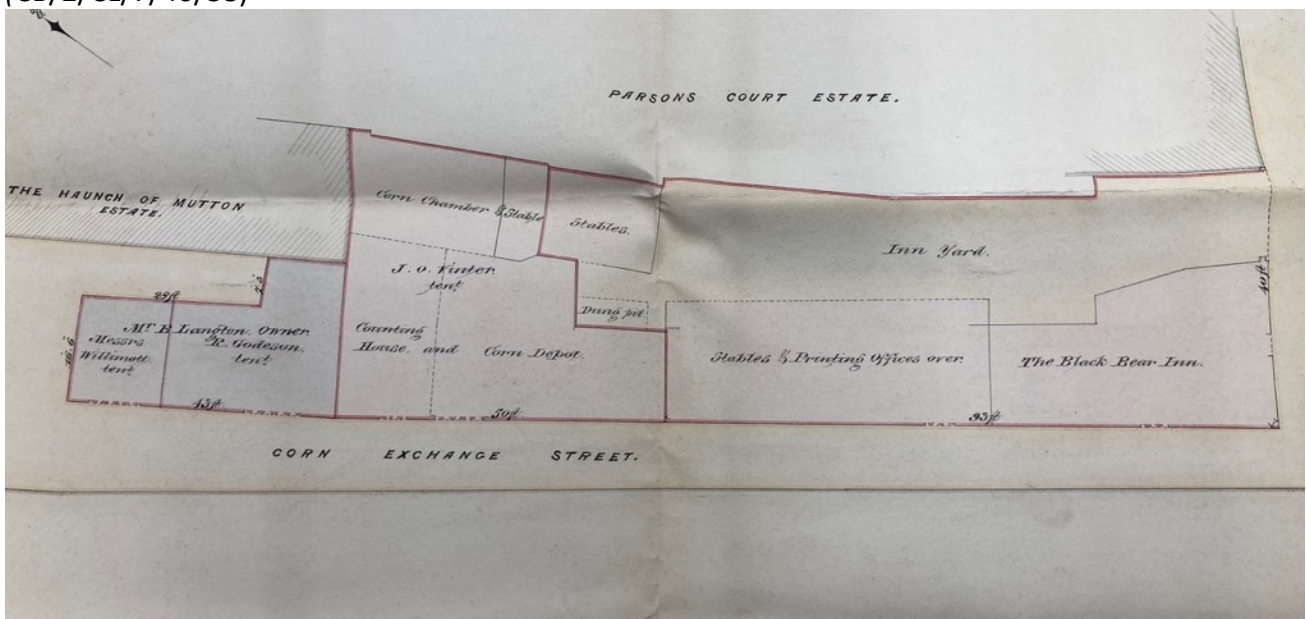


Image 6.1 St Andrew's Hill site. Plan of proposed site for New Corn Exchange by R Reynolds Rowe, town surveyor. April 1869 (CB/2/CL/7/40/60)

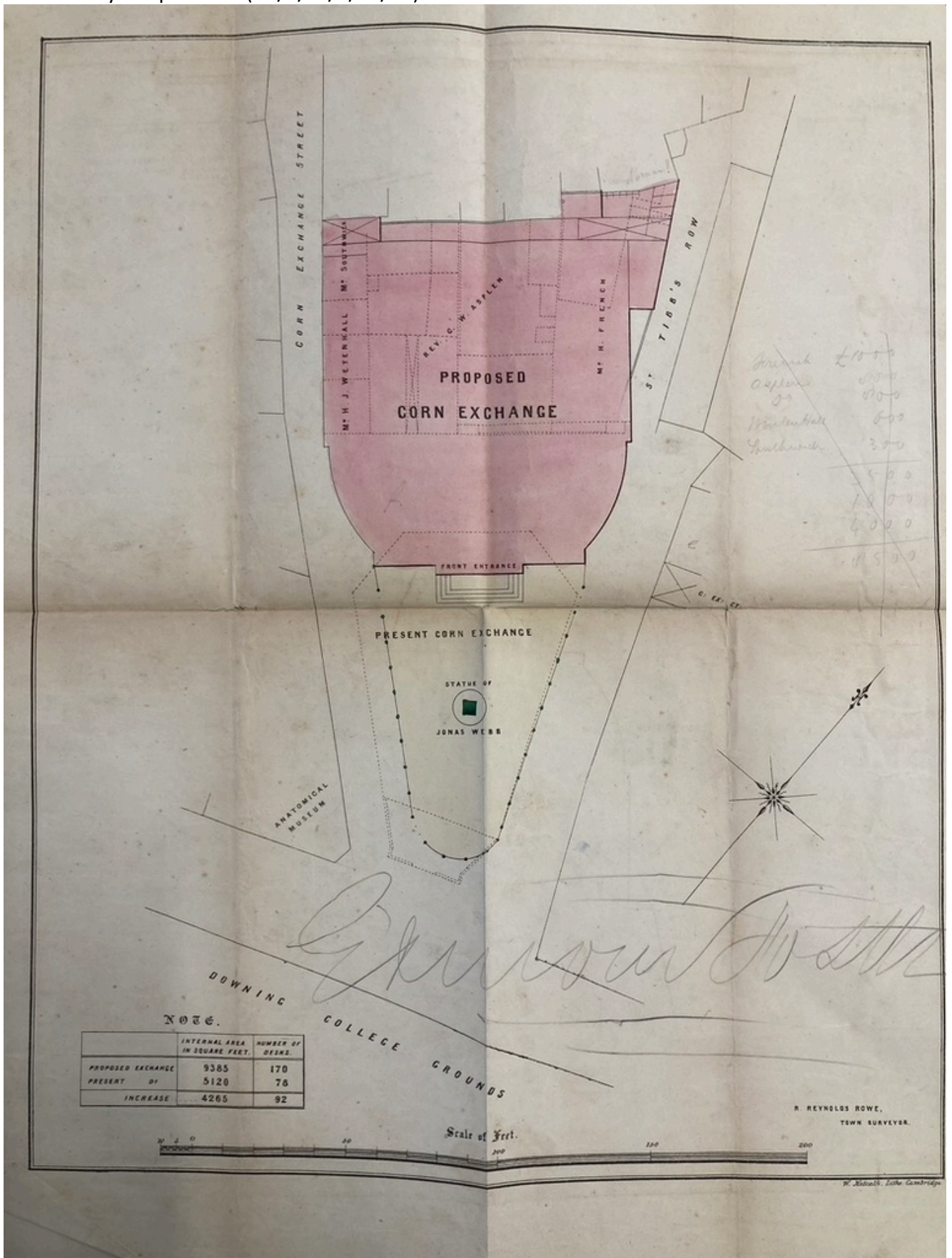


Image 6.2 St Andrew's Hill site. Plan of proposed site for New Corn Exchange by R Reynolds Rowe, town surveyor. April 1869 (CB/2/CL/7/40/60)

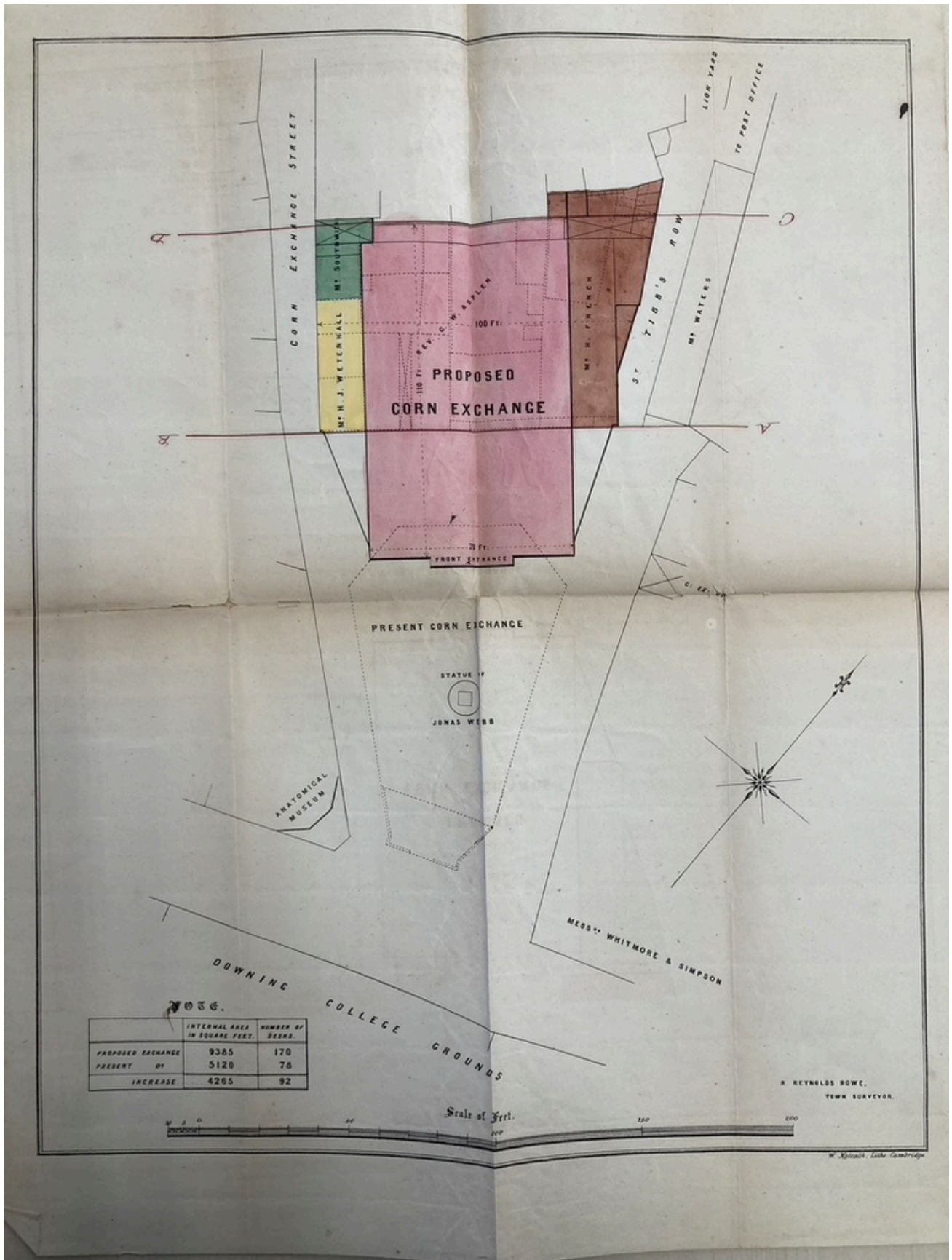
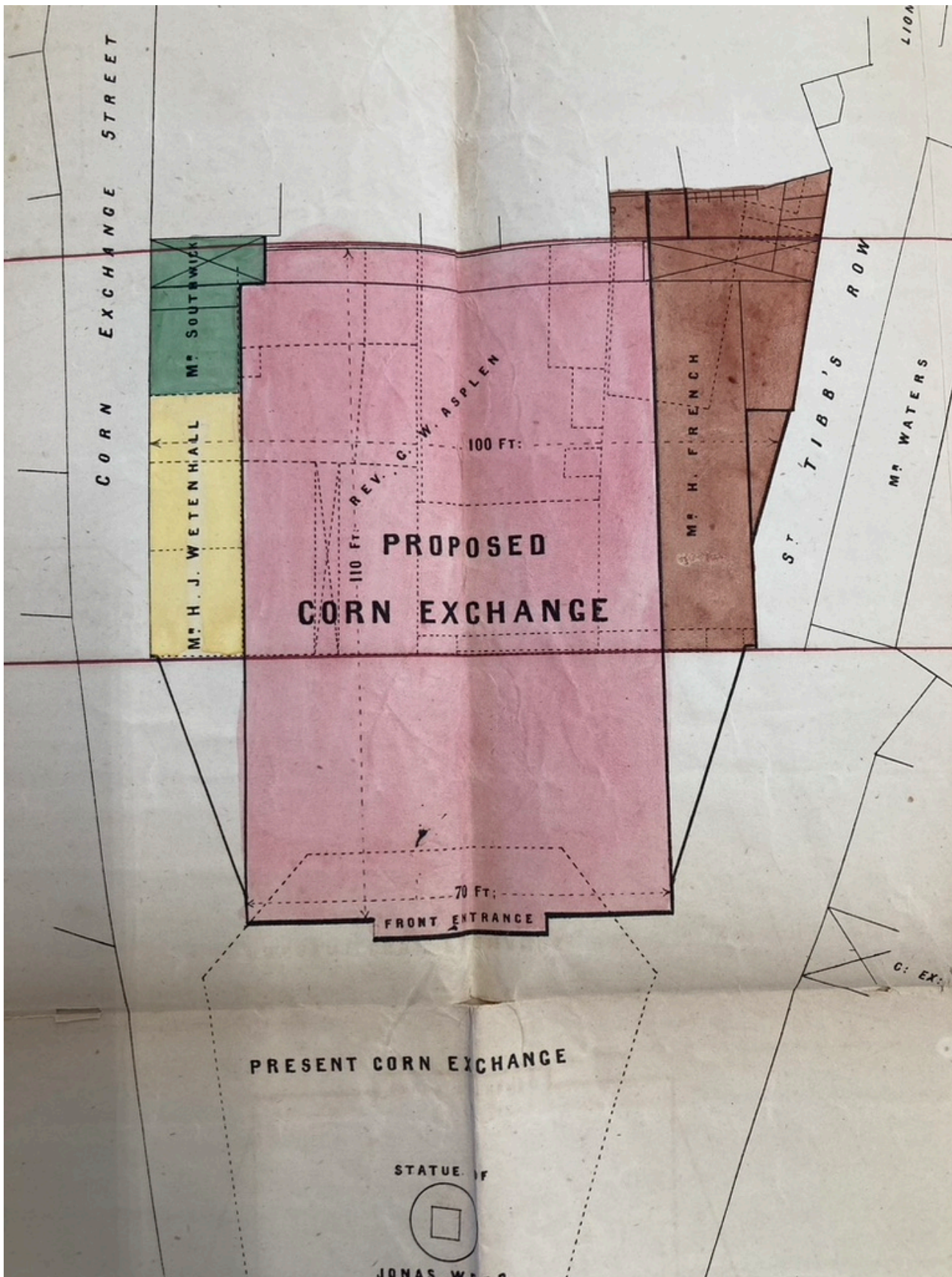


Image 6.3 St Andrew's Hill site. Detail from 6.2, Plan of proposed site for New Corn Exchange by R Reynolds Rowe, town surveyor. April 1869 (CB/2/CL/7/40/60)



The Council considered a report from the Market Committee
Report of Special Council Meeting 15 April 1869 (CIP 17 April 1869)

*'Full particulars relating to the **Wheeler-street** site have been laid before your body, and may be summed up as follows :— A block area of 18,623 square feet, a plan of which marked A, has been obtained at a cost for the site of £4,700 already paid, and upon this site a plain building suitable to the purpose can be built at a moderate cost, which your Committee estimate need not exceed £4,000, there being no room or need for any architectural display. The greater portion of the Black Bear estate would be left, which would continue to give a good rental, it now being let about £100 a-year.*

*The new site (a plan of which marked B) the **back of the present Corn Exchange**, will contain a block area of 11,738 square feet, of which about, 3,072 feet form now the public road marked f and the properties included therein are calculated to cost the following sums : In Corn Exchange Street. Mr. Southwick asks £900 for the property marked a. Mr. Wetenhall states his willingness to convey his property marked b at such sum may be fixed by a valuer to be named by the Corporation. On Corn Exchange Hill Rev. G. W. Asplen for his property marked c, asks £1,400. Mr. French, for his property marked d, professes his willingness to take such sum as may be fixed by a valuer to be named as proposed by Mr. Wetenhall. The cost of these purchases your Committee cannot suppose will much under £4,000. A serious question may arise in reference to this site to the lights in the property marked e, belonging to Miss Bones, which is now under the administration of the Court of Chancery. This is independent of the question of the stopping up or diverting the roadway marked f, which your Committee are advised cannot be done without an Act of Parliament. The cost of obtaining this, and of the arrangements as to the lights in question, must be taken into consideration, and cannot laid at less than a further sum of £1,000.*

Supposing that both cases the proceeds of the building would be the same, it must be borne in mind that the site marked A has more space for the market, greater adaptability for utilising portions not required, and more advantageous effect on the value of the Corporation property which is in its more immediate neighbourhood ; and the site marked B involves destruction of the existing building, which your Committee believe would realise an annual rental of £50 at the least.

The Market Committee submit the above statement to your consideration, and will be glad have definite instructions as to your wishes; and considering the various reports they have made on the subject, and the lengthened period the matter has been in agitation, they cannot but express the hope that, as a matter of justice them, and in view of the public requirements, a resolution with explicit directions may be come to.'

The Paper reported that the following resolution was proposed

'That it is the opinion of the Council, under all the circumstances, that the Wheeler-street site the most eligible for the erection of a Corn Exchange, and that the Market Committee be directed procure designs for the building as soon as possible '

and

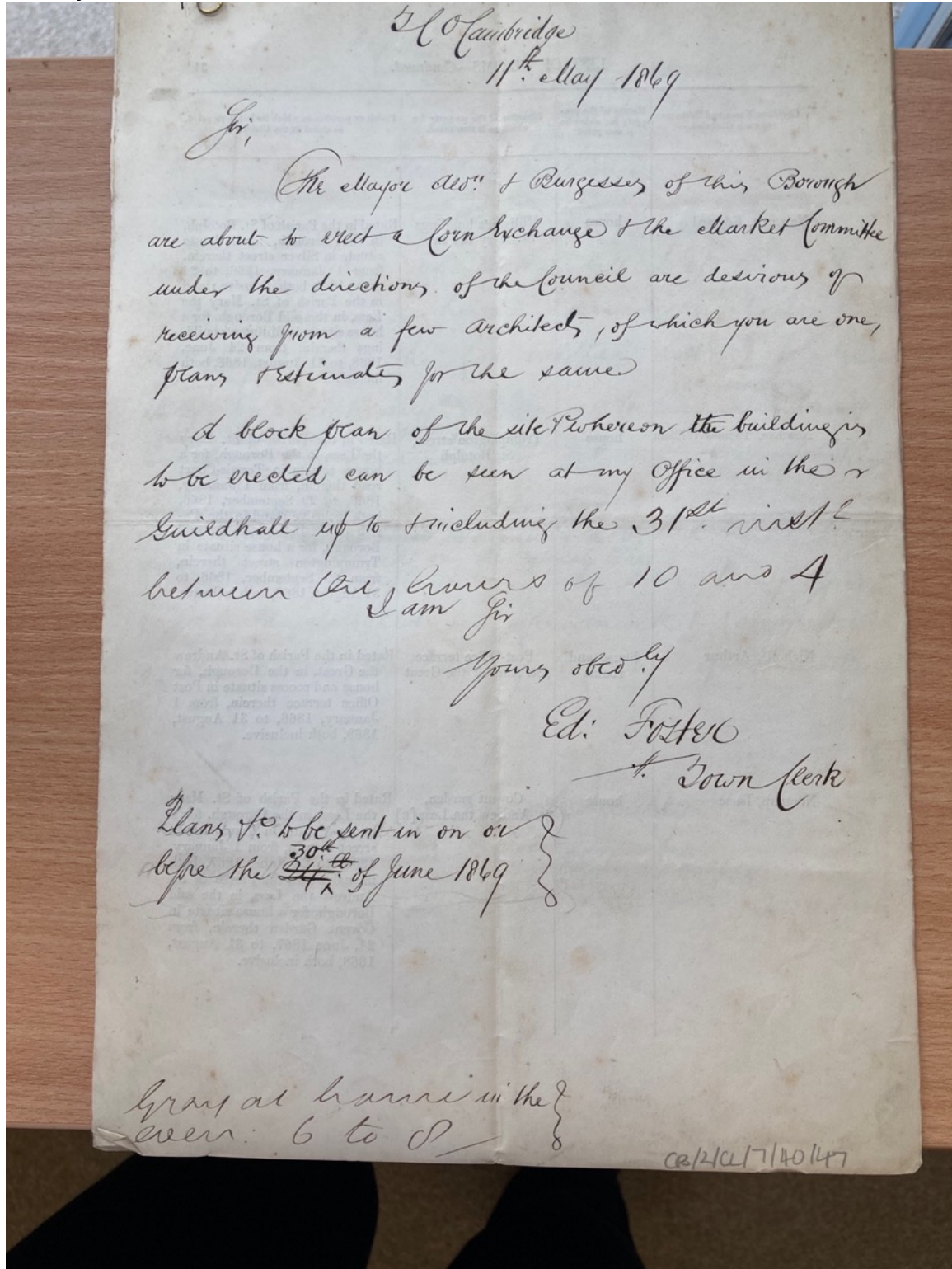
'The Mayor was about putting the resolution, when Ald. Wetenhall rose and said he thought it would be hardly fair to dispose of the matter in that summary manner.'

There was a lengthy discussion again on the two sites however finally, the resolution was carried, For 23, Against 10.

OUTCOME: 15 April 1869: Decision 23-10 for the Wheeler Street site and to procure designs

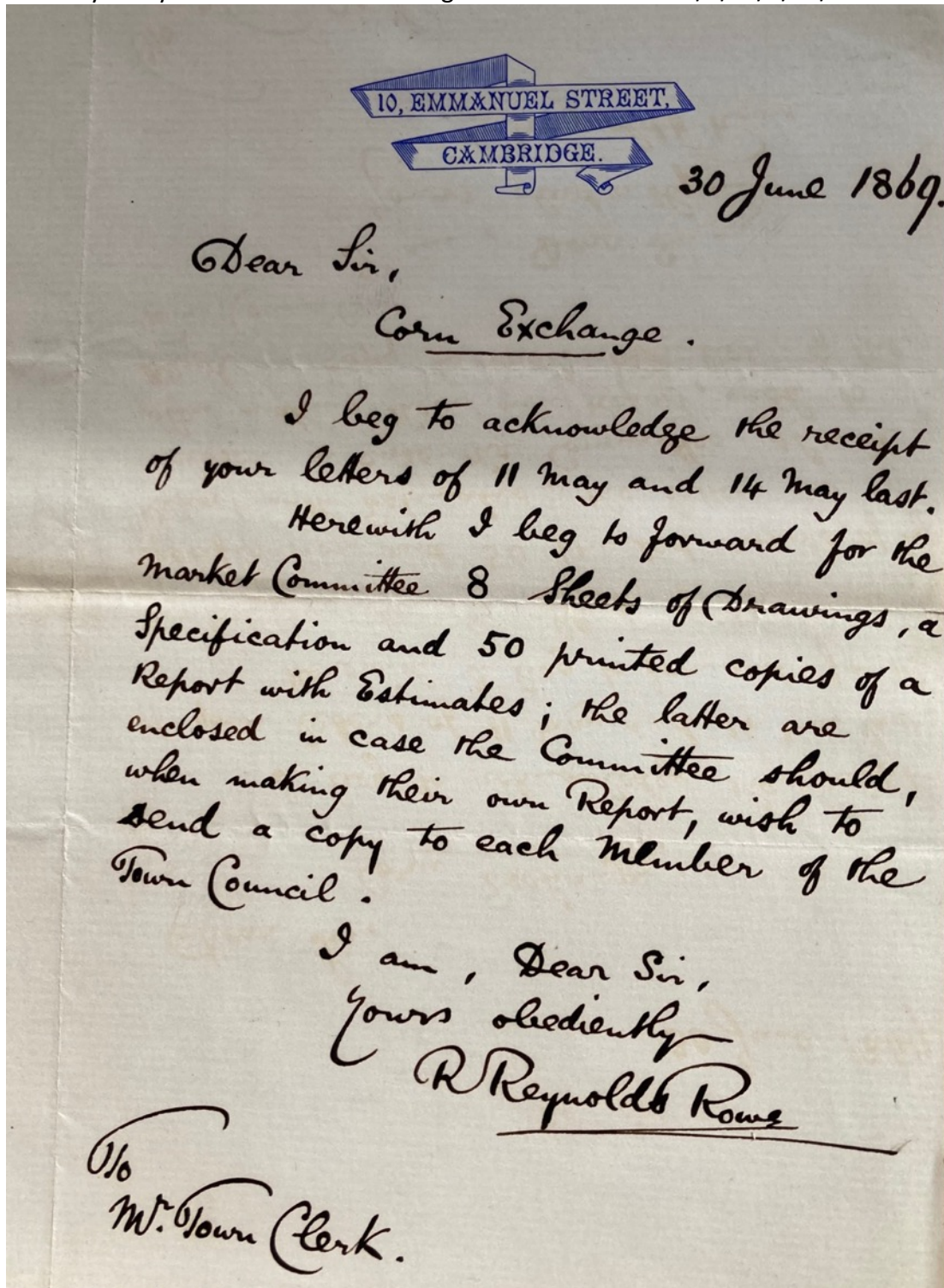
PROCURING DESIGNS - A COMPETITION

Image 7 Draft Letter from E Foster, Town Clerk, to Architects requests plans for the Exchange
11 May 1869 CB/2/CL/7/40/47



The request was sent to architects with a local connection with the request for plans to be sent in 'on or before 30th of June 1869'. It appears from later reports that six architects responded, R Reynolds Rowe, J Eldin, W Fawcett, Swan, Peck & one other. These were displayed in the Guildhall for public viewing. Mr Rowe's submission report and his accompanying letter are at the Cambridgeshire Archives. However, none of the plans from the six architects that were displayed have been located.

Image 8.1 Report to the Market Committee to accompany the design for the new Corn Exchange made by R Reynolds Rowe with covering letter **30 Jun 1869** CB/2/CL/7/40/58



Report to accompany the Design for a New CORN EXCHANGE, Cambridge, made by R. REYNOLDS ROWE, Architect.

10, EMMANUEL STREET, CAMBRIDGE,
30 June, 1869.

TO THE MARKET COMMITTEE.

GENTLEMEN,

In compliance with your invitation contained in the letters of Mr. Town Clerk, dated respectively 11 May and 14 May, 1869, I beg to send you herewith Drawings, Specification and Estimates for building a Corn Exchange, abutting upon Wheeler Street and Corn Exchange Street.

Arrangement. The plans have been prepared upon an alternative principle for the guidance of the Committee and to show the capabilities of the site.

Approaches. It is proposed to widen Corn Exchange Street (now 9 ft. 6 in. wide) to 24 feet, and to make Parson's Court entrance 12 feet wide; the latter will be used as a way for workmen bringing coals, painting the building, &c.

Front. The front entrance is in Wheeler Street; provision has been made for the erection by lessees of four shops or counting-houses, in connection with the Exchange. It is believed that lessees will be readily found to erect these counting-houses and pay to the Corporation an annual ground rent; but if the Committee should prefer a wide space of ground in front of the building, they can be omitted without any detriment to, or material alteration of the design for the Wheeler Street front.

Three alternative ground plans.

	FEET SUPERFICIAL OF FLOORING.	NUMBER OF DESKS.
Plan A , drawing No. 1, provides on the site already purchased by the Town Council	7856	130
Plan B shewn by the addition of the flap sheet on No. 1	9890	167
Plan C on drawing No. 6, shows how the building can be hereafter extended when the lease of "The Haunch of Mutton" falls in	10794	178

A fourth plan, giving an area of 12,000 feet, can be formed for 200 desks, by adding the flap sheet **B** to plan **C**; this is only alluded to now for the purpose of shewing the advantages the site possesses for an enlargement of the building (as part of the original design) many years hence, whenever the Town and its trade shall have increased to such an extent as to require so large a Corn Exchange.

Public Meetings. Some income may be derived by letting this building for Auctions and Public Meetings. By simply stowing the desks in a portion of the Transept and hanging a curtain across each of the three transept arches, an excellent Public Room will be provided on the ground floor, more than one third larger than the New Assembly Room in the Guildhall; that portion of the Transept not occupied with desks would be available as a Retiring Room. The laws regulating the transmission of sound have been considered with a view to the acoustic properties of the building.

Cellars. If the walls be carried down to a sufficient depth, cellars may be formed under the whole area of the building, with rolling ways and steps in Parson's Court; the comparatively small additional expense required for the construction of cellars to be let, would yield a large per centage upon the outlay; or lessees might be found who would be willing to construct the walls up to the ground level, at their own expense, upon receiving a lease of the cellars at a nominal rent, for a term of years to be agreed upon.

Light. As a Corn Exchange requires more daylight than any other building, the whole of the roofs are practically a covering of glass, so disposed as to admit the greatest possible amount of direct light to the interior, and to give facility for repairs of accidental breakage of glass, and for temporarily shading some portions during very sunny weather; the side windows not being required for light, are made large enough for ventilation only; thus, massive walls are obtained for the support of the roof, and the noise of street traffic is reduced to a minimum.

Ventilation. Ample provision is made for the thorough ventilation of the building by louvres, and opening windows in the walls and roof, and by the admission of fresh air at the floor level. All the ventilation openings can be partially or wholly closed in cold weather.

Warming. A chimney shaft and furnace room, with exterior coalshoot in Parson's Court, are provided for warming the building, if at any time deemed desirable.

Offices. Suitable offices with water supply are provided over the furnace Rooms, in plans **A** and **B**. A second set of offices is shewn next Corn Exchange Street, in Plan **C**.

Permanence of Structure. The drawings have been prepared with special reference to the sum voted by the Town Council for this work, so as to give the largest amount of accommodation that the site and funds will admit of in the production of a thoroughly substantial public building. A more showy design might have been made, it would however not only tend to mislead you, but slight and flimsy modes of construction must be resorted to in execution, to enable the cost to be kept within your limit; hence heavy bills for repairs would be incurred soon after the completion of such a building.

Estimates. The Estimates have been computed with great care, and examined by a respectable builder residing within the county, who reports that he will be ready to undertake the work accordingly, if the local builders should be too busy or otherwise unwilling to do so.

Plan A	...	...	...	...	...	£4000	0s.	0d.
Plan B	...	...	...	...	...	4500	0	0
Plan C	...	...	...	...	...	5500	0	0

I am, GENTLEMEN,

Your obedient Servant,

R. REYNOLDS ROWE.

DECIDING ON THE DESIGN OF THE NEW CORN EXCHANGE

Nov 1869 Mr Waterhouse, Architect, is engaged to inspect, report & recommend. Having obtained plans from six architects and displayed them in the Guildhall the Market Committee approached the nationally renowned Architect Alfred Waterhouse to review them.

Appendix 2 contains letters of John Lamb, of Gonville and Caius College who initially contacted Mr Waterhouse, Nov 9 1869. Mr Waterhouse responded that he would have great pleasure in assisting in the selection, as most Architects felt strongly that Committees should seek profession help. He did write, prophetically, that

'it is true that those of us who have been retained for such services have rarely found our awards give satisfaction all round!'

Mr Lamb does further write that

'Mr Waterhouse will expect a fee, the amount of which he will let me know when he has seen what amount of work is required of him.'

Mr Waterhouse came to Cambridge to meet with the Market Committee to review the plans and wrote to the Town Clerk, Edmond Foster, on 29 Nov 1869

'two of the designs seem to me so very nearly equal in merit that I cannot decide which to recommend without again seeing them',

since he cannot come to Cambridge that week he asks for a little extension of time to report.

Mr Waterhouse's report was received on 29 Dec 1869 to be taken to Council on 5 Jan 1870.

Appendix 3 is the handwritten report and a transcription. In the Report Mr Waterhouse states that *'the designs of Mr John Eldin and Mr R R Rowe possess the greatest merit'* and gives descriptions of these. He does state the Mr Eldin's design would prove the least expensive and could be erected for 'for the sum named, £4000, and that Mr Rowe's design

'would cost, I believe, nearly 50% more than Mr Eldin's'

5 Jan 1870

Special Meeting of Council held Wednesday 5 Jan 1870 (CIP 8 Jan 1870)

This meeting considered the designs and Mr Waterhouse's Report, finally voting that Mr Rowe's design be adopted, but not, as reported below, they firstly took a proposal to delay because of the Council's Financial position and then a proposal to seek tenders for Mr Edlin's design.

'The Market Committee beg to report that the Council having by a resolution on the 15th April, 1869, agreed to erect Corn Exchange on the Wheeler Street site, the Committee procured plans from architects of local connexion and repute, which were open to public inspection for several months. On 9th November 1869, the Committee requested Mr. Waterhouse, the eminent architect, who is erecting various collegiate buildings in the University, to inspect, report, and recommend for adoption, such plan thereon as thought best. The Committee herewith submit copy communication on the subject.

The Committee will be glad to have the instructions from the Council that the building may be at once proceeded with.

As the carrying out the plan necessitates the absorption the " Haunch of Mutton" premises, the Committee will glad to have authority to purchase the unexpired term now existing therein. '

Ald. Elliot Smith moved the adoption of the report. Mr. Bays seconded the resolution.

At the Council meeting Ald. Peed moved as an amendment— *‘That the report now read be received, but inasmuch the site recommended by the Market Committee for the erection of new Corn Exchange is found to be insufficient, notwithstanding the addition of the Black Bear estate to the original design, and the Council also having regard to its present financial position, deem it undesirable to grant the powers asked for by the committee for the present.’*

A lengthy discussion followed in which the following points were made

Mr Wetenhall did not think the resolution passed on 15th April 1869 justified the statement in the Report that it had been decided was to erect a Corn Exchange and complained that there was no authorisation to obtain plans from six architects or seek aid from Mr Waterhouse. Also that the Council had issued ‘indefinite instructions’ (different) to the architects. He was not in favour of the Wheeler Street site and *‘contended that a better and cheaper site could have been found at the bottom of Petty-cury, on the site of premises occupied by Mr. Coote and others and the Wrestlers.’* (Note – this appears to be an entirely new proposal for a site)

Other Councillors questioned where the funding would be found from and there was on-going support from some for the Old Corn Exchange site.

The vote of Ald. Peed’s amendment was For 15 Against 18

With the failure of Mr Peed’s amendment the following resolution was proposed by Ald Smith

‘That the report be received, and that the committee be directed to advertise for tenders for carrying out Mr. Edlin’s plan, in accordance with the report of Mr. Waterhouse, and report to the Council as to the estimate before prosecuting it.’

Mr Ballard spoke regarding both the plans of Mr Eldin and Mr Rowe that both had ‘disqualifications’. Mr. Edlin’s plan provided for the smallest area of any of the Plans exhibited, that given the two rows of iron columns it would not be suitable for events, that Mr Waterhouse had noted the need for it to be half a brick thicker and concern over the amount of light in this design, though Mr. Rowe had (Mr Waterhouse report) gone to the other extreme and provided too much light, if that were possible . He concluded by proposing

*‘That Mr. Waterhouse having reported favourably of **Mr. Rowe’s design**, that the design of that gentleman, marked ‘C,’ be adopted.’*

After further discussion Mr Ballard’s amendment was passed by 22 to 6 with 4 declined to vote.

OUTCOME Jan 1870: Mr Rowe’ Designs are adopted

Following this meeting there was considerable correspondence to the press and to the Council from Mr Eldin, Mr Swan and Mr Fawcett upon the rejection of their designs. There continued to be discussion in Council meetings regarding the acceptance of the Rowe designs and the rejection of Mr Eldin's design.

Mr. Eldin was considerably aggrieved that his design had not been accepted writing to the Town Clerk, Mr Foster (CIP 15 Jan 1870)

"4, Hills-road, Cambridge, Jan. 11th, 1870.

DEAR SIR,-I beg you will do me the favour to submit to the Town Council at their next meeting this my decided protest against the decision arrived at in the matter of the proposed New Corn Exchange at their special meeting on 5th inst. In common with impartial men of great weight, I consider that the award of the eminent architect (Mr. Waterhouse) called in by the Council to decide on the respective merits of the designs submitted to him, was most decidedly in my favour. If there be any doubt on this point, let the question be referred back to him for a clearer decision. In competing for the work, I conformed to the instructions given to the six architects most strictly, a thing others did not do.

The referee, in his courteous and guarded report, most undoubtedly gives the first place to my design as the best ' for its simplicity, its inexpensive detail, its business-like appearance, its fitness for its purpose, and abundant ventilation, &c.' He commends it in the strongest terms. His report is the true index to the place my design held in his judgment; this all independent minds must have seen.

He selects three designs, and places them, *not alphabetically*, according to the initials of the three competitors, but according to their respective merits; for if alphabetically, Mr. Fawcett must necessarily stand second, while in the report it stands third; consequently, as my design stands first in the said report, it must have been deliberately so placed by the eminent referee with a view to its adoption by the Council.

He certifies, also, that my design is by far the least expensive of the six plans submitted by the Council to his decision, and that it could be erected satisfactorily for the sum for which the competitors had been—by their instructions from the Council— strictly limited, viz., £4,000 for the Corn Exchange proper.

While to other designs he makes decided objection, to mine he makes none whatever; and yet in the teeth of this impartial and eminent architect's award, in a professed 'fair field and no favour,' the design which stands second, notwithstanding the serious faults mentioned in the report, is selected at the special meeting, though Mr. Waterhouse declared that it would cost *Fifty Pounds* per cent. more than mine.

The referee's objection to Mr. Rowe's roof is evidently put with professional delicacy. Besides the interior effect being marred by the diagonal ties, it is quite evident that the construction of his roof could not support the superstructure that is to be put upon it—it could not stand. I will not, however, criticise, but stand on my right on the architect's award, and my estimate, £4,000, which he certifies ; for whatever differences there may have been between the verbal instructions given to the competitors in other respects, there can be no mistake that the amount to be expended was limited to £4,000.

In justice, I would ask the Council not to violate this agreement or nullify the award of their referee. Will you kindly submit this with my hope and request that the Council will, for right, justice, and legality, reconsider their award, and give honor where honor is due.

Believe me, dear sir, yours faithfully

JOHN EDLIN.

Edmund Foster, Esq., Town Clerk, Cambridge.

Feb 1870 Rowe Proposal for a basement / cellars. Having had his plans accepted Mr Rowe followed up on the proposal in his bid of June 30 1869 for a basement to be added

Image 9.1 & 2 Page 1 Report from R. Rowe, architect, as to the basement floor to the new Corn Exchange Rowe's recommendation to raise the floor of the Corn Exchange similar to the Senate House. Includes cost estimate. **1 Feb 1870.** (CB/2/CL/7/40/70)

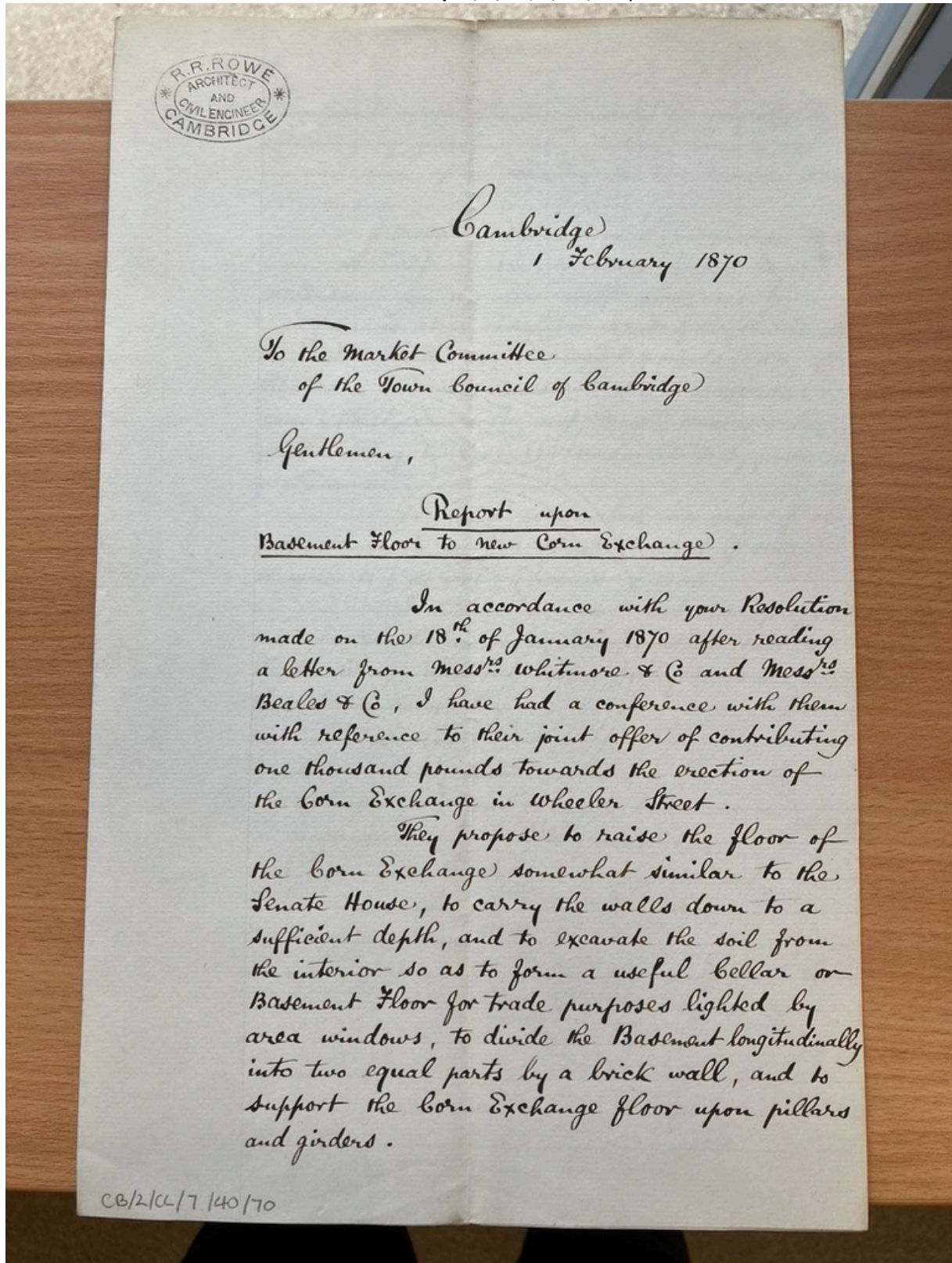


Image 9.2 Page 2 Report from R. Rowe, architect, as to the basement floor to the new Corn Exchange Rowe's recommendation to raise the floor of the Corn Exchange similar to the Senate House. Includes cost estimate. **1 Feb 1870.** (CB/2/CL/7/40/70)

The front of the Building would be very slightly altered, by converting two windows, namely, one on each side of the Wheeler Street entrance, into doorways.

Mess^{rs} Whitmore and Co. propose to hire one half of the Basement, and Mess^{rs} Beales and Co. the other half on leases for forty years at a nominal rent if they contribute the said sum of one thousand pounds. Or, if the Town Council construct such Basement Mess^{rs} Whitmore & Co and Mess^{rs} Beales & Co are willing to hire the same at Fifty pounds per annum.

I have estimated the cost of the proposed work with a wood floor at £1000, or with a fireproof floor at £1200.

I am of opinion that their proposal will be beneficial to the Corporation and to the Building, and beg respectfully to recommend that it be accepted.

I am,

Gentlemen

Your obedient servant

R Reynolds Rowe

Architect.

TENDER PROCESS

3 Feb 1870 Report of Quarterly Council Meeting (CIP 5 Feb 1870)

On the 18 Jan 1870 the Market Committee met and their report went to the following meeting of the Council on 3 February 1870.

The committee first reported on the correspondence from Mr Eldin & Mr Fawcett protesting the award to Rowe's plans and secondly

'The Committee at a meeting of their body, on the 18 January 1870, had under their consideration Mr. Rowe's plan (C), when the two following resolutions were proposed for adoption, viz.:

No. 1, an original motion. — "That plan 'C' carried out, leaving the part on the Haunch of Mutton Estate till the lease thereof expires." (Plan C is referenced in Image 8.2)

No. 2, As an amendment thereon. — "That plan 'C' be carried out in full at once, subject to such modifications as the Committee may, with the sanction of the Council, arrange in connection with the Architect; and that a slip of ground next Mr. Mortlock's garden be offered to him ; and that application be made to the Council for its sanction to the purchase of the residue of the lease of the Haunch Mutton Estate."

The Committee were equally divided upon these resolutions (5. to 5), the Mayor being Chairman declining vote.'

The Deputy-Mayor at Council said there was one important matter in the report as to the purchase of the Haunch of Mutton.

Mr Ballard proposed

'That advertisements inserted in the local newspapers, inviting tenders for building much of Mr. Rowe's design for the new Corn Exchange that was adopted at the last meeting of the Council, as can constructed without interfering with the Haunch of Mutton premises, and that the work proceeded with forthwith. '

Ald. Smith was clear that *'The question before the Council from the committee was whether power was to be given for the purchase the Haunch of Mutton, or whether a smaller design was to be carried out for the present, and leave the full design to be executed at some future time'*

Members at the meeting continued to debate the plans by Mr Eldin and Mr Rowe despite being reminded that the decision had been made for Mr Rowe.

Finally, they voted on Mr Ballard's resolution to invite tenders which was passed, For 25, Against 6 Neutral 7.

OUTCOME Feb 1870: the decision at this point was to invite tenders to build the new Corn Exchange on the Wheeler Street site excluding that of the Haunch of Mutton premises.

PROTESTS ON TENDERING PROCEEDING

24 Feb 1870 Council Meeting (CIP Sat 26th Feb 1870)

Councillors continued to disagree with the proposals. Mr. Ald. Peed protest was read and he reported

'There is some idea of moving the Court of Queen's Bench upon the subject,'

Report in a letter from A Burgess of the Market Committee meeting 10 March 1870

(CIP 12 Mar 1870)

'Sir,—Most of your readers are aware that a site for new Corn Exchange, opposite to the Free Library, has been purchased and paid for by the Corporation. and that at the last meeting of the Council it was decided by a large majority that the plans of Mr. Rowe should be adopted, and the work carried out forthwith.

At meeting the Market Committee held today, it was intended to issue advertisements for tenders for the building. The Mayor, however, stated that he had received, or expected to receive, a requisition, numerous and influentially signed, asking him to call public meeting, the object of which should be to set aside all that the Council had done in this matter; and that therefore the Committee had better defer any action until the proposed town meeting.'

OUTCOME 10 Mar 1870: The Market Committee delay issuing advertisements for tenders as the Mayor has been asked to hold a public meeting on the building of the new Corn Exchange on the Wheeler Street site

23rd March 1870 Public Meeting of Inhabitants on the Corn Exchange Question (CIP 26 Mar 1870)

Notes from this meeting are recorded in the newspaper's report. The meeting had been called by the Mayor on receipt of the follow requisition **Image 10**

'To the Worshipful the Mayor of the Borough of Cambridge, -We, the undersigned. being of opinion that the site at the back of the Town Hall, selected by the Town Council for the proposed Corn Exchange is unsuitable for the purpose, both from its position and approaches, hereby request that you will be pleased to convene a Public Meeting of the Rated Inhabitant- of the Borough, to consider the subject.'

'In compliance with the above Requisition, which signed by upwards of 600 persons I hereby convene a Public Meeting of the Rated Inhabitants of the Borough to be held at the Guildhall, on Wednesday, the 23rd instant, at Twelve o'clock noon, to consider the subject.

CHARLES BALLS, Mayor. 'Guildhall, March 17 1870'


The meeting was very well attended, having to be moved from the small to the large meeting hall. It was a lively meeting with views given on all matters relating to the building of a New Corn Exchange. The meeting passed the following resolution proposed by Mr Francis, on a show of hands, to be taken to the Council meeting the following day

'A large number of influential ratepayers and others interested in the erection of a more commanding and convenient Corn Exchange, being of opinion that the proposed site in Wheeler-street is not the best site for the purpose, beg respectfully to suggest to the Town Council that for the present no further steps be taken for the erection of the Corn Exchange on that site.'

Josiah Chater wrote in his diary **Wednesday, March 23, 1870**

'at 12 o'clock I attended a public meeting at the Town Hall called by the Mayor to consider the question of the New Corn Exchange. The meeting was about equally divided Clement Francis proposed the Council should be asked to stop its proceedings as beyond the site in Wheeler Street and Fawcett recommended Peas Hill and to follow out the original scheme but I fear not very much good will come of it'

CB/2/CL/7/40/77 **Image 10** - Requisition to the Mayor to call a public meeting to discuss the proposed new Corn Exchange **March 1870**



TO THE WORSHIPFUL THE MAYOR OF THE BOROUGH OF CAMBRIDGE.

We, the undersigned, being of opinion that the site at the back of the Town Hall, selected by the Town Council for the proposed CORN EXCHANGE, is unsuitable for the purpose, both from its position and approaches, hereby request that you will be pleased to convene a PUBLIC MEETING of the Rated Inhabitants of the Borough to consider the subject:—

<p>Clement Francis H. Ford Haines Gilbert Abbot E. M. Fawcett H. Houghton Harris John Martin Hans Brown E. F. Fane Sam. Wm. Prior Sam. Peck C. W. Walker Thomas F. Watts Thomas Green Chas. Leighton T. Brooks Thompson J. Ebbott Frederic Barlow Henry Essex H. W. Hamaker Knox J. Rowley Lambly Wm. Peck Wm. H. Gumpster J. W. Howard Crane Sam. Hildon Joseph Westworth, jun. James Orlow Frederick Whitson George John Preston Geo. Peasey Alfred Mann Charles Noyel John Johnson Wm. Twinkl Edward Marsh Frederick Heppitt H. Egan W. H. Pease Geo. Deane, Rear Admiral Joseph Westworth J. J. Clay James Hough Robt. Seale William Robinson Joseph S. Watts G. Wilmour Alfred Chater Frederic John Smith Joseph Redr Nathaniel Deing, Over H. J. Seaman W. C. Stuch Joseph Chaplin, Fulbourn Thomas Whittier Geo. Reed Wm. Todd W. Ebbott John Peeling Thomas Scott A. Gossage Hart A. George Whitson William Robinson Thomas Froston Jarvis W. F. Spalding Thomas Gray John Fuller Geo. Seaman S. J. Troughton Philip Hammond Henry Hildon Chas. W. Halden Richard Gray James Cutts Thomas Brown John Lincoln W. Linn Chas. J. Wigg F. L. Harcourt George A. Shippy Julian Taylor William Seaman Walter E. Pain J. Ripley Alfred Badger Charles Odams William George Chater James E. Ling Robt. F. Sall Arthur William Smith F. W. Gossage William Wright Henry Boring Joseph Masterson W. H. Hattorley George Peck Alfred H. Ladd William Ashman, Thetford</p>	<p>Wm. King, Botolph George Johnson, Royston Thos. Howshaw, Saffron Walden Robert Page, Royston Ch. J. Stannard, Royston F. Liddell, Royston, Henry's Laboratory Kens. J. Wright, Newmarket Prior Arthur Payne, Royston Shad. Lovemore, G. Willingham Luka Hawkins, Maudslayi Henry Hachewick, Fulbourn George Clark, Newbiggin Thomas Keel, Fen Ditton Bassano Sims and Head John Symonds, Duxford John Hayward, Duxford James Smith, Bradley John Marshall, Bradley William Martin, Lion, Carlton Hall Janak Coop, Coy. Chas. Wright, J. Elstern H. W. King, Fulbourn Alexander Webb, Taverham Henry Pype, Duxford, Fulbourn Robt. Peasey, Fulbourn G. Gosham, Thetford James Kinahan, G. Bradley Charles Webb, Chatterton Thomas Limb, Kettlewell Thomas Ridge, Kettlewell William Jones, West Wickham Frederick Jones, West Wickham Robt. Palmer, Fen Ditton Frederick Smith, Fen Ditton Sam. Fenn, Haveringham William Todd, West Wickham Thomas Wright, Fulbourn James Filson, Coal Agent James King, Fulbourn W. Saunders, Impington Wm. King, Hildesburgh John J. Peck, Bassano Chas. Pease, Hildesburgh C. W. Ball, Hildesburgh J. E. Preston, Chatterton W. W. Featherstone, Fulbourn John French, Impington Frederick Barton, Waterbeach Thomas Prior, Babban Henry Gee R. J. Caplin, Fulbourn T. S. Hall, Cottonham Charles Collins, Cottonham Thomas C. Peck, Botolph John Moore, Cottonham Emanuel Clarke, Cottonham Conradus Rowe, Waterbeach Shal. Warren, Waterbeach Edwin Massey W. C. Anderson, Landbeach Frederic Warren Thomas Benton Thos. Timmarsh, Hildesburgh Chas. Collins, Chatterton J. Francis, Knapwell Wm. Peck, Cottonham Thos. Palsby, Saffron Frasco Evans, Paper Mills Henry Preston, Cambridge Robert Raymond Ellis, Saffron Salomo Lenton, Impington William Prior, Hildesburgh Thos. Ambrose, Gossage Hall Wm. E. Master, Trumpington Ford Bailey W. Ambrose Swaffham Prior, Cambs. Joseph Banks, Maffing Boden Moore, Little Willingham C. W. Tabbit, Waterbeach William Hale, Cottonham James East, Waterbeach William W. Apple, Chatterton Wm. Collett, Coy. Mill Keth Campbell, Fulbourn Wm. Saunders, Histon John Paverly, Histon Henry King, Little Willingham Richard Ellis, Coy. John King, Coydon Chas. Newman, Swaffham John King, Tisbury Hall, Royston</p>	<p>John Babt, Ely Frederick Palmer Butcher G. Finney Henry Wills George Hayes Alison Carter, 77, Castle-street William Reynolds Robert Hanson Alfred Dalton, Cambridge John Chatham, Cambridge Charles Jones Peter Briggs, Nagholme-street Charles Jones John Fane W. J. S. Barkham Jan. Duvall John Moore Thomas Stour William Stock William Walker S. Cambridge F. Head C. Lane Richard Ellwood A. G. Berry W. Colting A. Sell James Coy, Cambridge Scholar, Thetford J. Sneyd J. A. Shallock G. Dawberry Jan. Selby John Gentry James Carter Henry Eaton Henry Jay, Bettez Hill Thos. White J. Harding James Neale Wm. Jones R. Jolly J. H. Hildesburgh J. Hildesburgh Hy. Moore Henry Cox Thos. Pedger Charles Morgan John Buckman, M.R.C.S. Eng. William Jones R. J. Caplin, Fulbourn W. E. Wallis W. Thompson Jas. Diver W. Chapman Edward Parr George Gossage T. Warren H. H. Smith Charles Salvey Thomas Liley W. H. Young Thomas Alfred Kiby Lea. Davy M. French H. Swainson A. Penance Evelyn Barnes David Jones Charles A. Vintor James Frederick Marshall William Wright William Luke Agger E. Whiting C. T. Green Jas. Mason Charles Rogers George Hish Susanna Smith Henry Lealand Edward P. Threll Thomas Mann William Gillingham Thomas Hewitt Alfred Hall George Frost James Hewitt E. D. Moyle J. Carter J. Pater W. Kemp, jr. J. Powell William German Robert Richardson</p>	<p>Henry Chapman Charles Gray Henry Gray Edward Burton Samuel Biddell M. S. Butler W. Wallis G. Mann Henry Green William Spence Edward Warner Joseph Callingham Richard Miller Thomas Edwards Edward Leach J. Harvey John Adams John Bawley William Sherrin Joseph Langdon Robert Adams Walter Knapp Alfred Howard Chas. Hildesburgh E. Barker H. Bates Rich. Rowley Henry Carter Andrew Widdie J. Mandell J. Andrews J. Widdie H. Hewitt H. C. Lysons Henry Thomas, Bridge Augusta Leonard Esq. Sam. Peasey P. Thomas Wm. P. Pargy Thomas Brad George Camell John A. Evans Frederic Sheppard John Doo Charles Farnham James Baker Samuel Wood John W. B. Jones Joseph Frank S. Collins Jas. Collins Chas. Barber James Stone M. A. Seaton J. E. R. James W. Thompson M. E. Lewis George Gossage D. Johnson T. Eger T. Carter H. Playford Henry Jones Robert Saltburn William Chapman Charles Bullock E. M. Moyle Frederick Biddell C. Freeman G. Cox George Tick Wm. Duggill C. W. Morrell Thomas Holt-gworth James Webb James Scott George Popington John Wood Men John C. Peasey James P. Conable Alfred Langford C. Newman William B. Cross William Loker Benjamin Rogers David Marsh Henry Vases Thomas Ginn H. Plater Richard Lobb Harry Hayes Charles Forman Henry Gray James Butler William Cornwell Albert Clark Henry Hammond</p>	<p>George Ellis Alfred Tall D. W. Cross Edward T. Wright George N. Jackson Alfred Chad E. F. Ellingham W. Brockley J. Jackson F. Harper F. Ayres C. Wright James Lincoln Charles Hanson Edw. Whitaker R. Knott Chas. Fuller William Langford A. Moss E. Hill W. F. Hill Thos. Taylor B. Papperton T. Wally T. Pannery Thos. Middleton Sam. Hoar H. Condon Andrew Hanks Charles Gray William Lyles George Bates J. Hasmond Young Crawford John Howe John Mettall Guy Clark George Bickett William James Barber John Bennett Henry Haas Harry Germain George Barfield J. B. French John Bason Mark Boston Harry Cook Emanuel Field Tension Smith Charles T. Osborne Owen Roe Thos. Tiplady W. Walsby E. Dunn George Lyson George Claxton William Wallis William Phillips James Gollington William Leavens John Neale Henry John Horn Sarah Horn Charlotte Sheld George White Robert Palmer James B. Keeley Thomas Moore Andrew Phillips George Calk Samuel Dakin David Grant Robert Wilton George Burgess Samuel Hughes John Ward Robert Grubb George Raymond Sarah Rutter Ann Neve Thomas Holder Henry Bailey William Skown John Lane F. S. Toller Wm. Francis Charles Flanders Robert Hardy Jacob Bennett J. W. Wallis, jun. W. Smith John Thompson Heat William Horner J. Conquest James Wigham</p>	<p>Charles Tarrot James Martin William Tomkins Richard Hunt William Austin William Denton William Clayton John Bell Ann Carter G. Habers George Robinson George Harbage William Weston James Norfolk George Roper Samuel Goodwin John Spradon Richard Carps H. P. Parker J. Mortimer H. Barrow S. Widdie Thos. Black William Gata George Barrell Thomas Webb George Hawkins Walter Peck William Duffin Chas. Gossage Thos. Hildell George F. Low George Chapman Alfred Wilson James Hare Frederick Loker Edward Webb G. M. Peasey Let the old one do, R. Simpson Wm. Peck William Greene Chas. Rankin Dan. Rankin Jacob Chater George Williams Joseph W. Hildesburgh John Clements Edward Bennett No saw one, Samuel Andrews John Benson Frank A. Hillis Thos. Robinson George Thring John Dingley George Henry Ellwood Henry Lee Alfred Road Wm. Horn Jane Cooke George Barker William Salt Charles Saint Henry Fairweather George Jackson Henry J. Church James Baker J. S. Christmas Jas. Bailey Thos. Sanders Charles Boring John Arnold Selby James Richard William Clarke, Cambridge David Atkin, 7, Regent-street Thomas Ginn Wm. M. Stuppy Fred. Clare James Gray Stephen Sparrow C. Whalley T. H. Knapworth B. W. Hyman John Daniels John Pater James Russell Wright W. H. Jarrold William Robinson</p>
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In compliance with the above Requisition I hereby convene a PUBLIC MEETING of the Rated Inhabitants of the Borough, to be held at the GUILDHALL,

On WEDNESDAY, the 23rd inst.,

at TWELVE o'clock at Noon, to consider the subject therein named.

CHARLES BALLS,
MAYOR.

Guildhall, Cambridge,
March 17th, 1870.

J. PALMER, PRINTER, CAMBRIDGE.

However, at the same time a large body of farmers and merchants were urging for the Wheeler Street building to be no further delayed

Image 11 A printed copy of the memorial to the Mayor urging construction councillors to proceed with the construction of the new Corn Exchange **Mar 1870** (CB/2/CL/7/40/81)

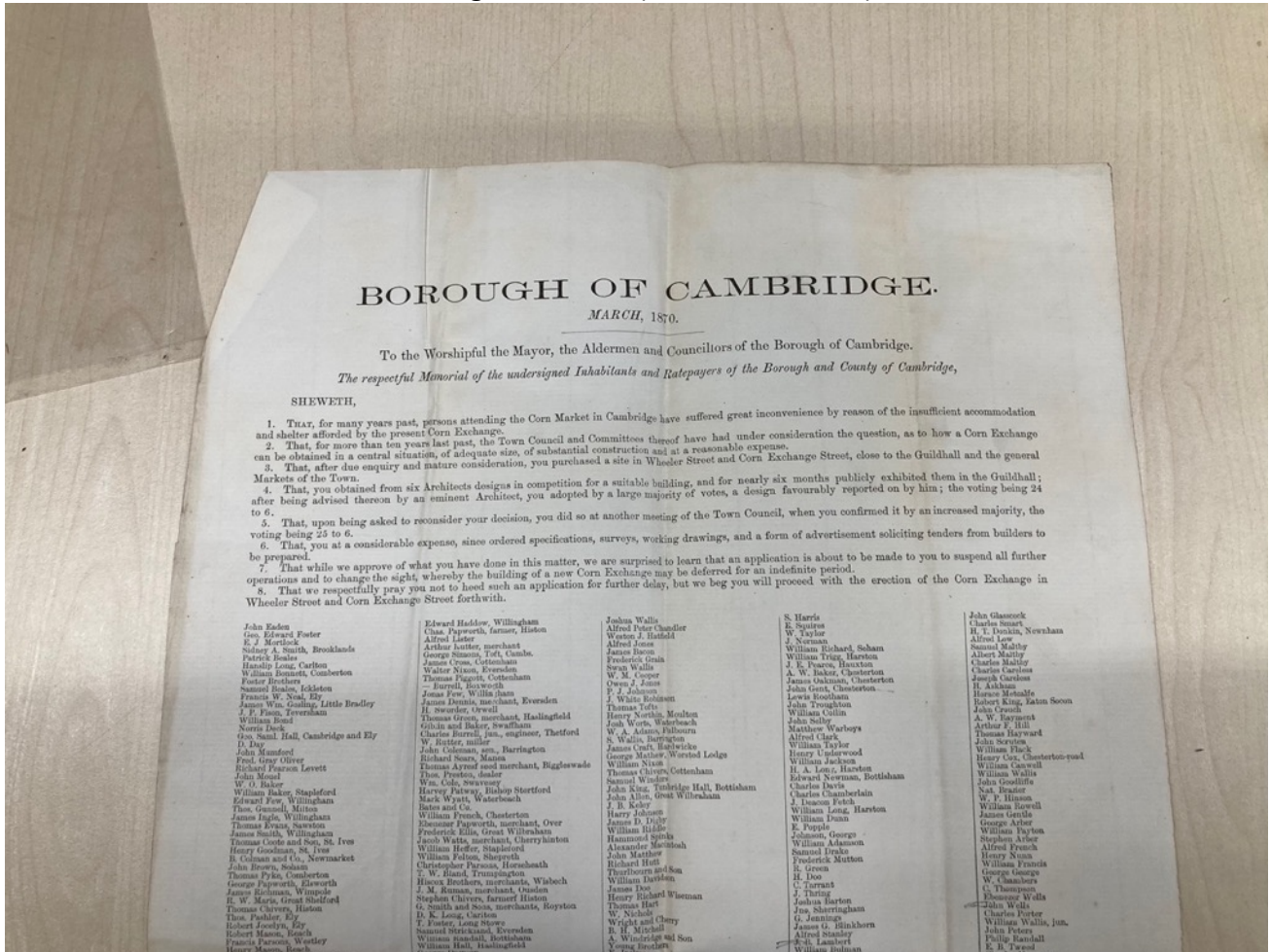


Image 11 Transcribed
To the Worshipful the Mayor, the Aldermen and Councillors of the Borough of Cambridge.

The respectful Memorial of the undersigned Inhabitants and Ratepayers of the Borough and County of Cambridge, SHEWETH,

1. THAT, for many years past, persons attending the Corn Market in Cambridge have suffered great inconvenience by reason of the insufficient accommodation afforded by the present Corn Exchange
2. That, for more than ten years past, the Town Council and Committees thereof have had under consideration the question, as to how a new Corn Exchange can be obtained in a central situation, of adequate size of substantial construction at a reasonable expense
3. That, after due enquiry and mature consideration, you purchased a site in Wheeler Street and Corn Exchange Street, close to the Guildhall and Markets of the Town.
4. That, you obtained from six Architects designs in competition for a suitable building, and for nearly six months publicly exhibited them in the Guildhall; after being advised thereon by an

eminent Architect, you adopted by a large majority of votes, a design favourably reported on by him; the voting being 24 to 6.

5. That, upon being asked to reconsider your decision, you did so at another meeting of the Town Council, when you confirmed it by an increased majority, the voting being 25 to 6.

6. That, you at a considerable expense, since ordered specifications, surveys, working drawings, and a form of advertisement soliciting tenders from builders to be prepared

7. That while we approve of what you have done in this matter, we are surprised to learn that an application is about to be made to you to suspend all further operations and to change the sight, whereby the building of a new Corn Exchange may be deferred for an indefinite period.

8. That we respectfully pray you not heed such an application for further delay; but we beg you will proceed with the erection of the Corn Exchange in Wheeler Street and Corn Exchange Street forthwith.

24 March 1870 Special meeting of Council held the day following the Public Meeting

(CIP 26 Mar 1870)

Mr Basham presented the following protest

*Cambridge. March, 1870. To Edmond Foster, Esq., Town Clerk of the Borough of Cambridge
'The undersigned Aldermen and Councillors of the said borough hereby require you to cause the protest here following to be placed upon the business-paper of the next meeting of the Council:-*

That having reference to the resolution recited below and which was carried by a majority of twenty-five votes against six, the undersigned protest against any further delay in carrying it into effect.'

"COUNCIL MEETING, 3 Feb., 1870. Proposed by Mr Ballard and seconded by Mr Death 'That advertisements be inserted in the local newspapers, inviting tenders for building so much of Mr. Rowe's design for the new Corn Exchange that was adopted at the last meeting of Council, as can be constructed without interfering with the Haunch of Mutton premises, and that the work be proceeded with forthwith.'

This was signed by 25 members

There was lengthy discussion as to why, given this resolution to seek tenders agreed by the Council, the Mayor allowed a public meeting to be called. The debate also ranged across previous decisions taken by the Council.

The Mayor responded that he had felt it was his public duty and said he had been requested to report to the Council the resolution that was carried at the meeting the previous day
'A large number of influential ratepayers and others interested in the erection of a more commanding and convenient Corn Exchange, being of opinion that the proposed site in Wheeler-street is not the best site for the purpose, beg respectfully to suggest to the Town Council that for the present no further steps be taken for the erection of the Corn Exchange on that site.'

The Council divided on Mr Baham's resolution requiring there be no further delay, the names being taken at the suggestion of Ald. Peed; For 25 , Against 4, Declined to vote: 5

A protest from Ald Peed was tendered and ordered to be entered on the minutes ---

'I hereby protest against a Corn Exchange being built on the site in Wheeler-street, proposed by the Council this day, believing, as I do, that such site is not the most suitable one that can be found, and considering that the Council are morally bound to erect a Corn Exchange on the site on Peas Hill, resolved on by the Committee held on the 1st August, 1865.—S. PEED.

OUTCOME 24 March 1870: Council voted in favour of no further delay on placing advertisements for tenders to build the new Corn Exchange

Josiah Chater records in his diary **Thursday, March 24 1870**

'I went to the Council meeting and heard the debate on the Corn Exchange. The Wheeler Street site is to be built upon at once.'

Whilst the vote had been to proceed on placing adverts for tenders Ald Peed was clearly not going to accept this, and threatened legal action is reported in the CIP 2nd April 1870

'The Corn Exchange Question.—We are requested to state that a meeting of the Market Committee was held yesterday, when, in consequence of threatened legal proceedings by Alderman Peed, it was resolved to stay further proceedings, although steps had been taken for carrying out the decision of the Town Council. Advertisements, which had been sent to local journals and were already in type, were countermanded, and Mr. A. D. Claydon, the auctioneer instructed to sell the materials on the Corn Exchange estate, was directed to stay his hand, pending, as we understand, the result of consultation with counsel learned in the law.

OUTCOME 1st April 1870 : Market Committee held on placing adverts for tenders and the sale of the material on the Wheeler Street Site under the threat of legal proceeding by Ald. Peed

However on 16th April 1870 the CIP reported

'The Corn Exchange Question. We understand the Market Committee have obtained counsel's opinion on the question raised by Alderman Peed as to the legality of the Corporation purchasing property for the purpose of erecting a Corn Exchange and that opinion fully justifies the Council in its course of action. We trust that this will prove a death-blow to further delay, ...'

OUTCOME APRIL 1870: legal opinion on the legality of the Council's actions found in their favour

The details of the Opinion of Counsel, Horace Lloyd was published in the CIP 23rd April. In this edition Mr. A D Claydon advertised preliminary notice of the Auction of Materials from the Wheeler Street site and the following week further details of the auction to be held on May 6th 1870 selling the 'Materials comprising the houses and buildings' on the Wheeler Street site are published.

Image 12

Image 12 Sale of Goods from clearance of Wheeler Street site (CIP 23 April 1870)

Cambridge.
NEW CORN EXCHANGE.
WHEELER STREET SITE.
Mr. A. D. CLAYDON

BEGBS to announce that he is favoured by the Corporation of Cambridge with instructions **TO SELL BY AUCTION**, on the site adopted by the Council for the erection of the New Corn Exchange, in Wheeler:street, all the

MATERIALS,
COMPRISING THE HOUSES AND BUILDINGS
THEREON.

The Sale will take place on **FRIDAY** next, May 6th, 1870, at Eleven o'clock, as set out in the following Lots :—

LOT.

- 1.—The Premises lately occupied by Mr. J. O. Vinter, Corn Exchange-street.
- 2.—The Old Meeting House, now used as a Printing Office by Mrs. Henry Smith.
- 3.—A Brick and slated Building, adjoining last lot.
- 4.—The Black Bear Inn, Wheeler-street.
- 5.—A further portion of the Black Bear Estate.
- 6.—Ditto Stables.
- 7.—Other Premises, lately occupied by Mr. J. O. Vinter
- 8.—Two Houses fronting Wheeler-street, late Bryant and Stanley.
- 9.—Two ditto, Parson's Court, formerly Mr. Ald. Apthorpe's.
- 10.—Stabling in Parson's Court.
- 11.—The House adjoining last lot.
- 12.—The Stable and Coach-house adjoining last lot.
- 13.—The Green-house attached to House in Parson's Court.
- 14.—The portion of House as left up in Parson's Court, formerly in the occupation of the Misses Haslop.
- 15.—Two Outbuildings in Garden at back.
- 16 to 124.—The part of House in Parson's Court, taken down and arranged in convenient lots.

Further particulars and catalogues may be obtained of Mr. A. D. CLAYDON, Auctioneer, Surveyor, Valuer, and Estate Agent, 19, Crescent, Cambridge.

Ald Peed was seeking a legal opinion on the Council's right to proceed. His concern was not, he stated at further meetings, regarding the site (though he thought it not the best), but the Right of the Council to act under the 1850 Act. He sought a further opinion, from Mr Fry (Lincoln's Inn) who found the Council did not have the power under the Act to purchase property or borrow funds for the building and suggested the next step would be to '*file an information to the Court of Chancery*' (CIP 30 April 1870). He requested the Council seek yet a further opinion from Mr Mellish QC, however the Council would not vote on his resolution (CIP 7 May 1870).

Tenders were then invited for the building of the new Corn Exchange on Wheeler Street. Cambridgeshire Archives hold the 8 tenders received (CB/2/CL/7/40/87 to /94 dated 13 May 1870)

31 May 1870 The Market Committee having understood that, whilst a case of Information was to be filed at the Court of Chancery this was awaiting progression to the Attorney-General, they would delay no further in opening the tenders.

Image 13 Tenders for the building of the new Corn Exchange (Cambridge Chronicle 11 Jun 1870)

Upon this the Committee resolved to open the Tenders, which was done with the following result :—

	£
Bardell, Lynn	6,300
Bell and Son, Cambridge	4,415
Elworthy, Upwell	4,325
Feast and Waters, Haddenham	5,368
Hailey, Watford	5,073
Loveday, Leicester	4,375
Nightingale, Lambeth... ..	4,729
Thoday, Cambridge	5,300

The Committee thereupon unanimously resolved to recommend the Council, provided no injunction in the meantime be applied for, to accept the tender of Mr. Elworthy, of Upwell, at £4,325, he giving the usual security for the due execution of the contract to the satisfaction of the Market Committee ; and by direction of

This outcome was received by Council 9 June 1870. At the same meeting the Council received the papers from the Court of Chancery filing Information against the Council proceeding.

OUTCOME 31 May 1870 Market Committee open tenders and recommend, provided no injunction is applied for, in favour of Mr Elworthy at £4325.

LEGAL PROCEEDINGS

9 June 1870 Council meeting receives Court of Chancery Papers

On 8th June 1870 an Information was filed in the name of the Attorney-General (on behalf of the Realtors) to restrain the Corporation from proceeding further.

A Special meeting of the Council on 9 June 1870 (CIP 11 June) received the papers from the Court of Chancery. At this stage it was ‘Information’ lodged by certain Ratepayers (listed below) and was not an Injunction, but requested one. The full text of the submission is given in CIP June 11, they request (PRAYER) that

The Informant prays as follows:—

- 1 *That it may be declared that the Defendants the Mayor Aldermen and Burgesses of the borough of Cambridge are not entitled to purchase the said site and to erect the said proposed new Corn Exchange thereon and that they may be restrained by the Order and Injunction of this Honourable Court from accepting any tender or entering into any contract for the erection of the said New Corn Exchange and from applying any part of the Borough Fund for the purposes of such purchase and erection.*
- 2 *That the Informant may have such further or other relief as the nature of the case may require.*

Informants

Frederick Bailey of Newmarket Road Brewer, William Clarke of St. Andrew's Street Innkeeper William Clayton of Bateman Street Builder. Rowland Morris Fawcett of Scroope Terrace Doctor of Medicine, John Lambert of Trumpington Street Innkeeper, Henry Lee of St. Andrew's Street

Bootmaker, Joseph Ryder of Green Street Robe Maker. Robert Sayle of St. Andrew's Street Draper, George Augustus Shippey of Sidney Street Ironmonger, William Towler of Newmarket Road Brewer, George Whitmore of Downing Street Wine Merchant, Thomas Fitzwilliam Watts of Regent Street Timber and Coal Merchant, John Wells of East Road Corn Merchant and Joseph Wentworth the Younger of St. Andrew's Street Auctioneer, all resident in and Ratepayers of the Borough

OUTCOME 9 June 1870 Council receives details of a submission of Information to the Court of Chancery requesting an injunction is made to prevent the Council proceeding.

The Market Committee reported to this meeting on the opening of tenders at their meeting on 31 May 1870 with the decision to accept the tender from Mr Elworthy subject to the being no injunction

Given the papers they had received that morning from the Court of Chancery Mr Peed proposed the following which was agreed

'That the general retainer given to Sir Roundell Palmer on behalf of the Corporation, be adopted and continued: that the Town Clerk be directed to appear to the information filed by the Attorney-General at the relation of the several ratepayers therein named, and to oppose the application for an injunction, and, if so advised by Sir Roundell Palmer, to carry the same by appeal against any adverse decision, and that until such information is heard and finally disposed of no tenders for the erection of a Corn Exchange on the Wheeler-street site be accepted.'

Josiah Chater records in his diary Thursday, June 9 1870

'Attended Town Council meeting the accepting tenders to build Corn Exchange is again postponed on the motion of S Peed.'

OUTCOME 9 June 1870: Council vote to oppose any injunction should it be granted and to delay any acceptance of tenders

Dec 1870 Application for an Injunction granted

(CIP 17 Dec 1870)

'The Cambridge Corn Exchange Question. (SPECIAL TELEGRAM.) London, Friday. The application for an injunction against the Corporation of Cambridge, to restrain them from proceeding with the new Corn Exchange, on the Wheeler-street site, until the legal question at issue should be argued, was granted this morning by Vice-Chancellor Bacon'

(CIP 24 Dec 1870) Full Report

'COURT OF CHANCERY, LINCOLN'S INN (Before Vice-Chancellor Bacon.)

THE ATTORNEY GENERAL V. THE CORPORATION OF CAMBRIDGE.

This case, which was heard before the Court on Thursday and Friday, Dec. 15th and 16th, was a suit brought by the Attorney General, at the instance of various relators, ratepayers of the Town of Cambridge, against the Corporation of Cambridge, to restrain them by injunction from erecting a new Corn Exchange, in Wheeler-street, out of the borough funds'

There followed the details of the lengthy legal proceeding at the end of which VC Bacon stated (taken from CIP report)

'I think you are entitled to the injunction in these terms: -From accepting any tender or entering into any contract for the erection of the proposed new Corn Exchange, or applying any part of the borough fund for the purpose of such purchase money or the erection thereof.'

OUTCOME December 1870. An injunction was granted by VC Bacon at the Court of Chancery that prevented the Council from accepting tenders or entering into a contract or using any Borough funds for the building of the new Corn Exchange

After some concern from councillors over the costs and success of an Appeal the Council do proceed with an Appeal which is heard in the Court of Chancery in March 1871

Mar 1871 Council Appeal against the Injunction

'THE CORN EXCHANGE APPEAL. COURT OF CHANCERY, FRIDAY, March 3. (CIP 11 Mar 1871)

(Before the Lords Justices JAMES and MELLISH).

THE ATTORNEY-GENERAL. V. THE MAYOR, &C., OF THE BOROUGH OF CAMBRIDGE.

The further hearing of this appeal, adjourned from last Friday, was resumed today by Sir ROUNDELL PALMER, who alleged, on behalf of the appellants, that the facts of the case had not been sufficiently laid before the Vice-Chancellor, or his Honour would not have given the decision which the Corporation were now appealing against. The interposition of Wheeler-street between Market-hill and the proposed site of the new Corn Exchange was put forward as the great objection to the scheme. The Corporation, however, held that the proposed site was not independent of the Market-place.'

The paper reported the proceedings and arguments that resulted in both Justices ruling in favour of the Council. Lord Justice Mellish stating

'I should have no doubt at all that the site for the proposed Corn Exchange, which is separate from Peas hill and Butcher's row by nothing but Wheeler street, which, in fact, would, in that point of view be a public street running from one part of the Market-place to another part of the Market-place I should have no doubt that buying a site separated solely by that street which runs from one part of the Market-place to another part of the Market-place was quite within the terms, if you construe it in the strictest possible sense, and which would be included in an enlargement of the market. That being so, we come next to the power of borrowing money, and really it appears to me it is impossible to express in plainer terms that they may borrow, not for the purpose merely contemplated at the time the Act (1850) passed, but ... it shall be lawful for the mayor alderman and burgesses from time to time to borrow on mortgage or bond any sums of money not exceeding in the whole the sum of £40,000, ... '

OUTCOME MARCH 1871: The Council won their Appeal against the Injunction which was dissolved.

From reports in the press of Council meetings following this outcome in their favour requests were made to those opposing the building of the new Corn Exchange to cease their case. However, a report of the Market Committee (Cambs. Chronicle 4 May 1872) to the Quarterly meeting of the Council on 2 May 1872 shows a further Appeal was to be made and had been in consideration since July 1871. The Market Committee detailed in their report the series of appeals and amendments filed by the Attorney-General on behalf of the realtors (On 21 August 1871, 9 March 1872, an extension requested April 23rd 1872). This Council meeting discussed the costs of printing the cases, to go before the Lords, of both parties and the appendix for both which would be between £300 and £400. A sum of £100 was agreed to be paid to the Town Clerk on account for the printing costs.

June 1873 Appeal before the House of Lords

From the printed bound document of the case *THE ATTORNEY-GENERAL V. THE MAYOR, ETC., OF CAMBRIDGE* (Cambridgeshire Collection: C.34.6).

Image 14.1 Reasons for the Appellant, **Images 14.2-4** Reasons for the Respondents (the Council). Appendix 4 of this document contains plans used in the Appeal.

Image 14.1 For the Appellant

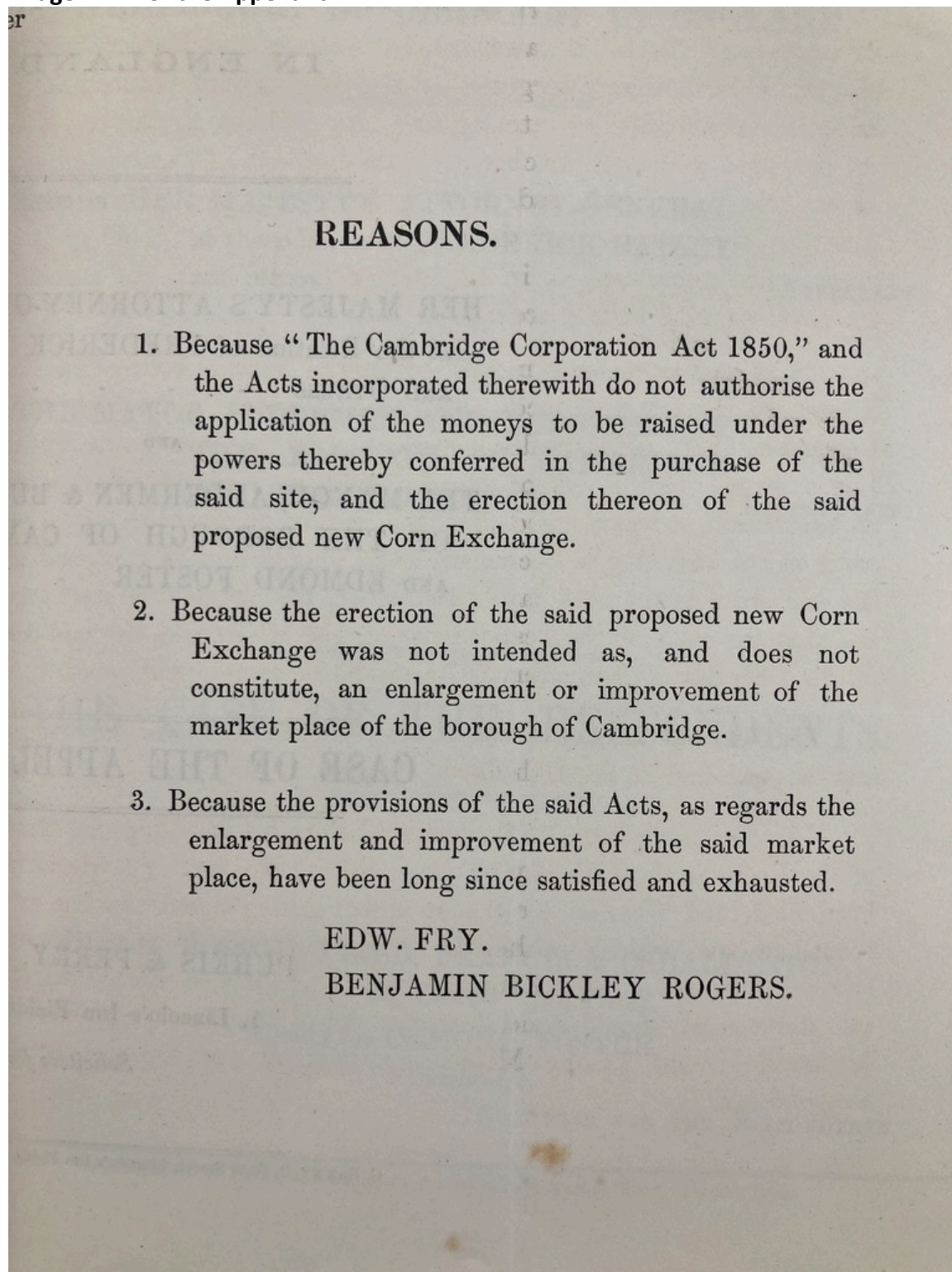


Image 14.2 For the Respondents

REASONS.

- 1.—Because on the construction of the Cambridge Corporation Act 1850 the words “market place” in the preamble and in sections 4 and 16 of the said Act ought according to the Interpretation Clause (section 54 of the said Act) to be understood as including “all places whatsoever within the “borough of Cambridge wherein the markets thereof “were usually holden at the time of the passing of “the Act or wherein the same shall hereafter be “lawfully holden within that borough” and the purchase of the site and the erection thereon of a proposed new Corn Exchange will constitute an enlargement and improvement of the market place so understood within the power conferred upon the Corporation by section 16 of the said Act.

- 2.—Because there is no place at Cambridge named “The “Market Place” and the area within which the principal market is in fact usually held extends over Market Hill and Peas Hill and Guildnall Street to each end of Wheeler Street and to some extent along Wheeler Street and the purchase of the site and the erection thereon of the proposed new Corn Exchange at the corner of Wheeler Street and Corn Exchange Street as proposed to be widened will constitute an enlargement and improvement of the market place of the borough within the meaning of the said Act even as understood strictly without reference to the Interpretation Clause.

- 3.—Because under the 10th section of the Markets’ and Fairs’ Clauses Act 1847 as incorporated in the said

Cambridge Corporation Act 1850 with the substitution of the words "enlarging the market" for "constructing the market" the Corporation have power for the purpose of enlarging the market from time to time to build and maintain on lands purchased by them or belonging to them such market places and other buildings or conveniences for the use of the persons frequenting the market as they may think necessary and under section 9 of the same Act they are similarly empowered to purchase by agreement lands for any purpose which may be necessary for the formation or convenient use of the market and the purchase of the site in question and the erection thereon of the proposed new Corn Exchange are acts within these powers. 15

- 4.—Because the Cambridge Corporation Act 1850 imposes no limit of time for the exercise of the powers thereunder except the power of taking land compulsorily and considering that the power of purchasing lands by agreement extends to twenty acres or more than twelve times the existing market area of Market Hill, Peas Hill and the adjacent streets and that there is a power of borrowing and reborrowing from time to time and that the Corporation is a local representative body existing for public municipal purposes and not for the purpose of gain and as the owners of the fairs and markets of the borough formerly exercised in the case of the present Corn Exchange and of the Cattle Market which stood upon its site general powers of moving and regulating markets it is a fair and reasonable construction of the said Act of 1850 that they should have power under it to make the improvement in question. 30

5.—Because the general powers of the Corporation for moving and regulating markets within the borough of Cambridge (under which the present Corn Exchange was erected and the cattle market which occupied the site of the present Corn Exchange was removed to another part of the town by the Corporation) are not taken away or prejudiced by the said Cambridge Corporation Act 1850 and the Corporation under such general powers had and have authority to purchase the said site and erect thereon the proposed new Corn Exchange.

6.—Because the site in question was purchased by the Corporation and paid for long before the filing of the information and the erection of the proposed Corn Exchange thereon was also publicly determined upon before the filing of the information and the case under the circumstances was not one in which the Court would interfere by Injunction at all events so far as regards any interlocutory application.

ROUNDELL PALMER.
EDWARD E. KAY.
A. G. MARTEN.

Jun 1873 House of Lords

The Report of the judgement below is taken from CIP 14 June 1873

THE CORN EXCHANGE CASE HOUSE OF LORDS JUNE 9.

Before Lord CHELMSFORD, Lord CAIRNS, and Lord COLONSAY.

THE ATTORNEY-GENERAL V. THE MAYOR, ETC., OF CAMBRIDGE.

...

'In giving judgment. Lord CHELMSFORD said the short question upon this appeal was whether, under the powers conferred by the Cambridge Corporation Act, of 1850, for enlarging and improving the market in the borough, the corporation were empowered to build a new Corn Exchange on a site which they had already purchased, and to use their borrowing powers for the purpose, charging the loan upon the borough fund. From the evidence it appeared that the principal market within the borough, to which the act referred, was a market which was held on Saturdays, extending over Market-hill, Peas-hill, and Butcher's-row, and frequently overflowing, as it was said, into the adjoining streets. It appeared to him that there was no particular spot which had acquired the distinctive title of the Market-place. There was a place called Market-hill, which probably was the principal part of the market. The evidence of the toll collector, Brown, was that he did not recollect that the market was ever confined to Market-hill and did not extend to Peas-hill. He never heard any other place but Market place called the Market place, and the Market-hill was universally looked upon as the Market-place. No doubt popularly it was so. It was the Market-place. Speaking of it they would call it the Market-place, but not exclusively so, because if they had to mention the market, Peas-hill might probably be mentioned as the Market-place in the same way as Market-hill. Then the witness said, "Peas-hill has always been regarded as part of the market; I have always collected tolls there. The market overflowed down Market street, Petty-cury, and Butcher's row. In all those places we used to take tolls."

This being the state of things, what was the meaning of the term "the Market-place" in the Act of 1850? In the preamble of the Act it was stated that it was expedient that provision should be made for the better regulation of the fairs and markets, and the enlargement and alteration of the Market-place and approaches thereto. By the 4th section the mayor, aldermen, and burgesses were appointed undertakers for the purpose of enlarging and improving the Market place, and by the 16th section it was enacted that, subject to the provisions of the Act, and the Acts incorporated therewith, the corporation might "enlarge and improve the Market-place afore-said." The 13th section empowered them to borrow, on mortgage or bond, "money not exceeding in the whole £40,000 and interest, on the credit of the borough fund, subject to any existing charge: and also reborrow the same: but so, nevertheless, that there shall not be owing on the security of the Act and the incorporated Acts any more in the whole than the sum of £40,000 at any one time. Then the interpretation clause enacted that the words "Market-place should include "all places whatsoever within the borough wherein the markets thereof are usually holden at the time of the passing of this Act, or wherein the same shall hereafter be lawfully holden within the borough." It was said that the interpretation clause applied to all the markets within the borough. He was satisfied, however, that the Act applied to one particular market, and that the borough fund could not be charged for the enlargement and improvement of the existing Corn Exchange, which was a corn market. But he did not think that the words "the Market-place" would bear the narrow construction put upon them by the appellants. There was no place to which the name "the Market-place" applied. There was a place where the market was held; and on looking at all the circumstances, it appeared that the Legislature, in using the words "the Market-place" meant de

facto the place where the market was held. The power was "to enlarge and improve the Market-place." What was the meaning of the word "enlarge" They had heard a good deal of criticism upon the subject: but it was sufficient to say that it would bear this meaning - to increase the space in which the market was held: if that were so, then, according to the evidence, the market extended over Market-hill, Peas-hill, and Butcher-row, overflowing at times into Petty-cury. Could it be said that under the interpretation clause the words "Market-place" did not include, amongst others, the Petty-cury, Market-street, and Butcher-row where certainly the market was usually holden. It appeared also that tolls were taken in all those places. If that were so, then it was quite clear that enlarging the market would give the power to do what the corporation were proposing to do, that was to take a site which was close upon those parts of the market, Butcher-row and other places, sufficiently near as to render it clear that it would be an enlargement of the market in the sense of increasing the space upon which the market is held.

Now, there was no necessity to consider the argument which had been urged that if the interpretation clause was extended as had been contended, it would give the corporation power to increase the market by, erecting a new market in any part of the borough: but, really, there was no ground whatever for supposing that there could be that enlarged construction of these expressions, and there was no reason to think that the corporation were not acting bona fide in proposing to enlarge the market in the way which had been suggested. He had no doubt whatever that the opinion which the Lord Justices arrived at was the correct one, and that this was within the powers conferred by the Cambridge Corporation Act of 1850, and therefore the decree ought to be affirmed.

As to the borrowing powers, the corporation had the power to borrow on mortgage or bond any sum of money not exceeding in the whole the sum of £40,000 on the credit of the borough fund. They had also power, in the event of any part being repaid, to re-borrow the same, but so, nevertheless, that there should not be owing on the security of the Act any more in the whole than the sum of £40,00 at any one time It appeared that they had borrowed the £40,000, and they had paid off £32,000. It was contended that having borrowed £40,000 their power was exhausted, and they had no power at any future time to borrow, and it was said, at all events, that they had no power supposing the £40,000 had been paid, or any portion of it had been paid, out of a sinking fund, that they had no power to re-borrow again to the extent of £40,000. He did not enter into the question whether, supposing the whole of the £40,000 had been paid out of the sinking fund, there would still remain a power in the corporation to borrow any further money; but undoubtedly the corporation .under this 13th section, in the event of any part of the money being repaid, power to re-borrow; and when it was contended that they had no re-borrowing powers existing, they ought on the other side to have shown that the money had been repaid out of the sinking fund and not repaid out of other funds of the corporation, because it was admitted of the part of the appellant that if any portion of the money had been repaid out of the funds of the corporation, and not out of the sinking fund, they would have the re-borrowing power.

He took for granted that if it was capable of proof that the sinking fund had been applied in satisfaction of so much of the debt, that evidence would have been given. It was the bounden duty of those who objected to the corporation having this re-borrowing power to have shown that they were deprived of it. Under these circumstances he thought the conclusion of the Lords Justices was right in this respect also.

Lord COLONSAY concurred.

Lord CAIRNS after some further remarks said that he 'entirely agreed' with his fellow Lords
OUTCOME 9 June 1873: The Lords find in favour of the Corporation against the appeal of the Realtors

Josiah Chater records in his diary Tuesday, June 10 1873

'On Kings Cross platform Mr E Foster told me the Lords had decided the Corn Exchange building question against the Realtors and in favour of the corporation'

Oct 1873 Increased Cost of the Building

(CIP 25 Oct 1873)

At the Council meeting 20 Oct 1873 the Town Clerk presented the minutes of the market Committee regarding the increased costs for the building of the new Corn Exchange

" Your committee, on the 5th August last, requested Mr. Elworthy to inform them if he would abide by his tender for the erection of a Corn Exchange. That on the 5th September last your committee received from Mr. Elworthy an amended tender, requiring an increase of £951, making a total of £5,276, and the architect having examined the same with reference to present prices of building materials and labour, and certified as to the fairness thereof, your committee recommend the council to agree thereto and to authorise the committee to proceed with the building at once.'

The Mayor also presented the letter from the VC (**Appendix 1**). Ald Peed raised further objections and proposed a delay. Disposing of Ald. Peed's proposal for a further delay with some disturbance in the meeting the Council voted to accept the Report of the Market Committee

OUTCOME Oct 1873 The delay caused by the Appeals to stop the building had resulted in an increase in cost for building of £951

On Saturday 1 November it is report in the CIP that

'At a meeting of the Market Committee on Monday, the contractor for the New Corn Exchange was signed. On Tuesday the contractor, Mr Elworthy, took possession of the site, and the work will be proceeded with forthwith.'

OUTCOME Nov 1873 Mr Elworthy commences work on the site

The following week (CIP 8 November) it was reported that

'Permission was granted to the contractor for the erection of the new Corn-exchange to erect scaffolding, and keep up for eighteen months round the new Corn Exchange.'

On Saturday 16 May 1874 CIP published the following from the Borough of Cambridge

'NEW CORN EXCHANGE

It is proposed that the FOUNDATION STONE of this Building should be laid on Tuesday, the 26th May inst, at One o'clock in the afternoon, by JOHN DEATH, Esq, Mayor of the said Borough.

Luncheon will be provided for ladies and gentlemen in the large Assembly-room, at the Guildhall, at 2 o'clock in the afternoon, tickets for which, 5s each, may be obtained of Mr Moyes at the Lion Hotel, Petty-Cury, and the Hall-keeper, at the Guildhall.'

OUTCOME 26 May 1874 Foundation Stone laid

A report of the proceedings on the occasion of the Foundation Stone is held by the Institute of Civil Engineers and have been obtained for the Corn Exchange 150 project.

6 Nov 1875 Opening of New Corn Exchange

Image 15 Dinner Ticket (no date of Opening on the ticket) CB/2/CL/24/5



Appendix 1 Approaches from the University to acquire the Wheeler Street land in 1871 & 1873

1871

Report of the Market Committee 3 April 1871 (CB/2/CL/3/12 Market Committee Minute Books)
The Committee reported a letter from the VC of the University of Cambridge, J Power

'Pembroke College

March 29 1871

Dear Mr Mayor

I am requested by the Council of the Senate to ask if you would kindly ascertain whether the Corporation would be disposed to sell to the University the site lately purchased by them at the back of the Guild Hall if any circumstances should induce them to give it up the plan of building the new Corn Exchange upon it the council think that the ground might probably be convenient to the University with a view to some future extension of the museums and lecture rooms'

There follows some detail on the fact that this would be subject to the approval of Senate

J Power V.C.

'The market committee do not think it is desirable for them to recommend the council so to take any steps to part with the property on Wheeler Street bought by them for the purpose of a corn exchange'

1873

Council 20th October (CIP Saturday 25th 1873)

The following letter to the Mayor from the VC gave rise again to dissension on the building of the Corn Exchange with Ald Peed yet again proposing a delay and advocating the Peas Hill site.

'Saint Peters College Lodge Cambridge October 17, 1873

Dear Mr Mayor

Sometime ago the late Vice Chancellor applied to one of your predecessors to know whether the corporation would be disposed to sell the University the portion of ground in Wheeler Street now laid out for a Corn Exchange.

I am requested by the council of the senate to make a similar application now and, if so, what price the corporation would put on it ?

It has been represented to the council that the piece of ground would be indispensable to the erection of the museums of science, especially the Museum of Comparative Anatomy, and that if a large public building be erected upon it, it would be for all time be appropriated to a different purpose.

At the time that the purchase of the ground by the corporation was contemplated, the members of the University were not aware of the fact, and so lost an opportunity of making their representation, but I am told that even now it is not too late.

As the University and the town have a common object in making these museums and laboratories worthy of the nation, perhaps the corporation may be disposed to listen to this application.


I am yours very faithfully H W Cookson Vic-Chancellor

PS if you or any members of the corporation would like to look at the site, they are quite at liberty to do so. The present building for the Museum of Comparative Anatomy is quite a beginning only, and so of some other others H.W.C'

Appendix 2

CB/2/CL/7/40/65 Correspondence relating to the recommendations of Alfred Waterhouse for the design of the new Corn Exchange **Nov 1869**

Nov 9 1869



Dear Sir,

I communicated with Mr Waterhouse & enclose you his letter to me.

You will see that such a proceeding as you contemplate is quite according to rule.

CE/2/CL/7/40/65

I am glad to hear

I shall be happy to be the means of communication with him again, or you can take the correspondence now entirely into your own hands.

Yours
Dear Sir
Yours faithfully
C.E. Brown & John Lamb

8, New Cavendish Street,
Portland Place, W.
Nov. 8. 1869

My dear Sir. I have been away from home, or would have replied earlier to your letter of the 3rd inst.

It would give me pleasure to assist the Committee to make a selection from the designs submitted in competition for the new Corn Exchange.

Most Architects feel strongly that Committees having the management of such matters should by all means seek professional

CE/2/CL/7/40/65

Assistance in order that a fair selection, on the merits of the case, may be made.

It is true that those of us who have been retained for such services have rarely found our Awards give dates. *fraction* all round!

I could not conveniently come to Cambridge this week, but should be glad to come any day next week or afterwards the Committee might do so.

I am, Yours very faithfully
Alfred Waterhouse

Mr Geo Edmund Lamb, Esq.


8. New Cavendish Street.
 Portland Place, W.
 Nov. 13. 1869.

Dear Sir, I am pained with your
 note of yesterday, and in accordance
 with your wish will arrange to meet
 the Com Exchange Committee on
 Friday next at 2 o'clock at the
 Quitshall.

I am Dear Sir,
 Yours faithfully
 Aquil Washburn

Edward Foster Esq: 28 Green St
 Cambridge.
 CB/2/CL/7/40/65

Nov 15th 1869



Dear Sir,

Mr Waterhouse will expect
 a fee, the amount of which he
 will let me know when he
 has seen what amount of
 work is required of him

Yours faithfully
 Aquil Washburn

CB/2/CL/7/40/65

8. New Cavendish Street.
 Portland Place, W.
 Nov. 29. 1869.

Dear Sir, Com Exchange

Two of the designs seem to me so very
 nearly equal in merit that I cannot
 decide which to recommend without again
 seeing them. As I am unusually
 full of engagements just now I regret to
 say I cannot come to Cambridge this
 week & I fear therefore it will be
 quite impossible for me to read you my
 Report by the 4th Dec^r. I shall
 be very glad if the Council will kindly
 grant me some little extension of time.

I remain Dear Sir,
 Yours faithfully
 Aquil Washburn

Edward Foster Esq:
 CB/2/CL/7/40/65

* Forwarded to Edward Foster Esq. at the North of London by the same vessel as this letter.

Appendix 3

A handwritten copy of the report of Alfred Waterhouse to Edmond Foster with his opinion on the six designs submitted for the new Corn Exchange **29 Dec 1869** (CB/2/CL/7/40/67)

Received 29th Dec^r 1869

The Cambridge Corn Exchange Competition.

To Edmond Foster Esq: Town-Clerk of Cambridge.

Sir,
I beg to report that, in accordance with the instructions with which I was favored, I have carefully examined the designs submitted by six competitors for the proposed new Corn Exchange.

Though each design seems to me to have some one or more good points of its own, I consider that, on the whole, the designs of Mr. John Edlin and Mr. R. R. Rowe possess the greatest amount of merit.

Mr. Edlin's design is in the Greco-Italian style, somewhat similar to that so much in vogue in German Railway Stations. Its simplicity, its unexpensive detail, its business-like appearance and fitness for its purpose, and its varied skyline are all, as it seems to me, ^{specially} commendable points. The Exchange itself is rectangular on plan, giving about 9500 square feet of floor space; the roof is supported by a double row of Iron Columns, dividing the building into what may be termed a Nave and Side Aisles. There are no galleries. The Room is lit principally by a continuous Skylight along the Centre of the roof of the Nave. This, it seems to me might prove scarcely adequate to the special requirements of the Case, but this defect, if it be one, might be easily remedied by merely increasing the width of the space devoted to glass, or either side of the roof, no structural alteration whatever being needful. There are, in this design, no side lights, except in the Gables in the centre of each front, rising above the general line

CB/2/CL/7/40/67

of leaves; each of these is emphasised by a 3-light window
In the centre of the roof rises a lantern, of wooden construction,
square on plan with a dormer on each of its sides.
Internally the semi-circular roof of the Nave has a pleasing
effect. Abundant ventilation is provided by a clear story.
The Exchange is set back 60 feet from Wheeler Street, so
that there is good space left for shops in front. These are well
arranged in Mr. Edwin's design. The ^{unoccupied} space at the back
which is larger and more compact than in most of the designs
is approached by Parson's Court, 12 ft. wide. From this
Court a side entrance is secured to the Exchange, in addition
to the two other entrances, the principal one from Wheeler Street,
and one of somewhat meagre character, out of Corn Exchange Street.
I venture to think the walls of the building would be all the
better if had a brick thickness. ~~an ornate summit to the gable~~
~~found that was reached between the building and the street~~
My impression is that this design would prove by far the least
expensive to carry out of any submitted to you, and that it could
be satisfactorily erected for the sum named, £4000.

Mr. Rowe's design, a Gothic one, is, in my opinion, in point of elevation,
the most attractive one submitted, at any rate so far as the main
building is concerned. It is pleasing in outline: the ornamentation
is not redundant, and the treatment of the walls is good, both within
and without, especially the arrangement of the buttresses internally,
from which spring the roof-principals. It is proposed to
erect the walls in white brick with a certain intermixture of red
brick in the arches, which are all either round or segmental in
form. Polychromy is also sparingly introduced in other ways.
Mr. Rowe submits three schemes, all rectangular on plan; the first
preserves the "Haunch of Mutton" and the land behind it intact;
the second preserves the ~~den~~ but not the land behind; and the
third, like all the rest of the designs, preserves the land behind, or

of a 3-light windows
each of its sides.
Now has a pleasing
by a clear story -
under that, so
are well
the back
signs

a certain portion of it, but absorbs the Sun. This plan (C) seems to me decidedly the best of the three submitted by Mr Rowe; it gives nearly 11,000 square feet of floor space.

Mr Rowe has, in my opinion, erred somewhat in an opposite direction to Mr Edlin, by glazing too large a portion of his roof. The windows, too, on Mr Moorlock's side of the building are objectionable and surely not useful for light.

There is no approach in this plan to the spare ground at the back; and the shops in front would be somewhat poor, as the Exchange comes within 22 feet of Wheeler St. The otherwise pleasing effect of the interior is, I think, somewhat marred by the diagonal ties of the circular-ribbed principals - which again are disconnected with the tie-beams of the King-post principals above.

The two sets of retiring rooms seem quite satisfactory in their arrangements, and the vestibules are good.

This design would cost, I believe, ~~some~~ nearly 50% more than Mr Edlin's.

Mr Fawcett's design, though on the whole it is not equal ^{my opinion} to either of the two already described, is I think worthy of special mention. It gives 12,000 square feet of floor space, in an irregular or wedge-shape plan. It is Gothic in character, and has two rows of columns down the centre of the room. The plan is an ingenious one, and all the light in the central roof is obtained from the North. This would have the advantage of excluding strong sunshine and securing a steady light.

There is very little unoccupied ground left, in this design, and there are windows on Mr Moorlock's side which are not wanted.

A gallery surrounds the room ~~with~~ and there are offices under. The cost would be ~~more~~ higher than that of Mr Edlin's design, but this is partly accounted for by the circumstance that Mr Fawcett provides a mass below the principal room, which were not contemplated either by Mr Edlin or Mr Rowe.

It will perhaps hardly be necessary for me to report particularly as to the three remaining designs; but any further information the Committee may desire I shall be happy to supply, if it is in my power to do so.

I may add that, possibly from some misunderstanding of the verbal instructions given, all the Competitors do not appear to have worked on precisely the same basis. It is true that all have shown Corn Exchange Street 24 feet wide, as requested, but all have not shown an approach from Parson's Court to the unoccupied land at the back, and some have not shown Parson's Court increased to a minimum width of 12 ft., as I understand they should have done.

I am, Sir,

Your faithful servant,

Agnes Wallhouse.

Transcription of Alfred Waterhouse's letter on the Cambridge Corn Exchange Question

The Cambridge Corn Exchange Competition

To Edmond Foster, Esq., Town Clerk of Cambridge

Sir,—I to report that, in accordance with the instructions with which was favored I have carefully examined the Designs submitted by six competitors for the proposed New Corn Exchange.

Though each design seems to me to have some one or more good points of its own to recommend it, I consider that, on the whole, the designs of Mr. John Edlin and Mr. R. R. Rowe possess the greatest merit.

Mr. Edlin's design is in the Greco-Italian style, somewhat similar to that so much in vogue in German Railway Stations. Its simplicity, its inexpensive detail, its business-like appearance and fitness for its purpose, and its varied skyline are all, as it seems to me, specially commendable points.

The Exchange itself rectangular on plan, giving about 9,500 square feet of floor space; the roof is supported by a double row of iron columns, dividing the building into what may be termed a nave and side aisles. There are no galleries.

The room is lit principally by continuous skylight along the centre of the roof of the nave. This, it seems to me, might prove scarcely adequate to the special requirements of the case; but this defect, if it be one, might be easily remedied by merely increasing the width of the space devoted to glass on either side of the roof, no structural alteration whatever being needful.

There are, in this design, no side-lights, except in the gables in the centre of each front, rising above the general line of eaves; each of these is emphasised by a 3-light window. In the centre the roof rises a lantern, of wooden construction, square on plan with a dormer on each of its sides.

Internally the semi-circular roof of the nave has a pleasing effect. Abundant ventilation is provided by a clear story. The Exchange is set back 60 feet from Wheeler Street, so that there good space left for shops in front. These are well arranged in Mr. Edlin's design, the unoccupied space at the back, which is larger and more compact than in most of the designs, approached by Parson's Court, 12 feet wide. From this court a side entrance is secured to the Exchange, in addition to the two other entrances, the principal one from Wheeler Street, and one of somewhat meagre character out of Corn Exchange Street.

I venture to think the walls of the buildings would be all the better if half-a-brick thicker. My impression is that this design would prove by far the least expensive to carry out of any submitted to you, and that it could satisfactorily erected for the sum named,— £4,000.

Mr. Rowe's design, a Gothic one, is, in my opinion, in point of elevation, the most attractive one submitted, at any rate so far the main building is concerned. It is pleasing in outline: the ornamentation is not redundant, and the treatment of the walls is good, both within and without, especially the arrangement of the buttresses internally from which spring the roof principals. It

proposed to erect the walls in white brick with a certain intermixture of red brick in the arches, which are all either round or segmental in form. Polychromy also sparingly introduced in other ways.

Mr. Rowe submits three schemes, all rectangular on plan; The first preserves the Haunch of Mutton and the land behind it intact; the second preserves the inn, but not the land behind it; and the third, like all the rest of the designs, preserves the land behind, or a certain portion of it, but absorbs the inn. This plan (C) seems to me decidedly the best of the three submitted by Mr. Rowe; it gives nearly 11,000 square feet of floor space. Mr. Rowe has, in my opinion, erred somewhat in an opposite direction to Mr. Edlin, by glazing too large a portion his roof. The windows, too, on Mr. Mortlock's side of the building are objectionable and surely not needful for light.

There is no approach in this plan to the spare ground at the back; and the shops in front would be somewhat poor, as the Exchange comes within 22 feet of Wheeler Street. The otherwise pleasing effect of the interior is, I think, somewhat marred by the diagonal ties of the circular-ribbed principals—which again are disconnected with the tie-beams of the king-post principals above.

The two sets retiring rooms seem quite satisfactory in their arrangements, and the vestibules are good. This design would cost, I believe, nearly 50% more than Mr. Edlin's.

Mr. Fawcett's design, though on the whole it is not equal in my opinion to either of the two already described, I think worthy of special mention. It gives 12,000 square feet of floor space, in an irregular or wedge-shape plan. It is Gothic in character, and has two rows of columns down the centre of the room. The plan is an 'ingenious' one, and all the light in the central roof is obtained from the North. This would have the advantage of excluding strong sunshine and securing a steady light. There is very little unoccupied ground left in this design, and there are windows on Mr. Mortlock's side which are not wanted.

A gallery surrounds the room and there are offices under. The cost would higher than that of Mr. Edlin's design, but this is partly accounted for by the circumstance that Mr. Fawcett provides cellars below the principal room, which were not contemplated either by Mr. Edlin or Mr. Rowe.

It will perhaps hardly be necessary for me to report particularly as to the three remaining designs; but any further information the Committee may desire I shall be happy to supply, if it is in my power to do so.

I may add that, possibly from some misunderstanding of the verbal instructions given, all the competitors do not appear to have worked on precisely the same basis. It is true that all have shewn Corn Exchange Street 24 feet wide, as requested, but all have not shewn an approach from Parson's Court to the unoccupied land at the back, and some have not shewn Parson's Court increased to minimum width of 12 feet, as I understand they should have done.

I am, Sir,
Your faithful Servant,
Alfred Waterhouse

CB/2/CL/7/40/67

Appendix 4 Plans used in the Appeal to the House of Lords June 1873 (Cambridgeshire Collection: Appeal before the House of Lords : the Attorney-General versus the Borough of Cambridge. 1871 Corn Exchange Site C.34.6).

A Plan of Market Hill 1849



B Plan of Market Hill 1870



Plan C showing the Old Corn Exchange (blue) on St Andrew's Hill and the Wheeler Street site (red) opposite the Free Library.



Plan M. This shows details of occupiers of the Wheeler Street site



Detail from M



Detail from M

