

Tranquil pedestrian shopping street at the centre of old Newmarket.

The medieval High Street was crossed by Fox & Goose Lane and became Sun Lane. The lane connected the villages of south-west Suffolk to Exning and Burwell. Sun Lane lay between the palace of James I to the west and the palace of Charles II to the east. The location of James I palace is suggested by Old King's Yard which lies over the site of the palace. While King James'

Palace was destroyed by the Roundheads, part of Charles II mansion survives today in Palace Street. The buildings on the south side of Sun Lane were built over part of the 2 acre site of James I Palace.



Sun Lane showing blank frontages to right and good quality paving.

SIGNIFICANCE— VERY HIGH

General Overview

Sun Lane is now a secondary shopping street with pedestrian only access. There are shops and shop fronts on the southern side though blank walls face the visitor and potential shoppers to the east.



Traditional Shop Front



Pedestrian Shopping Street



View from All Saints Road

Townscape Elements

- * 2 Storey shops with living above the shop. Building on the back edge of the footway. Building on the northern side mainly reconstructed. Some traditional shop fronts. Recently re-laid paving. Good views of All Saints Church.

Streetscape Enhancement

Pedestrian footways have recently been re-laid in good quality materials

Open Spaces

Interesting progression of space from the High Street, Sun Lane and All Saints Churchyard.

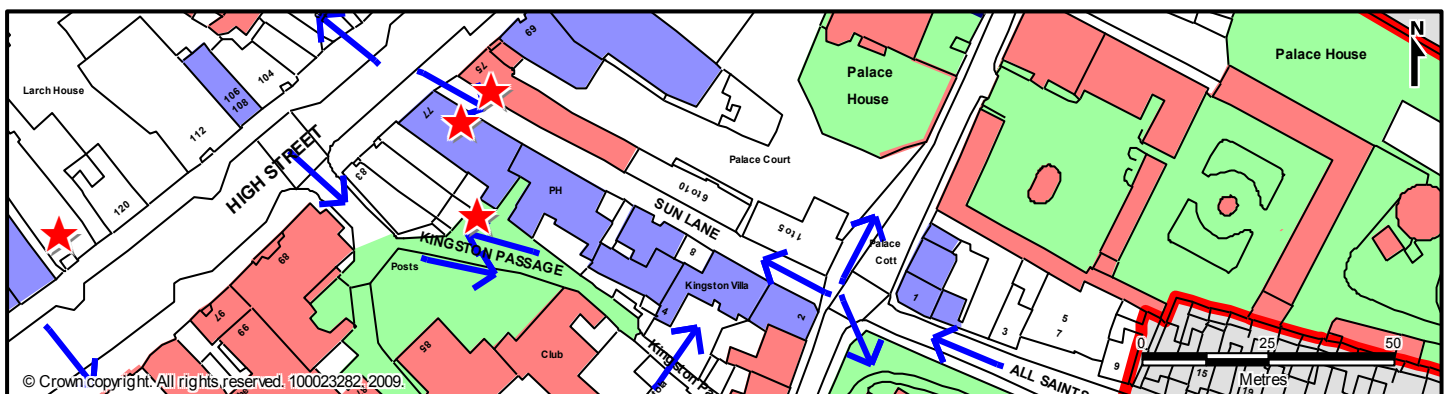
Redevelopment Opportunities

There is some scope for roof extensions, where windows are limited to conservation roof lights.

Archaeology

Palace of King James I to south, Palace of King Charles II the North within the boundary of the medieval town.

Building No/Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Notes
2	PC	Late C19	2 ½ storeys	Gault brick with gauge red brick detail	Gabled slate	Good traditional shop front
Kingston Villa	GII	C18	2 storeys + attics	Flint with brick dressings	Gabled slate	Late C20 roof dormer
8, 10, & 12 (5 Shops)		Late C19	2 storeys	Painted brick	Gabled slate	Large plate glass shop windows
Temple Bar Public House	PC	Late C19	2 storeys	Painted brick	Gabled slate	
1-5 & 6 -10	PC	Late C20	2 1/2 Storeys	Gault Brick	Gabled slate	Good traditional style shop fronts.



	Conservation Area		Listed Building		Building making a Positive Contribution
	Open Space to be Retained		Tree Preservation Order		Wall
	Interesting Feature		Intrusion		Horse Walk
	Important View		Glimpse		Proposed Additional Area