

## Historic Lane with a disjointed streetscape containing historic stables

The Lane marks the western end of the large medieval burghage plots on the north side of the western end of the High Street. The lane owes its name to the former Black Bear Inn which stood on the site of The Fountain Public House in the High Street on

the western corner of the Lane. There were stables in Black Bear Lane in the late eighteenth century to which Fitzroy Stables were added in the mid-19<sup>th</sup>-century



Offices & retail Warehouses

## SIGNIFICANT

### General Overview

Black Bear Lane is used by motorists to gain access to Fitzroy Street and its car park and Rowley Drive. The south-east end is occupied mainly by commercial premises while the north east end is comprised of terraced housing.



Boundary wall of Fitzroy Stables



Ragotsky House



The Fountain, on the site of The Black Bear Inn

## Townscape Elements

- \* Generally two storey buildings set in a low density landscape.
- \* Lane dominated by offices and a retail warehouse, set back from the pavement edge.
- \* Ragotsky House stands out in the disjointed streetscape at the south-east end of the Lane.
- \* Fitzroy stables are on a rectangular site running along side Black Bear Lane. The house and stables occupy the southern third, and paddocks occupy the northern two thirds. The historic buildings occupy the south-east corner of the site; the stables are ranged on four sides of a yard with the house at the east end of the north range. The house is set in a fine garden with many trees. The house has a two story rectangular plan, with a two storey stable range attached to west. It was built in the mid 19<sup>th</sup> century, and extended piecemeal to east in the mid 20<sup>th</sup> century .
- \* Old flint rubble boundary wall extends from the stable gates to a point half way between Falmouth Street & Doris Street.

## Streetscape Enhancement

To be added if appropriate after public consultation.

### Open Spaces

The paddocks for Fitzroy Stables (and or Holland House Stables) occupy the land between Rowley Avenue and the Fitzroy stable buildings. They provide a green hedge and green space on the south-west side of Black Bear Lane.

### Redevelopment Opportunities

The streetscape enclosure could be restored in the event of redevelopment of the land on the north-west side at the south end of the Lane. There are also enhancement opportunities in works to the rear of The Fountain and the boundaries of Grafton House

### Archaeology

The land within the conservation area falls within the boundary of the medieval town of Newmarket included in the Suffolk C.C. Sites and Monument Record (SMR).

Building No/ Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
Rear wing of the Fountain PH		Mid C19	2 Storeys	Render	Concrete slate		Gault brick stack, yard wall
Ragotsky House	PC	Mid C19	2 Storeys	Painted brick, pebble dash front	Hipped slate roof		Gault brick axial stacks, sash windows
Walls to Fitzroy House	PC	Late C19		Flint rubble			Long boundary wall on west side of lane
Fitzroy House	PC	Late C19		Red brick	Hipped slate roofs		Although behind high walls, the buildings are in the conservation area and make a positive contribution
Fitzroy Stables	PC	Late C19		Red brick	Hipped slate roofs		

