

A quiet residential street interspersed with historic training stables.

The development of Exeter Road began in the late 18th century with training stables located close to the heath. Exeter House Stables was probably built in the 1820s for Brownlow Cecil, Marquess of Exeter and are the most important examples of early 19th-century racing stables in Newmarket. Hackness, Chestnut Tree and Beverley

House Stables followed in the mid 19th-century. Industrial and commercial development took place on the north side of the street on previously undeveloped land in the 20th-century.



Exeter Road, view East

SIGNIFICANT

General Overview

Land use is mainly residential, with some office and commercial uses, interspersed with training stables. The eastern end of the road has been modified by town centre traffic management measures and modern industrial and commercial development and parking which has diverted the original course of the road and introduced a large scale landscape of industrial character between the High Street and the stables and terraced housing to the north.



The Watercourse



Unspoilt Terrace House No.60



Exeter House Stables



Replacement and traditional widows in adjoining houses.

Townscape Elements

- * The street is long and almost straight and there are good views from each end. The street crosses the Watercourse, the ancient stream of the medieval 'watering place'. To the north the stream runs in a deep culvert.
- * The houses and their front garden walls located on the back edge of the pavement, make a continuous enclosed interconnected linear space. The terraces each side of the west end of the road where they step up the hill are of a domestic scale and attractive appearance with the rhythm of vertically proportioned door and window openings.
- * The warm red brick and gault brick are visually pleasing and contrast well with the smooth and mechanical appearance of the slate roofs. The chimneys on the houses are important elements in the streetscape.
- * No 25-31 are 4 substantial Victorian villas and coach houses, seen on the south side at the east end of the road behind perimeter walls and railings.

- * Exeter House is prominent in views from the east.
- * Generally two storey buildings set in a low density landscape.

Streetscape Enhancement

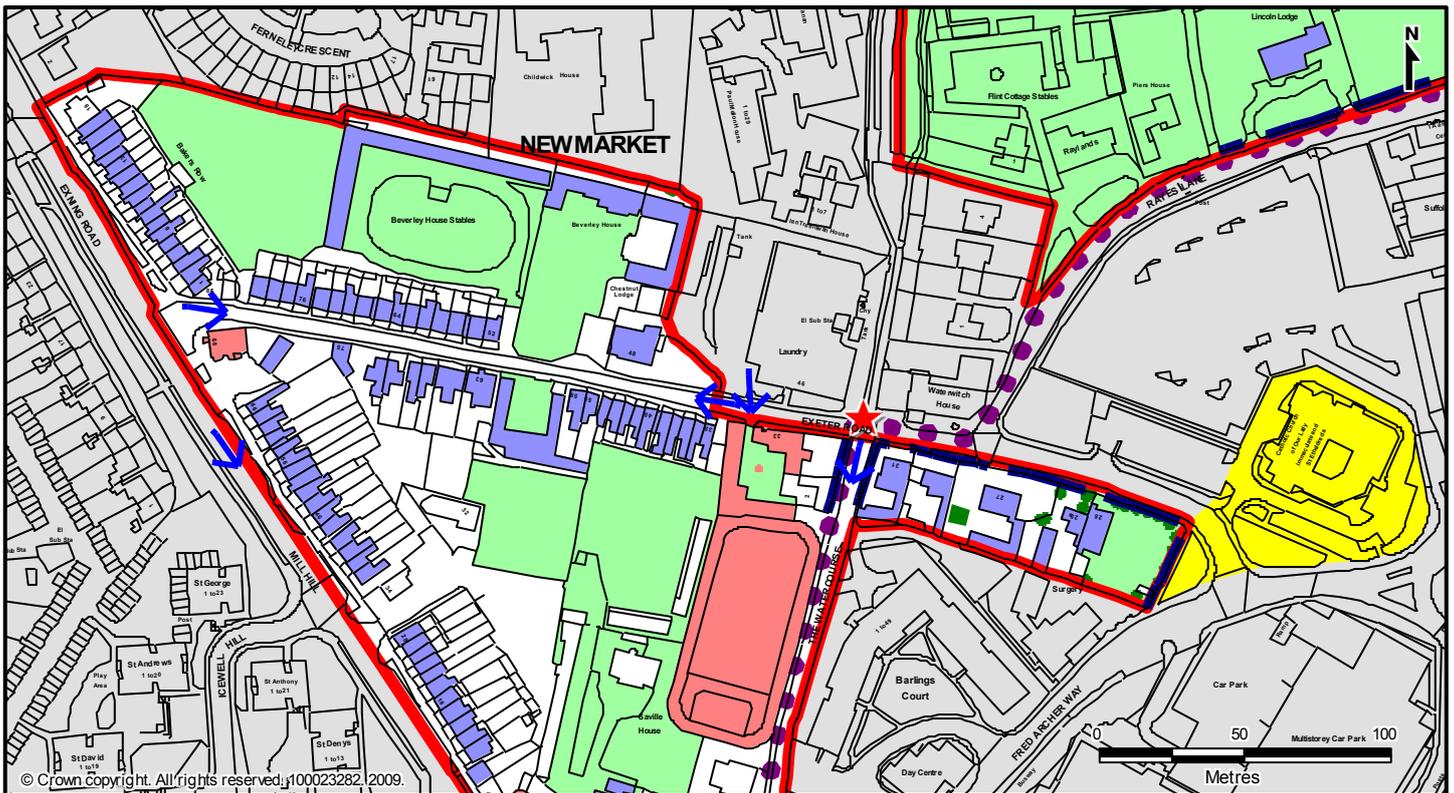
To be added if appropriate after public consultation.

Open Spaces

Paddocks of Exeter House Stables, Hackness Villa Stables, Chestnut Tree Stables and Chestnut Tree Stables. The trees in the grounds of Chestnut Tree Stables are important in views from the road.

Landscape Enhancement

The Watercourse, which was full of rubbish at the time of survey, could be cleaned out and visually improved by a low weir down stream.



	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

Building No/ Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
25 Kisber Villa	PC	Late C19	2 Storeys	Gault brick	Hipped slate		Wrought Iron railings & flint wall & gates
25A	PC	Late C19	2 Storeys	Gault brick	Hipped slate		Significantly altered
27	PC	Late C19	2 Storeys	Gault brick & stone	Hipped slate		Mews building
29	PC	C1900	2 Storeys	Gault brick	Hipped slate		
31	PC	C1900	2 Storeys + attics	Red brick	Gabled & hipped slate		Brick boundary walls & mews building Arts & Crafts Style
Exeter House Trainers House	GII	C1820	3 Storeys	Painted & rendered brick	Slate & parapet gables		Forecourt wall see list description
Exeter House Stables	GII	C1820	2 Storeys	Painted red brick	Hipped slate		Most important C19 stable in Newmarket
102 Watercourse	Curtilage building to house & yard	C19	2 Storeys		Gabled slate		
Covered ride Watercourse	GII	1835	1 Storey	Red brick	Slate		Group Valve with Exeter House & Stables
35-59 Terrace	PC	1892	2 Storeys	Gault brick, red brick quoins	Gabled slate		No.35 most complete. Plynton Cottages, forecourt & low brick walls
Hackness Villa 63	PC	Mid C19	2 Storeys	Painted brick	Corrugated pantiles		Small forecourt walls
65	PC	Mid C19	2 Storeys	Painted brick	Slate		
71-73	PC						
89	PC						
48	PC	Mid C9	2 storeys	Painted Brick	Hipped slate		Wrought iron railings
Beverly House Stables		Mid C19	1 & 2 storeys	Gault brick	Slate		
Chestnut Tree Stable	PC		1 & 2 storeys	Painted brick	Pantiles		
Hackness Villa Stables	PC	C1840	1 & 2 storeys	Painted brick	Corrugated pantiles		
52-82 York Terrace	PC	1877	2 storeys	Gault brick & red brick dressings	Slate		
55-59 (Pair)	PC	C1850	2 storeys	Painted brick	Slate		
67-69 (Pair)	PC	Late C19	2 storeys	Gault brick, red brick dressing	Slate		Low forecourt wall
71-73 (Pair)	PC	C1870	2 storeys	Flint rubble gault brick dressing	Gabled slate		
89	PC	Early C19	2 storeys	Flint rubble gault brick quoins	Hipped slate		
52-82	PC	1877	2 storeys	Gault brick red brick dressing	Slate		Chimney stacks good example for restoration