

## 19<sup>th</sup> century development on the line of a medieval back lane.

Fitzroy Street ran between the ends of the High Street burgage plots and the common fields of the town towards St Mary's Church. Grafton House was situated on the south side of the lane at the east end of the lane. In the 19<sup>th</sup>-century the area south-east of Fitzroy Street was occupied by the yards and stables of the inns and houses of the High Street. At the middle of the Street were public schools for infants and girls, and at its west end was a school for boys.



*Fitzroy Street looking north-east*

## HIGH SIGNIFICANCE

### General Overview

Fitzroy Street contains a mix of uses including a theatre, a flourishing veterinary practice, a retail warehouse, offices and residential uses. The street is used by motorists to cut between the High Street and Rowley Way and to gain access to the public car park.



*Victorian former boys' school*



*Former Victorian girls and Infants school, now a theatre*



*Stables, gardens and paddocks between Fitzroy Street and the High Street*



*Former St Mary's Rectory in fine garden*

## Townscape Elements

- \* Low building density
- \* Buildings set well back from the back edge of the footway, where flint or brick walls enclose a linear space.
- \* Flint and brick boundary walls an important feature
- \* Fine Early Victorian Rectory in extensive garden.
- \* Fine view looking north-east with the spire of the Church of St Mary as its focal point.
- \* Views into parks and through to the back of High Street buildings
- \* Garden and park trees contrast with the flint and brick of the buildings
- \* Generally two storey buildings set in a low density landscape.
- \* .

## Streetscape Enhancement

To be added if appropriate after public consultation.

### Open Spaces

King Edward VI Memorial Gardens

Jubilee Park

The Old Rectory Gardens

### Landscape Enhancement

Forecourt of Kings Theatre

### Redevelopment Opportunities

Retail warehouses on the corner of Bear Lane

### Archaeology

Identified in the Suffolk Sites and Monument record as being within the boundary of the medieval town of Newmarket.

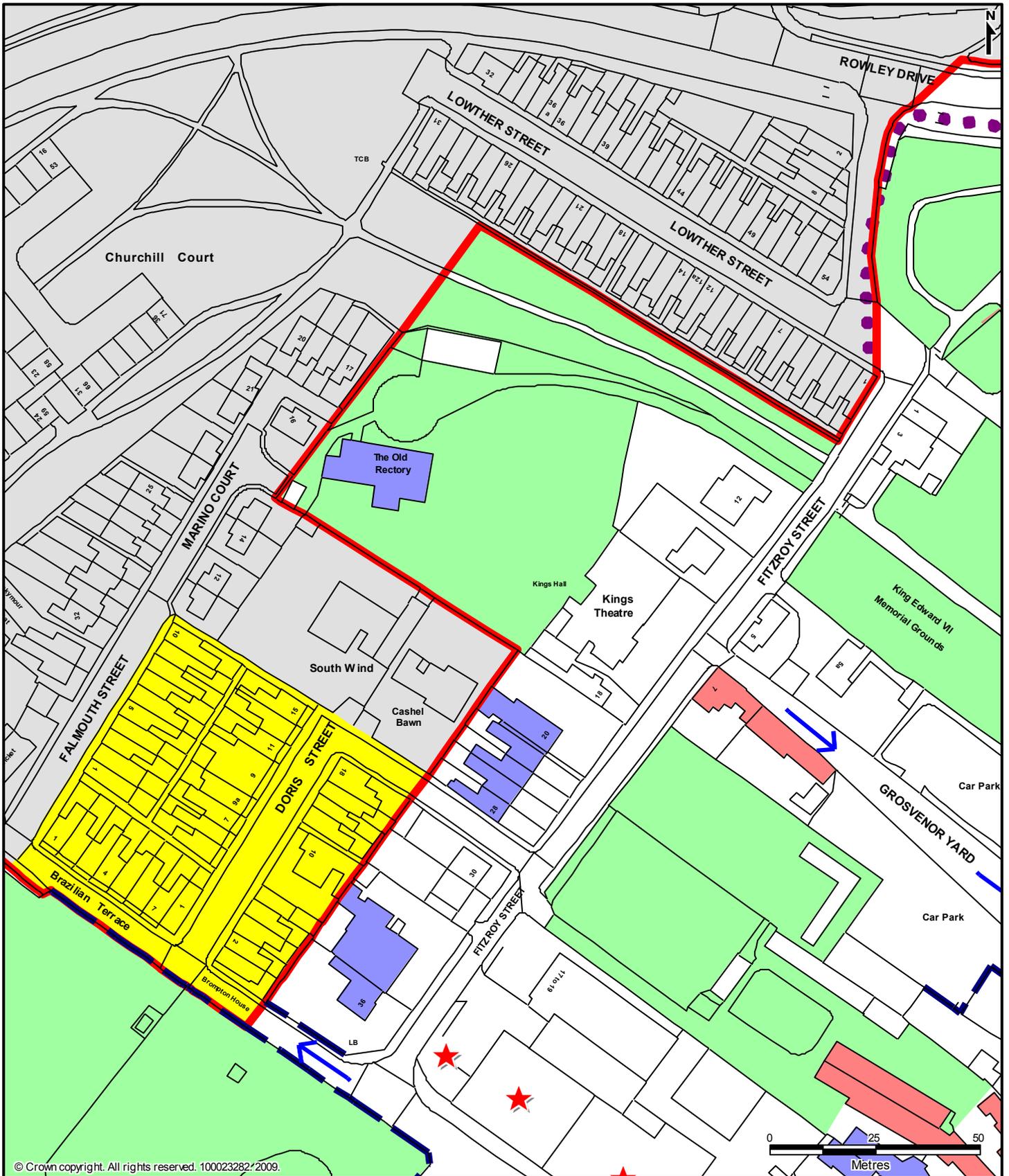


*Edward VII Memorial Gardens*



*Visual intrusion– retail warehouse, Bear Lane, Fitzroy Street*

Building No/Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
Former St Mary's Rectory	PC	C1850	2 Storeys	Gault brick & stone	Gabled slate		Modern gates & gate piers
1-3	PC	1910	2 Storeys Single Storeys	Gault brick	Gabled & hipped slate roofs		On land occupied by Grafton House
Gates of Memorial Gardens							Wrought iron
5	None	C20	Single Storeys	Render painted	Red concrete pantiles		
5a	None	C20	2 Storeys	Gault brick	Black pantiles		
7 Bloomsbury Cott Stables	GII	1865	2 Storeys	Red brick & flint rubble	$\frac{1}{2}$ Hipped slate		Formerly Training Stables
7 Stables	PC	1865	1 & 2 Storeys	Random coursed flint with brick dressings	Red concrete pantiles black clay pantiles		
16 Kings Theatre	PC	1875	Single Storeys	Flint & gault brick	Concrete tiles		Former Board School for Infants and Girls
18	PC	C1875	1 $\frac{1}{2}$ Storeys	Flint & gault brick	Gabled slate		Former School Masters House
20-28 Terrace		Late C19		Gault brick	Hipped slate		
30-32	PC	Late C19	2 Storeys	Gault brick red brick dressing	Gabled slate		
34-36	PC	Late C19	2 Storeys + Attic	Painted brick	Gabled slate		Former Board School for Boys



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