

The High Street runs on a gentle curve from north-east to south-west, for one mile, from the Jubilee Clock Tower to the Cooper Memorial Fountain. A unique Street in terms of its history, scale and

The road layout follows the medieval street pattern with the early settlement on the north side of the street between Black Bear Lane and Exeter Road. The long and narrow plot boundaries survive between Black Bear Lane and Church Lane, stretching back from the High Street to Fitzroy Street. The 'new' market, first established in the High Street is probably the reason for its width. Both King Charles II and James I had palaces in the High Street. Houses and stables built in the earliest phase of the development of the racing industry which survive in whole or in part include Kingston House (Moons Toy Shop) Kings Yard and Godolphin House. There were many inns in the High Street

with yards for their stables and breweries that accommodated owners, grooms, trainers, jockeys, traders and race goers. Newmarket was well known for its sausages, who's makers occupied premises in the High Street. The market moved from the High Street to an area between Wellington Street and Market Lane where it was encroached and became a 'shambles' known as The Rookery. The shambles was replaced by the Rookery Shopping Centre in the early 1960s.



The Clock Tower—High Street

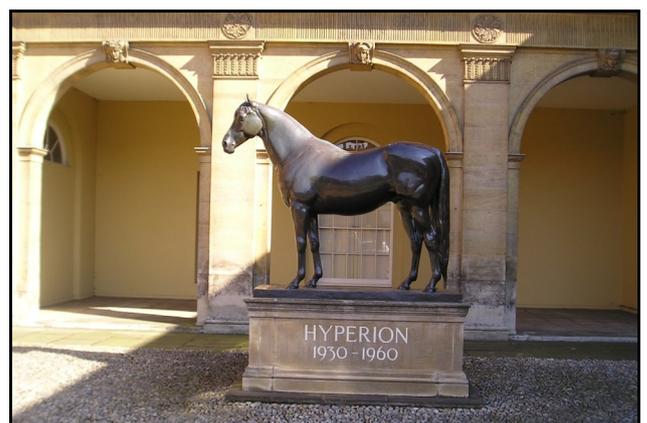
SIGNIFICANCE—VERY HIGH

General Overview

The High Street contains the main shopping area, historic town centre, training stables, and visitor attractions, including the National Horse Racing Museum. It contains the Jockey Club and commercial premises including banks and offices. There are two hotels and many public houses and cafes. The High Street is classified as the A1304 and is a busy route through town.



Georgian perfection



Statue of Hyperion. The Jockey Club

Townscape Elements

- * Wide street with wide footways.
- * The buildings are built against the back edge of the footway enclosing a wide linear space, dipping at its centre where the Water Course has formed a shallow valley.
- * Space opens out at the Clock Tower, the junction with Palace Street and on reaching Newmarket Heath.
- * Attractive narrow subsidiary linear spaces formed by connecting roads and yards.
- * Buildings predominately of two storeys rising to three, aligned with eaves parallel to the street.
- * Rich variety of architectural styles.
- * Traditional vertically proportioned, regularly spaced openings for windows and doors providing a visually pleasing rhythm of solid and void across the facades. Many surviving traditional timber sash windows with glazing bars appropriate to the style and age of the buildings.
- * Primary shopping street from the Clock Tower to the Jockey Club, with many shops having traditional shop windows.
- * There are high quality views from each end of the High Street, particularly looking north-east where the hills and gallops of Long Hill are visible above the roof tops of the High Street.
- * Fine roofscape with traditional roofing materials of tile and slate and chimney stacks.



The Jockey Club

- * Fine group of late 18th-century and 19th-century classical houses on a raised terrace at the south-west end of the street.
- * Focal points in vistas include the Clock Tower at the north-east end of the High Street; 1-3 Market Street, seen across the high Street, The Jockey Club and the statue of the race horse Hyperion, the Cooper Memorial Fountain at the entrance to the Heath.
- * Focal points on corners include No 51-21 on the corner of Rous Road; the 18th-century Rutland Arms Hotel at the junction of Palace Street; 106-113 and 115 on the corners with The Avenue; and 182, The Fountain public house on the corner of black Bear Lane.



The fine traditional shop fronts of Wigg & Son and Wigg & Daugh-



The Forge

Open Spaces

- * Jockey Club forecourt, parking spaces to south and gardens
- * 117 High Street Garden
- * 119 High Street Garden
- * Terrace House Maisonettes, Garden
- * King Edward VII Memorial Gardens

Landscape and Streetscape Enhancement

Potential for widening pavements and re-paving. Removing clutter, unnecessary signage and coordinating street furniture. At the time of writing the area around the clock tower has been repaved and a public open space created linking it to the south side of the High Street.



Grade II listed buildings in High Street



Shop and Chapel built over the site of King Charles II's Palace

Archaeology

The High Street from The Clock Tower to Black Bear Lane and St Mary's Square to All Saints Church is included in the area identified as the medieval town of Newmarket in the Suffolk County Sites and Monuments Record.

The Palace of James I, the Griffin Inn and the Court House is recorded adjoining Kingston Passage; The palace of Charles I and Charles II is recorded at 65 High Street, and the site of a medieval cock pit recorded on the site of Jane's Shop, the former David Fisher Theatre of 1830.

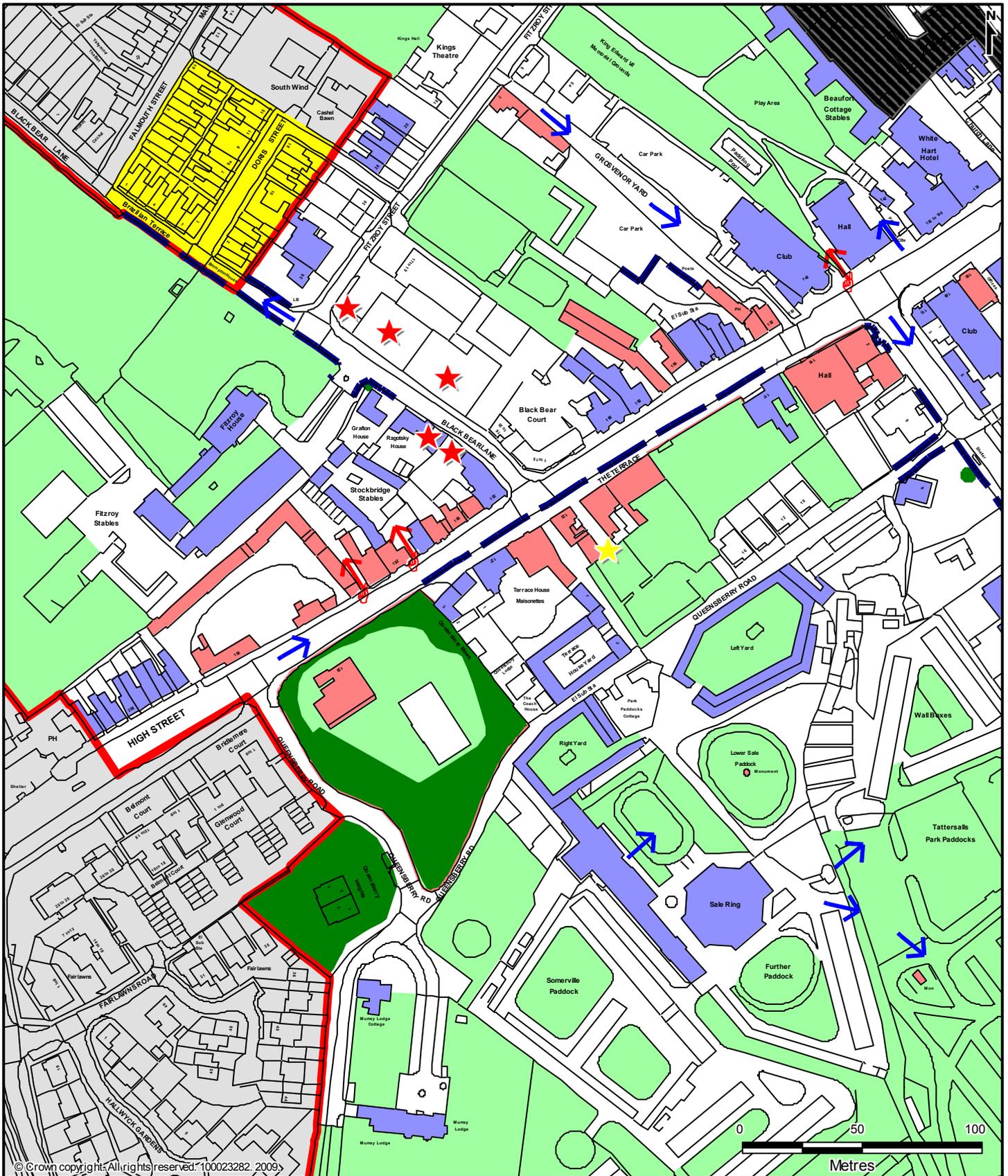
44 High Street contained an C18th cock pit and 67 is on the site of an early ice house associated with the palace of King Charles II.

Building No/ Name	Status	Age	Height	Wall Mate- rials	Roof Form/ Materials	Architect	Notes
6-14	PC	C 20	2 Storeys	Red brick	Flat		Curved plan acts as visual funnel
18		C18	3 Storeys	Concrete block render	Flat		Natwest Bank , modern movement style
22-24		Late Victorian	3 Storeys	Stuccoed brick	Hipped slate		
The Crown	PC	1894	3 Storeys	½ timbered		R.A Caine	
Wagon & Horses	GII	C16 & C19	2 Storeys	Painted stucco	Slate		
36-40	GII	Early C19	3 Storeys	Painted render	Hipped slate		Good door case
46-48 Lloyds TSB	PC	Late C19	2 ½ Storeys	Red brick & stucco	Slate		Victorian Mannerist Style
50-56		C20 front	2 ½ Storeys	Brick & painted render	Gabled slate		Poor dormer detail
58 Barclays	GII	C18	2 ½ Storeys	Brick	Gabled gault plain tiles		Modern extension to left
The Bull	GII	C18 altered 1890	2 Storeys + attics	Painted render	Grey plan tiles	P Holland	
64		C20	2 Storeys	Red brick	Black pain tiles		
74		C20	3 Storeys	Buff brick	Hipped black plain tiles		
78-82		C20	2 & 3 Storeys	Redbrick & painted render	Smutt plain tiles		Height, form, massing, scale, rhythm & materials are appropriate
84 – 86 Smiths	GII	C19	2 Storeys + Attics	Red brick & painted render	Gabled plain tiles		See list description
94	GII	C19	3 Storeys	Red brick	Gabled plain tile		Former Inn See list description
99	GII	C19	3 Storeys + Attics	Red brick	Gabled plain tiles		Former Inn- Carriage entrance and attractive courtyard
96-98	None	C20	3 Storeys	Red brick	Gabled plain tiles		Important Corner Site
106-108 KFC		C19	3 Storeys	Painted render	Gabled slate		
124 Januarys	PC	Mid C19	2 Storeys	Hipped	Hipped slate		Significant rusticated quoins and 1 st floor windows
134 White Hart	PC	1895, 1941 & C1990	2 Storeys + Attic	Red brick	Gabled plain tiles	Heaton & Gibb	Destroyed by bombing & rebuilt in 1941
142 Beaufort Cottage Stables	PC	C19	2 Storeys	Rendered and painted	Hipped slate		
Council Offices- Edward VII Memorial Hall	PC	1910	2 Storeys	Red brick			On the site of Grafton House
Orange House Club & Restaurant	PC	C20	3 Storeys	Red brick & stucco	Flat roof		Former Doric Cinema
150 Indian Cuisine	PC	C19	2 Storeys	Rendered and painted	Mansart concrete pantiles		Diminutive scale good contrast
152-154 Co-op	GII	C18	2 Storeys + Attic	Red brick rendered & pantiles to High Street	Hipped plain tiles		Formerly known as Grosvenor HouseGood shop front

Building No/ Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
160-3 Shops	PC	C19	3 Storeys	Gault brick & Red brick	Gabled Slate		
162	PC	Early C20	2 Storeys + Attics	Red brick	Hipped plain tiles		Queen Anne Revival Style UPVC Windows
164 Burchley House	GII	Early C19	2 Storeys	Rendered brick	Gabled slate		
Forge Adjacent to 166	GII	Early C19	1 Storey	Rendered gault brick	Gabled slate		
Reynold House Stable Yard	PC	C19	2 Storeys	Gault brick	Hipped slate		
166 Reynold House	PC	C19	Basement + 3 Storeys	Ashlared painted stucco	Slate		Veterinary Premises
168	PC	Early C19	3 Storeys	Gault brick	Hipped slate		
The Fountain	PC	Late C19	2 Storeys	Brick & cast stone			Formerly the Black Bear
184 Windsor House	GII	C18	2 Storeys + Attics	Painted brick	Gabled plain tiles		
186 Cranworth	GII	C18	2 Storeys	Painted brick	Gabled plain tiles		
188 Portland House	GII	C19	3 Storeys	Rendered & painted stucco	Gabled slate		
190	PC	C19	3 Storeys + Attics	Red brick	Hipped slate		
192 Stockbridge House	GII	C18 & C19	3 Storeys	Red brick	Hipped slate		
Stockbridge House Stables	PC	C19	Single & 1 ½ Storeys	Painted brick	Red pantiles		
194 Clarendon House	GII	C18 & C19	2 ½ Storeys	Red brick	Plain tiles		Forecourt railings
196 Queensbury Cottage	GII	C18 & C19	2 Storeys	Rendered timber frame	Plain tiles		GV, Building at Risk
198 Queensbury Lodge & Wall	GII	Mid C18	2 Storeys + Attic	Painted red brick	Gabled slate		GV, Building at Risk
Queensbury Stables	GII	C18 & C19	Single Storeys	Painted brick	Pantiles		GV, Building at Risk
200 – 214 Terrace	PC	Late C19	2 ½ Storeys	Gault brick	Slate roof		
1	PC	C19	1 ½ Storeys	Painted brick	Gabled slate		
3-9	PC	C19	2 Storeys	Painted brick	Slate		Good shop front for No. 9
11-13	PC	Late C19	3 Storeys	Red brick	Hipped & gabled slate		2 good double shop fronts
15	PC	Late C19	3 Storeys + attics	Gault brick & rendered stucco	Gabled slate		
23	PC	C18	3 Storeys	Painted brick	Gabled slate		
25		C18	2 Storeys+ attics	Red brick	½ hipped gault plain tile		
29	GII	1830	2 Storeys	Painted & rendered brick	Hipped black plain tile	David Fisher Theatre	Site of medieval cock pit, Town Hall & now a shop
Rutland Arms	GII	C18 & C19	2 Storeys + attics	Red brick	Hipped black plain tile		Formerly the Ram Inn

Building No/Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
35-37	GII	C19 with C17 Cove	2 Storeys + attics	Rendered timber frame	Gabled slate		
43	PC	Mid C19	3 Storeys	Red brick	Gabled slate		High quality
45 – 47	GII	Early C19	3 Storeys	Red brick	Gabled slate		Good shop fronts
49 Nationwide	PC	Early C19	2 Storeys	Painted render	Behind parapet		Formerly Musks Sausage Shop
61	None	C19	3 Storeys	Painted render	Hipped & gabled black tile		61-May contain C17 building
63-65	Historic Importance	C20	2 Storeys	Painted render	Behind parapet		Site of the Palace of James 1 st
67	PC	C19	2 Storeys	Rendered & painted	Hipped slate roof		
69 Woolwich	PC	C19	3 Storeys	Gault brick	Gabled black pantile		
75	GII	C17	2 Storeys + attics	Painted render	Gabled plain tiles		Formerly Star Hotel
77		C17	2 Storeys + attics	Painted render	Gabled grey plain tile		Formerly Black Horse
89 York Building	GII	1832	3 Storeys + attics	Gault brick	Gabled slate		
85 Moons	GII	Early C18	2 Storeys	Painted render	Gabled slate		Site of Palace of James 1 st
87	GII	C18 & C19	2 Storeys + Attics	Rendered brick	Slate		
National Horse Racing Museum	GII	Early C19	2 Storeys	Painted gault brick	Hipped slate roof		
Jockey Club	GII	1971	2 Storeys	Rd brick & stone	Hipped plain tile	John Johnson & Sir Albert Richardson	Rambling 3 Storeys plan, boundary railings
Jockey Club Rooms	PC	C19	1 Storey 3 Storeys	Red brick	Gabled slate roof		
Post Office	PC	C20	2 Storeys	Red brick	Hipped plain tile		Classic Mid C20 GPO Building
115	GII	Mid C18	3 Storeys	Stucco			
119 - 113	PC	Early C19	3 Storeys	Stucco	Hipped slate		105, 119 & 113 parts of original Panton House
Brick boundary wall to 119	GII	C18		Red brick			
Godolphin House	GII	C18	2 Storeys + Attics	Red brick	Hipped plain tile		Historic Association with the Godolphin Arabian
115 Masonic Room	GII	C18	Single Storey	Red brick	Hipped plain tile		
117	PC	C20	2 Storeys	Red brick	Hipped plain tile		Design responds to context
119 , Lushington House & Garden Wall	GII	C18	2 Storeys	Red brick	Behind parapet		Arguably Newmarket finest Georgian facade
119a	GII	C18	2 Storeys	Red brick	Smut pantiles		Former annex of 119
121	GII	C19	3 Storeys	Painted stucco	Hipped slate		
123	GII	C18	2 Storeys + Attics	Painted render	Gabled slate		

Building No/ Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
Gateway & Yard leading to Terrace House Yard	Curtilage of Terrace House	C18 Walls C1900	Single Storey	Red brick	Hipped slate	F G Aldridge	
125 Terrace House	GII	C18	2 Storeys + Attics	Red brick	Hipped slate		
127 Richmond House	PC	Mid C19	3 Storeys	Gault brick & stucco detail			
Terrace Wall & Terrace	PC	C18		Red brick & wrought iron			Retaining wall up hill of London Road
1-3 Terrace House Maison- ettes	PC	C18 C20	2 Storeys	Painted brick	Hipped slate		
Queensbury House Garden Wall	GII	C18	2 – 3 M	Red brick			
129 Queensbury House	GII	1894	2 Storeys	Red brick	Plain tiles	Sir R Edis	On the site of the C18 House built for the 4 th Earl of Queens- bury



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	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

