

KINGSTON PASSAGE

Picturesque yard and passage way, close to the site of the palace of King James I, full of architectural and archaeological in-

The passage commences on the site of Old Kings Yard, which is shown on Chapman's 1787 plan on the south side of the high Street. The passage probably follows the west side of the site of the royal palace which was

demolished during the period of The Commonwealth. The site was redeveloped in the 18th-century when No 85 and the building, now Moon's Toy Shop and No 87 were constructed.



Kingston Passage

SIGNIFICANCE— VERY HIGH

General Overview

Kingston Passage is an attractive short cut between the High Street and Park Lane.



Rear York Buildings



No. 85 & Marlborough Club



C2+ Oval of Kingston House



Georgian & Victorian sash windows

Townscape Elements

- * Rectangular Yard;
- * Yard enclosed by No 85, Moon's Toyshop and No 87 at right angles, the 18th-century facade of the toyshop is disfigured by the shop front extensions.
- * Seen from behind, the rear of York mansions is full of interest, with a pedimented porch, ranks of tall chimneys and a variety of sash windows.
- * To north-east, is the 19th-century Marlborough Club with a refined elevation to the yard
- * Architectural interest where Kingston Passage narrows to east.
- * On the north side behind a brick and flint rubble wall, is Nichols & Sons, the builders, 1 ½ storey store and workshop. It has a long, red clay pantile roof; half hipped to west, with a raked half dormer door. The walls are timber-framed with white painted feather edged weatherboard cladding and the windows an attractive mix of sashes and casements with glazing bars making an ensemble full of vernacular charm.
- * To east is a flint and brick boundary wall enclosing small gardens with garden trees belonging to Kingston House in Sun Lane.
- * Seen across the gardens at 1st floor level is a C19th oriel window with stepped fluted pilasters and cornice framing a sash window converted to casements.
- * Medium density, two and three storey buildings.

Open Spaces

Amatola House has an attractive courtyard behind steel railings, containing a new 'Georgian Style' extension and a small coach house.

Streetscape Enhancement

Frontage of Moons and the Marlborough Club

The area is used as a service yard for the High Street shops, who's rubbish needs an attractive containment.

Redevelopment Opportunities

To be added if appropriate after public consultation.

Archaeology

NKT 004. Post medieval, Newmarket Court House; Palace of James I Marlborough Club, built on the site of the Griffin Inn & adjoining property circa 1608. Within the area identified as the medieval town of Newmarket.

Building No/ Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
York Buildings – Rear	GII	C19	3 Storeys + Attics	Red brick (to rear)	Slate		Chimneys on rear roof slope and rear fenestration of interest
85 & Moon's Shop	GII	Early C18	2 Storeys	Painted brick	Plain tiles		On site of the Palace James I
Marlborough Club	GII	Early C19	3 Storeys	Rendered brick	Gabled slate		
87 Rear	PC	C18	2 ½ Storeys	Ashlar patterns stucco	Gabled plain tile, slate		
Nichols & Son Builders	PC	C19	1 ½ Storeys	Painted weather board, brick & flint	Red pantiles		
Amatula House	PC	C20	2 Storeys	Red brick	Gabled slate		Include courtyard, railings & boundary walls

