

PALACE STREET, PARK LANE & ALL SAINTS ROAD

Palace Street was built on the line of the ancient Icknield Way which passes to the north of All Saint's Church and Churchyard. The Street is full of fine buildings associated with Newmarket's Royal Heritage.

Palace Street, Park Lane and All Saints Road are ancient streets with fine vistas and buildings. The Rutland Arms Hotel provides a gateway to the street, its grand pedimented facade, facing the direction of entry. Also the gateway effect is enhanced by high walls of the hotel on the back edge of the footway and by the bridge linking the hotel to the hotel extension on the other side of the street.

At its southern end the Street opens out at the junction of Sun Lane, Park Lane and All Saints Road. Here within an enclosing wall, with wrought iron gates and stone gate piers is All Saints Churchyard, a confined urban space with the Victorian church at its centre. The space flows around the church which breaks it up into three spaces to north, west and east. The church fabric and

churchyard date from the reconstruction of 1875 though there are some fine 18th & 19th-century gravestones. Nos 2-8 Park Lane and the boundary wall of Park Lodge Stables; and 1-9 All Saints Road, the churchyard walls and monuments contribute significantly to the setting of the church.

Goldings Garage is on the corner where Park Road turns south. It is built of rendered and painted brick or block and its character is a nostalgic reminder of a pre-war garage in the back waters of a sleepy country town.

The most visually significant buildings in the Street are All Saints Church and those connected with Royalty. Palace House was the part of the palace designed for Charles II in 1670-72 by William Samwell and resurrected in 1997 out of the wreck of the house which

had been substantially enlarged by George Davey for Baron Meyer de Rothschild in 1867. The extant building which is listed Grade II* presents two faces to the Street, that to east, a restored façade of the 17th-century and to south an elevation from the 19th and 20th centuries.

Palace House Stables was acquired by Baron Meyer de Rothschild after he had bought Palace House in 1856 and rebuilt in 1857-60. The stables and trainers house are ranged around two large yards, east and west.

No 4, Gwynne Lodge and No 5, Nell Gwynne Cottage, are a pair of cottages with a 19th-century exterior and a 17th-century core. It has ashlar patterned walls with small pane sash windows and pantile roof. There is a pair of windows facing down the street.

SIGNIFICANCE— VERY HIGH

General Overview

Palace Street is the most architecturally and archaeologically significant street in Newmarket. It leads to Park Lane, All Saints Road and Sun Street. It is a quiet residential street containing Palace House Tourist Information and conference centre which is served by car parks in Rous Road and Park Road.



Palace Street & All Saints Church



Palace House Mansion

Townscape Elements

- * Fine views up and down the street with the tower of All Saints Church a focal point looking south-west.
- * Street enclosed by buildings on the back edge of the footway. Variety of spatial enclosure, from the gateway to the north-east to the complex open spaces around All Saints Churchyard to south-west.
- * Comfortable human scale environment; The Rutland Arms and Palace House having three storeys, No 3-6 having 2 ½ storeys and the remaining buildings having 2 storeys.
- * Predominately two and three storey buildings.

Streetscape Enhancement

The street was resurfaced in 2008 and a contra-flow cycle lane introduced.

Open Spaces

The two yards of Palace House Stables are important and attractive urban spaces.

The paddock of Palace House Stables is an important element of the stables and essential for the use of Palace House Stables within the horse racing industry.

Redevelopment Opportunities

A viable use needs to be secured for Palace House Stables

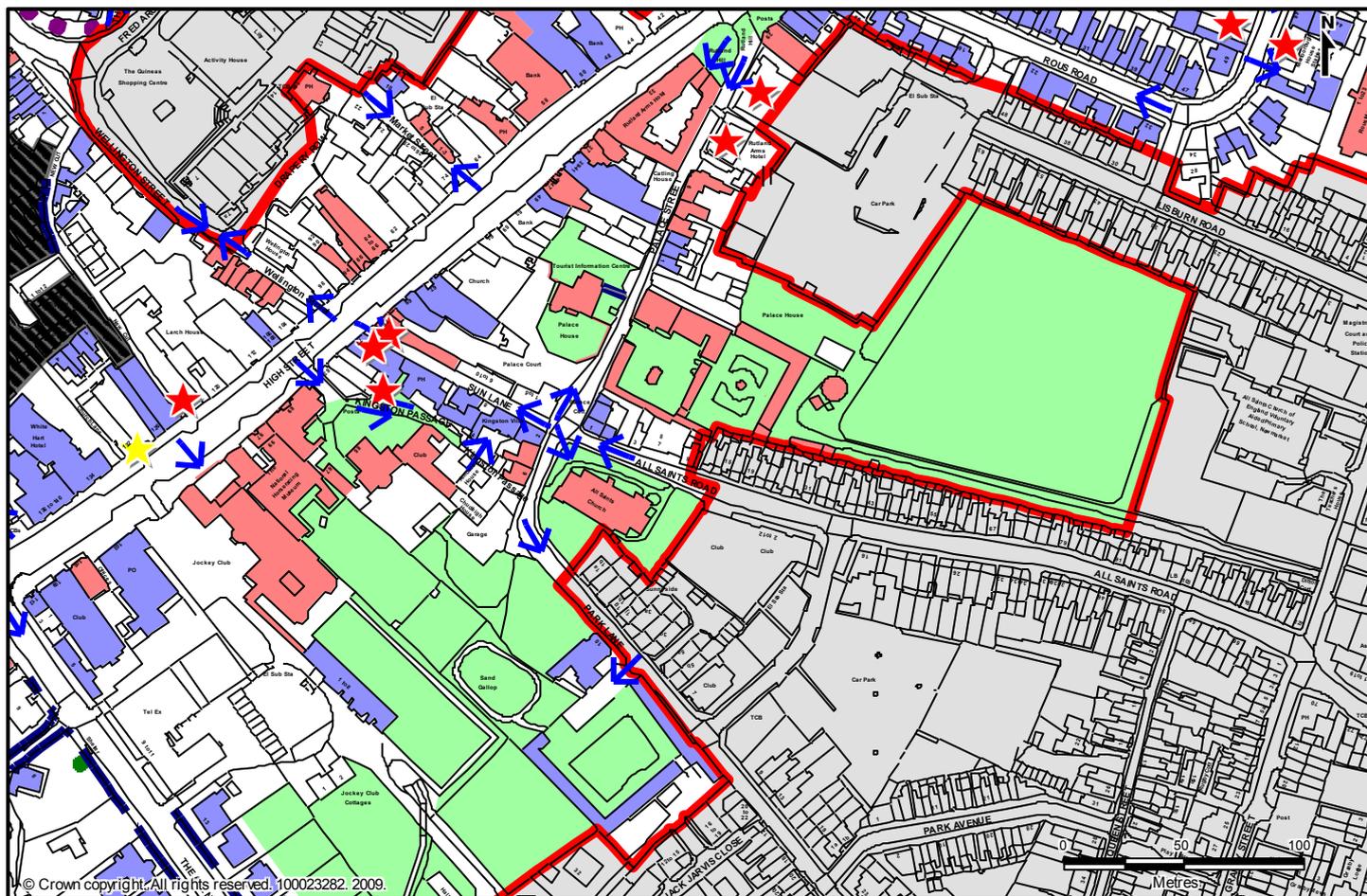
Archaeology

Site of Palace replacing that of James I and Charles I

NKT 007 Part of Icknield Way identified as Palace Street in the Will of John Withall (died 1524).

NKT 010 Sun Lane/Palace Street Precinct Wall, post medieval well, footings etc.

NKT022 Medieval Town of Newmarket.



	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
5 Nell Gwynn Cottages	GII	C17 & later	2 Storeys	Painted render	Red pantiles		Sash Windows on Gabled ends looking up & down street
4 Gwynn Lodge	GII	C17 & Later	2 Storeys & Attics	Painted ashlar render	Red pantiles		
1 – 3	PC	C19	2 Storeys	Painted render	Hipped slate		
Palace House Stables - Trainers House	GII	C19 1857 -60	2 Storeys	Gault brick & red brick dressing	Hipped slate		
Palace Stables West Yard	GII	1857-60	1 & 2 Storeys	Clunch with red brick quoins & flint	Slate & plain tiles		
Palace House Stables East Range	GII	1896 – 1903	1 & 1 ½ Storeys	Red brick	Hipped slate	Manning	
Corner Shop	PC	C19	2 Storeys	Gault brick	Hipped slate		Attractive corner shop
Rutland Arms Hotel	GII	C18 & C19	2 Storeys + Attics	Render	Hipped slate roof		East & South ranges See High Street
Boundary Wall Rear 49 High Street	PC	C19		Gault brick			
Palace House Stable	Curtilage of GII *	C17 & later	2 Storeys	Red brick	Hipped slate		
Boundary Wall Palace House	GII*	C17 & later			Red brick		
Palace House	GII*	1670 -72	3 Storeys	Red brick, stone dressing	Hipped slate	William Samwell	Modern railing & piers

PARK LANE

2 Victorian House	PC	C19	2 ½ Storeys	Gault brick with red dressings	Gabled slate		
4 -6	GII	C18	2 ½ & 2 Storeys	Painted & rendered brick	Red clay pantiles		Wrought iron hanging sign bracket
Park Lodge Trainers House	PC	Early/mid C19	2 Storeys	Gault brick	Slate hipped		
Park Lodge Training Stables & Wall	PC	Early/mid C19	1 Storeys & 2 Storeys	Clunch gault brick	Concrete Tiles slate roofs		

ALL SAINTS ROAD

1	PC	Late C19	2 Storeys	Gault brick	Slate		Corner shop, good shop windows
3	PC	Late C19	1 & 1 ½ Storeys	Gault brick	Slate		3 circular ground floor windows
3	PC	C19	2 Storeys	Gault brick	Slate		
All Saints Church	GII	C15 & 1875		Flint with limestone dressing	Slate		
Churchyard Hall, Gates & Gate press	GII Curtilage	1875		Flint with limestone dressing	Slate	W Oldham Chambers	
Churchyard Headstones	PC	C19		Limestone			
Oval chest tomb William & James Parkinson	PC	1826					