

A wide tree lined avenue of impressive late Victorian and Edwardian town houses

Open countryside in the 18th-century and a mews road for the houses on the High Street terrace in the 19th-century, the Avenue development took place on the garden land of Cardigan Lodge and the paddocks on its south western boundary. The east side of the street was developed in 1898 by

Trollope with an impressive group of town houses in a Queen Anne Revival style on the east side of the road, followed by more sporadic development on the western side. The separate entrance to the Jockey Club chambers was located between No 11 & No 13.



The Avenue

SIGNIFICANT

General Overview

The Avenue is a residential street and is a popular route from the east side of the town and carries much traffic during peak hours which can back up from the traffic lights in the High Street. It also contains the public entrance and exit to Tattersalls Sale Rooms.



No.23, 1898 by Robert W Edis



View looking North-west



Old Scotch Tea Rooms



No.18 Charming Mid C20 suburban Cottage

Townscape Elements

- * The avenue is straight and wide with pavements of generous width containing pollard trees.
- * The houses are set back behind garden walls providing visual enclosure along the back pavement edge.
- * The gardens are comparatively modest and contain fine mature garden trees. The size of the gardens is commensurate with the size of the properties and the desirability of maintaining them in single owner occupation.
- * The rear extension of the 'club' and the telephone exchange dominate north end of the street, their impact mitigated only by the single storey walls of No 5 to the south.
- * There are long views along the road and

towards Tattersalls paddocks on rising ground to the west.

Streetscape Enhancement

Pavements are irregular and of poor quality offering scope for improvement.

Pollarded trees recently replaced by standards.

Redevelopment Opportunities

The buildings at the rear of the 'Club' are out of scale and constructed in materials that are out of harmony with those of the conservation area.

Archaeology

The north end of the Avenue lies within the boundary of the 'medieval medieval town of Newmarket.

Building No/ Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
5	PC	C1900	1 Storey	Brick	Hipped plain tile & flat		Screens the club from the Avenue
13	PC	C1900	2 Storeys	Brick ½ timber	Hipped & gabled slate		Forecourt wall
15-21	PC	1898	3 Storeys	Red brick & painted render	Hipped plain tile	Robert W Edis	Impressive group of Town houses – timber windows, forecourt walls
9 Scotch Tea Rooms	GII	Early C18 & 1935	1 storeys	Painted render	Hipped plain tile		Bow shop windows, tall chimney stack
6		C19 & C20	2-3 Storeys + attics	Red brick	Hipped plain tile		Neo-Georgian, large & dominating
8	PC	C20	2.0m	Red brick & stained timber		Roberts & Way	Attractive slopped fence & wall
12	PC	Early C20	2 Storeys + attics	Red brick	Gabled plain tile		Forecourt wall, canted timber bays
14	PC	Early C20	2 Storeys	Red brick	Hipped smut plain tiles		Forecourt fence canted bay
16	PC	Late C20	2 Storeys	Red brick	Hipped		Paladian Style porch, forecourt timber fence
18	PC	MidC20	2 Storeys	Painted render	Hipped reed thatch		Forecourt brick & timber fencing

