

Newmarket

Conservation Area Appraisal

Consultation Draft



Forest Heath District Council

June 2009



Forest Heath
District Council

Newmarket Conservation Area Appraisal

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Introduction

Within our cities, towns and villages are areas of special architectural and historic character, which are to be valued and protected as a central part of our cultural identity. They contribute in many ways to our understanding of the present and the past and add quality to our lives. They are also of immense importance to tourism. They are a precious and irreplaceable asset, which once lost are gone forever.

Caring for them is a dynamic process which involves managing change. This does not mean keeping everything from the past but it does mean making careful judgements about the value and significance of buildings and landscapes to be preserved in the future.

Critical to these decisions is an understanding and appreciation of an areas character, including its social and economic background and the way in which such factors have shaped its urban fabric. This should be the starting point for making decisions about both its management and its future.

The Newmarket Conservation Area comprises the historic town centre including High Street and Palace Street, and the extensive area of stables and owners houses to the north, north-west and south-east of the High Street.

The survey of the town for the appraisal took place in Spring 2008, and public consultation will take place in Summer 2009.

Conservation Areas were introduced through the Civic Amenities Act in 1967 and there are now 13 in Forest Heath District. Conservation areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.'

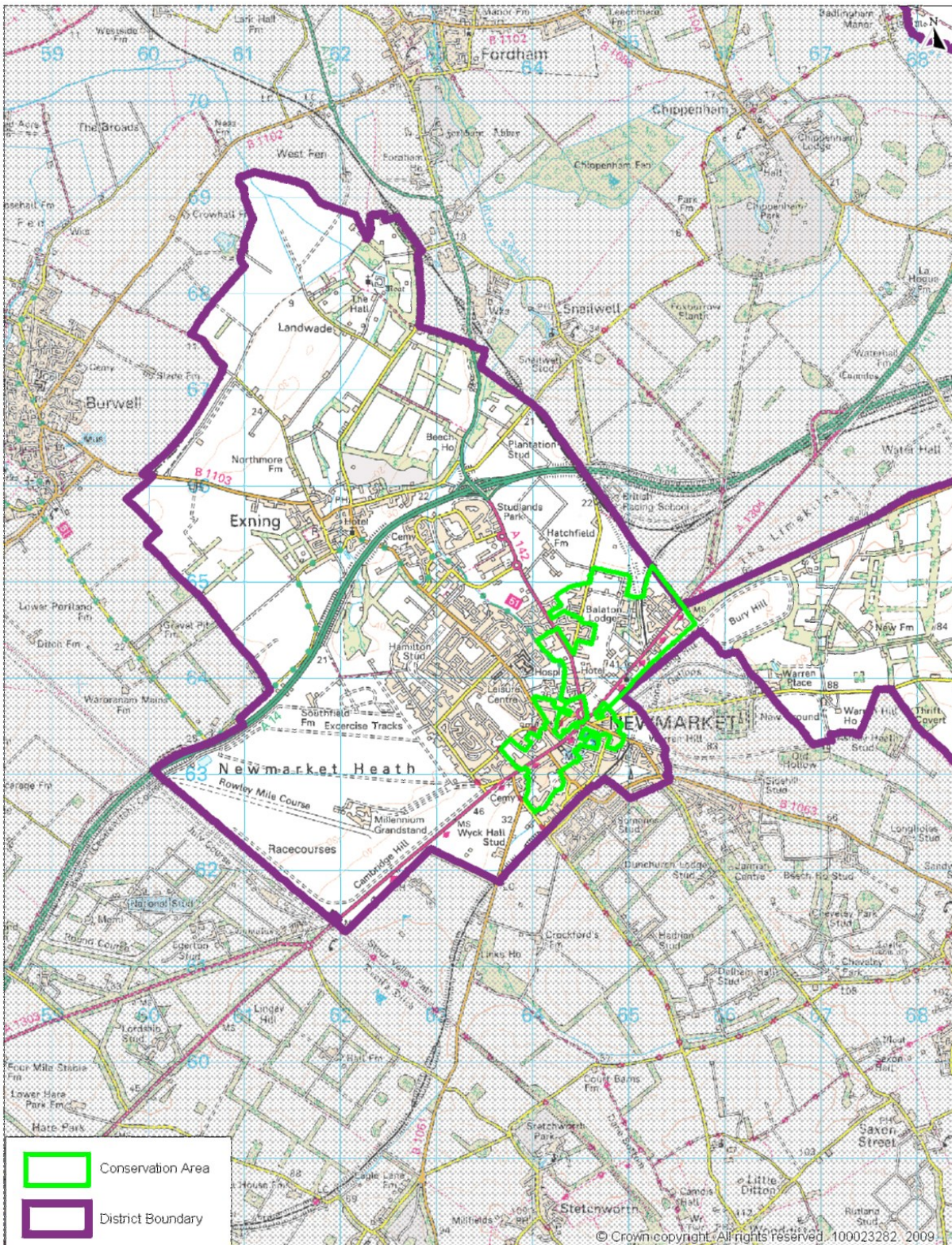
Newmarket's name is synonymous with horse racing, both nationally and internationally and in order to safeguard the unique townscape that has evolved as a result of the town's association with the industry, five conservation areas were designated between 1988 and 1991. These were Fordham Road to Old Station Road; The Jockey Club and Park Lodge Stables; Palace Street and Palace House Stables; Tattersalls and Fitzroy Stables, designated on 20th July 1988. . The Fordham Road to Old Station Road area was extended when The Watercourse/Exeter Road Area was designated on 21st December 1991. In 1996 these areas were extended to include Newmarket's High Street, creating a single large conservation area. (*see map 1*) The area of the conservation area is approximately 186 hectares.

Having designated a conservation area, the District Council has a duty to regularly review it, and having consulted the local community, will draw up proposals for its preservation and enhancement.

Designation introduces additional planning controls over the demolition of buildings, over minor development and the protection of trees. It is not intended to prevent new development or stifle the area's economic life or potential but it may mean a requirement for more exacting standards of design for alterations and new development. The District Council when exercising its planning powers will pay special attention to the preservation and enhancement of the conservation area according to the policies for the built environment set out in the Forest Heath Local Plan and forthcoming Local Development Framework.

This conservation area appraisal is designed to set out the value and significance of the Newmarket Conservation Area which will provide a basis, for local development documents and development control decisions. It takes into account the contribution made to the character of the area by important local buildings, local constructional detail, traditional materials, spaces formed by buildings and also the contribution made by trees, hedges and other natural or cultivated features. Many individual buildings will be mentioned and described which contribute to the character or appearance of the conservation area because of their historic or architectural interest, or their contribution to the quality of spaces of the Conservation Area.

Newmarket Conservation Area Appraisal : Location Plan



Newmarket Conservation Area

1:50,000

Implications of Designations

CONSERVATION AREA

Within the Conservation Area additional planning controls apply: The demolition of the majority of buildings and structures will require formal consent from the District council. It also means that owners must notify the Council of their intention to carry out works to most trees. For householders, the rights which they have to carry out works to their properties without Planning Permission (known as 'permitted development rights') are reduced. For shopkeepers, any illuminated signage requires Advertisement Consent. Stricter controls are imposed on the design of new buildings or alterations to existing ones, and the District Council has a duty to advertise applications for development on the site and in the local newspaper.

LISTED BUILDINGS

The Conservation area contains many buildings that have been Listed by the government because of their special architectural or historic interest. These are identified on the maps in the street by street analysis of this document. Any works which affect the special architectural or historic interest of a Listed Building (inside or out) require Listed Building Consent from the Council. If a building is Listed, any building attached to it, or which has formed part of the land since before 1st July 1948 and any object fixed to it is also considered to be Listed. It should be noted that buildings within 'the curtilage' or objects fixed to a building may not be identified in the list description or shown on the maps in this document. If in doubt you should contact the District Council's Planning Department for advice.

BUILDINGS THAT MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OF THE CONSERVATION AREA

These buildings are described as PC in the status column of the historic building schedules and are coloured blue on the appraisal maps. The criteria for selection are provided in Appendix 4 of the English Heritage document, *'Understanding Place, Guidance on the management of conservation areas'* London 2005. The exterior of buildings, identified as making a positive contribution to conservation areas are afforded the same protection as listed buildings. Internal works however do not require planning consent from the District Council.

Understanding

Location & Setting

Newmarket is approximately 13 miles east of Cambridge, 15 miles west of Bury St Edmunds and 65 miles north of London. It has an area of about 5,000 acres and occupies almost an administrative island, formed by Suffolk in Cambridgeshire.

It lies on the south western end of the Breckland, an area once of sandy heaths and rabbit warrens. It is surrounded by an open and gently undulating grassland landscape laid out as gallops, stud farms and the historic racecourses on Newmarket Heath in the west.

The proximity of road and rail links with Cambridge; such as the A 14 to the east coast, the Midlands and London, and the buoyancy of the racing industry, brings pressure for land for housing and relatively high house prices.

General Character & Plan Form

The special character of Newmarket derives from the overlay of the horse breeding, training and racing activities and the associated Royal patronage, upon a traditional market town and its medieval layout.

At its centre is the wide and long High Street, a highway for centuries and a centre for trading and hospitality. From here the town spread out along radial roads first to north & then to south with a high density mix of villas, terraced houses, chapels, shops, pubs and mansions.

Rapid growth in the 19th-century has left a fine collection of Regency Victorian and Edwardian buildings. The buildings rarely exceed three storeys, their frontages are narrow and there is a tight rhythm across their facades of the classical proportions of their fenestration. This mix is overlaid by the racehorse training establishments, some small and tightly packed and others occupying spacious settings with the trainer's house, stables, stable yards and paddocks hidden behind high brick walls. Here the ordered stable facades and their occupants are glimpsed, sometimes through open gateways, or in relaxed strings of horses and riders, winding their way from stable to gallop along specially reserved horse walks. The sight and smell of racehorses is an ever present phenomenon in Newmarket and makes a significant contribution to its character.

The 19th-century was the golden age of horseracing and the growth in the number of training yards and stables in Newmarket has provided a legacy of fine trainer's houses and stables for opulent owners. The training establishments are concentrated in the north and south-western edges of the town close to the gallops on the wide open grassland heaths which they adjoin. At the centre of the town are the sites of the former royal palaces of King James I and Charles II. Also there is the Jockey Club, the industries' first regulatory body and Tattersalls, the world's first bloodstock auction house.

Significant changes took place within the 1960s to provide a new shopping precinct and town centre traffic relief roads. In places the townscape is dominated by the scale and geometry of highway engineering cutting across the urban grain of the town, resulting in an abrupt and unhappy juxtaposition between the scale and character of the old and the new. The town currently has a population of about 15,000.

Landscape Setting

The town lies in a shallow depression surrounded by a gently undulating chalk grassland and woodland landscape. The land rises gently all round from the centre of the town marked by the Jockey Club to the open grassland landscapes of Newmarket Heath to west, with its view of the town, to the Limekilns in the east, and to the



Fig 1, View of Newmarket from Long Hill

grassland and tree belts of the studs to south and east. Here the land rises to a high point, where from the Moulton Road west of Warren Place, there is a good view of Newmarket surrounded by low tree and grass covered hills. (See *fig 1*)There are also good views of Newmarket from the race courses on Newmarket Heath.

The straight lines of the former turnpike and the serial views along its length are significant landscape features from their convergence at 'The Bury Toll' one mile east of the Clock Tower through the town to Devil's Ditch two and a half miles to the west

Outside Newmarket the land is occupied by racehorse studs, with pastures set among woodland belts often enclosed by post and rail fences. North on Snailwell Road is the British Horse Racing School adjacent to the A14. The trunkroad on embankment and in cuttings, obstructing views of Newmarket from the north and severing the historic relationship of Newmarket with Exning.

History of Newmarket

Prehistory There is archaeological evidence of human activity in the area from prehistoric times. The Icknield Way is an ancient track following chalk uplands from North Norfolk to Wiltshire that passes through the area.

There was some Bronze age activity with evidence for a defended site on Newmarket Heath. There was a large Roman Settlement at Exning and evidence for a villa on the Heath.

1200 -1500 Newmarket grew up at the southern end of Exning in about 1200,. It was a watering stop on the highway between Norwich and London where it joined the Icknield Way. The road followed a small stream which marked the boundary between Suffolk and Exning in the north and Woodditton and Cambridgeshire in the south. Here the town grew between two extensive areas of open heath that of Newmarket Heath to the south-west and Warren Hill to the north-east.

In 1220, Sir Robert de Lisle, Lord of the Manor of Exning gave part of his manor as a dowry to Sir Richard Argentine). The charter for a market was granted by King Henry III to Sir Richard in 1227 who established the "new market" (Novum Forum). The Argentine family held the manor of Newmarket until John Argentin died without issue in 1413, leaving the manor to his two sisters Elizabeth & Joan. They married two brothers, William & Robert Allington respectively and their family remained the lords of the manor until the middle of the 18th-century.

The settlement grew on each side of the highway with burgage plots (property lots of a sufficient size to stable an animal, keep a pig and grow vegetables) running back from the street. (See *fig 4 Chapman's map of 1787*) The pattern of these plots influenced the development of the medieval town and can still be discerned on the north side of the High Street between Black Bear Lane & Church Lane.

Sir Richard's market was held along the High Street, moving north by 1470 to occupy an area between present day Wellington Street and Market Lane. The market place was subsequently encroached by a shambles (meat market) known as 'The Rookery' which survived until it was re-developed in the 1960s. A fair was held around St Simon & St Jude's Day in 'Fairstead' (now St Mary's Square) and the Heath was used for tournaments, banned by Edward II in 1313.

The medieval village economy revolved around the cultivation of large open fields by tied tenants, who paid rent by labouring for the manor. Exning had 7 large fields, each of about 200 acres while Newmarket was small in area with only 1 field of 182 acres. This field was called Market Means and lay north of the High Street and Fitzroy Street and west of Burwell Road.

However, Newmarket flourished primarily as a trading centre with a population made up, not of



Fig 2, Medieval 'Fairstead', now St Mary's Square

villains to work the land as in Exning but of free men, craftsmen, shop keepers and tradesmen.

In the 15th-century there were 55 holdings in the town and at least twelve inns or alehouses in the High Street. Prosperity from commerce was sufficient to sustain two churches within the old ecclesiastical boundaries. The 13th-century Church of St Mary in Newmarket was a chapel of ease in the parish of St Martin, Exning and All Saint's Church, also medieval, was a chapel of ease in the parish of All Saint's Woodditton. It was not until 1538 that St Mary's was described as the parish church of Newmarket.

1600 - 1800. James I found the Newmarket countryside suitable for his favourite pastimes of hawking and coursing. He built a palace in the High Street to the north-west of All Saints Church yard, identified as 'Old King's Yard' on John Chapman's map of Newmarket of 1787 (fig 3) King Charles I carried on with his father's pursuits to which he added horse racing. On his demise the palace was acquired during the Commonwealth by Colonel John Oakley who demolished most of the buildings leaving a 'vacant yard'.

Following the Restoration of 1660, Charles II changed the face of Newmarket when he transformed it into the national centre for horseracing. He visited Newmarket regularly, often in the spring and autumn. The races, usually between two horses, were held on racecourses constructed on the open heath land to the south west of the town. This course partially survives as the Rowley Mile Racecourse, named after the king's favourite horse 'Old Rowley'.

In 1670 Charles II purchased a house on the south side of the High Street which was adapted by William Samwell into a modest palace with racing stables to the south, and a nearby house for his mistress Nell Gwynne. Part of the palace survives as Palace House Mansion in Palace Street still with race horse training stables on the site of those built by King Charles.

Then "Noblemen and gentlemen also brought their horses to race at Newmarket. To accommodate these visitors various moderately sized but well-appointed houses were built in the town from the late-seventeenth-century on, no doubt primarily for occupation during the racing seasons. Many of these houses were sited on the town's deep medieval burgage plots, which allowed horses, including racehorses, to be stabled at the rear of each plot. Houses built in this phase which survive, in whole or in part, include Kingston House (Moon's Toy Shop), King's Yard, the core of Cleveland House, Old Station Road, and Godolphin House, at the corner of the High Street and The Avenue (*"Alan Cook & Giles Worsley: Thematic survey of Racehorse Training Stables and Stud Farms for English Heritage"*).

The provision of refreshment for travellers and others was an important occupation in the town. This trade flourished and the economy of Newmarket benefited when the court came to town. Thirty three inns and alehouses are recorded in the late 17th-century and in addition many people were able to give lodgings to members and visitors to the court and to provide them with provisions.

Contemporary maps and records show how the town grew to the north with many people living on Mill Hill. In the late 17th-century there were 125 houses in the town. The parish registers indicate a 55% increase in population between 1663 and 1712. Waste land was handed over to tenants to be built on. Building took place in Exeter Road, in Mill Hill and at the western end of the High Street.

Visitations of the plague were recorded in 1625 when 125 people died; 1643 when 92 people died and in 1865 when 18 people died.

In 1683 the town was also visited by fire, reducing all of the town on the north side of the High Street and the Market Place to ashes. The King's residence escaped destruction.



Fig 3, Charles II Palace Designed by William Samwell in 1668

After the death of Charles II the palace and stables were used by William III and then by Queen Anne, who paid regular visits to the town for the spring and autumn meetings. Encouraged by the royal interest noblemen and gentlemen brought their horses to race at Newmarket. However from 1714 to 1750, during the reign of George I and George II racing activity declined. It was renewed again with the founding of the Jockey Club in 1752 which formalised and enforced rules for horse racing and gambling.

The club occupied a headquarters in the centre of the town designed for it in 1771 by John Johnson. Members of the Club and other racehorse owners built houses for themselves and their grooms or trainers and training stables. Owners at that time included 5 dukes, a marques, 4 earls and a viscount.

The layout of the 18th century town is illustrated in a Plan of Newmarket by John Chapman published in 1787 (Fig 4). The map shows the town concentrated along the High Street with the long burgage plots behind. At the east end of town the stables and associated buildings had spread onto the heath along what is now Old Station Road and Bury Road. The stable layout of this period is illustrated by the remaining historic elements of Albert House Stables in Moulton Road, organised as an irregular yard behind the house of the owner or trainer.

The Prince of Wales renewed royal patronage of racing in the late 18th century and built new stables, then on the edge of the Heath, north of the town in what is now Exeter Road. The Stables were in the form of a modest, three sided regular quadrangle which was in marked contrast to the irregular yards of the traditional stables.



Fig 4, First Edition Ordnance Survey Map of 1886 showing the extensive ranges of racing and livery stables. Park Paddocks, west of Park House and south of Cardigan Lodge, prior to the development by Tattersall's.

1800-2000 The end of the 18th-century saw a revolution in stable design, principally the development of the loose box which occupied a larger area than the stall and where a horse could pace about and exercise at will. Ventilation was a key concern with a growing realization that horse's health was better maintained in cooler stables. The early 19th-century saw a growing interest in ventilation tubes. Also an important innovation was covered rides that allowed a horse to be exercised in poor weather.

The 18th-century had been a time of regeneration and change in Newmarket. The parliamentary enclosures of the open fields had a profound influence on rural employment. The open fields of Exning were taken in hand, enclosed and drained by local landowners in 1807.

The London to Newmarket Road had been made a turnpike in 1724 and the section between Bury & Newmarket made a turnpike in 1770. Coaches and wagons travelled to all the major East Anglian towns and stopped in Newmarket to rest and feed both travellers and their horses. Much of the High Street was rebuilt or re-fronted and the Rutland Arms, then the grandest of Newmarket's Inns in the High Street, was rebuilt in 1815.

A further resurgence in Newmarket's racing industry was brought about by the arrival of the railway in 1848. The station was located immediately south of Old Station Road where the line emerges from the tunnel. The rail link made it possible to transport horses trained in Newmarket to race meetings elsewhere in the country, to bring horses to Newmarket to compete and enabled many more race goers to attend meetings at Newmarket. The railway also opened up the town to new trainers some who in a professional capacity worked for several owners and had over 100 horses in training. This also enabled a substantial increase in horses in training so that between 1830 and 1880 they increased from 400 to 1000.



Fig 5, First Edition Ordnance Survey Map of 1886 showing the extensive ranges of racing and livery stables. Park Paddocks, west of Park house and south of Cardigan Lodge, prior to the development by Tattersall's

Edward, Prince of Wales was a frequent visitor and patronised the wealthy owners who built new yards, for example the Rothschild family who owned Palace House and its stables.

The expansion in the industry created a need for more stable buildings, and for increased accommodation for owners, trainers, stable lads and other workers. The Victorian building works destroyed many of the earlier buildings in the town and have given it its predominately late 19th-century architectural character. New development on the heath outside the town along Bury Road was undertaken and as Newmarket became crowded and stables grew in size this became an increasingly popular choice in the late 19th-century.

Newmarket racecourse was established on the heath west of the town. Exercise and training gallops were laid out at Long Hill, and Warren Hill to the east and on Bury Hill.

Outside the town centre, stables and studs were established to the west beyond the race course; to the south, where Tattersalls Sale Yard was established in 1870 and to the east along the Bury, Fordham and Snailwell Roads.

The economy of Newmarket flourished in the 19th-century, with a significant proportion of the population engaged in trade and commerce, it supported 6 private academies in 1823 rising to 9 in 1844. Queen Anne had endowed a charitable school which was held in the north transept of St Mary's Church. All Saints National School was built in 1869 and enlarged in 1883 & 1887. A School Board was established for St Mary's School who built separate boys and girls schools in Fitzroy Street in 1875, enlarged in 1891 and 1898.

The Newmarket Union workhouse was built outside the town in 1837, on the Exning Road. It became the Newmarket Hospital in 1842. There were three maltings in the town: at the top of Granby Street; at the junction of All Saints Road and Vicarage Road; and in Fordham Road.

Newmarket Heath became an airfield during World War I and again in 1939 as a base for Bomber Command.

In the 1950's concern grew over the volume of long distance through traffic in the town and measures were brought forward to mitigate its impact. These included traffic management, new roads and the redevelopment of the old market place (The Rookery) and the cattle market, carried out in the early 1960's. The A45 bypass was built 2 ½ km to the north-west and became the A14 and is a major arterial road between East Anglia and the Midlands.

Spatial analysis

The principal central space is the High Street between the Clock Tower in the north-east and the Cooper Memorial Fountain in the south-west. The Street is over 1.2 km long, very wide and almost straight, with a gentle incline downwards towards its centre from the east and rising more steeply in the west, the rise accentuated by the vertical segmental curve of The Terrace and its high brick wall on the south side of the road. Within the street is an almost continuous built up frontage of 2 and 3 storey buildings at the back of wide pavements enclosing a linear space. Narrow pedestrian alleys on historic alignments connect the High Street with the town's network of back roads.

There are discrete enclosed spaces such as the church yards in Church Lane and All Saints Lane; the Market Place in Wellington Street; Market Lane; St Mary's Square; and King Edward VII memorial gardens.

The junction of four principal roads at The Clock Tower forms a complex and discrete space interconnected with the wide open spaces of The Severals; the long views up Bury Road and views of



Fig 6, Former Girls and Infants School of 1869 in Fitzroy St.

the steep green slopes of Long Hill and Warren Hill 'out of town' to the east. Within the town centre, behind high walls and gates are the gardens, yards and paddocks of Palace House Stables, Queensbury Lodge and Fitzroy Stables.

Beyond the town centre to the north-east are other training yards, in a landscape dominated environment, with more extensive paddocks and exercise tracks enclosed by fence and tree belts.



Fig 7, High Street; looking north east towards the Terrace and the Jockey Club

Key Views and Vistas

- Exeter Road; looking east down the hill.
- Fitzroy Street; looking north east towards St Mary's Church.
- High Street; looking south west towards the Rutland Hotel and Jockey Club.
- High Street; looking north east towards the Terrace and the Jockey Club.
- Mill Hill; looking south east towards the St Mary's Church.
- Palace Street; looking south west towards All Saints Church.
- St Mary's Square looking south towards St Mary's Church.
- From the War Memorial north across The Severals towards Bury and Fordham Roads.

Street by Street Analysis

INTRODUCTION

The street-by-street analysis provides a detailed audit of every street and space within the core area in a succinct and graphical way. For each street / space there is a general description, assessment of the townscape elements, photographs of key elements and details, a detailed appraisal map, table of all the buildings on the street and their status, consideration of the uses of the street and any opportunities for redevelopment, preservation and enhancement.

This section therefore provides the detail to the general assessment of the Conservation Area. It also gives key information to advise those considering making alterations and to those seeking to manage change in the Conservation Area. The enhancement section can provide a checklist of possible townscape improvements.

The significance of each street or space is assessed on a scale from significant (**green**) through high (**blue**) to very high (**purple**). This categorisation is intended to give an instant indication of the sensitivity of a street's character to potential change. It should be noted that these judgements are the considered opinions of Officers and are derived from amongst other things, the number of historic buildings, the archaeological significance, and the historic importance of a street.

Streets / spaces of **Very High** significance are those of greater architectural and historic interest and are the most sensitive to change. These streets tend to have the highest numbers of historic buildings, the greatest archaeological potential or important areas of landscape. Significant change should not be considered except to replace buildings or features identified as particularly intrusive. Any enhancement schemes should be carried out using the highest quality traditional materials and features.

Streets / spaces of **High** significance have considerable architectural or historic interest. They generally have large numbers of historic buildings, and are of archaeological and / or landscape interest. They will usually either have accepted more change than those of very high significance or were largely constructed more recently (C19th or early C20th). Redevelopment should be restricted to buildings or features which have a negative impact on the character of the street. Enhancement schemes should seek to significantly improve the character and appearance of the street.

Significant streets / spaces have some architectural or historic interest. They are often streets that have several surviving historic buildings, but have had a reasonable amount of redevelopment in the C20th which has reduced their intrinsic interest. The archaeological interest is often unknown or not particularly significant. As a rule whilst the historic buildings should be retained and their character and settings respected, there will be opportunities for redevelopment, which should seek to rebuild or redefine the character of the area. Enhancement schemes should seek to respect any historic or other interesting features but generally seek to re-establish a sense of place for the street or space.

Historic Lane with a disjointed streetscape containing historic stables

The Lane marks the western end of the large medieval burgage plots on the north side of the western end of the High Street. The lane owes its name to the former Black Bear Inn which stood on the site of The Fountain Public House in the High Street on

the western corner of the Lane. There were stables in Black Bear Lane in the late eighteenth century to which Fitzroy Stables were added in the mid-19th-century



Offices & retail Warehouses

SIGNIFICANT

General Overview

Black Bear Lane is used by motorists to gain access to Fitzroy Street and its car park and Rowley Drive. The south-east end is occupied mainly by commercial premises while the north east end is comprised of terraced housing.



Boundary wall of Fitzroy Stables



Ragotsky House



The Fountain, on the site of The Black Bear Inn

Townscape Elements

- * Generally two storey buildings set in a low density landscape.
- * Lane dominated by offices and a retail warehouse, set back from the pavement edge.
- * Ragotsky House stands out in the disjointed streetscape at the south-east end of the Lane.
- * Fitzroy stables are on a rectangular site running along side Black Bear Lane. The house and stables occupy the southern third, and paddocks occupy the northern two thirds. The historic buildings occupy the south-east corner of the site; the stables are ranged on four sides of a yard with the house at the east end of the north range. The house is set in a fine garden with many trees. The house has a two story rectangular plan, with a two storey stable range attached to west. It was built in the mid 19th century, and extended piecemeal to east in the mid 20th century .
- * Old flint rubble boundary wall extends from the stable gates to a point half way between Falmouth Street & Doris Street.

Streetscape Enhancement

To be added if appropriate after public consultation.

Open Spaces

The paddocks for Fitzroy Stables (and or Holland House Stables) occupy the land between Rowley Avenue and the Fitzroy stable buildings. They provide a green hedge and green space on the south-west side of Black Bear Lane.

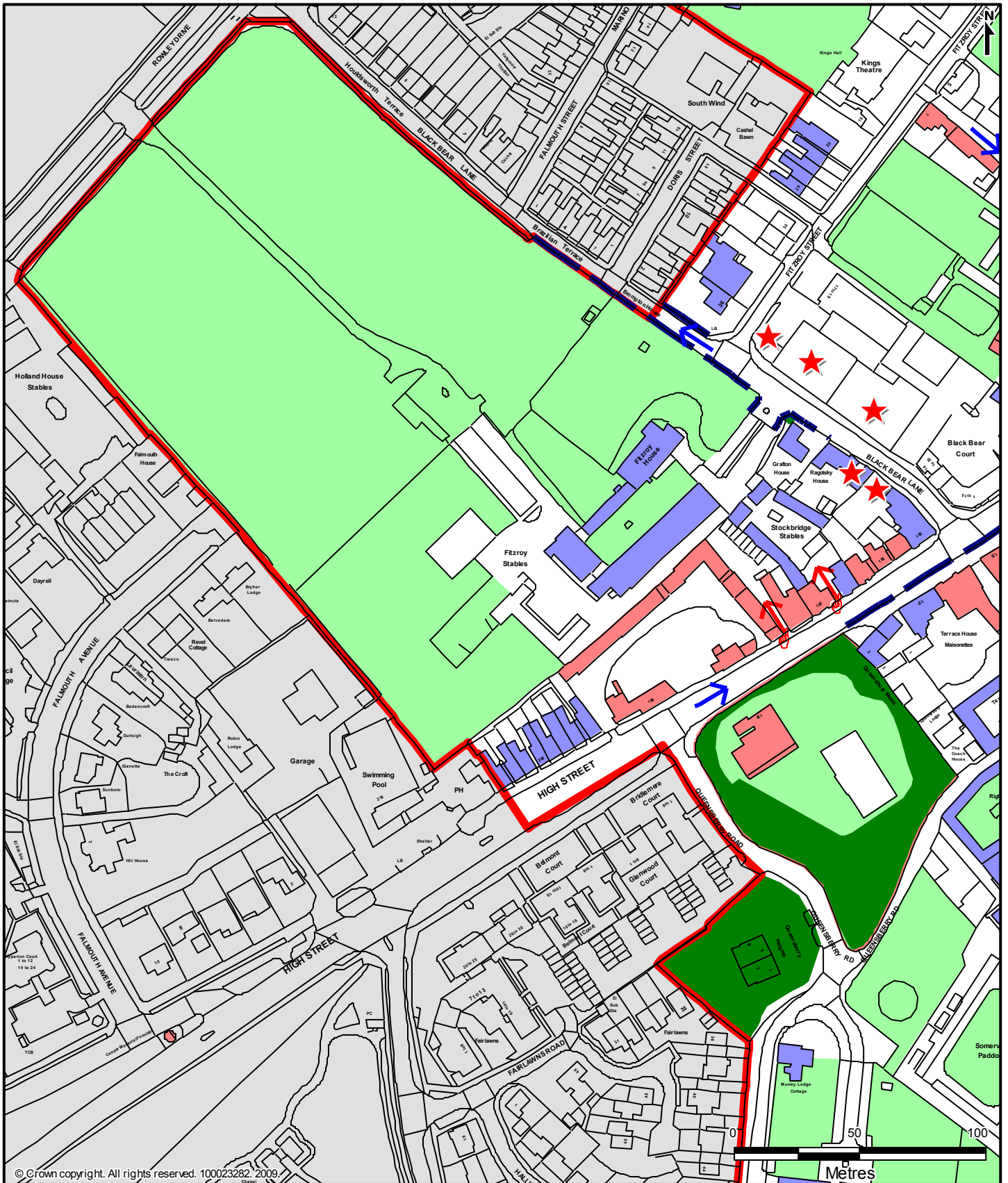
Redevelopment Opportunities

The streetscape enclosure could be restored in the event of redevelopment of the land on the north-west side at the south end of the Lane. There are also enhancement opportunities in works to the rear of The Fountain and the boundaries of Grafton House

Archaeology

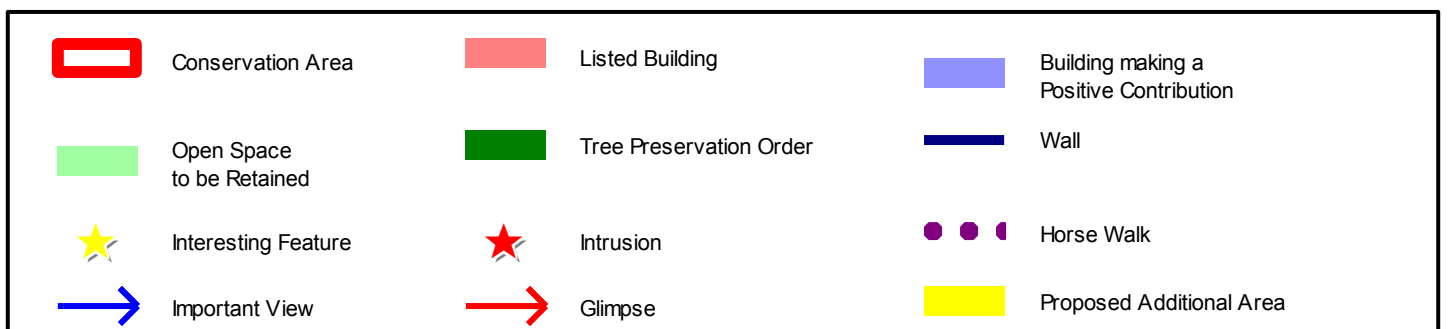
The land within the conservation area falls within the boundary of the medieval town of Newmarket included in the Suffolk C.C. Sites and Monument Record (SMR).

Building No/ Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
Rear wing of the Fountain PH		Mid C19	2 Storeys	Render	Concrete slate		Gault brick stack, yard wall
Ragotsky House	PC	Mid C19	2 Storeys	Painted brick, pebble dash front	Hipped slate roof		Gault brick axial stacks, sash windows
Walls to Fitzroy House	PC	Late C19		Flint rubble			Long boundary wall on west side of lane
Fitzroy House	PC	Late C19		Red brick	Hipped slate roofs		Although behind high walls, the buildings are in the conservation area and make a positive contribution
Fitzroy Stables	PC	Late C19		Red brick	Hipped slate roofs		



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Metres



Prestigious 19th-century training yards and studs in a spacious setting where trees form a dominant element in the landscape.

The Norwich to London Turnpike entered Newmarket where the roads to Bury and Norwich meet, one mile north east of the town at the Bury Toll. Here it becomes Bury Road. During the late Victorian and Edwardian periods the horse training yards and stud farms expanded into the vacant

heath land. Patronage was in the hands of a powerful group of aristocrats at the zenith of their wealth and influence and they left an opulent architectural legacy with a rich historical associations between famous trainers, jockeys and owners and the training yards.



Horse Track, Rockfield House

SIGNIFICANCE—HIGH

General Overview

Bury Road is a busy thoroughfare carrying traffic from Norwich and Bury St Edmunds into the town centre. Training yards predominate, and there is a busy horse walk on the north-west side of the road which connects the Severals exercise track with the yards in Bury Road and the gallops in Long Hill and the Lime Kilns. The south east side of the road contains large residences in spacious grounds commensurate with their economic status.



War Memorial



44 Bury Road, Abington Place



Amberley



Highfield

Townscape Elements

- * Bury Road is straight, wide and spacious; and lined with trees. There is a good view across the Severals.
- * The Clock Tower and the war memorial are focal points at the south end of the road.
- * The training stables set well back behind perimeter fences or high brick walls. Glimpses of buildings across yards and down access yards
- * The training yards are medium to very large in size, training between 50 and 135 horses.
- * Most yards have spacious paddocks and exercise yards attached.
- * The establishments contain large houses built for the original owners in varying degrees of grandeur
- * All are in individual styles and forms which collectively form an eclectic and unique yet harmonious architecture and townscape.
- * The houses are set in well maintained and well established grounds providing a spacious sylvan setting. Generally two storey buildings set in a low density landscape.
- * The stables are often on a grand scale, normally within an enclosed courtyard form. Functional requirements have resulted in a uniformity of building form though there is a rich variation of style and detailing, taking their cue from the owner's house.
- * Stables sometimes have hay lofts or stable lad's accommodation over them providing variation in the roof line between one and two storeys.

Streetscape Enhancement

Opportunity to redevelop Heath Cottage and adjacent site with a building of appropriate scale and design

Open Spaces

The Severals Exercise Track

Garden land, stable yards & paddocks on each side of Bury Road between Long Hill exercise track; Fordham Road and Snailwell Road. .

Landscape Enhancement

Ensure that visual intrusion is mitigated in the design of race horse crossings

Improve pavement surfaces.

Consider removal of boundary fence from War Memorial

Archaeology

Suffolk Sites and Monument Record Item NKT 003, Church of St Agnes, 1886.



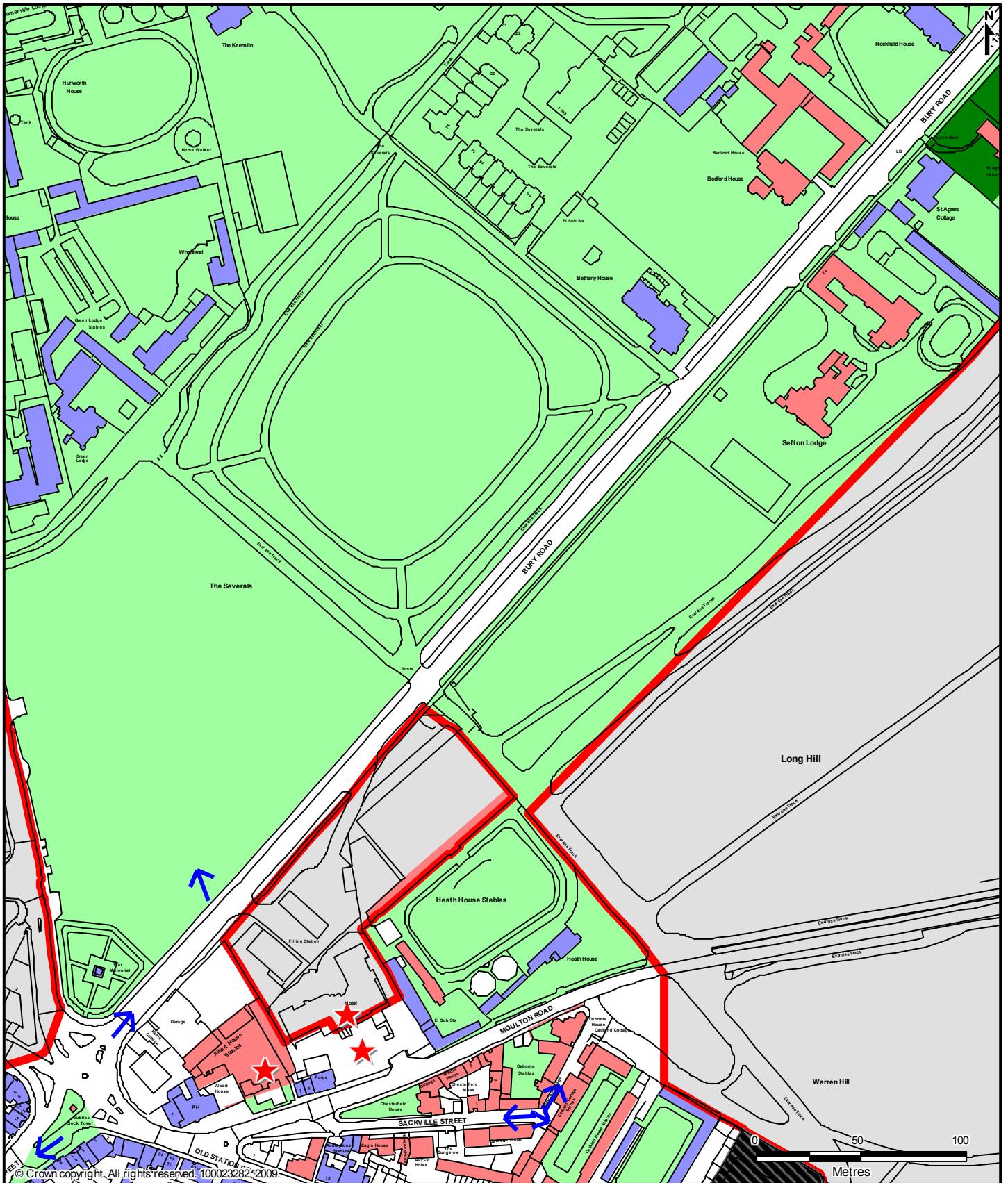
Church of Saint Agnes.















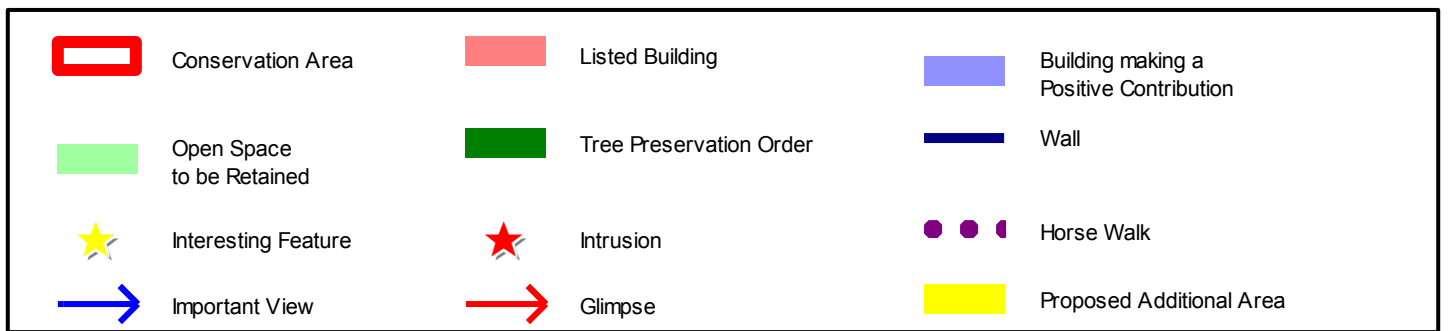
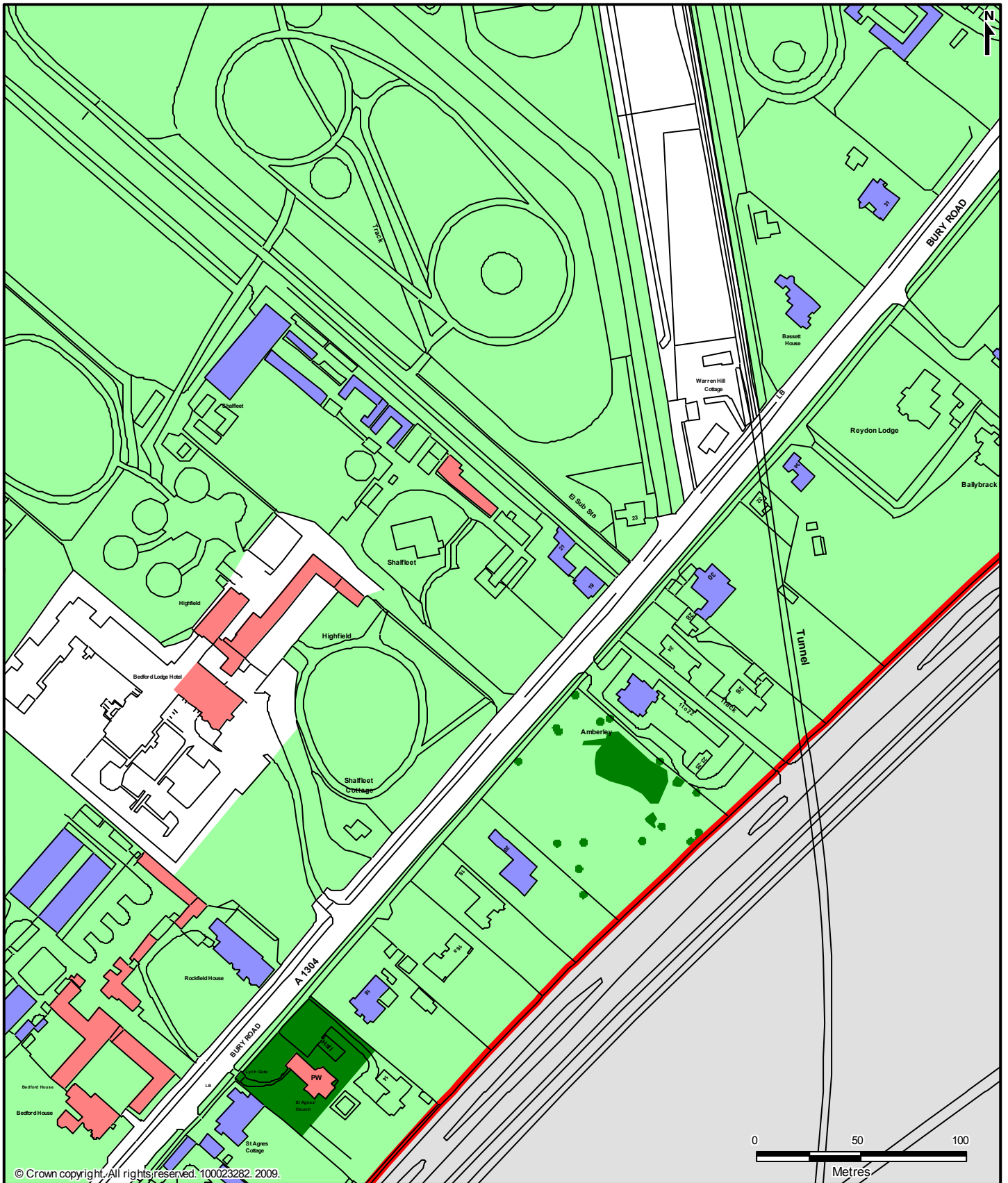
Freemason Lodge

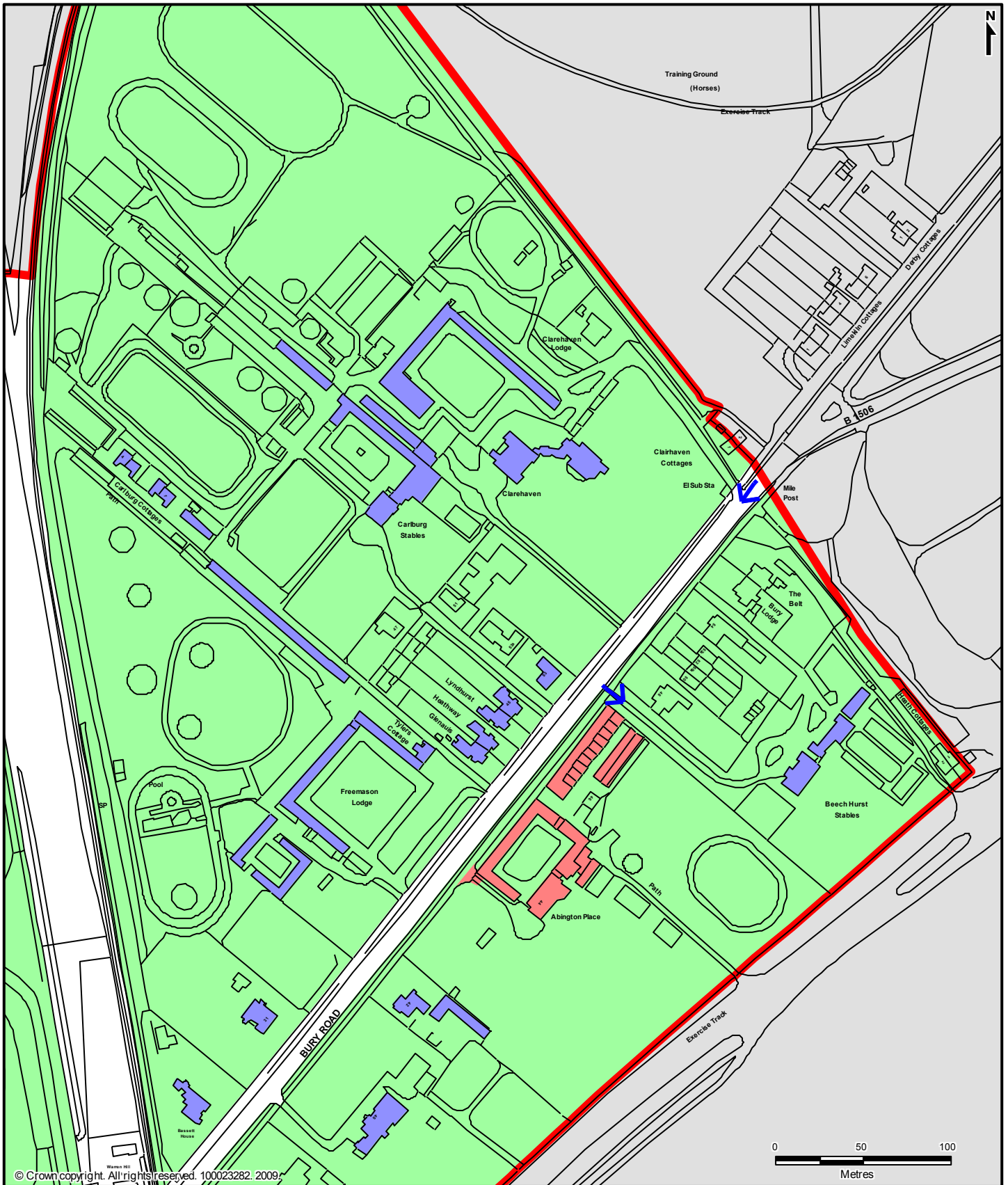
Building No/ Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
Sefton Lodge	GII	1872	2 Storeys	Gault and red brick	Hipped & gabled slate	William Young for C J Laverve	Best example of C19 racing establishment
St Agnes Church	GII *	1890	Spire	Red brick		R H Carpenter	II for interior
St Agnes Rectory (14)	Curtilage	1897	2 ½ storeys	Red brick	Gabled plain tile	E C Shearman	
Lichgate	Curtilage	C1890	Single Storey	Red brick, stone & timber		R H Carpenter	
Pelican Lodge	PC	Late C19	2 + attics	Red brick	Hipped plain tile		Substantial gardens
18	PC	Early C20	2 + attics	Pebble dash on brick plinth	Hipped plain tiles		Style after Lutyens
The Gables	PC	Early C20	2 + attics	Red brick	Gabled plain tile		Queen Anne revival
Amberley	PC	Late C19	3 storeys + attics	White Stucco	Hipped plain tile		Italianate style
Wynoise Lodge	None	Late C19	2 Storeys + attics	Red brick and ½ timber	Hipped & Gabled plain tiles		Large
Boyarin Lodge	None	Late C19	2 Storeys + attics	Red brick	Gabled slate		Large scale, segmental gabled dormer
32	None	C20	2 Storeys	Red brick	Gabled Slate		Not of interest
36 Reydon Lodge	PC	Late C19	2 Storeys	Red brick	Gabled slate		End stacks
40 Mesnil Warren	PC	C1900	3 Storeys	Red brick	Hipped stone slates		Extension 1923 by Sir E Lutyens
Perimeter Wall		C1900	Wall, piers & wrought Iron Gates	Red brick		John Flatman	
Abington Place	GII	1895					See list description
42 Lodge	PC	Early C20	1 ½ Storeys	½ timber over red brick	Hipped plain tile		
44, Abington Place boundary wall & gateway	GII	1895	Boundary wall & gateway	Red brick		John Flatman	Gate commemorates La Sagesse, see list description
Beech Hurst		1898	2 Storeys	Red brick	Hipped red plain tile		
48	PC	C1900	2 ½	Red brick	Gabled & hipped slate		
54	PC	C1900	3 Storeys	Red brick ½ timbered gables	Gabled plain tile		Quirky
The Bell	None	C1900	2 ½ Storeys	Red brick	Hipped and gable slate		Gables & canted bays
Jubilee Clock Tower	PC	1887		Red brick, stone dressing		W Y B Horley	Neo-Gothic style













Building No/ Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
War Memorial	PC	C20		Stone	War memorial on square Doric Column		Enclosed by gardens and railings
Bethany House	PC	Late C19	2 Storeys	Red & gault brick	Hipped slate Roof		Owners House
Bedford House	GII	1850	2 Storeys	Red & gault brick	Hipped plain tile	Herbert Green for Capt Jo Machel	
Bedford House Stables	GII	C1850	1 + 1 ½ Storeys	Flint brick	Hipped Slate	For 7 th Duke of Bedford	Out of the town when built
Bedford House Boundary Wall	GII	C1850	1 metre	Gault brick			Boundary wall
Rockfield	PC	1861	2 Storeys	Painted stucco	Hipped Slate		
Bedford Lodge Hotel	GII	C1820	2 Storeys	Painted stucco	Hipped slate		Formerly residence of 6 th Duke of Bedford
Bedford Lodge Hotel Gates	None	C1900		Painted brick & stone, wrought iron railings			
Shalfleet Cottage	None	C20	1 ½ Storeys	Painted render	Plain tiles, gabled		Not of interest
Highfield Stables	GII	C 1864	1 & 2 Storeys	Gault brick	Gault plain tile		Formerly Bedford House Stables
21 Shalfleet Stables	GII	C 1885	2 Storeys	Gault brick	½ hipped & hipped slate roof		
19 Trainer House	PC	C1730 & C1885	2 Storeys	Painted brick	Hipped slate roof		
Stanley House	PC	1900-03	3 Storeys				
Stanley House Stables	PC	1900-03		Red brick		Heaton & Gibb	See list description
Bassett House	PC	C1900	2 ½ Storeys	Red brick	Plain tile		Dutch Gable, brick boundary wall
31 Harlech House	PC	C1884	2 ½ Storeys	Painted render and red brick	Gabled red plain tile		
Freemason Lodge	PC	1884	1 & 2 Storeys	Red brick	Hipped & gabled slate	W C & A S Manning	
Glenarius/Lyndhurst	PC	C1900	1 ½ Storeys	Red brick & ½ timbering	Hipped & gabled plain tile		2 pairs of semi-detached houses
53 Greystones	PC	C1900	2 Storeys	Pebble dashed render	Red plain tile, hipped		Arts & Crafts style
Carlsburgh House Stables	PC	1903	2 Storeys 1 & 2 Storeys	Gault brick Gault brick	Hipped slate Hipped slate		
Clarehaven House Stables	PC	1903	2 Storeys 1 & 2 Storeys	Red brick Gault brick	Slate Slate		
21 The Lodge	PC	1900-03	2 Storeys	Painted render, ½ timbering, red brick	Gabled plain tile		



	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





	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

A narrow lane following the edge of the town's medieval burgage plots

The medieval lane ran between the centre of the High Street to St Mary's Square. In the late 18th-century, the northern half ran between gardens, and its southern half between yards, and in the late 19th

century between the stables and brewery buildings of the White Hart



View of Church Lane

SIGNIFICANT

General Overview

Much of the land adjacent to the lane is occupied by car parks and service yards. Within the yards there is modern residential development

Townscape Elements

At the northern end are close views of the vestry and chancel of St Mary's church behind railings which end in a significant caged gate pier against Turner Hall. The lane is confined by buildings at its north end between the church and cottages. While tightly enclosed at its south end, the historic building line has been breached and the enclosure fragmented.

Generally two storey buildings set in a low density landscape.

Streetscape Enhancement

To be added if appropriate after public consultation.

Open Spaces

On the east side is a grave yard encircled by railings, containing fine monuments and having good views of the back of buildings in Wellington Street. The car park and White Hart Yard are neutral areas.

Landscape Enhancement

There are opportunities for surface improvements and streetscape enhancements in the yards and car parks visible from the Lane.

Archaeology

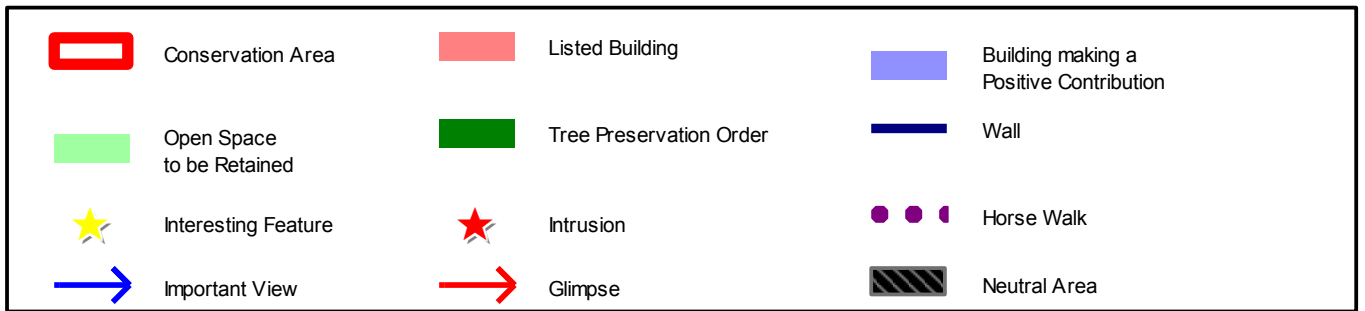
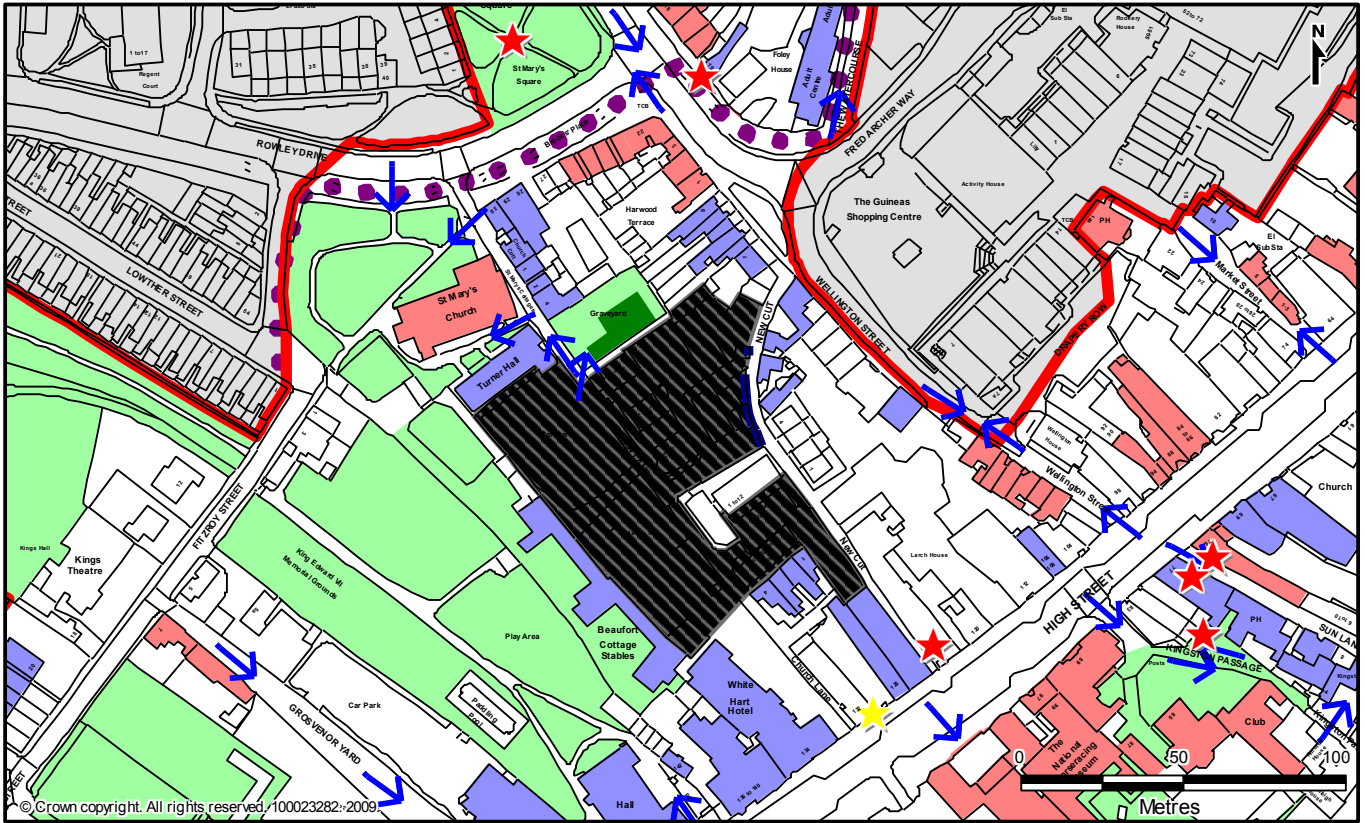
Church Lane is within the area identified in the Suffolk Sites and Monument Record as the medieval town of Newmarket.



Victorian Churchyard



1902 Porch Rockingham Villas



Building No/Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
1-4 Church Cottages	PC	Mid C19	2 Storeys	Gault brick & painted brick	Gabled slate		
Turner Hall	PC	1901	1 Storeys	Red brick	½ Hipped slate		Good wrought iron gate and gate pier
Rockingham Villa 1-4	PC	C1902		Red brick	Behind parapet		Porch
Graveyard	PC	C18th & C19th grave markers					Good wrought iron fence

On the line of a medieval street, Drapery Row allows picturesque views of the backs of High Street buildings.

Drapery row was the southernmost road of the Rookery Shambles and little remains now of the street except the Bushel Public House.



Rear of Barclays Bank, Drapery Row

SIGNIFICANT

General Overview

Drapery Row is now a service yard and rear access for High Street buildings and The Guinness Shopping Centre.

Townscape Elements

Uninspired rear elevations of the Rookery to west and the backs of High Street Buildings and yards to East. Significant elements are the C17th wing of The Crown & the buildings and curtilage walls of the Bull Public House.

Archaeology

Within the area identified in the Suffolk Sites and Monuments Record as the medieval town of Newmarket, though probably archaeologically worked out.

Streetscape Enhancement

To be added if appropriate after public consultation.

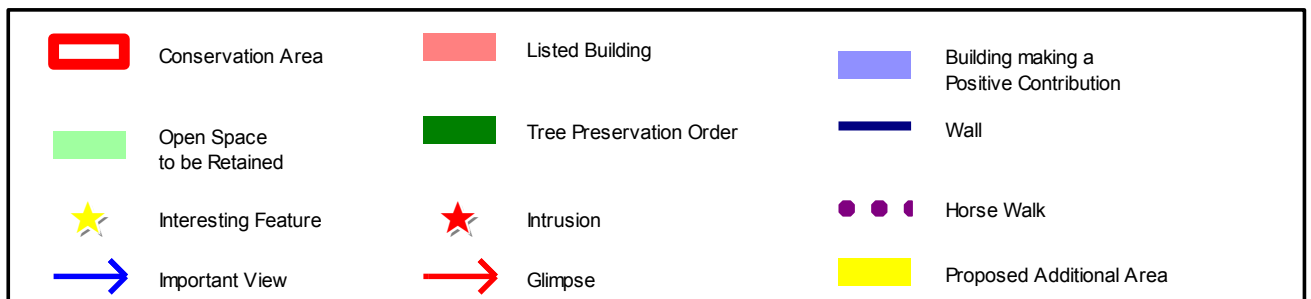
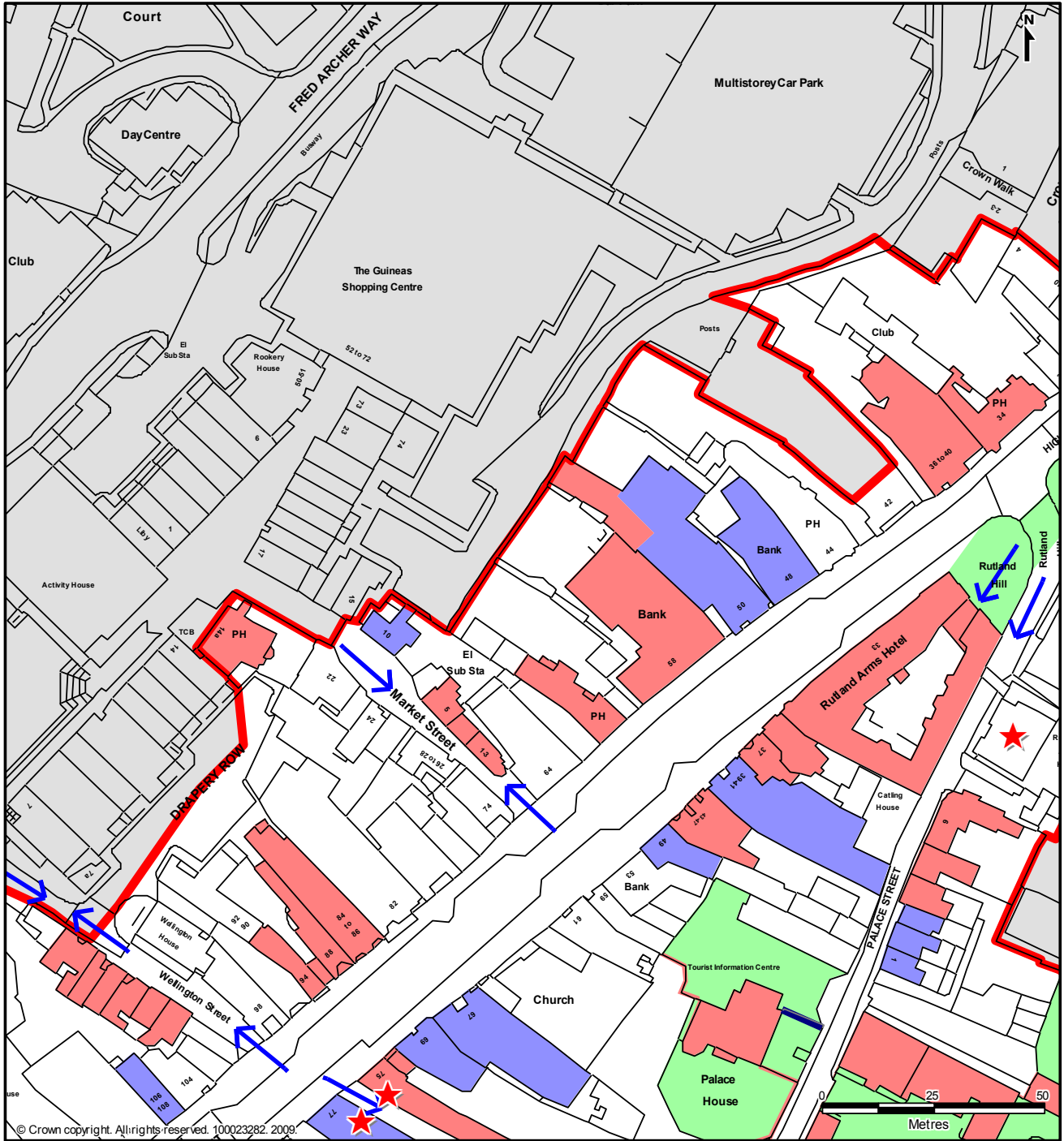


Bull Yard



Rear of Wagon & Horses

Building No/Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
Bushel PH	GII	C18 + C19 C17 Core	1 ½ Storeys	Rendered timber frame	Gabled plain tiles		See list description



A quiet residential street interspersed with historic training stables.

The development of Exeter Road began in the late 18th century with training stables located close to the heath. Exeter House Stables was probably built in the 1820s for Brownlow Cecil, Marquess of Exeter and are the most important examples of early 19th-century racing stables in Newmarket. Hackness, Chestnut Tree and Beverley

House Stables followed in the mid 19th-century. Industrial and commercial development took place on the north side of the street on previously undeveloped land in the 20th-century.



Exeter Road, view East

SIGNIFICANT

General Overview

Land use is mainly residential, with some office and commercial uses, interspersed with training stables. The eastern end of the road has been modified by town centre traffic management measures and modern industrial and commercial development and parking which has diverted the original course of the road and introduced a large scale landscape of industrial character between the High Street and the stables and terraced housing to the north.



The Watercourse



Unspoilt Terrace House No.60



Exeter House Stables



Replacement and traditional widows in adjoining houses.

Townscape Elements

- * The street is long and almost straight and there are good views from each end. The street crosses the Watercourse, the ancient stream of the medieval 'watering place'. To the north the stream runs in a deep culvert.
- * The houses and their front garden walls located on the back edge of the pavement, make a continuous enclosed interconnected linear space. The terraces each side of the west end of the road where they step up the hill are of a domestic scale and attractive appearance with the rhythm of vertically proportioned door and window openings.
- * The warm red brick and gault brick are visually pleasing and contrast well with the smooth and mechanical appearance of the slate roofs. The chimneys on the houses are important elements in the streetscape.
- * No 25-31 are 4 substantial Victorian villas and coach houses, seen on the south side at the east end of the road behind perimeter walls and railings.

- * Exeter House is prominent in views from the east.
- * Generally two storey buildings set in a low density landscape.

Streetscape Enhancement

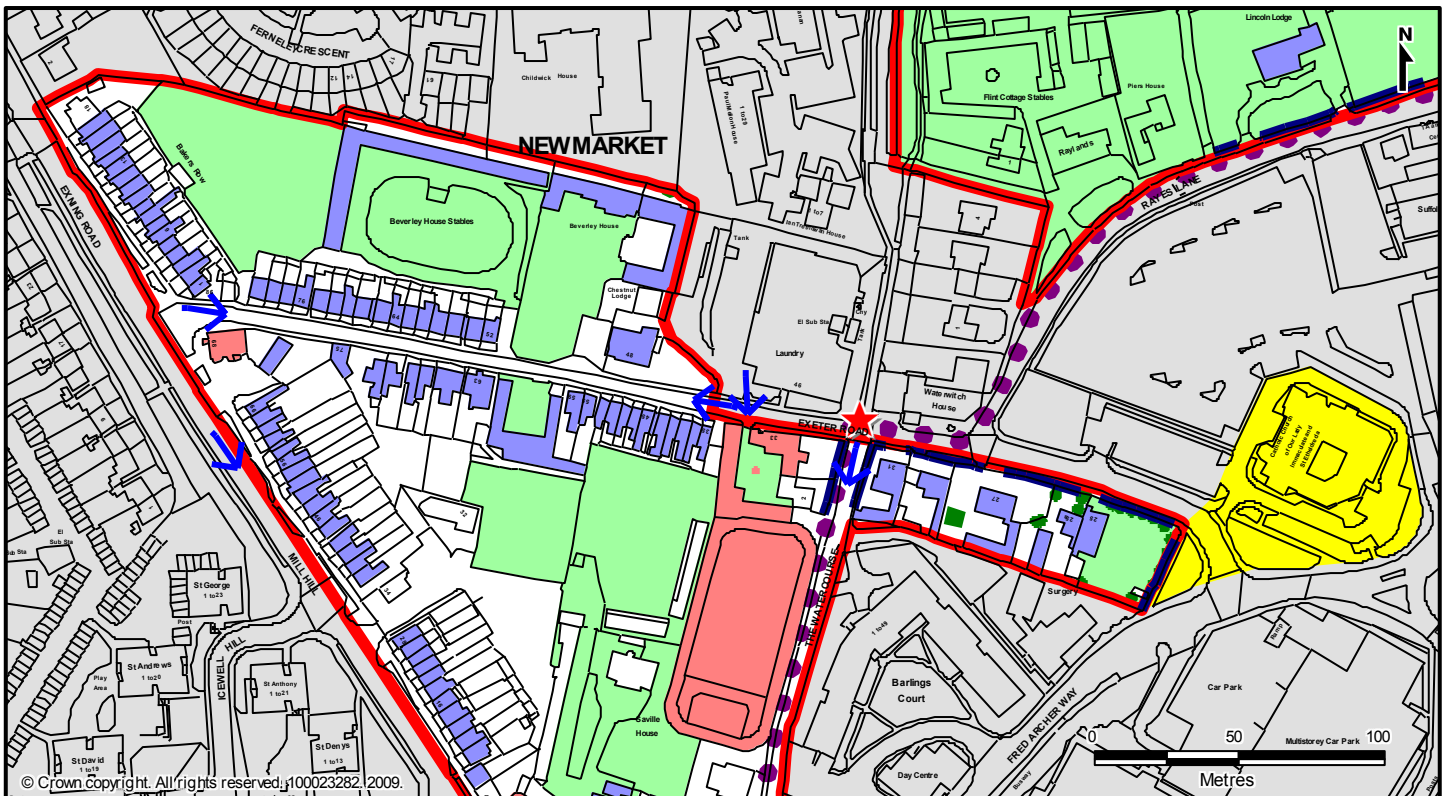
To be added if appropriate after public consultation.













Open Spaces

Paddocks of Exeter House Stables, Hackness Villa Stables, Chestnut Tree Stables and Chestnut Tree Stables. The trees in the grounds of Chestnut Tree Stables are important in views from the road.

Landscape Enhancement

The Watercourse, which was full of rubbish at the time of survey, could be cleaned out and visually improved by a low weir down stream.



	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
25 Kisber Villa	PC	Late C19	2 Storeys	Gault brick	Hipped slate		Wrought Iron railings & flint wall & gates
25A	PC	Late C19	2 Storeys	Gault brick	Hipped slate		Significantly altered
27	PC	Late C19	2 Storeys	Gault brick & stone	Hipped slate		Mews building
29	PC	C1900	2 Storeys	Gault brick	Hipped slate		
31	PC	C1900	2 Storeys + attics	Red brick	Gabled & hipped slate		Brick boundary walls & mews building Arts & Crafts Style
Exeter House Trainers House	GII	C1820	3 Storeys	Painted & rendered brick	Slate & parapet gables		Forecourt wall see list description
Exeter House Stables	GII	C1820	2 Storeys	Painted red brick	Hipped slate		Most important C19 stable in Newmarket
102 Watercourse	Curtilage building to house & yard	C19	2 Storeys		Gabled slate		
Covered ride Watercourse	GII	1835	1 Storey	Red brick	Slate		Group Valve with Exeter House & Stables
35-59 Terrace	PC	1892	2 Storeys	Gault brick, red brick quoins	Gabled slate		No.35 most complete. Plynton Cottages, forecourt & low brick walls
Hackness Villa 63	PC	Mid C19	2 Storeys	Painted brick	Corrugated pantiles		Small forecourt walls
65	PC	Mid C19	2 Storeys	Painted brick	Slate		
71-73	PC						
89	PC						
48	PC	Mid C9	2 storeys	Painted Brick	Hipped slate		Wrought iron railings
Beverly House Stables		Mid C19	1 & 2 storeys	Gault brick	Slate		
Chestnut Tree Stable	PC		1 & 2 storeys	Painted brick	Pantiles		
Hackness Villa Stables	PC	C1840	1 & 2 storeys	Painted brick	Corrugated pantiles		
52-82 York Terrace	PC	1877	2 storeys	Gault brick & red brick dressings	Slate		
55-59 (Pair)	PC	C1850	2 storeys	Painted brick	Slate		
67-69 (Pair)	PC	Late C19	2 storeys	Gault brick, red brick dressing	Slate		Low forecourt wall
71-73 (Pair)	PC	C1870	2 storeys	Flint rubble gault brick dressing	Gabled slate		
89	PC	Early C19	2 storeys	Flint rubble gault brick quoins	Hipped slate		
52-82	PC	1877	2 storeys	Gault brick red brick dressing	Slate		Chimney stacks good example for restoration

19th 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 19th-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.

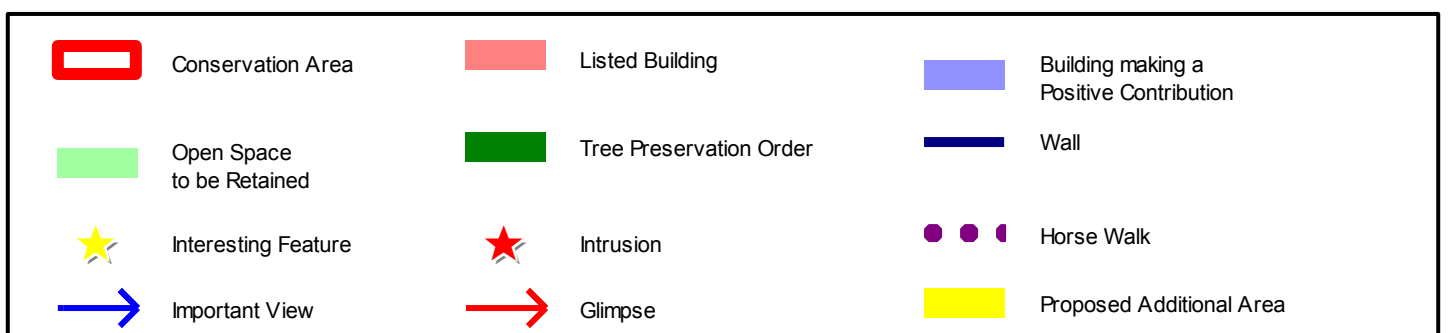
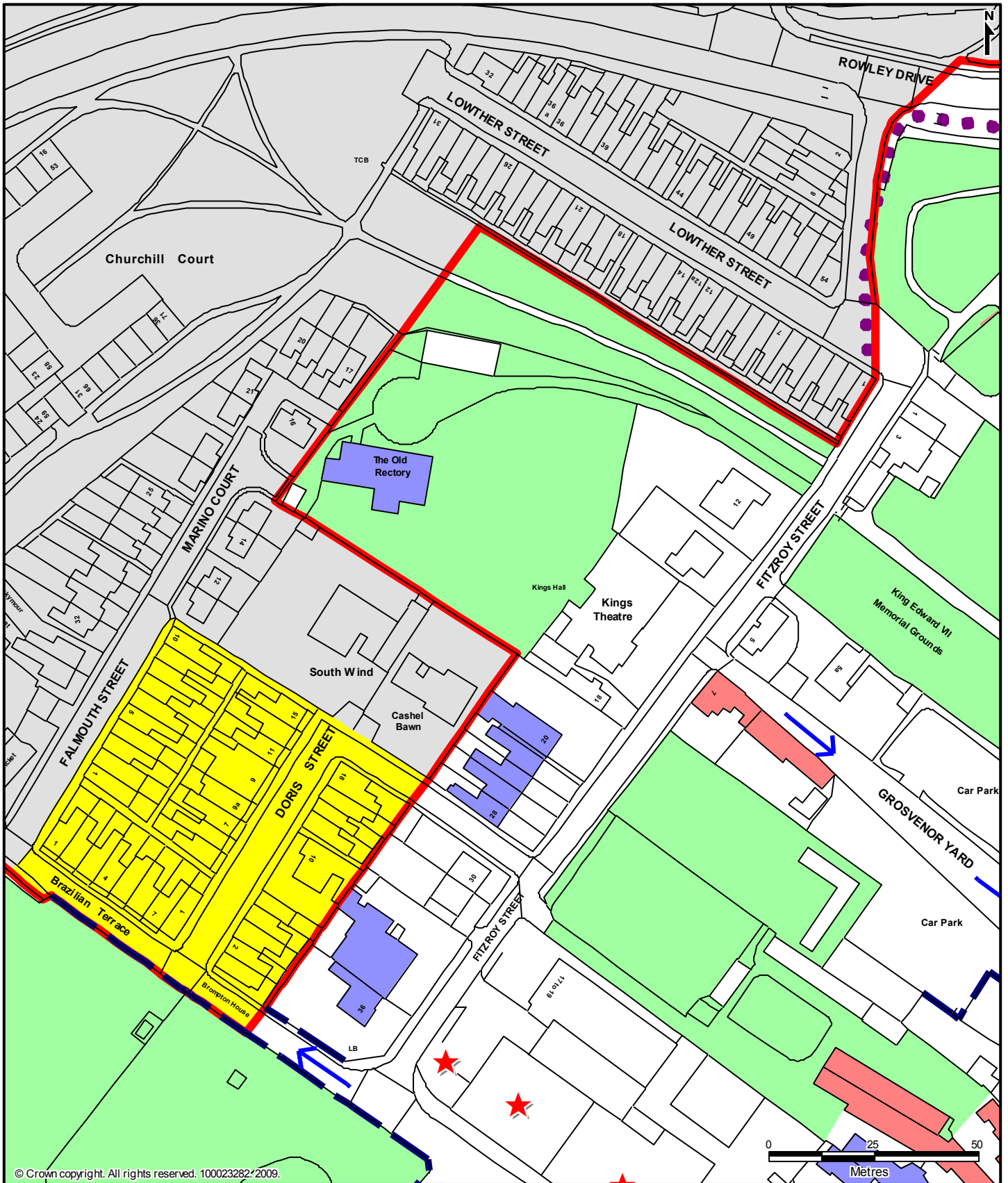


Edward VII Memorial Gardens



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



Substantial stables and paddocks with large, opulent houses, behind high brick or flint walls and set in significant gardens with mature trees

The road was developed in the late 19th-century during a period of significant expansion of horse training yards and stud farms. It has been said to have been the ‘golden age in the history of horse racing in Newmarket when training methods and the facilities required were becoming more sophisticated: and patronage was still in the hands of a powerful group of aristocrats at the zenith of their wealth and influence.



View of Fordham Road

HIGH SIGNIFICANCE

General Overview

Fordham Road is a busy road carrying traffic from the A14 and from East Cambridgeshire. There is a horse walk on its eastern side linking the horse training yards with the gallops west of Bury Road.



Hunworth House Stables



Sand Gallop La Grange Stables



Clunch Wall of Maltings

Townscape Elements

- * Long linear space enclosed by high walls and garden trees. Medium to large yards with spacious paddocks and exercise areas
- * Large houses in individual styles and forms which together form an eclectic and unique harmonious architecture and townscape.
- * Varied roofscape, the product of the mix of one and two storey stable buildings sometimes enriched by towers and spires.
- * Houses set in well established grounds providing a spacious, sylvan, semi-rural landscape

Open Spaces

The Severals: A wide open space and green wedge into the centre of Newmarket, and important public amenity and exercise track for race horses

Paddocks , exercise tracks, sand gallops and owners and trainers house gardens of Iduna Stables, Kremlin Stables, Flint Cottage Stables, Green Lodge Stables, Hunworth House Stables, La Grange Stables, Phantom House Stables, Somerville Lodge Stables, and Woodland Stables.

Gardens of Convent of St Louis, Fairstead Lodge School, Nowell, Long Cottage, Piers House, Lincoln Lodge, St Louis Primary School, The Kremlin & Wayside.

Landscape Enhancement

The veterinary practice building in front of the malting site detracts from the conservation area and its replacement as part of a redevelopment scheme for the malting would be an advantage.

Visually the street surface could be improved as the paving material is bland. It is vital that the green open spaces associated with the training stables and studs is preserved as an important element of the character of the conservation area

Redevelopment Opportunities

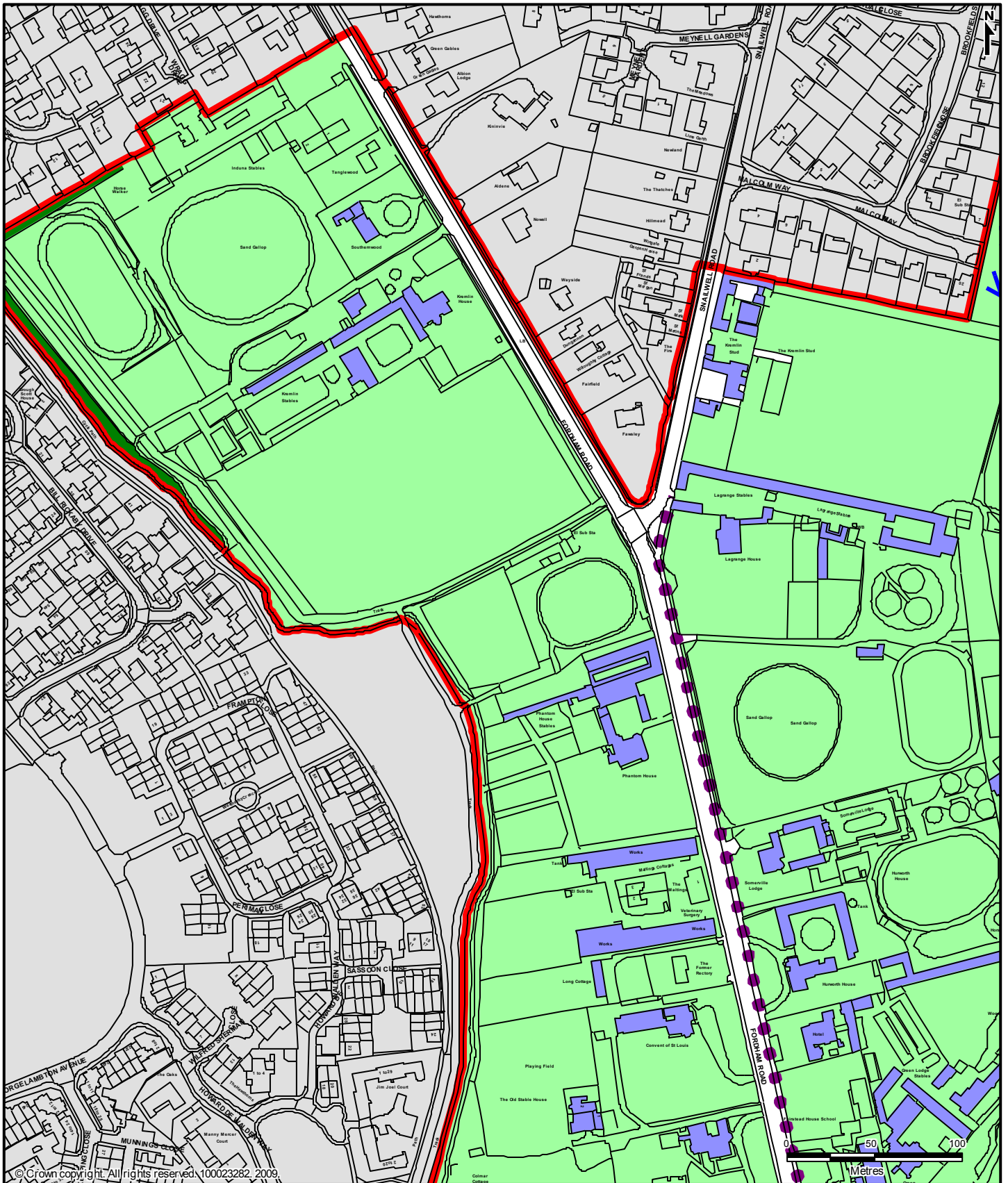
Permission has been granted for the conversion of the Fordham Road Maltings to residential use and the construction of new town houses and apartments.

Archaeology

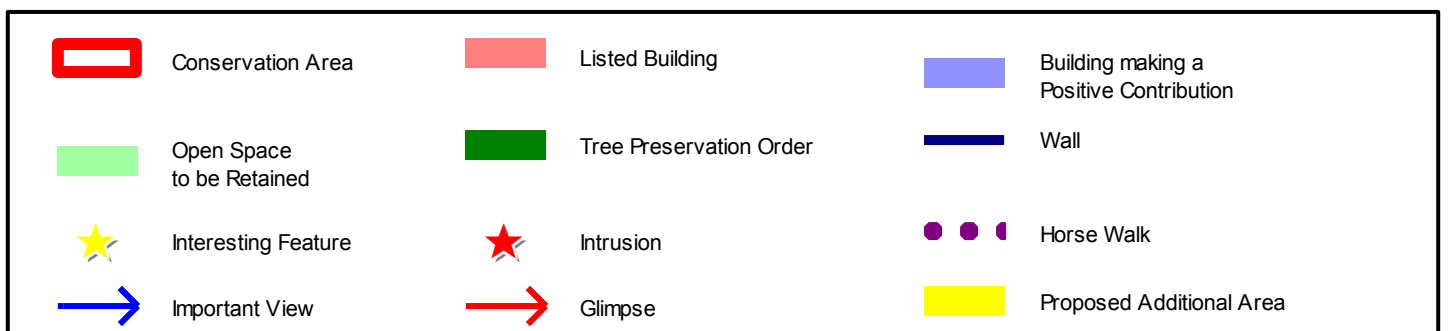
The Road lies outside the area identified in the Sites & Monuments Record as the medieval town.

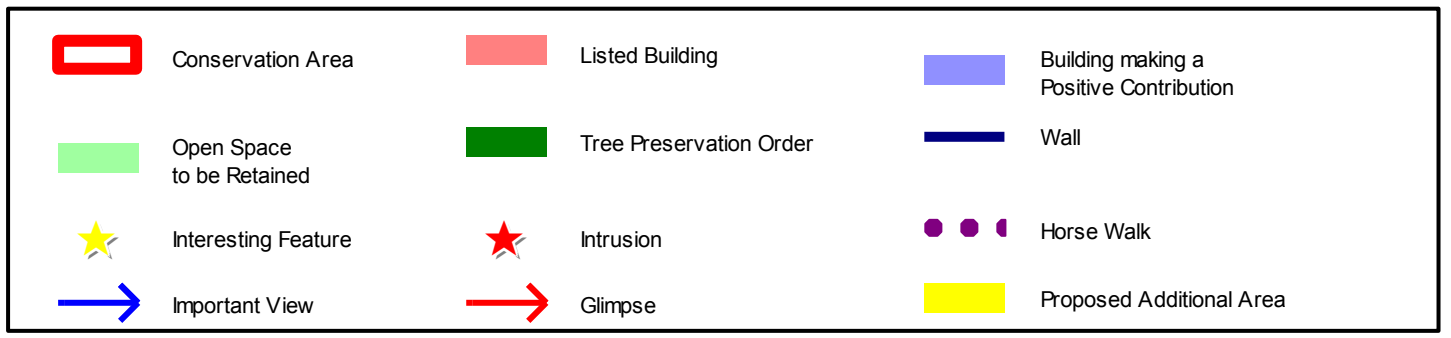
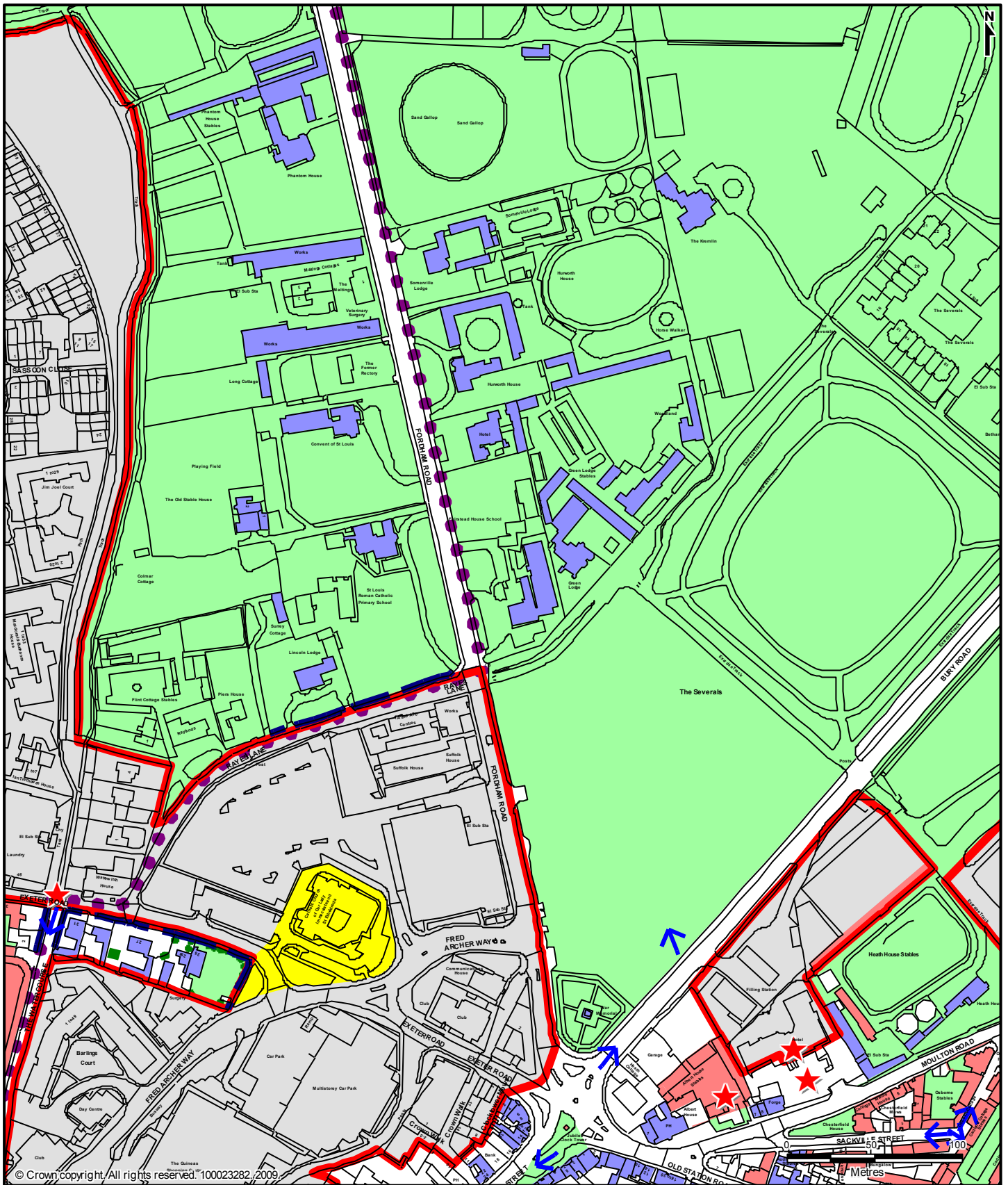
The Old Maltings (Record No 23250) are described as having been built between 1821 and 1850.

Building No/ Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
Fairstead House	PC	Early C19	2 Storeys	Rendered & painted	Hipped slate		
Green Lodge	PC	1855-1888	2-3 Storeys	Red brick	Slate	John Clarke	
Woodlands House	PC	1871	2 Storeys	Red Brick	Fish scale slate		
St Louis School	PC	Late C19	2 Storeys	Red brick, gault brick dressings	Hipped slate		
Old Stable House	PC	Late C19	2 Storeys	Red brick, gault dressings	Hipped slate		
Convent of St Louis	PC	Late C19	2 Storeys	Gault brick, red brick dressing	Hipped & gabled slate		
Long Cottage	PC	C19	2 Storeys	Painted brick	Gabled slate		
Cadogan Hotel	PC	C19	2 Storeys	Painted Stucco	Gabled slate		
Hurworth House	PC	C1880	2 Storeys	Painted gault brick	Hipped Slate		Formerly Meynell House
Hurworth House Stables	PC	C1880	1 & 2 Storeys	Gault brick & flint	Brown concrete tiles		
Somerville Lodge	PC	Late C19		Gault brick	Hipped Slate		
Somerville Lodge Stables	PC	Late C19 & 20	2 Storeys	Gault Brick	Hipped Slate		
Fordham Road Maltings	PC	1821 – 1835, 1897	1 ½ & 4 Storeys	Gault brick	Slate	Richard Hardy	Permission to demolish refused on appeal
Phantom House	PC	Late C19	2 Storeys	Slate			Boundary wall
Phantom House Stables	PC	Late C19	1 Storeys	Red brick	Slate		
Kremlin House	PC	1874	2 Storeys	Rendered & painted brick	Hipped slate		For Dimitri Soltykoff
Kremlin House Stables	PC	1874		Painted brick	Hipped slate		High boundary wall
Southernwood	PC	C20	2 Storeys	½ Timbered painted render	Hipped plain tile		
Iduna Stables		C20	Single Storeys	Stained timber	Roofing felt		Ensures continuity of equine activity in Fordham Road



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Car park on the site of the stable yard of the Grosvenor Inn

Formerly the stable yard of the Grosvenor Inn, enclosed each side by former stable buildings.



Grosvenor Yard

SIGNIFICANCE—HIGH

General Overview

Long stay public car park and parking for the 'Yard' public House and the adjoining night club

Townscape Elements

The entrance from Fitzroy Street is narrow being confined between No 5 & No 7 Fitzroy Street. It opens out into a significant space made by the demolition of the yard buildings. While the streetscape here lacks form and coherence the views of the back of the High Street buildings and the roofscape are fine, and while the archaeology of the remaining walls is not without interest to the specialist.

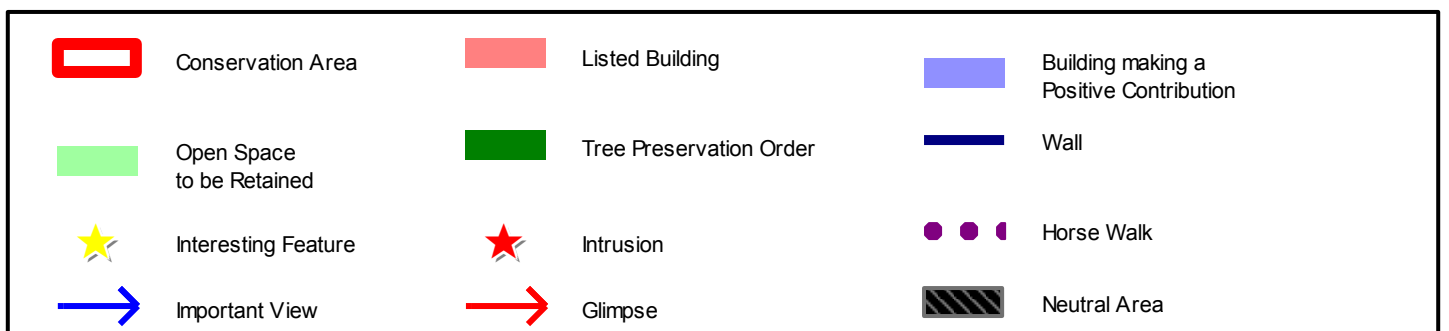


Rear View, The Yard Public House



Georgian detail—The Yard Public House

Building No/ Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
The Yard	GII	C18	2 Storeys + Attics	Painted brick	Red machine made plain tiles		
S – W Boundary Wall		C18		Red brick & clunch			Adjoining the Yard PH



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.

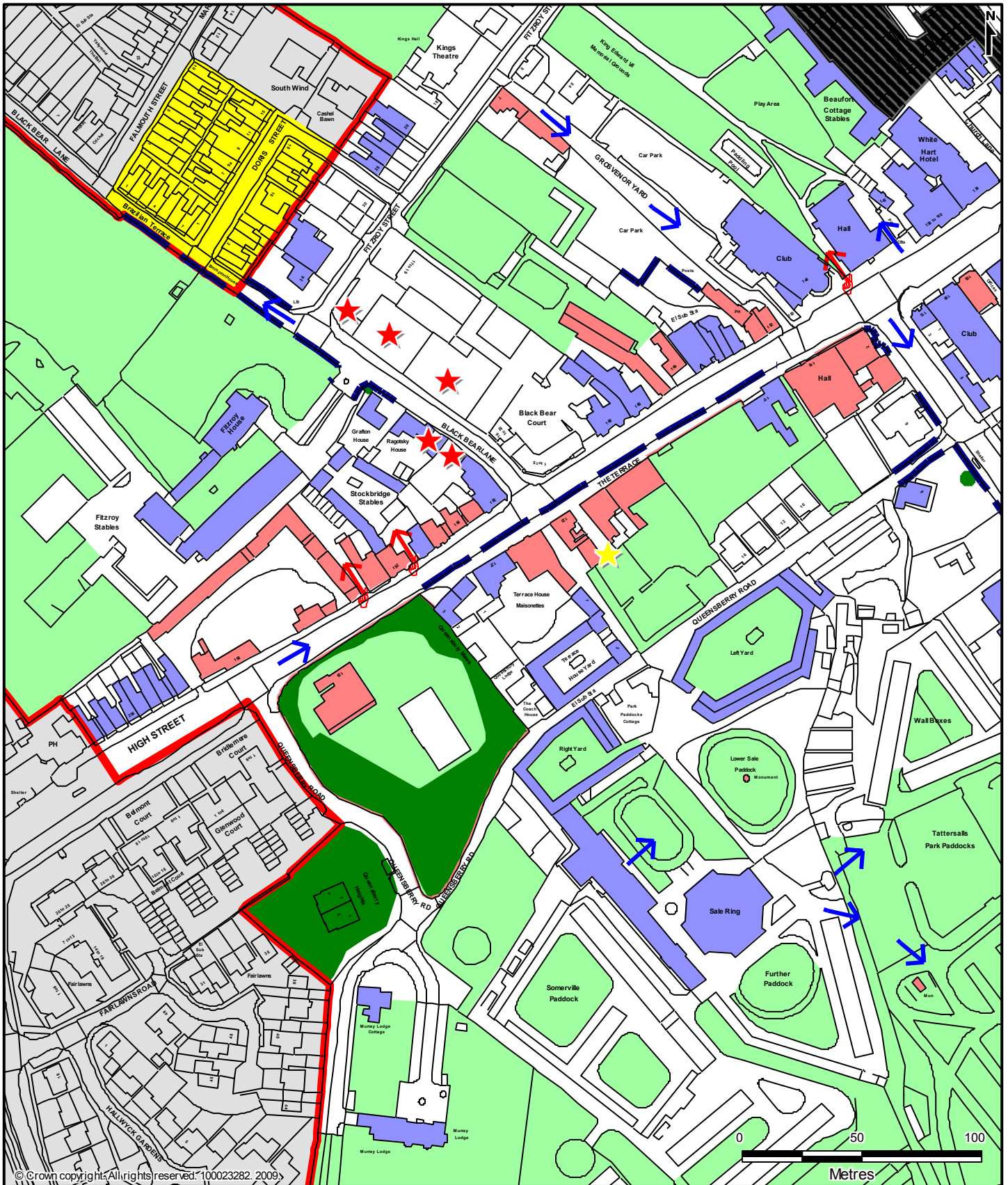
44 High Street contained an C18th cock pit and 67 is on the site of an early ice house associated with the palace of King Charles II.

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

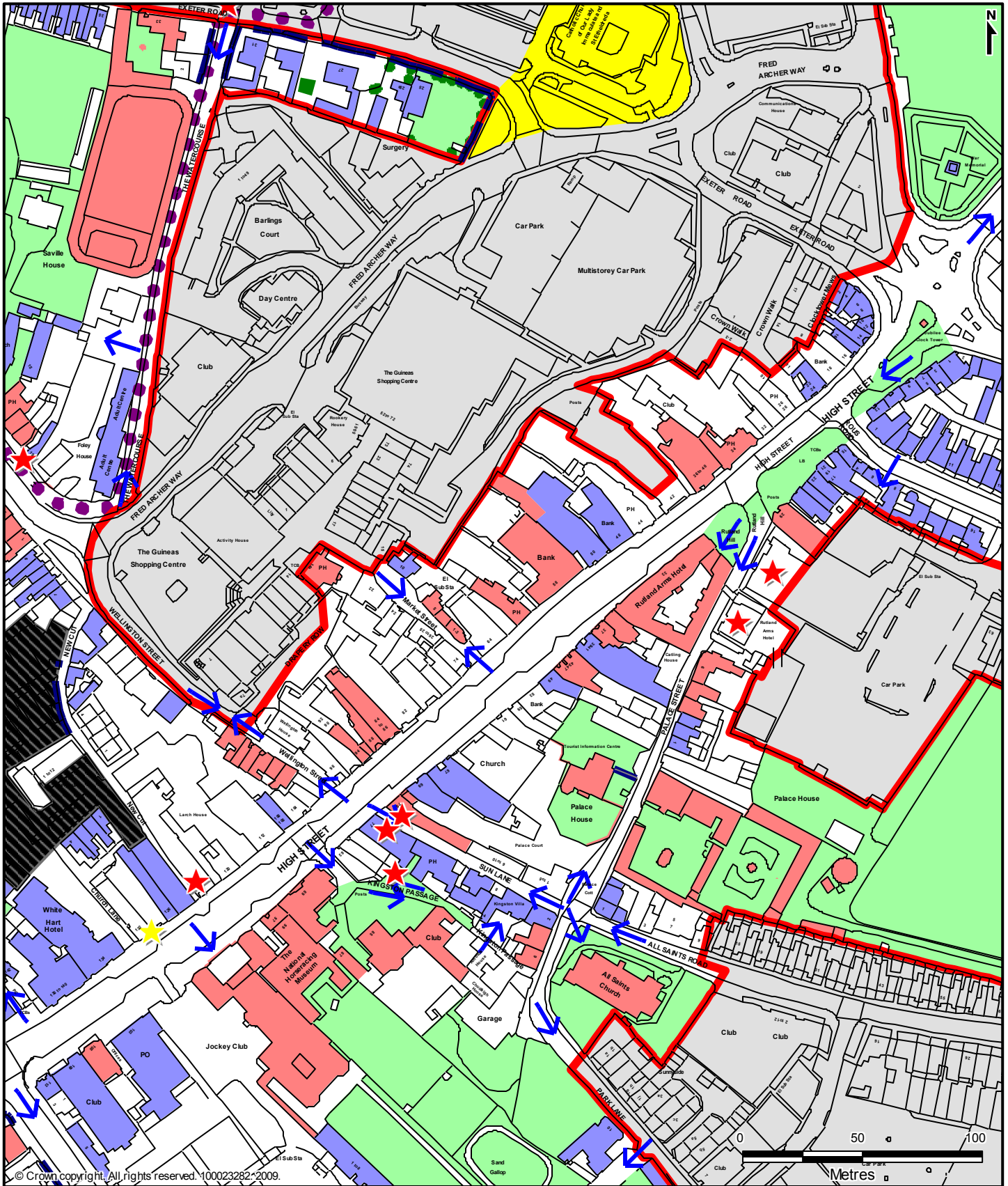
Building No/Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
35-37	GII	C19 with C17 Cove	2 Storeys + attics	Rendered timber frame	Gabled slate		
43	PC	Mid C19	3 Storeys	Red brick	Gabled slate		High quality
45 – 47	GII	Early C19	3 Storeys	Red brick	Gabled slate		Good shop fronts
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 Maisonnets	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 Queensbury

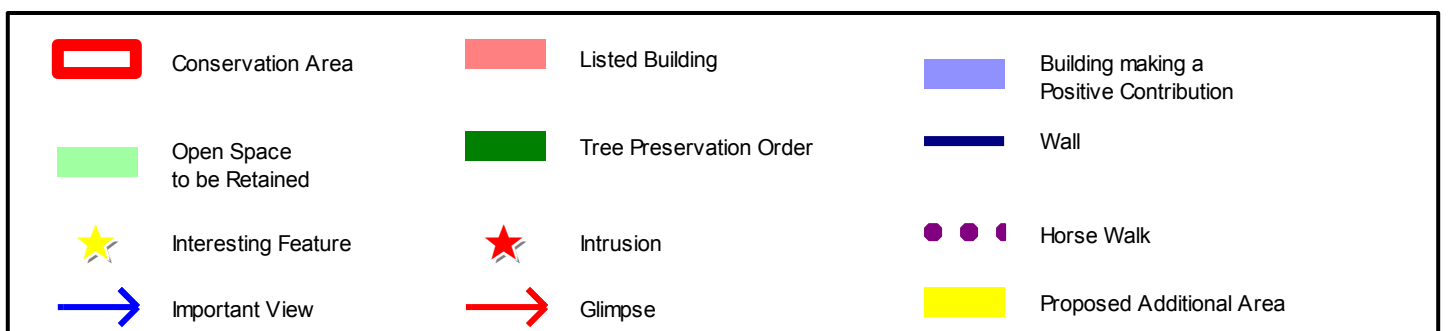


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	Conservation Area		Listed Building		Building making a Positive Contribution
	Open Space to be Retained		Tree Preservation Order		Wall
	Interesting Feature		Intrusion		Horse Walk
	Important View		Glimpse		Proposed Additional Area



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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+ Oviel 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.

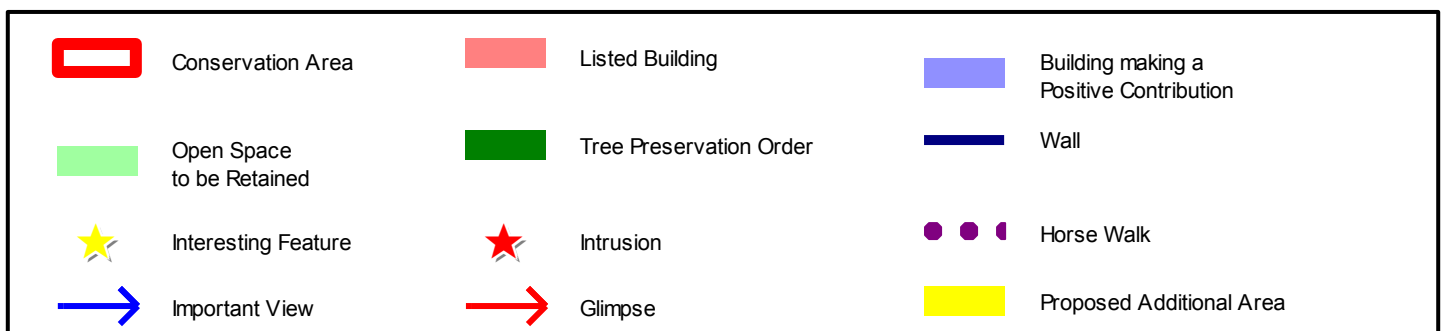
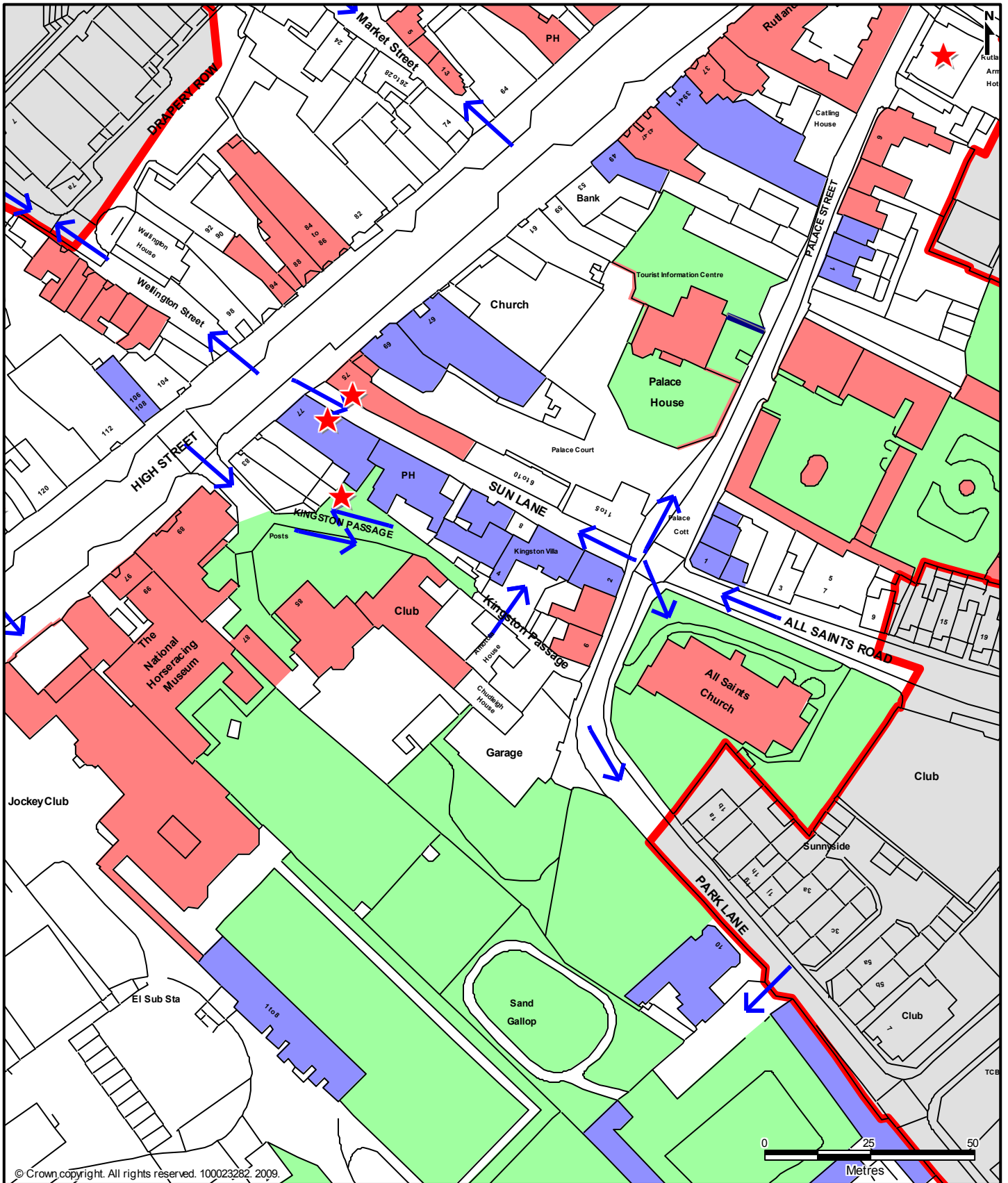
Redevelopment Opportunities

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



An attractive human scale space formed from the old market place, providing an ideal shopping location for the small retailer.

Newmarket's medieval market place moved from the High Street to an area between Wellington Street and Market Street. In the vicinity of the Guineas Shopping Centre service yard it contracted into to a small space crossing the north-west end of Market Street and little remains now of the Victorian Market Street though

what does, recalls the scale and the density of the Rookery Shambles, demolished in the early 1960's to make way for the Guineas Shopping Centre.



View into Market Street from High Street

SIGNIFICANCE— HIGH

General Overview

The road is a pedestrianised street and forms an important link between the Guineas Centre shops and car parks and the High Street. The space is of high historic importance as the site of Newmarket's market place, and it forms an attractive, human scale, traffic free, enclosed space



Market Street Shops



The Bushel facing the former market place

Townscape Elements

- * The buildings are important by defining the historic space as it expands away from the High Street towards the Rookery.
- * Significant buildings are Nos 3-6, an attractive row of timber-framed shops, 2 ½ storeys and clad in white painted and black stained feather edge weatherboard with plain tile roofs.
- * No 10, a well conserved though unremarkable Victorian shop with living above. Stone lintels over large pane timber sash windows and at ground floor level, across the width of the façade a mid-20th-century double plate glass and timber shop front.
- * The Bushel Public House (see Drapery Row).

Streetscape Enhancement

To be added if appropriate after public consultation.

Landscape Enhancement

There is scope for improving the quality of pavings with the introduction of variations in paving material.

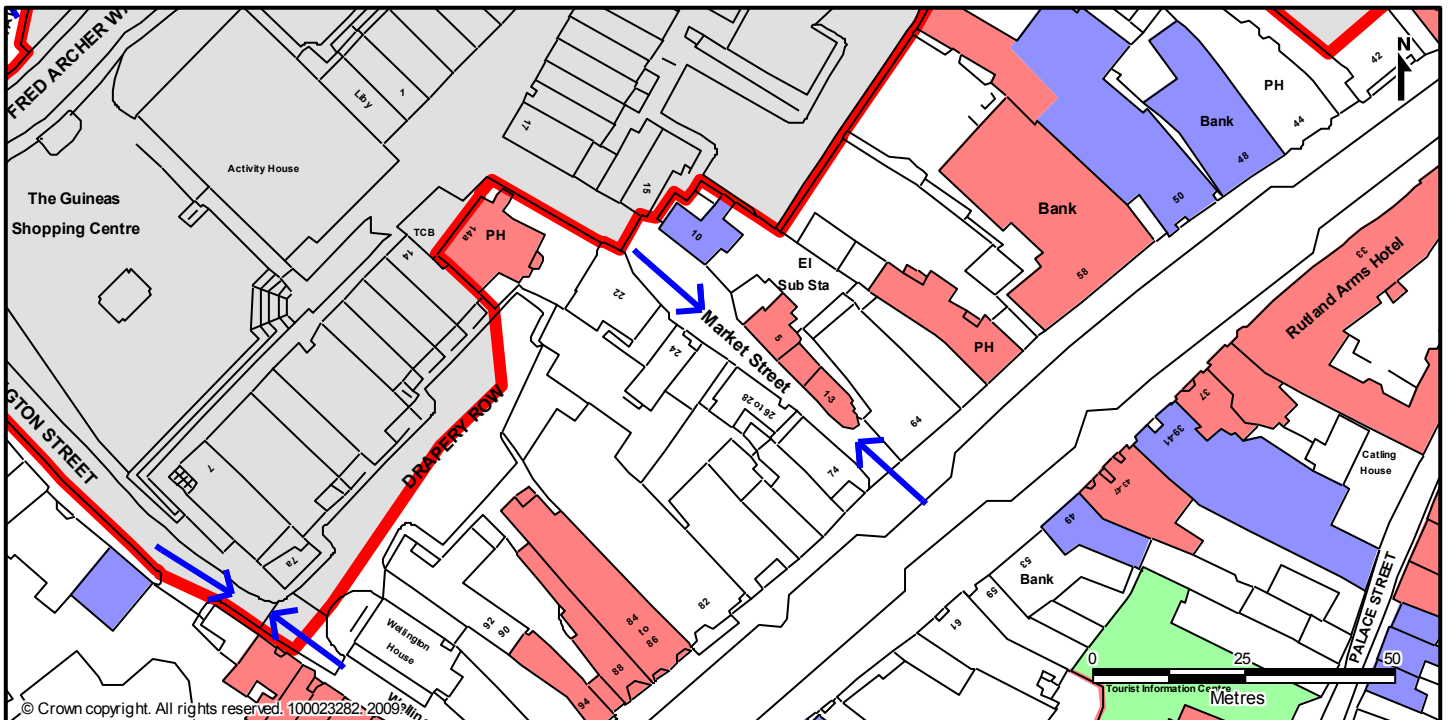
Archaeology













Within the area identified as the medieval town of Newmarket.

Redevelopment Opportunities

While all the buildings contribute positively to the character of the street, because of their domestic scale and contribution to spatial enclosure, replacement buildings could improve the architectural quality of the street and improve retail facilities.

Building No/ Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
3-6	GII	C18	2 ½ Storeys	White painted & black stained weatherboard	Gabled plain tile		
10	PC		3 Storeys	Gault brick. red brick dressing	Gabled slate		
The Bushel PH	GII	C18	2 Storeys	Render and weatherboard	Plain tile		



	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

The ancient road to Exning with views back over the town. The east side of the road, contains three good Victorian Terraces.

Mill Hill ran between the Lords Field and the Common Field (also known as Market Means prior to the field enclosures of the 19th-century. It was the route

between Newmarket and Exning.

The road is named after the mill which stood towards the brow of the hill, north of the



Mill Hill—View up the hill

General Overview

Mill Hill is mainly a residential street and a busy main route from the north for traffic into the town.

Townscape Elements

- * The east side of Mill Hill contains three Victorian terraces, stepping up the hill forming a continuous line set back from the footway edge. They are of a discrete and attractive appearance. Generally the windows have sash window proportions and in the main have been replaced by UPVC sash style casements.
- * No. 52 – 66 (Bath Terrace) retains the most interest
- * On the brow of the hill is the Grade II listed former Mount Public House.

- * Good views of Newmarket looking back down the hill

Open Spaces

Opposite, but outside the conservation area is open space between the flats and Mill Hill.

Landscape, Streetscape Enhancement and Redevelopment Opportunities

To be added if appropriate after public consultation.

Archaeology

NKT008 The Icewell: Possible site of post medieval icehouse

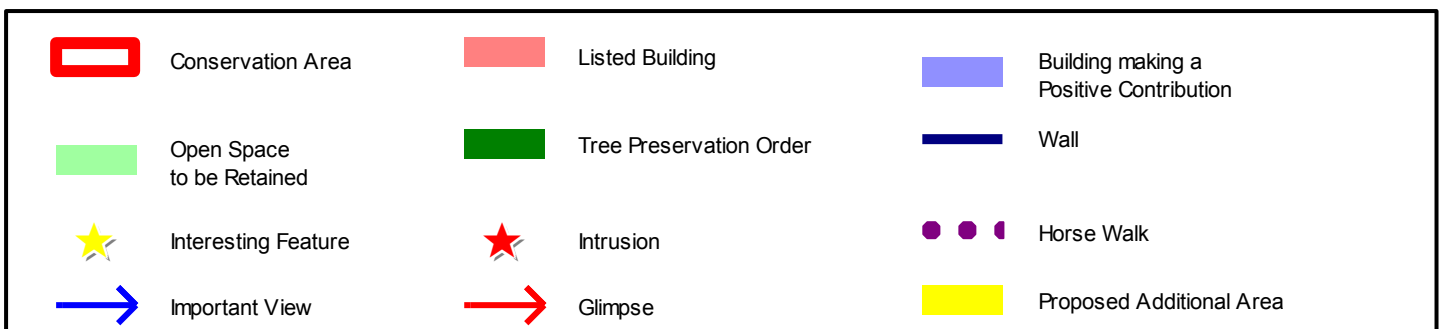
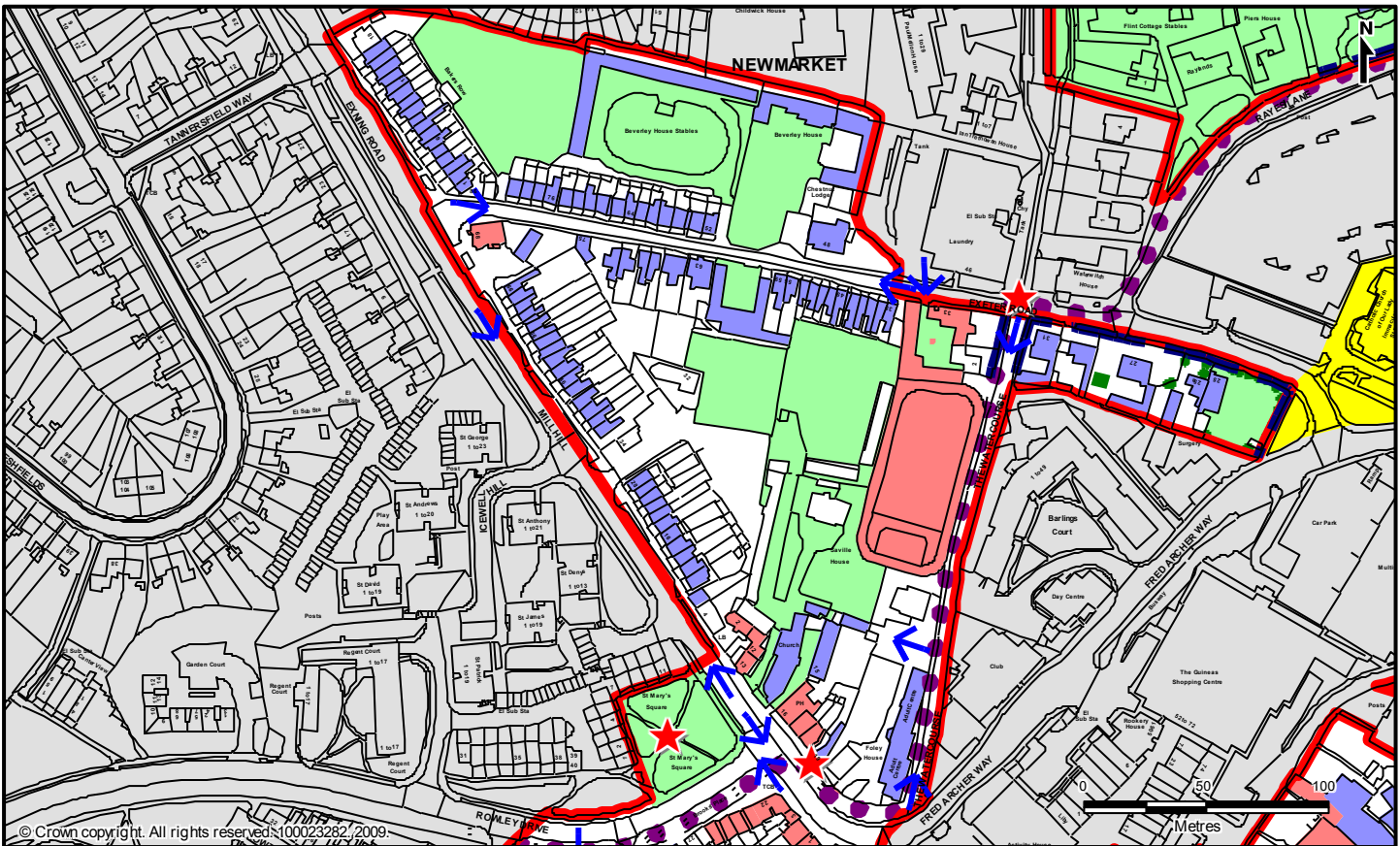


Bath Terrace



Former Mount Public House

Building No/ Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
2	GII	C19	2 ½ Storeys	Gault brick	Handmade plain tiles		Attached to 12 & 13 St Marys Square
4	PC	C19	1 ½ Storeys	Rendered timber frame	Gabled slate, hipped dormers		Building attached to No. 4 - not of interest
8-39 Bath Villas	PC	C>19	2 Storeys	Painted rendered brick	Gabled slate		Chimneys intact
36-42	PC	C19	2 Storeys	Red brick	Gabled slate		Forecourt railings
44-58	PC	C19	2 Storeys	Red brick	Gabled slate		Terrace well preserved
60-66	PC	C19	2 Storeys	Red brick	Gabled slate		
Bath Terrace							
68 Former Mount PH	GII	C19	2 Storeys	Flint with gault brick dressing	Gabled slate		Very pretty joinery



Moulton Road is enclosed by historic stables and trainers houses, set behind high brick walls, confining a narrow space formed by the street which opens out dramatically at its eastern end into the Long Hill Gallops.

Formerly on the edge of the town, The street contains three historic stables, built there in the 18th & 19th-century for ease of access to the gallops on Warren Hill. The Jockey Club acquired the gallops in the 19th-century, preventing the town from spreading over the gallops and preserving a sharp break between the town and open country. One of the first and historically important

yards was Heath House Stables. The original yard known as the Gogmagog Stables was where the Heath House Hotel was built. These stables were used to train the horses of Queen Anne and later George I and George II. The present Heath House Stables were built in 1834 by the Duke of Portland in the paddock of the original stables.



Moulton Road looking East

SIGNIFICANCE— VERY HIGH

General Overview

Moulton Street is a busy route from Newmarket to the villages of south west Suffolk and to the outlying stables and studs. The south side is residential and the north side, accommodates stables and the car parks and buildings of the Heath House Hotel. The east end of the Street is crossed by a horse crossing.

At the time of Survey, Albert House Stables were badly in need of repair. Part of the frontage had been altered to accommodate a new two storey house.



Chesterfield House, former stables



Gallops House crossing



Railings of Osborne House



Osbourne Stables

Townscape Elements

- * Buildings generally on back edge of footway.
- * Trainers houses, stable yards and paddocks behind high brick walls. Yards glimpsed through gateways when open.
- * Spatial variety, generally constrained, by buildings or the walls of Osborne House and Heath house, and open across the garden of Chesterfield House and the Heath House Hotel car park.
- * Osborne and Chesterfield House occupy important locations within road junctions.
- * Views east of Long Hill Gallops and west back into Cadland Stables.

- * Medium density with two and three storey buildings.

Open Spaces

Long Hill & Warren Hill

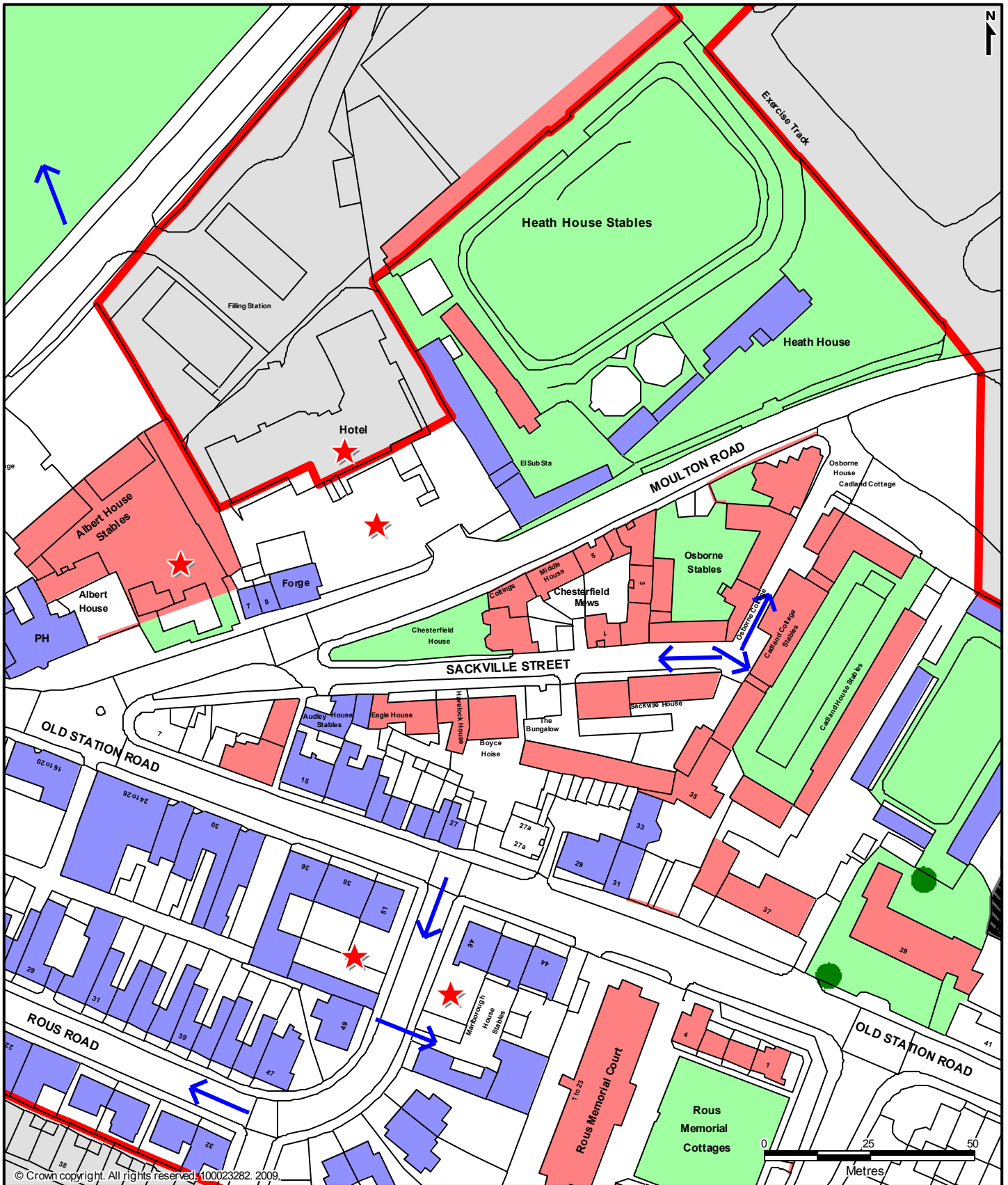
Landscape and Streetscape Enhancement and Redevelopment Opportunities

To be added if appropriate after public consultation.

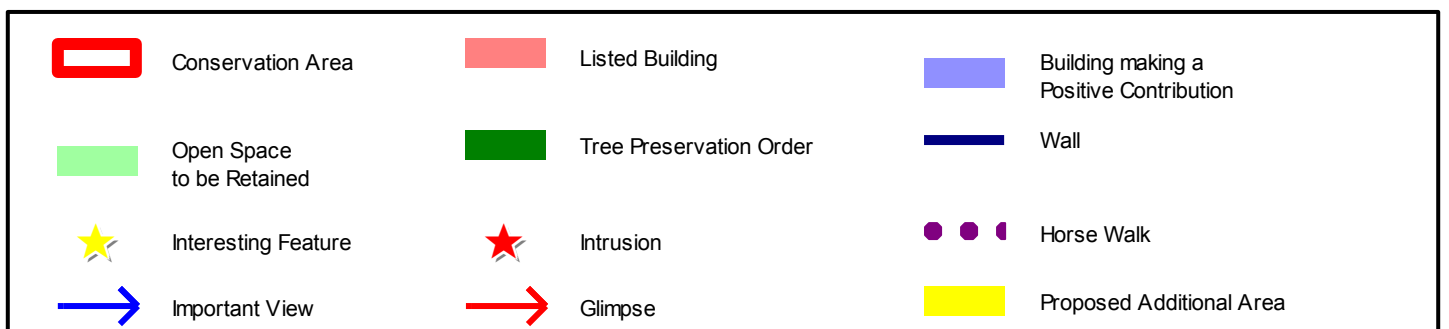
Archaeology

Moulton Road is outside the area of the medieval town centre

Building No/ Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
Horseshoe PH		C18 & later	3 Storeys	Painted brick	½ Hipped slate		
Albert House Stables & Wall	GII	Mid C18 & C19	2 Storeys + Attics	Red brick tuck pointing	Gabled slate roof		
Albert House Stables & Wall	GII	Mid C18 & later	1 & 2 Storeys	Red brick & clunch	Hipped slate roofs		5 StableSee list description
7 & 8		C18	2 Storeys	Gault brick	Hipped slate		
9 The Forge		C20	1 Storeys	Painted brick	Asbestos cement sheeting		Historic Interest
Heath House – Trainers House		1890	2 Storeys	Red brick	Hipped slate roof		
Heath House Stables & Wall		1881	1 & 2 Storeys	Red brick & gault brick	Slate		High red brick & flint boundary wall
Osbourne Stables Trainers House	GII	1850	2 Storeys	Gault brick	Slate		Built for John Osbourne . garden wall with railings
Osbourne Stables	GII	Early C18 & later	2 Storeys	Gault brick	Slate		
6 Middle House Cottage		C18	2 Storeys + Attics	Painted brick	Slate roofs		Terrace of 4 Houses prominent chimney stacks
Chesterfield House	GII	C18 & C19 Alterations	3 Storeys + Attics	Rendered brick	Plain tile roof		



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New Cut is a narrow passage following the line of the ancient brook between Wellington Street and the High Street.

The New Cut is shown as a water course between Fox and Goose Lane and High Street in Chapman's 1787 map of Newmarket. By the late 19th-century the

stream had been run within a culvert and a footway constructed to provide access to cottages which lined its sides.

SIGNIFICANCE—SIGNIFICANT

General Overview

The character of the area is neutral where it contains new housing, commercial development, car parks and views of the backs of the buildings in Wellington Street and High Street. However the space formed by the buildings on the carriage way edge and the views from the footway are full of interest

Townscape Elements

At the north end east side is a 2m high wall built of flint rubble and red and gault brick. There are two Victorian cottages of local architectural interest, set behind low brick boundary walls.

The cottages and their out-buildings are constructed of gault brick and painted brick with slate roofs and have modern windows in original openings. Two storey buildings predominate.

Streetscape Enhancement and Redevelopment Opportunities

To be added if appropriate after public consultation.

Archaeology

Within the boundary of the medieval town.

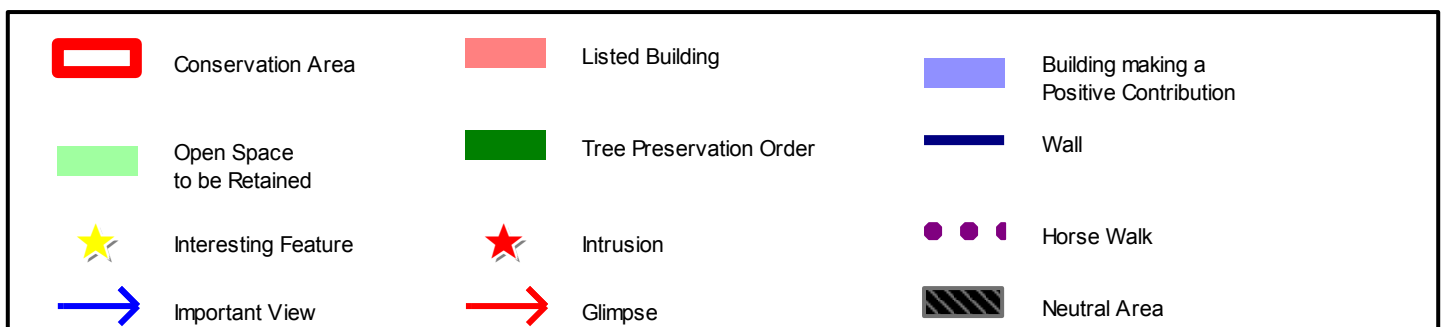
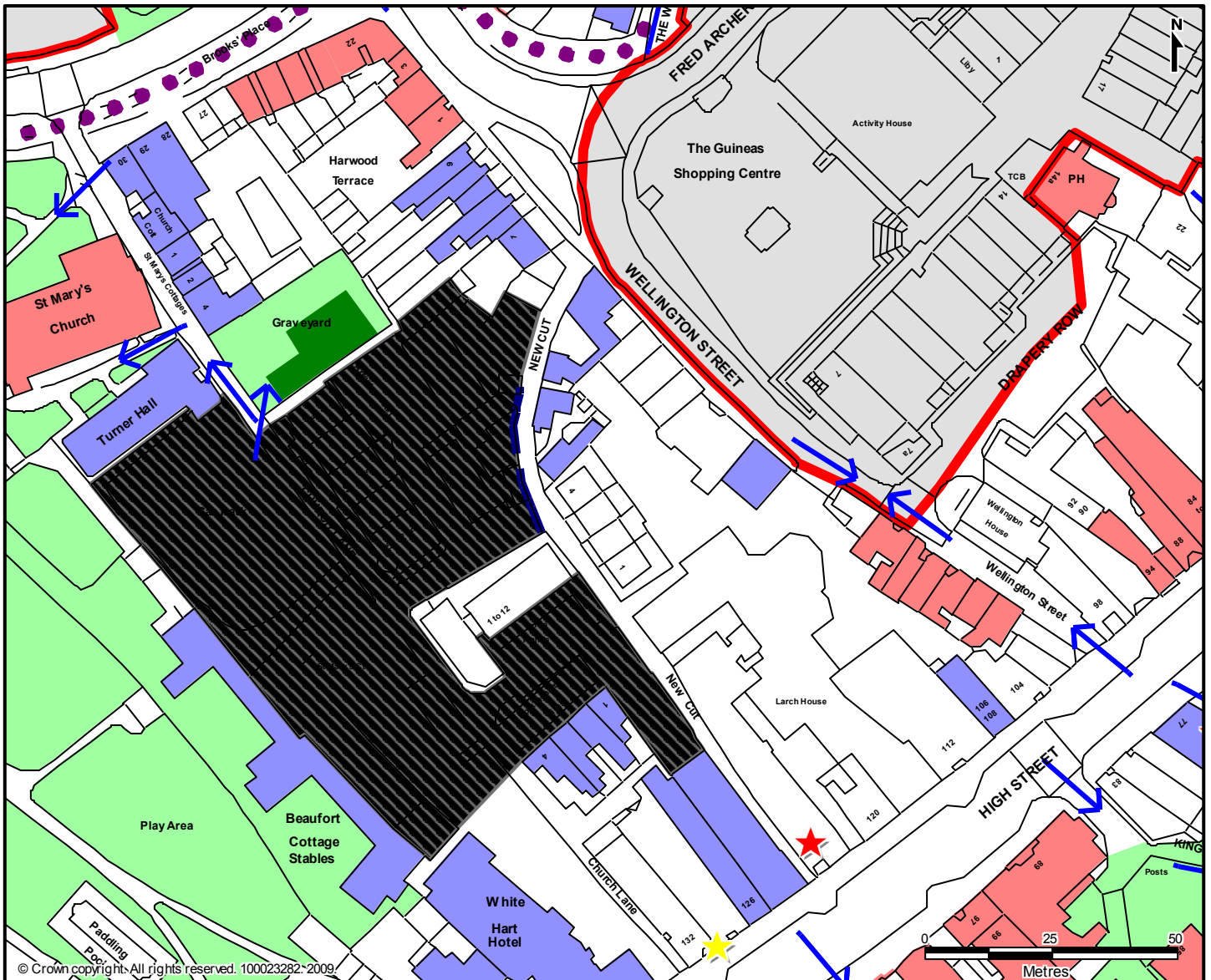


New Cut



New Cut looking North

Building No/ Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
Cottages	PC	C19	2 Storeys	Painted & gault brick	Slate		
Flint & Brick Boundary Wall	PC	C19		Red brick & flint			Included for Archaeological interest



Old Station Road contains houses and training stables built in the 18th-century when they were on the town edge and close to the Heath for training. Between the stables are predominately Victorian residences, built after the arrival of the railway in 1848.

Old Station Road is shown on Chapman's 1787 map, having a cluster of racing stables on its northern side abutting the heath. The railway came in 1848, through a tunnel under Long Hill. There was a substantial station and sidings at the junction of Upper Station Road (now Old Station Road) and Station Road (now Vicarage Road.) Station Road and the

surrounding area were subject to residential development from 1850-onwards. The road contains historically important racing heritage buildings, most significantly, the early 18th-century Cadland House Stables, Cleveland House of circa 1730, Wroughton House Stables of the mid 18th-century and Machel Place Stables of 1884.



Old Station Road looking West.

SIGNIFICANCE—VERY HIGH

General Overview

Old Station Road is a busy route for traffic from the town centre connecting with the B1063 into West Suffolk. It is a street of mixed uses, with shops and living above shops at its western end, houses and residential terraces, towards the east and racing training yards close to the Long Hill gallops. Cadland Stables, which overlook Warren Hill are the earliest surviving working stables in the town.



Machel Place Stables



Cadland House



Queensbury building



Old Station Road shop window

Townscape Elements

- * Houses or forecourt walls built against the back edge of the footway.
- * Spatial variety, confined until Vicarage Road from where it opens out with views of Warren Hill to the north.
- * Vistas along the road
- * Racing stable yards behind the buildings
- * Nos 2-20, 24-38, 50 Rous Rd, 46-44; 13-27,31-41 make a positive contribution as a group to the conservation area.
- * Medium density with two and three storey buildings.

Open Spaces

Good views of the gardens of Rous Memorial Cottages garden;

Streetscape Enhancement and Redevelopment Opportunities

To be added if appropriate after public consultation

Archaeology

The western end of Old Station Road is in the area identified as the site of medieval town

Building No/ Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
13 Ashley House	PC	C18	2 Storeys + Attics	Painted rendered brick	Red plain tiles		
15-17	PC	C19	3 Storeys	Red & gault brick	Slate		
19-27	PC	C18	2 Storeys	Painted brick & gault brick	Gabled slate		
29	PC	C19	3 Storeys	Red brick	Gabled slate		Terrace
31	PC	C18 & Late C19	2 ½ Storeys	Painted brick	Hipped slate		Walled garden, railings & piers, mature trees
35 Cadland House	GII	1886	2 Storeys	Painted render	Slate		
Cadland House Stables	GII		Red brick & painted brick	Hipped plain tiles			
37 Wroughton House	GII	MIs C18 & later	2 Storeys, attic & cellar	Rough cast	Plain tiles		
37 Wroughton Stables	GII	C18	2 Storeys	Red brick			Irregular C18 plan some tethered stalls
39 Cleveland House	GII*	1730 & 1820	2 Storeys	Painted stucco			Lord Darlington for his Jockey Sam Chistney
Machel Place	GII	1850	1 ½ Storeys	Red brick stone dressing	Fish scale slates	Enlarged by W C Manning in 1884	UPVC Windows
Machel Place Stables	GII	C1884	2 Storeys	Brick			Date plaque CW 1884
Heath Villas	PC	C1850	3 Storeys	Gault brick	Hipped slate		Modillion cornice, 1 st floor with balconies
8 – 10		C20	3 Storeys	Red brick	Hipped slate		4 Maisonettes, dwarf garden wall
1-7	PC	C20	3 Storeys	Gault brick	Hipped plain tiles		
Rouse Memorial Court & Cottages	GII	C19	1 -3 Storeys	Red brick ½ timbered gables	Plain tiles gabled		See Vicarage Road and enclosing wall gates and gate piers
44-46	PC	C19	2 Storeys, basements and attics	Gault brick & red brick dressings	Slate		
51 – 38,36	PC	C19	2 Storeys & Basement & Attics	Gault brick, red brick dressing	Concrete tile slates		Forecourt wall & railings
34-28	PC	C19	3 Storeys	Painted brick	Slate		
36-38	PC	C19	3 Storeys	Red brick & render	Slate		
20-10 Queensbury Buildings	PC	C19	2 ½ Storeys	Gault brick, red brick dressing	Slate		12 Good shop fronts
2	PC	C19	Single Storeys	Painted brick	Slate		Picturesque shop, good shop front
Rear of 2	PC	C19		Gault brick			Chimney

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

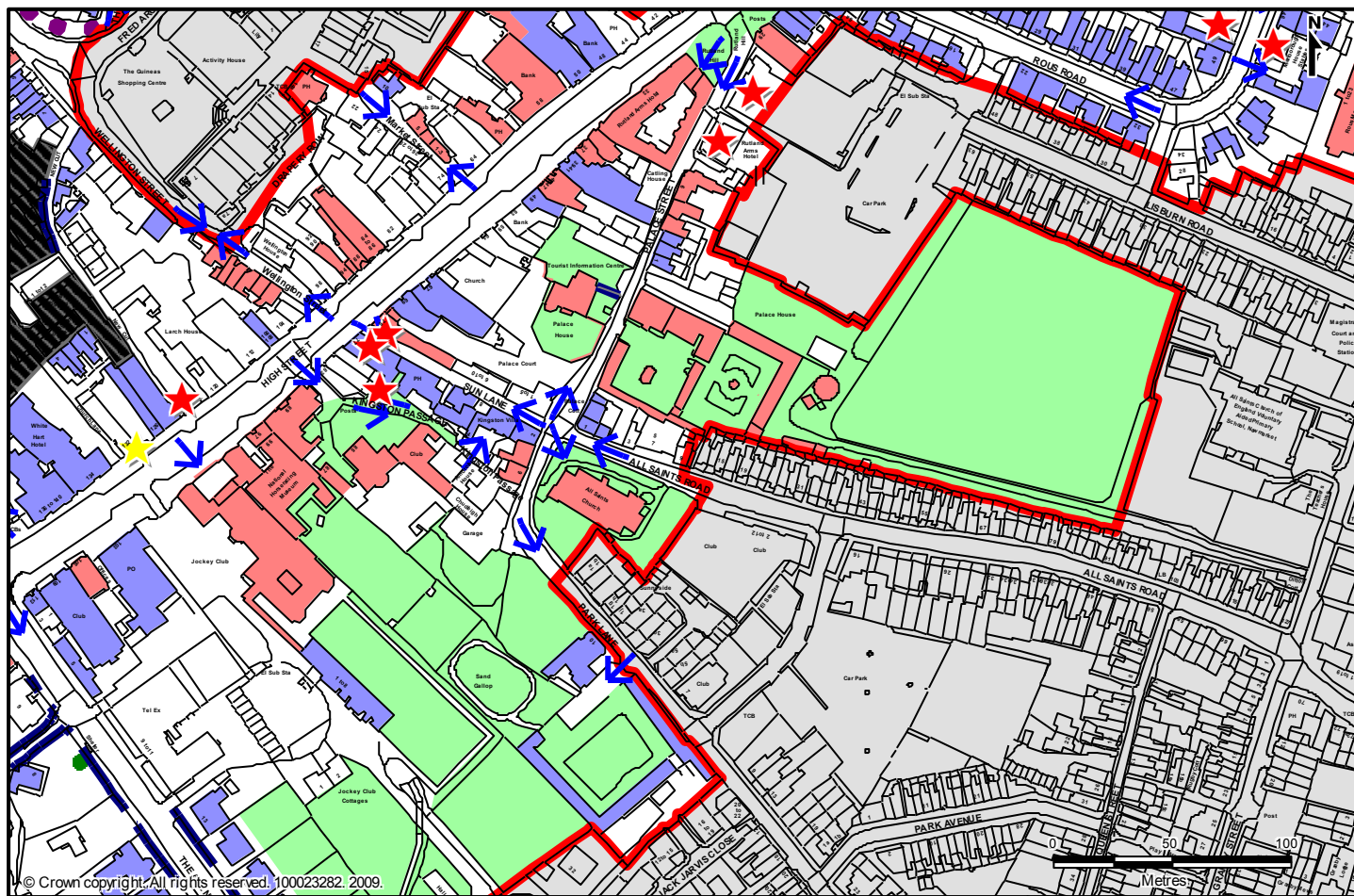
Archaeology













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

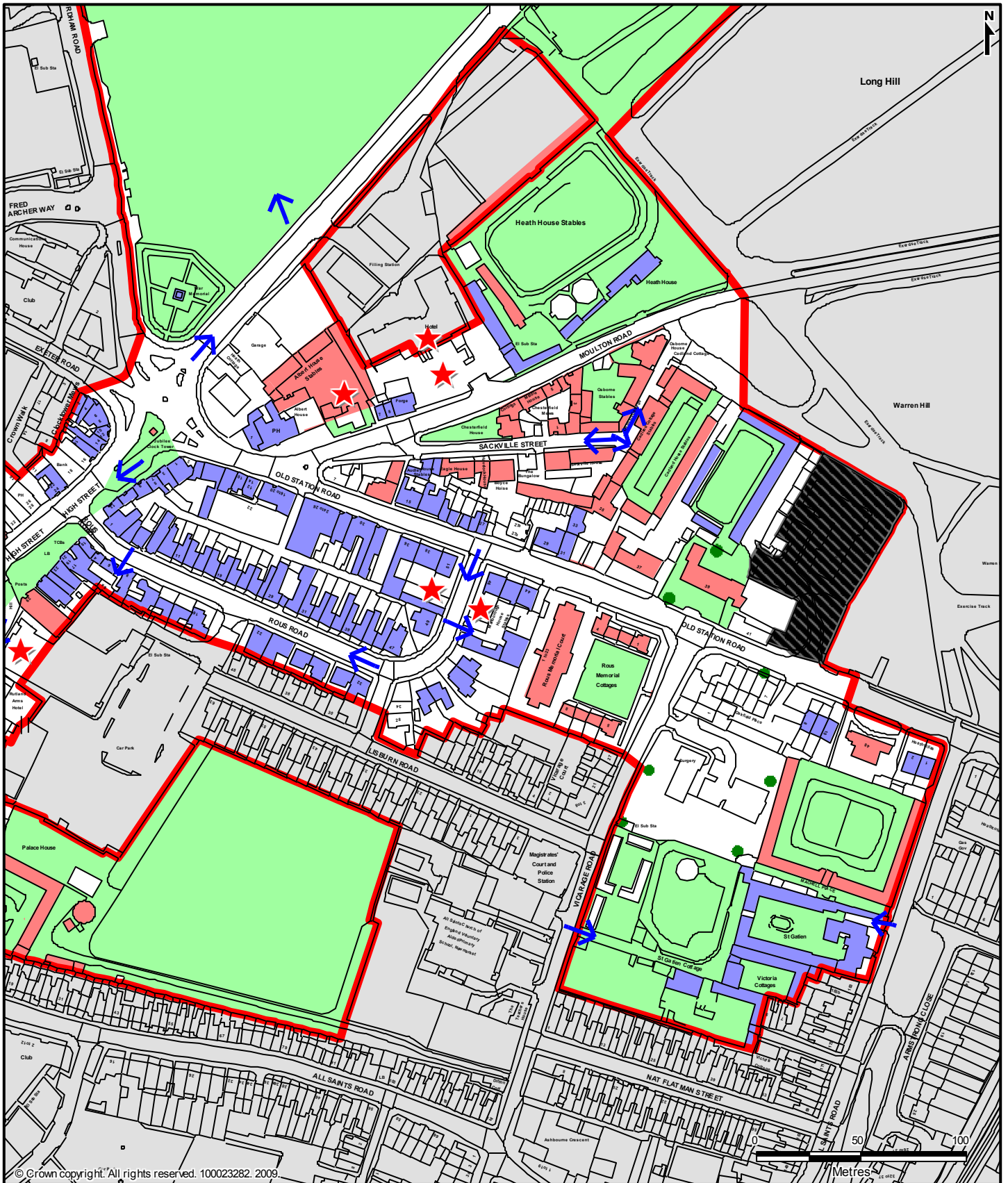
Building No/ Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
5 Nell Gwynn Cottages	GII	C17 & later	2 Storeys	Painted render	Red pantiles		Sash Windows on Gabled ends looking up & down street
4 Gwynn Lodge	GII	C17 & Later	2 Storeys & Attics	Painted ashlar render	Red pantiles		
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

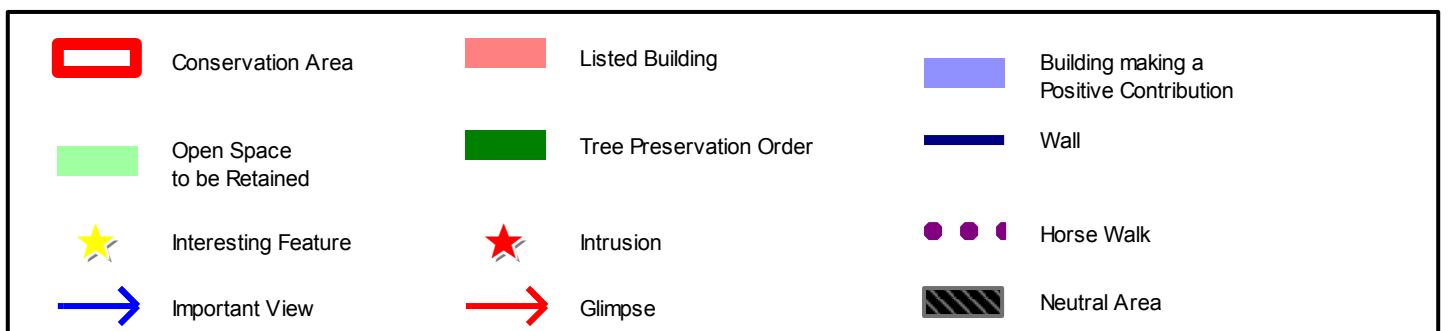
2 Victorian House	PC	C19	2 ½ Storeys	Gault brick with red dressings	Gabled slate		
4 -6	GII	C18	2 ½ & 2 Storeys	Painted & rendered brick	Red clay pantiles		Wrought iron hanging sign bracket
Park Lodge Trainers House	PC	Early/mid C19	2 Storeys	Gault brick	Slate hipped		
Park Lodge Training Stables & Wall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



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Queensberry Road is an old back road which served the mews and stables of the 18th century mansions in the High Street.

Queensberry Road is a lane formed out of a back road running parallel and south-west of the High Street that provided rear access to stables High Street mansions and their stables and outbuildings. Its west end is at the highest point in the vicinity and provided access to Queensberry House, Murray Lodge and Murray

Lodge Cottage which were built in the gardens of Queensberry House. The south-eastern section of the road from the High Street to Murray Lodge follows a route laid down in the late 18th-century.



Queensberry Road from the Avenue

SIGNIFICANT

General Overview

Queensberry Road forms a loop between The Avenue and High Street, giving access to Tattersalls, Terrace House Yard and Murray Lodge & Murray Lodge Cottage.

Townscape Elements

- * The eastern part of the road is enclosed by the garden walls set on the back edge of the footway, by No 6 and No 8 The Avenue and no 1 and 10-16 Queensberry Road .
- * The road is enclosed by boarded timber fences as it passes through Park Paddocks.
- * Attractive space where road turns through 90°.
- * Good 'Arts & Crafts Style' 'Vitruvian pattern, timber gates and tapered gate posts with ball finials.
- * Trees and grassed spaces predominate.

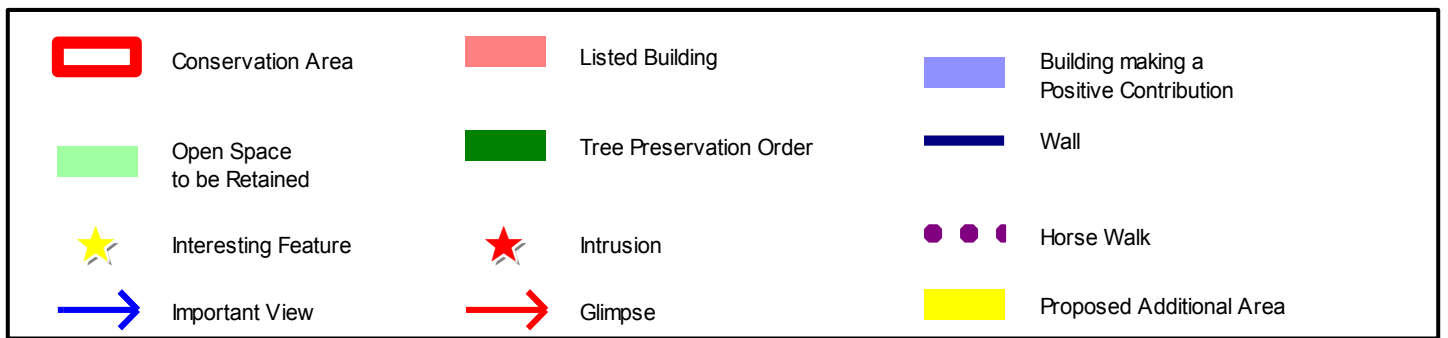
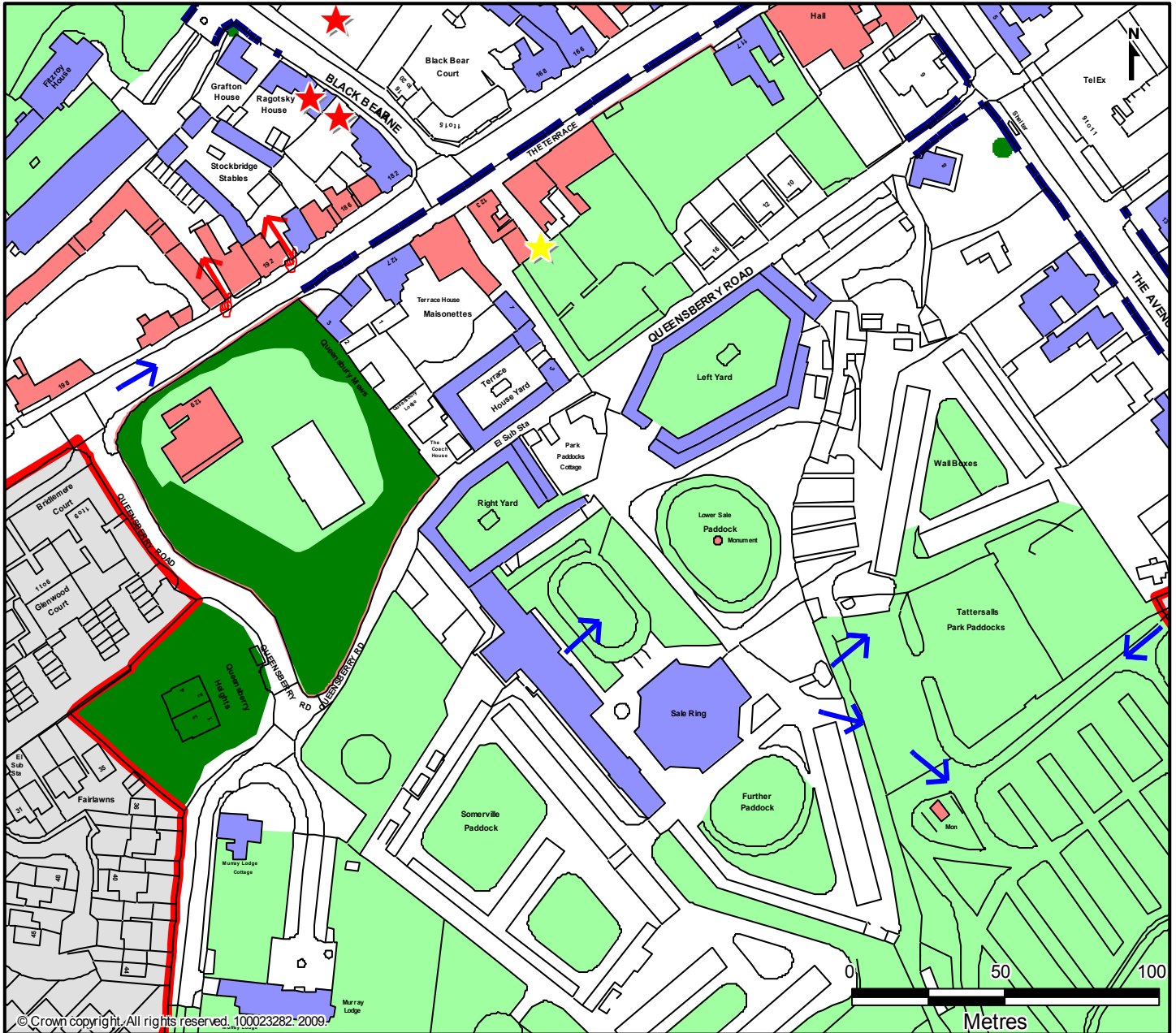


Terrace House Yard



Murray Lodge; Vitruvian Pattern timber gates

Building No/ Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
Murray Lodge gates & garden walls	PC	1905	2 ½ Storeys	Red brick	Plain tiles	A N Prentice	Good entrance gates
Murray Lodge Cottage & Wall			1 ½ Storeys	Red brick	Plain tiles		Converted Coach House



A horse walk to the heath in a verdant lane containing Victorian villas and Flint Cottage Stables

The road is likely to have been built during the late 19th century expansion of the Newmarket racing industry to the north and east to provide for development and provide a route through to the heath. The north garden walls which line the back edge of the footpath are of gault brick

with red brick diapering which suggests a construction date after 1860.



Horse Walk in Rayes Lane

SIGNIFICANT

General Overview

Rayes Lane is a quiet street which contains a horse walk and crossing for race horses which are well used in the morning hours. Low density and dominated by gardens, walls and trees.

Townscape Elements

- * Post & Pole Horse Walk,.
- * Lane enclosed each side by walls on the back edge of the footway and by garden trees to the north.
- * North side garden walls constructed with diapered red brick in gault brick.
- * Also north side garden walls built of flint with red brick quoins and coping with inset post box
- * Forms gently curved linear space.
- * Red brick wall and timber fence on the south side.



Rayes Lane with polychrome brick and Flint walls



Raylands

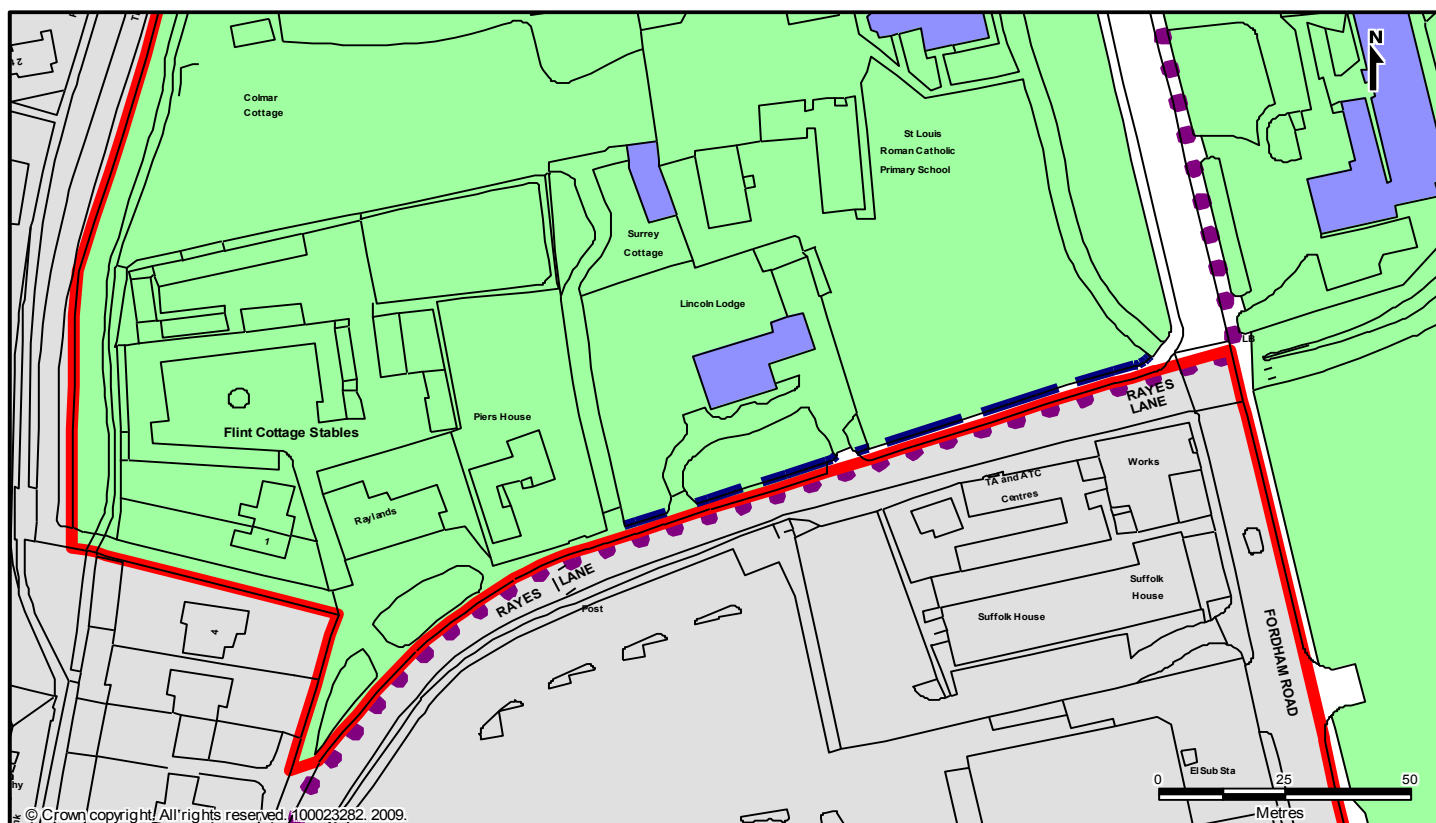
Open Spaces and streetscape













Horse walks set against a backdrop of historic walls and trees define this linear space.

Archaeology

No sites shown on the Suffolk Sites and Monuments Record.

Building No/ Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
Lincoln Lodge							
Surrey Cottage							
Raylands	PC	C1900	2 ½ Storeys	Flint rubble, red brick quins	Gabled slate		
Flint Cottage Stables	PC						



	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

Street of good Victorian terraced houses of architectural interest and variety

Rous Road was named after Admiral Rous a well known racing personality who died in 1877. The land was developed speculatively in the late 19th-century. The 90° bend in the road allowed for a reasonable plot depth against Rous Memorial Court.

By 1886 Numbers 11-29 had been completed with a mews shared with Old Station Road.

No 29 appears to have been a works with a yard within, reached by a cart sized through passage.

Marlborough House Stables were built at the beginning of the 20th-century.



Denson Terrace: large, well detailed, semi-detached houses of the Edwardian period.

SIGNIFICANT

General Overview

A marginal shopping and residential street; the scale and detail of the houses suggesting past prosperity. Now an access road to the public car park.

Townscape Elements

- * Good Victorian 'gateway' buildings at the junction with the High Street;
- * High density, building dominated environment of generally 2 storeys and 2 ½ storeys.
- * Buildings behind low walls enclosing small forecourts on the back edge of the footway;
- * Good, little altered, Victorian residential scale houses;
- * Slate roofs and polychrome brickwork predominates;
- * No 38-44, on the corner are of unusual design and scale and No 10-16 have considered Jacobean detail.
- * Close rhythm of vertically proportioned doors and sash windows.



Belvoir & Bute Terrace, Living over the shop with good traditional shop fronts



Rous Road from the High Street

Streetscape Enhancement

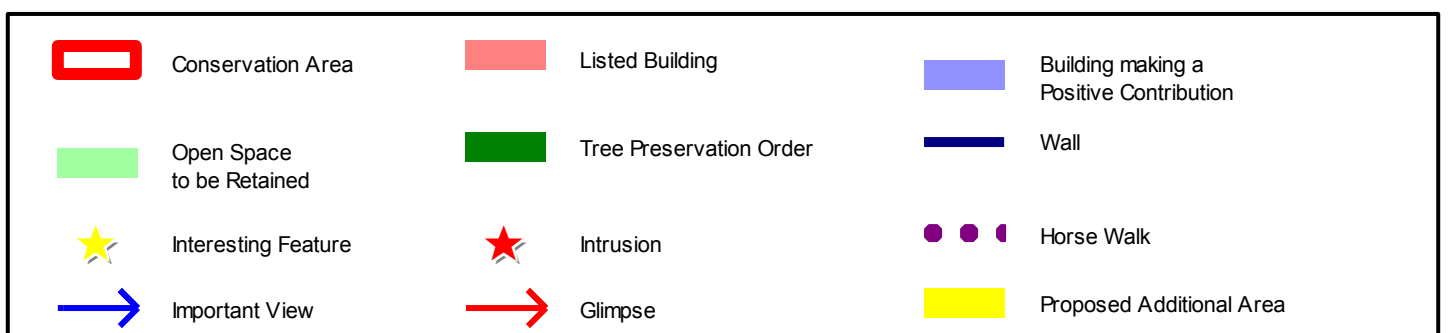
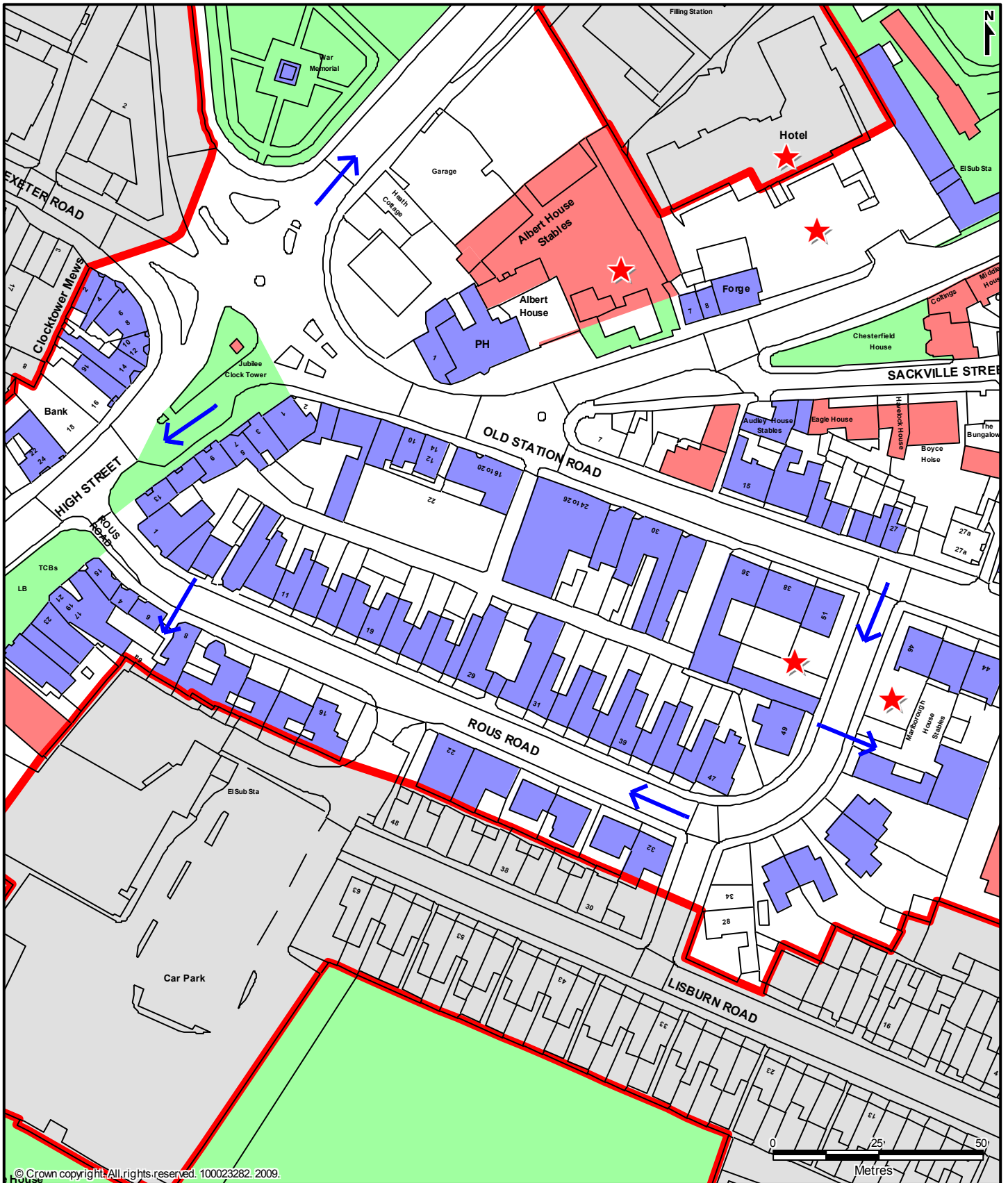
To be added if appropriate after public consultation.

Archaeology

NKT 006 Post Medieval Cock pit shown on John Chapman's map of 1787

West end within the area of the medieval town.

Building No/ Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
4	PC	C1850	3 ½ Storeys	Gault brick, Red brick	Slate gabled roof		Traditional shop window
6	PC	C1850	2 ½ Storeys	Gault brick	Gabled slate		Traditional shop window
8	PC	C1880	2 Storeys	Gault brick, red brick dressings	Gabled slate		
10-14	PC	C1880	2 Storeys	Gault brick, red brick dressing	Gabled slate		Forecourt car park
16	PC	C1880	2 Storeys	Painted Brick	Gabled slate		Forecourt railings remove paint from walls
22		C20	2 Storeys	Red brick and glass	Flat behind Parapet		Odd little modernist flat roof building
24	PC	C19	3 Storeys	Red brick, painted	Gabled slate		Back edge of pavement
26-32	PC	C19	2 Storeys	Painted brick	Gabled slate		Tudor style Semi-detached Houses
36-38	PC	Late C19	2 ½ Storeys	Gault brick, red brick	Gabled slate		Semi-detached Houses Fine Joinery detail
40-42	PC	Late C19	2 ½ Storeys	Painted brick	Gabled slate		Semi-detached Houses Fine Joinery detail
44	PC	Late C19	2 ½ Storeys	Painted brick	Gabled slate		
Malborough House Stables	PC	Late C19	2 Storeys	Gault brick	Hipped slate		Converted Stables
Shop No. 1	PC	C1880	2 ½ Storeys	Gault rick, red brick dressing	Gabled slate		Shop
Belvior House	PC	C1880	2 ½ Storeys	Gault brick	Gabled slate		Dwelling
Bute House	PC	C1880	2 ½ Storeys	Gault brick	Gabled slate		Dwelling
Oakland Villa	PC	C1880	2 ½ Storeys	½ Timbered & gault brick	Gabled slate		Low forecourt walls
7	PC	C1880	2 ½ Storeys	Red brick & painted render	Gabled slate		Low forecourt walls
9 -13	PC	C1880	2 ½ Storeys	Gault brick & red brick dressing	Gabled slate		Low forecourt walls
15-17	PC	C 1886	2 ½ Storeys	Painted stucco	Gabled slate		Low forecourt walls
19-21 Denson Terrace	PC	C 1886	2 ½ Storeys	Gault brick, red brick lintels	Gabled slate		Low forecourt walls
23-27	PC	C1886	2 ½ Storeys	Gault brick	Gabled slate		Low forecourt walls
29	PC	C1886	2 Storeys	Gault brick, Red brick detail	Gabled slate		5 Bay range
31-45 Edith Villas	PC	C1886	2 Storeys	Gault brick , red brick lintels	Gabled & hipped slate		5 Bay range
47 Oakland	PC	C1886	2 Storeys	Gault brick, red brick dressing	Gambrel slate		5 Bay range
49-51	PC	C1886	2 ½ Storeys	Gault brick & stucco	Gambrel slate		Railings
Mews Rear of 49 -51	PC	C1886	2 Storeys	Gault brick, red brick dressing	Slate		Stable buildings



An early 18th-century street containing historically important houses and cottages and race horse training stables, built close to the gallops.

Sackville Street, formerly known as Shagbag Street due to an association with cock fighting is at the heart of the 18th and 19th century development of racehorse training yards. It contains historically important stables

such as Cadland House Stables which has the oldest stable building in the town, Sackville House Stables, and the C18 range of Osborne House Stables.



Sackville Street looking West

SIGNIFICANCE - HIGH

General Overview

A quiet cul-de-sac of high environmental quality, with a mix of uses between residential and race horse training.

Townscape Elements

- * Attractive mix of 18th & 19th –century buildings of two and two and a half storeys.
- * Buildings generally built against the back edge of the footway, making the space appear confined by the predominately two storey buildings
- * Narrow passage ways to Old Station Road
- * along side Audley House Stables or to the heath past Osborne Cottage.
- * Pleasing architectural unity derived from the vertical proportion of doors and windows, the limited pallet of materials and the general domestic scale.



Boyce House & Havelock House



Entrance to Cadland Stables



Alley to Old Station Road

Open Spaces

The road opens out to Warren Hill and Long Hill Gallops to the west.

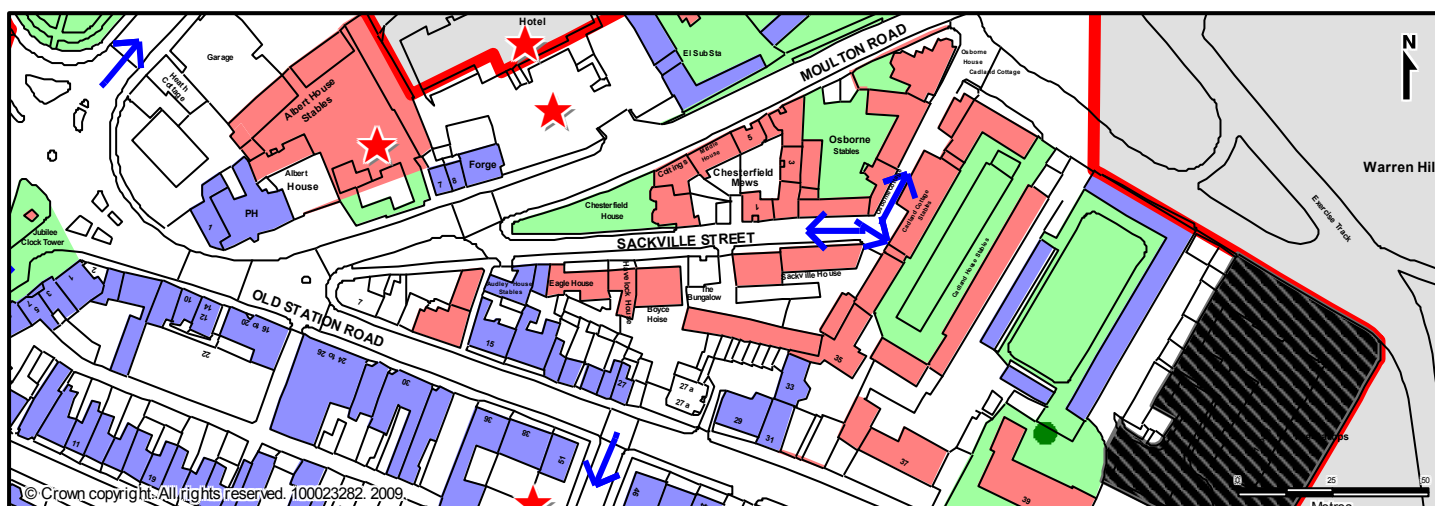
Redevelopment Opportunities

The Bungalow makes a neutral contribution to the character of the area.

Archaeology

Boyce House said to date from 1690 is reported to have a cock fighting pit in the garden with an arched tunnel.

Building No/ Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
Audley House	PC						
Audley House Stables	PC	C20	2 Storeys & Attics	½ Timber gault brick			
Eagle House	GII	Early C19	2 Storeys & Attics	Gault brick	Slate		
Havelock House	GII	C18 & Mid C19	2 Storeys	Painted brick	Plain tiles		
Boyce House	GII	C18 & Mid C19	2 Storeys & Attics	Painted brick	Plain tiles gabled		
The Bungalow		C20	1 Storey	Painted render	Plain tile		Redevelopment opportunity
Sackville House	GII	Early C19	2 Storeys	Painted render	Hipped slate		
Sackville House Stables	GII	Early C19	2 Storeys	Painted brick	Concrete tile		
Back of Osbourne Stables							
Chesterfield House Shagbag House, Coltings & stable range	GII	C18 & C19	3 Storeys & Attics	Rendered brick	Plain tile		Formerly one house & stable range



	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		Neutral Area

A Green Wedge containing fine racing stables behind high walls, expansive paddocks and pleasant 20th-century housing

Snailwell Road was developed as a consequence of the significant expansion of horse training yards and stud farms in the late 19th-century into the vacant heath land to the north-east of Newmarket. The yards are medium to large in size. Balaton Stables have been converted to residential use, and Falmouth Gardens, a pleasant mid C20th housing development occupies the land on which Falmouth Lodge was built for Fred Archer in 1883.



Snailwell Road from the north

SIGNIFICANT

General Overview

- * Spacious paddocks and exercise area attached.
- * Contains large houses for owners or trainers.
- * Individual styles and forms which collectively form an eclectic and unique harmonious architecture and townscape.
- * Rich variation of architectural styles and details reflecting the style of the owner's houses.
- * Stable are a mix of 1storey to two storey which provides variation in rooflines.
- * Well maintained and well established grounds providing a sylvan parkland setting and semi-rural character.



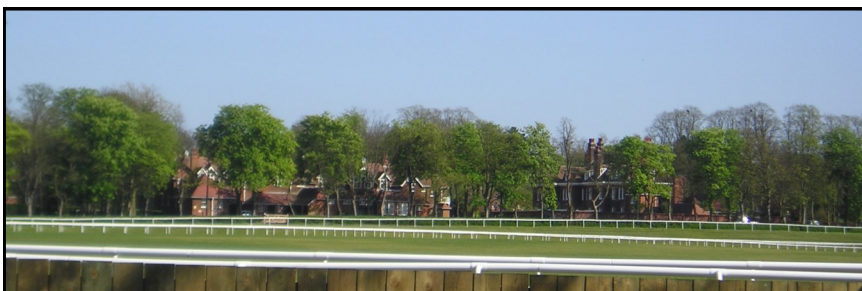
Thatched stable in Godolphin Paddock



Gates to Lagrange Stables



Old cast iron sewer vent



Stables in Bury Road seen across the Godolphin Stables gallop



Roofs of Kremlin Stud

Townscape Elements

- * Wide grass verge on the east side of the road;
- * Continuous boundary wall for the length of Le Grange Stables and Kremlin Stud.
- * Flank walls of stable buildings built up off boundary wall, courtyards beyond;
- * Stables arranged around yards, built to good architectural standards.
- * East of Snailwell Road, beyond Malcolm Way, Ferndale Close and Brookfields Close in a large paddock occupied by Godolphin Stables, is a curious white brick stable, with apsidal ends and a thatched roof.



Falmouth Gardens seen from the conservation area

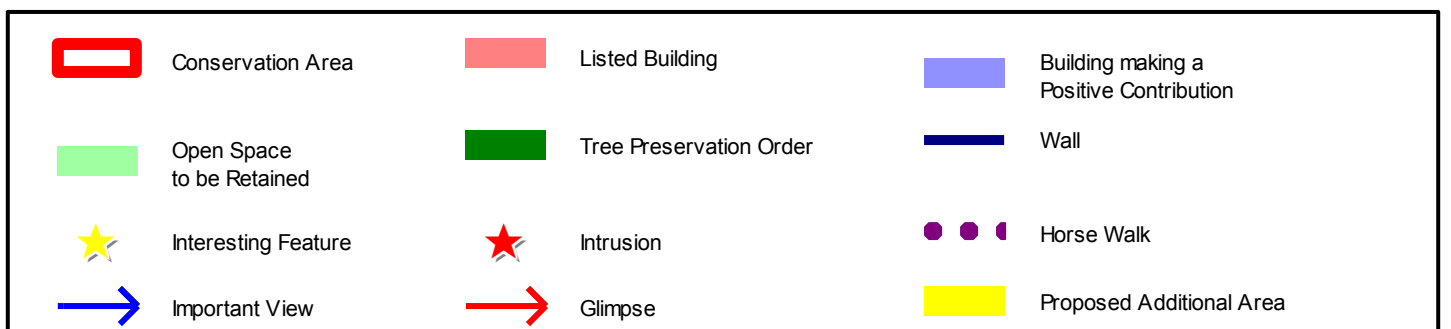
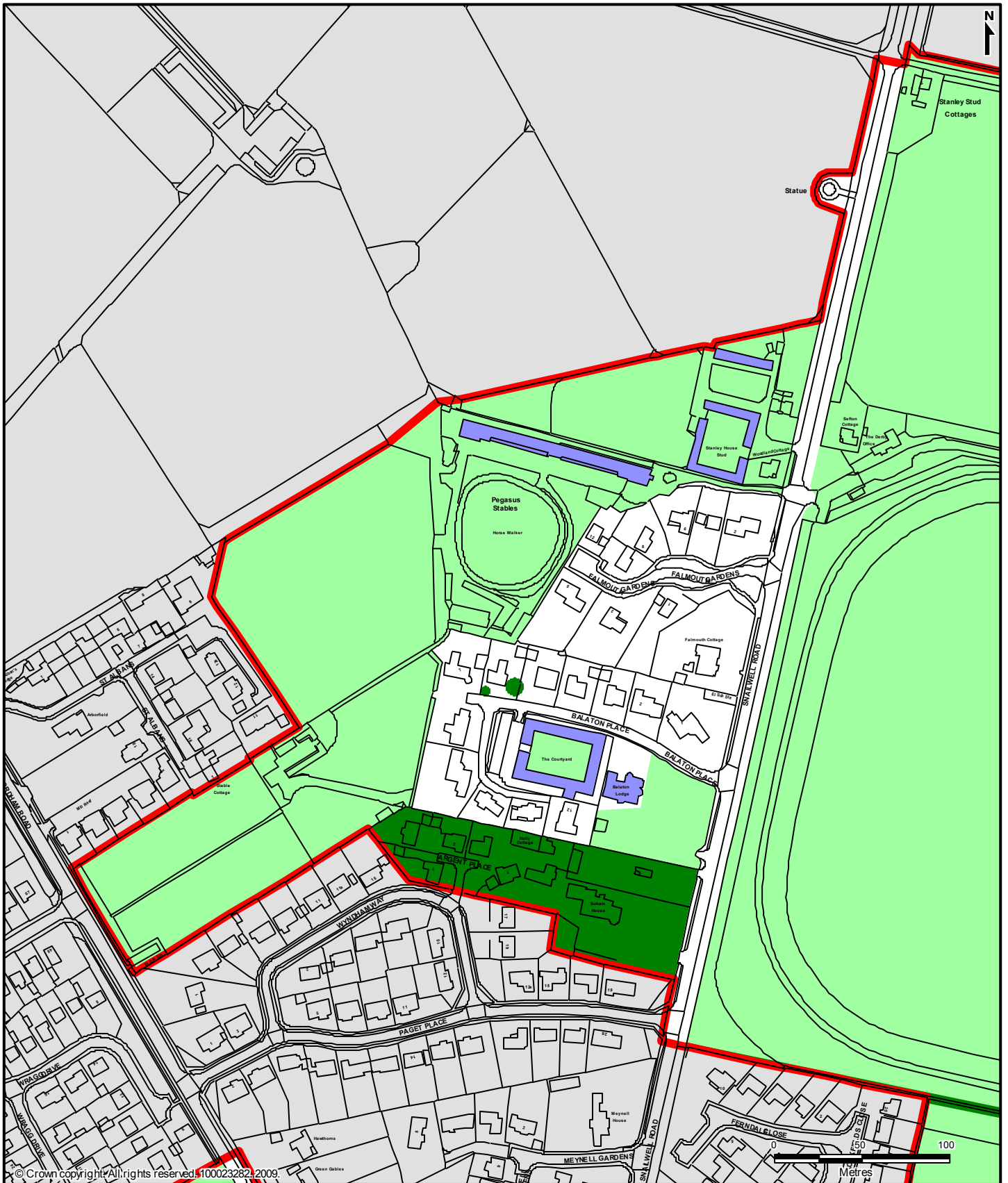
Open Spaces

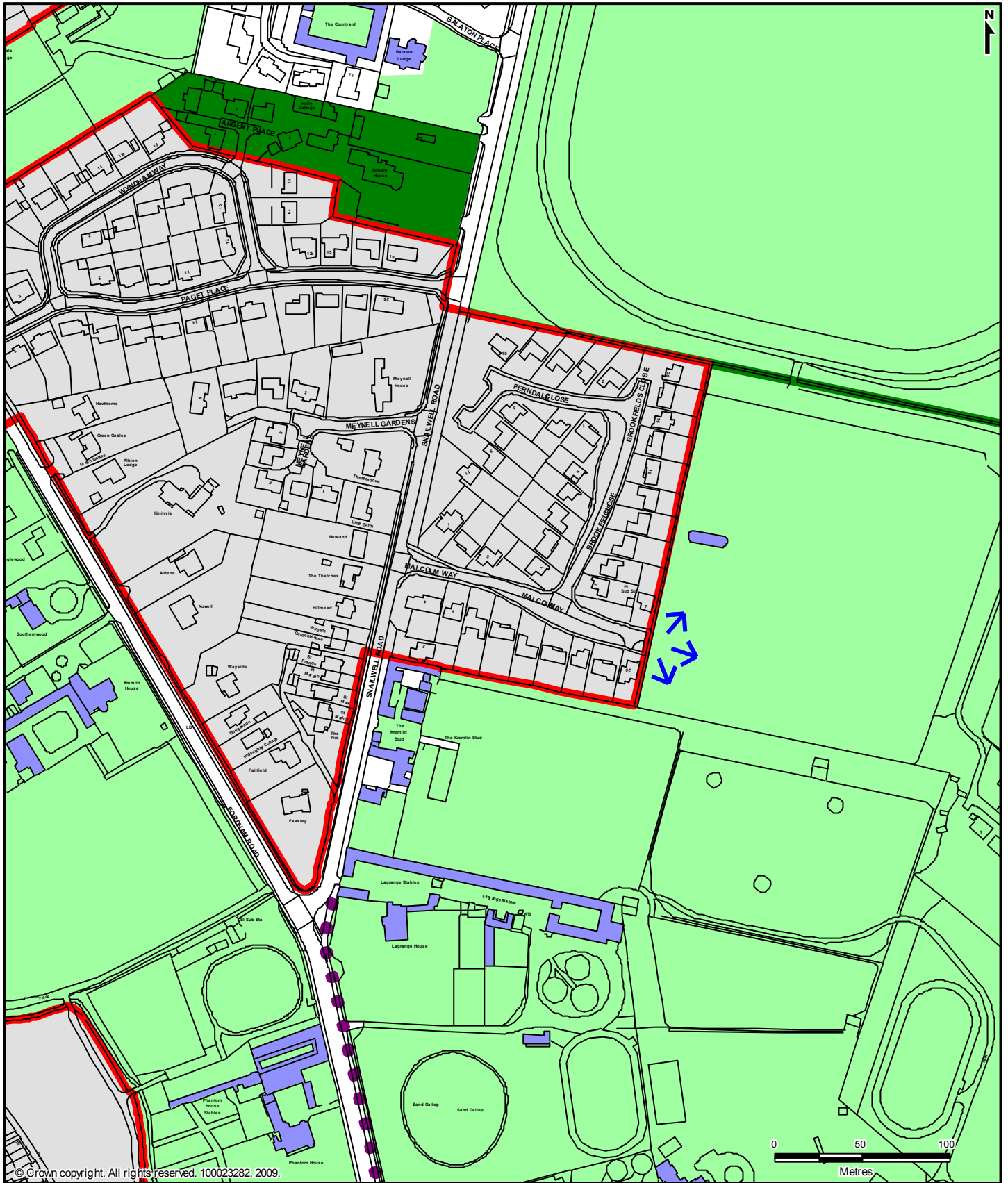
- * The following spaces are necessary for the continued use of the racing industry buildings and contribute to the 'green wedge', which contrasts with Newmarket's urban environment.
- * Paddocks of Stanley House Stud.
- * Pegasus Stables Paddock and horse walk.
- * Former Balaton house paddocks on Fordham Road.
- * Woodland Stud paddocks.
- * Godolphin Stables exercise track and paddocks.
- * Kremlin Stud paddocks.
- * Lagrange Stables, Paddocks, exercise ring and sand gallop.

Landscape / Streetscape Enhancement and Redevelopment Opportunities













To be added if appropriate after public consultation.

Building No/Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
Le Grange Stables	PC	C1881	2 Storeys & 1 Storeys	Red brick	Slate		Gates & enclosing wall
Le Grange House	PC	C1881		Red brick & terracotta	Plain tiles gabled		Queen Anne Revival Style
Kremlin P1	PC	C1850	2 Storeys	Flint & brick clunch	Hipped slate		Long High perimeter wall
Kremlin P2	PC	C1911	2 Storeys	Red brick	Hipped slate	John Flatman	Long high perimeter wall
Trainers House	PC	C1850	2 Storeys	Gault brick	Hipped slate		
Soham House	PC	Mid C19	2 Storeys	Red brick, stone dressing			
Balaton Lodge House	PC	C1905	2 Storeys	Red brick	Hipped slate		Built originally for Marquis of Zetland
Balaton Lodge Stables	PC	C1905	2 Storeys	Red brick	Hipped slate		
Pegasus Stables	PC	C1883	2 Storeys	Red brick, stone dressing	Slate		Built for Fred Archer
Woodland Lodge	PC						
Starkey House Stud	PC	Late C19	2 Storeys	Red brick	Pantiles		
Stanley House	PC	Late C19	2 Storeys	Gault brick & red brick	Gabled slate		Unusual red brick relieving arches'
Stables in Godolphin Paddock	PC	C1900	Single Storeys	White brick	Hipped thatched		





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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

ST MARYS SQUARE / ROWLEY DRIVE

The site of Newmarket's medieval fairs and now an informally landscaped square, enclosed by new and old buildings and a busy interchange for horses and vehicles.

St Mary's Square is an important feature in Newmarket's medieval street pattern having been the location for the town's medieval fairs, then known as Fairstead. On its east side was the road from the town centre to Exning and to south

is St Mary's Parish Church and churchyard. The open space has been eroded by road widening and development on its west side. The buildings to south and east are of special architectural interest, many of them being listed.



St Marys Square from Wellington Street

SIGNIFICANT

General Overview

A low key, mixed use area containing several shops, a public house, a restaurant, two churches, and a stable. It contains a busy traffic junction and a well used horse walk and crossing. Low density with two and three storey buildings.



St Mary's Church



Victorian Terrace—25 St Mary's Square



Saville House



Five Bells Pub Sign



Wrought Iron Gates

Townscape Elements

- * Good, Late- Georgian terraces on the south and east sides of the square, built on the back edge of the footway.
- * Good Late Georgian Public house at the end of the eastern range with attractive hanging sign;
- * Views of the stable yard of the Five Bells and of Saville House, each side of the Wesleyan Methodist Chapel
- * Wesleyan Methodist Chapel on the east side of the square contributes to the architectural interest of the area;
- * No 2, 12 and 13, in the north-east corner of the square contribute to the architectural interest of the square and in particular, the fine iron work of the gates and railings of No 13;
- * Historic buildings and modern flats enclose a rectangular green space.
- * Good view of St Mary's Church and Churchyard from across the square.

Open Spaces

Churchyard of St Mary's Church. St Mary's Square; rectangular open space, enclosed to north and west by new flats and planted with Horse Chestnut pollards.

Landscape Enhancement

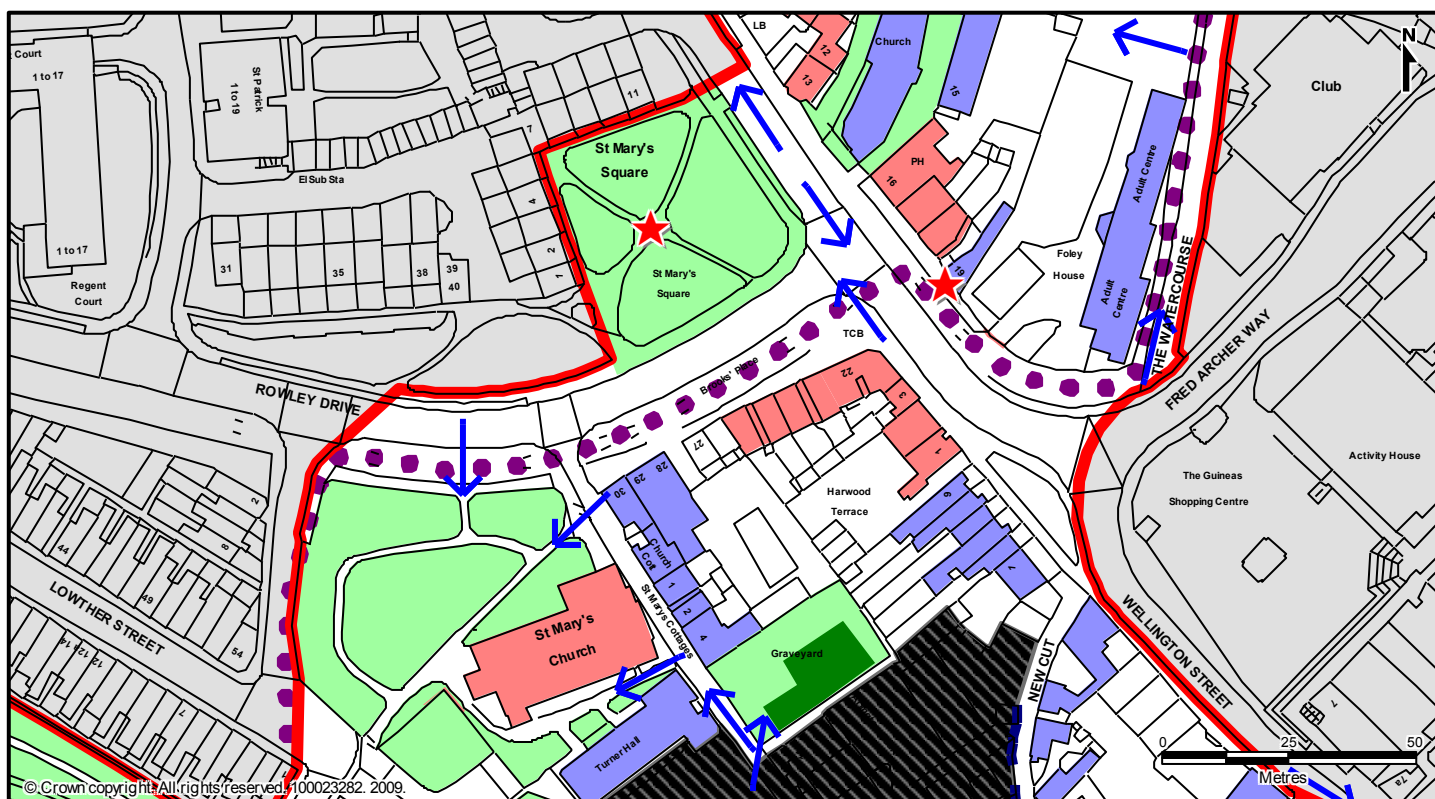
Improve shape of pollarded trees or replant with an alternative and more suitable variety













Redevelopment Opportunities

Yard to rear of 27 & 28 with care

Archaeology

NKT002: Medieval Church of St Mary, NKT008: The Icewell, Mount Pleasant, post- medieval ice house, NKT 022, Within the boundary of the medieval town.



	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 Mate- rials	Roof Form/ Materials	Architect	Notes
22	GII	C19	3 storeys	Painted brick work	Hipped slate		
23, 24 & 25	GII	C19	3 storeys	Gault brick & painted brick	Gabled slate		
26 & 27	PC	C20	3 storeys	Gault brick	Gabled slate		
28-30	PC	Late C19	3 storeys	Gault brick	Hipped slate		
Church of St Mary	GII*	Medieval	N/A	Random Coursed flint	Hipped slate		
Churchyard of St Marys	GII	C18 or Early C19	10 Head- stones	Limestone			
12 & 13	GII	Early C19	2 Storeys + base- ment	Gault brick	Hipped clay plain tile		13, Good regency wrought iron gates & railings
Saville House		Late C19	2 storeys	Rendered with Terra- cotta clasp- ing pilasters	Hipped slate		
Saville House Sta- bles	PC	C19	2 storeys	Gault brick	Slate		
Wesleyan Methodist Church		C1870	2 storeys	Red brick stone dress- ing	Hipped plain tile	Josiah Gun- ton	
16 The Five Bells	GII	Early C19	2 storeys + attics	Rendered & painted brick work	Gabled slate		Attractive hanging pub sign
Stables in Five Bells yard	Curtilage	C19	2 storeys	Red brick	Gabled slate		
17 & 18	GII	C19	3 storeys	Rendered & painted brickwork	Gabled slate		
19	GII	Early C19	3 storeys	Rendered & painted brickwork	Hipped slate		
Foley House	GII	C19	2 Storeys	Painted stucco	Hipped slate		
Gates & Railings	GII	C19		Red brick			Fine wrought iron gates with over- throw

Tranquil pedestrian shopping street at the centre of old Newmarket.

The medieval High Street was crossed by Fox & Goose Lane and became Sun Lane. The lane connected the villages of south-west Suffolk to Exning and Burwell. Sun Lane lay between the palace of James I to the west and the palace of Charles II to the east. The location of James I palace is suggested by Old King's Yard which lies over the site of the palace. While King James'

Palace was destroyed by the Roundheads, part of Charles II mansion survives today in Palace Street. The buildings on the south side of Sun Lane were built over part of the 2 acre site of James I Palace.



Sun Lane showing blank frontages to right and good quality paving.

SIGNIFICANCE— VERY HIGH

General Overview

Sun Lane is now a secondary shopping street with pedestrian only access. There are shops and shop fronts on the southern side though blank walls face the visitor and potential shoppers to the east.



Traditional Shop Front



Pedestrian Shopping Street



View from All Saints Road

Townscape Elements

- * 2 Storey shops with living above the shop. Building on the back edge of the footway. Building on the northern side mainly reconstructed. Some traditional shop fronts. Recently re-laid paving. Good views of All Saints Church.

Streetscape Enhancement

Pedestrian footways have recently been re-laid in good quality materials

Open Spaces

Interesting progression of space from the High Street, Sun Lane and All Saints Churchyard.

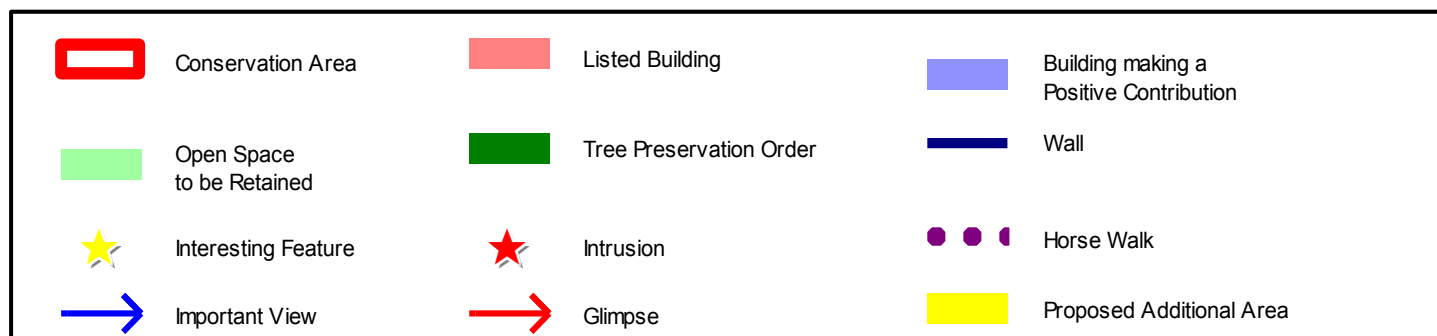
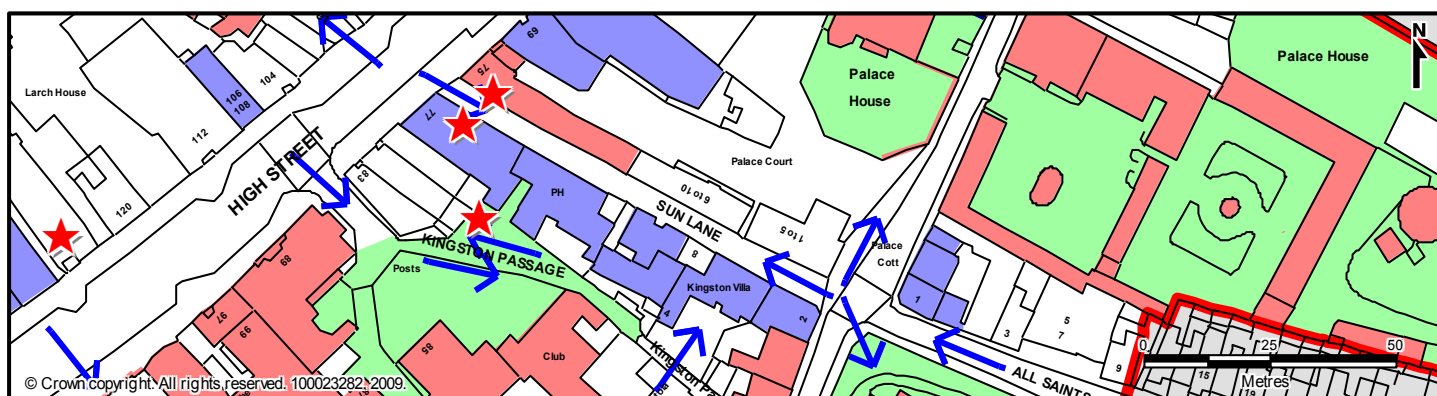
Redevelopment Opportunities

There is some scope for roof extensions, where windows are limited to conservation roof lights.

Archaeology

Palace of King James I to south, Palace of King Charles II the North within the boundary of the medieval town.

Building No/Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Notes
2	PC	Late C19	2 ½ storeys	Gault brick with gauge red brick detail	Gabled slate	Good traditional shop front
Kingston Villa	GII	C18	2 storeys + attics	Flint with brick dressings	Gabled slate	Late C20 roof dormer
8, 10, & 12 (5 Shops)		Late C19	2 storeys	Painted brick	Gabled slate	Large plate glass shop windows
Temple Bar Public House	PC	Late C19	2 storeys	Painted brick	Gabled slate	
1-5 & 6 -10	PC	Late C20	2 1/2 Storeys	Gault Brick	Gabled slate	Good traditional style shop fronts.



Townscape Elements

- * Low density development of interconnecting yards and paddocks formed generally by ranges of single storey, mahogany stained, weather boarded stables with tile or slate roofs. Buildings of 2 ½ storeys.
- * Mown grass landscape with shingle walks and white pole rails or unpainted rustic fencing.
- * Principal space formed by the company offices, stable ranges, and flint boundary wall.
- * Sale Ring, Fox Rotunda and Tattersall's Arch, focal buildings in the landscape.
- * Semi mature park trees within the yards
- * Stone wall running across the site from the left yard to the Coronation Stables. During the C19th-century this wall may have divided land owned by Queensbury Lodge from Park House Stable paddocks.
- * At the north-west end of the sale ring is an open stand which with the small curved gable brick building at the northern end of the stone wall are probably among the first Tattersall's buildings on the site.
- * The site has an attractive topography and there are good views of the buildings and sale rings from the top of the hill.
- * Good views along the exit and access drives from the Avenue,
- * Copper roofs, and brown brick elevations of the sales ring dominate views.

Open Spaces

The paddocks and yards are attractive well managed spaces which allow views across the site.

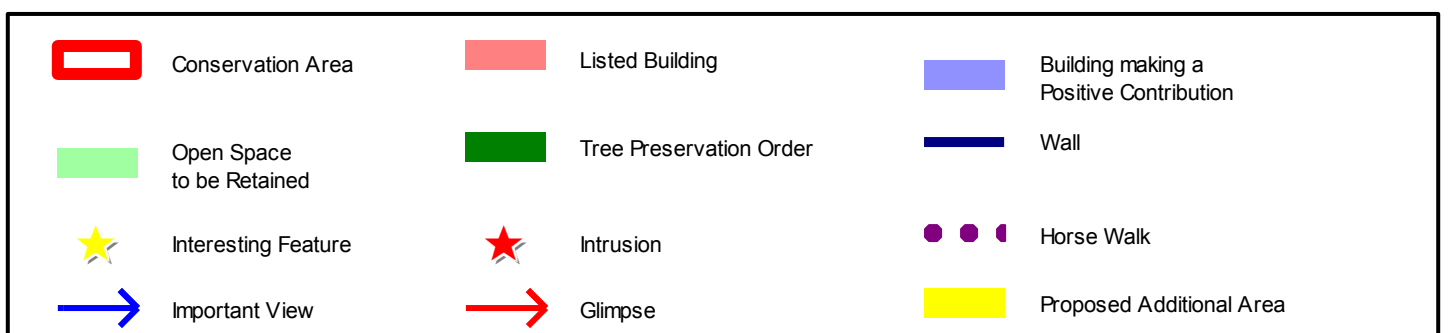
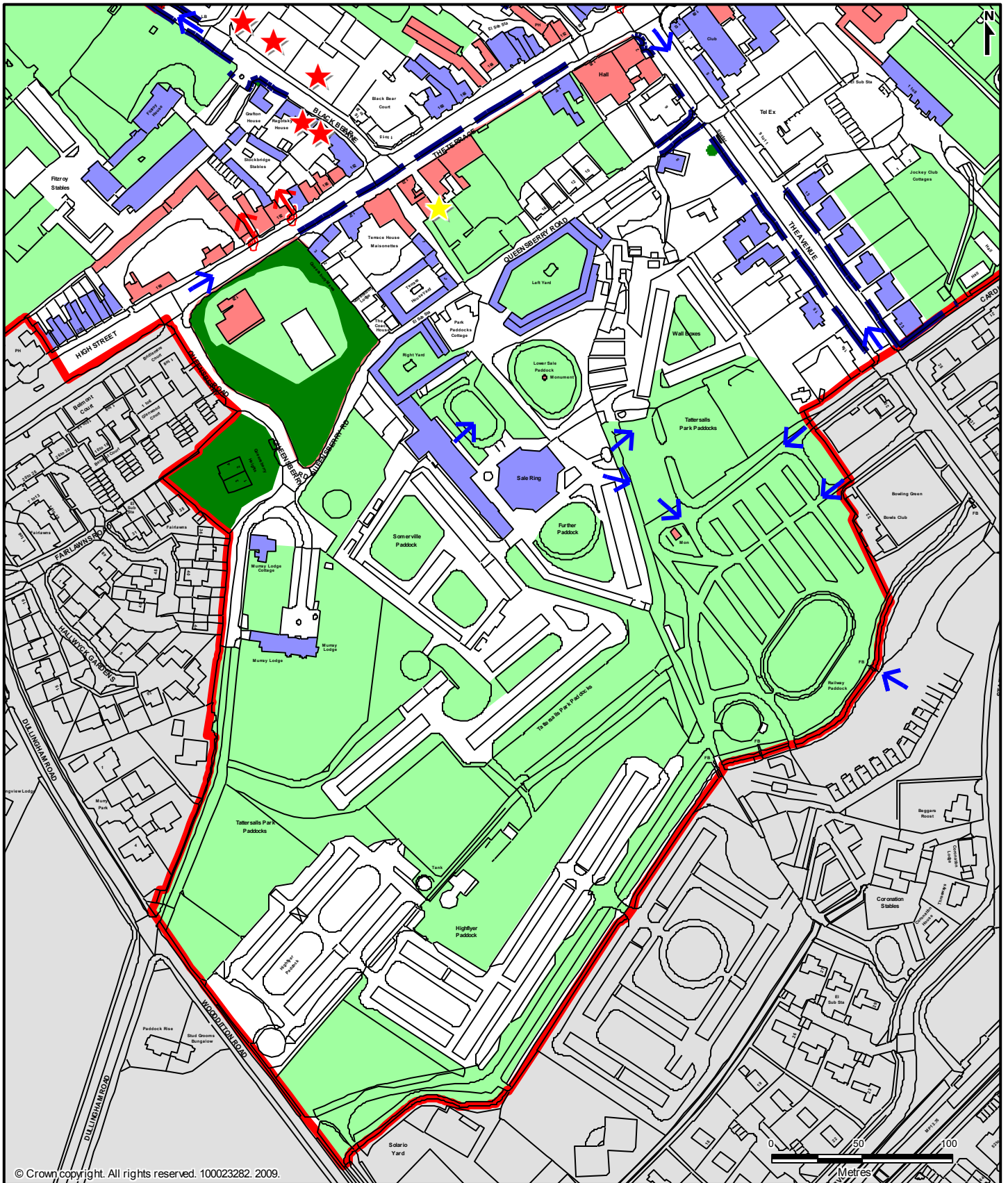


Wall Boxes



Exit Drive

Building No/ Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
Woodditton Boundary Wall	PC	C19		Brick & flint			
Old Binding Wall & Gate Piers	PC	C19		Flint rubble and brick			Runs from wall box Kitchen to the Control Office
Fox Rotunda	GII	C1780 Moved 1960		Limestone			Originally fountain in Hyde Park
Tattersalls Arch	GII	1864 Moved 1960		Limestone		Charles Freeman	Originally in London showrooms
Sale Room Ring	PC	1965	2 Storeys	Brown brick & limestone	Copper sheet	Sir Albert Richardson	Recent single storey extension
Company Office	PC	1960-1980	1 & 2 Storeys	Brown brick	Concrete slates		
Stables 1	PC		Single storey	Shiplap stained red mahogany	Profiled sheet steel or red clay pantiles, plain tiles or artificial slate		



Park Paddocks is occupied by Tattersalls, the world's first bloodstock auction house and the largest in Britain & Ireland.

Richard Tattersall founded his firm in 1766 at Hyde Park Corner, London. In 1865 the firm moved to Knightsbridge Green selling hunters, hacks ponies' carriages and saddlery. The firm also held sales on Newmarket High Street. Around 1860 the Park House stables and paddocks behind Queensbury House were acquired and the sale ring constructed there.

The historic core of the site includes the Sales Ring, the Sales Paddock, the Lower Sales Paddock (with the Fox Rotunda at its centre) and the Further Paddock. The oldest buildings are to be found between the Sales Paddock, Terrace House and Queensbury Road. (East). A C19th stone wall crosses the site from the Wallbox Kitchen to the Control Office, which may mark a former boundary

between the paddocks of Queensbury House and Park House Stables.

In 1960 the company moved from London to Park Paddocks, bringing with it the Triumphal Arch and the 'Fox' Rotunda'. After this move more stables were built including the Somerville Paddocks, the Tattersall's Park Paddocks and the High Flyer Paddocks on land east of No 1 Drain.

The sales ring was rebuilt to the design of Sir Albert Richardson in 1965. A second phase of redevelopment was carried out in 1980 which included new main offices west of the sales ring. Development also extended beyond the No 1 Drain and included more boxes forming the Solario Yard, and boxes E to I of the High Flyer Paddock.



Trees, paddocks, rails, and Sale Ring

SIGNIFICANT

General Overview

The sale yard covers about 45 acres and contains stables with loose boxes for holding and examining horses for sale. Also tack boxes, examination walks, parade ring, sales ring and lunging rings. There are also visitor facilities including administrative offices and car parks. Between sales, the area is quiet, though during sales the area teems with horses, people and vehicles.



Tattersalls Arch



Park Paddocks Wall



Fox Rotunda



Kitchen Wall Box

Townscape Elements

- * Low density development of interconnecting yards and paddocks formed generally by ranges of single storey, mahogany stained, weather boarded stables with tile or slate roofs. Buildings of 2 ½ storeys.
- * Mown grass landscape with shingle walks and white pole rails or unpainted rustic fencing.
- * Principal space formed by the company offices, stable ranges, and flint boundary wall.
- * Sale Ring, Fox Rotunda and Tattersall's Arch, focal buildings in the landscape.
- * Semi mature park trees within the yards
- * Stone wall running across the site from the left yard to the Coronation Stables. During the C19th-century this wall may have divided land owned by Queensbury Lodge from Park House Stable paddocks.
- * At the north-west end of the sale ring is an open stand which with the small curved gable brick building at the northern end of the stone wall are probably among the first Tattersall's buildings on the site.
- * The site has an attractive topography and there are good views of the buildings and sale rings from the top of the hill.
- * Good views along the exit and access drives from the Avenue,
- * Copper roofs, and brown brick elevations of the sales ring dominate views.

Open Spaces

The paddocks and yards are attractive well managed spaces which allow views across the site.

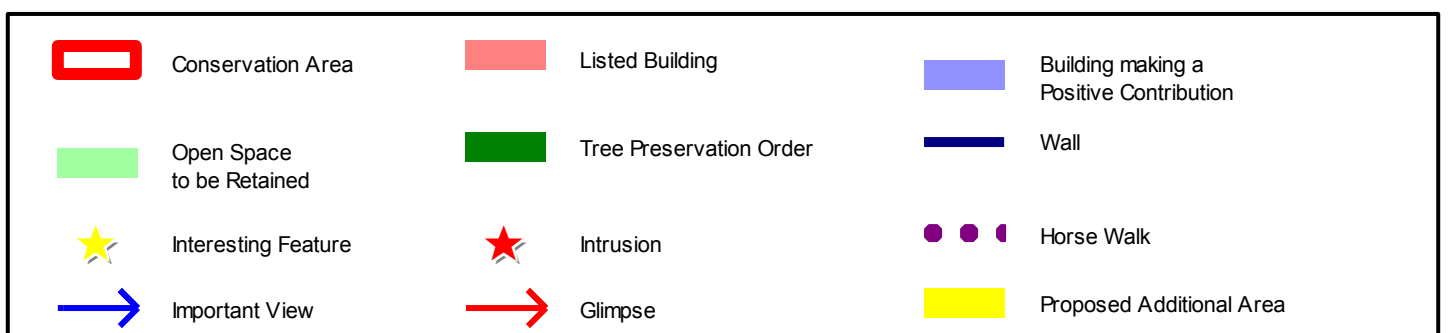
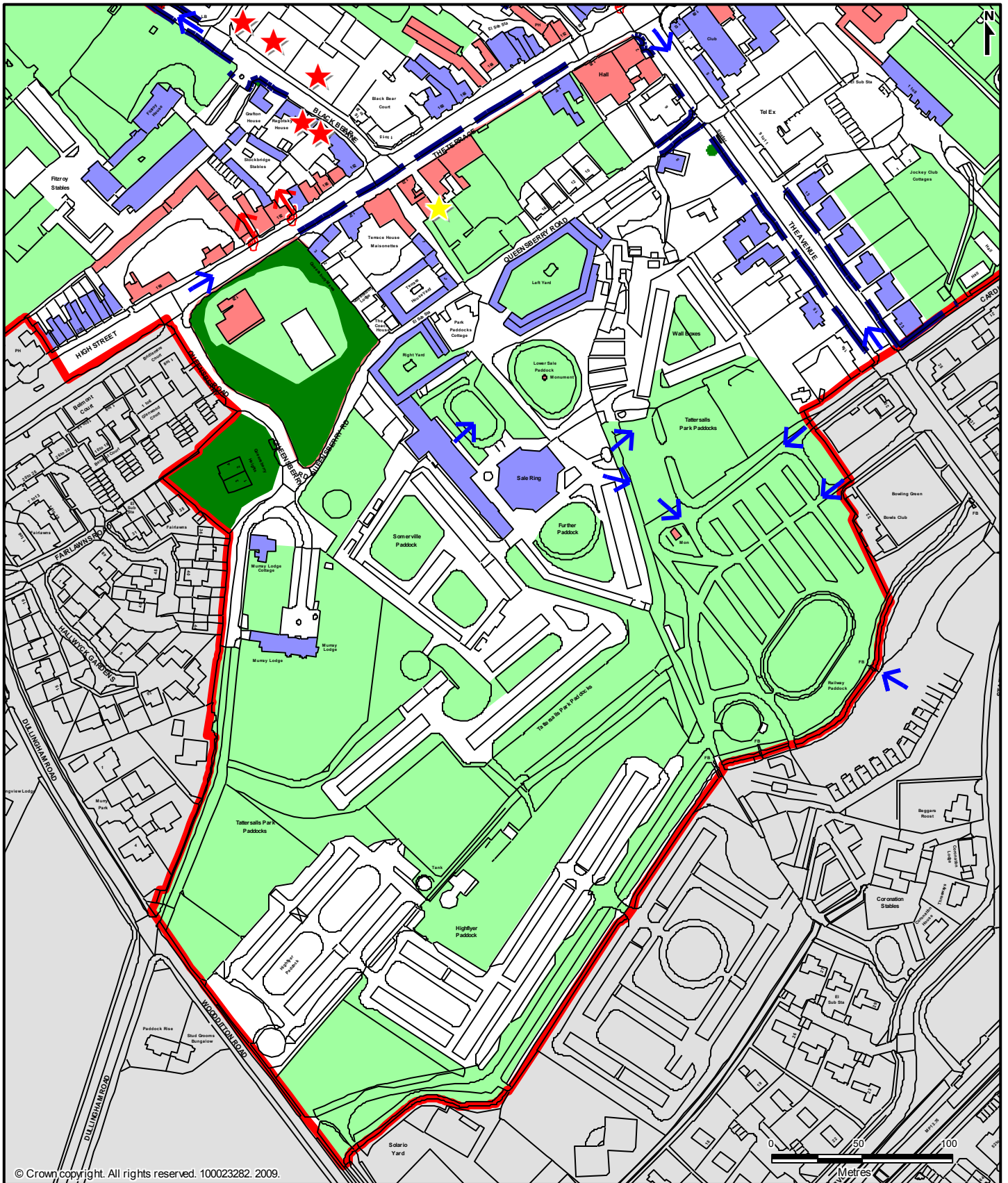


Wall Boxes



Exit Drive

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Fox Rotunda	GII	C1780 Moved 1960		Limestone			Originally fountain in Hyde Park
Tattersalls Arch	GII	1864 Moved 1960		Limestone		Charles Freeman	Originally in London showrooms
Sale Room Ring	PC	1965	2 Storeys	Brown brick & limestone	Copper sheet	Sir Albert Richardson	Recent single storey extension
Company Office	PC	1960-1980	1 & 2 Storeys	Brown brick	Concrete slates		
Stables 1	PC		Single storey	Shiplap stained red mahogany	Profiled sheet steel or red clay pantiles, plain tiles or artificial slate		



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.

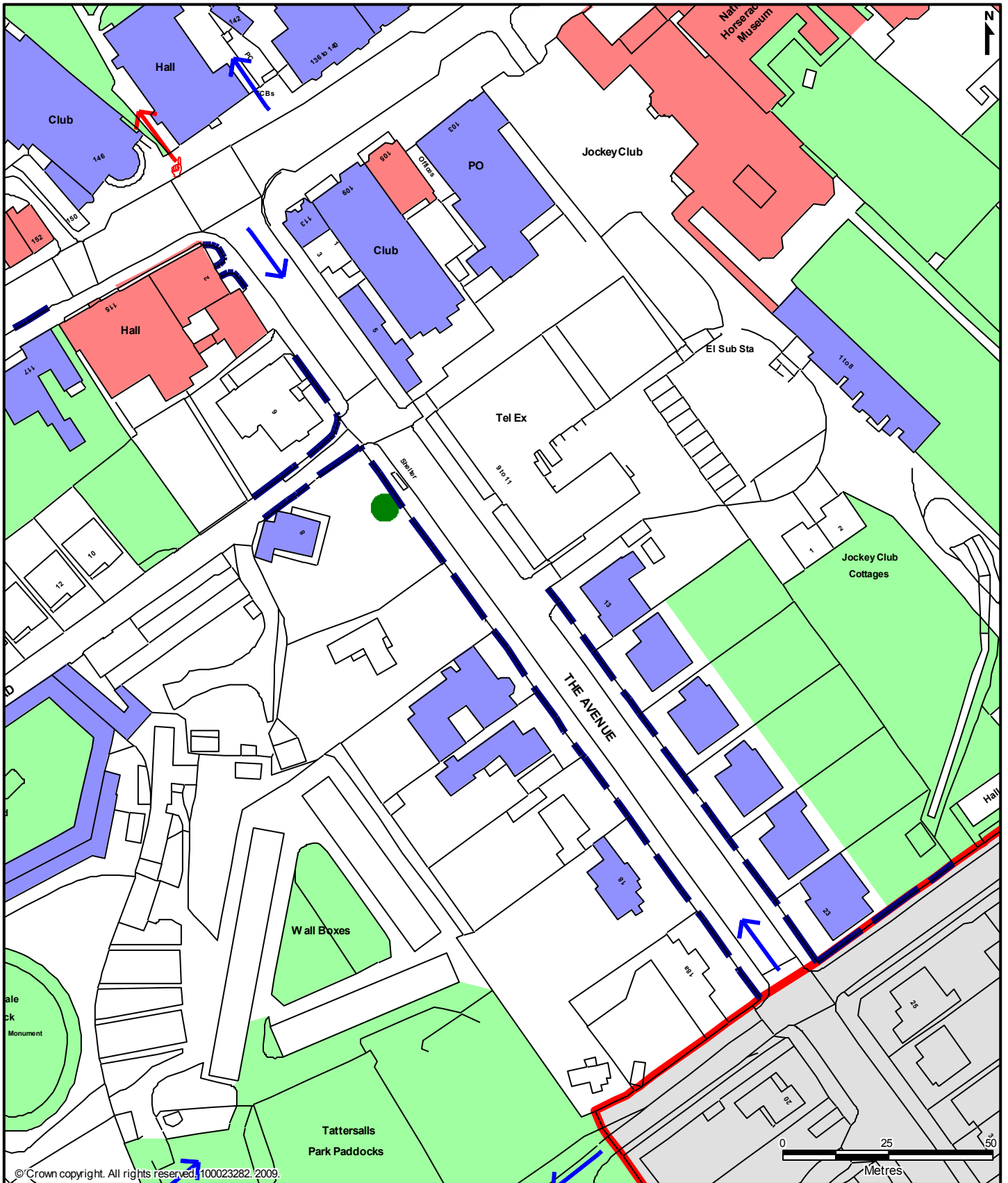
Redevelopment Opportunities













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



	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

Footpath and horse walk on the line of an ancient watercourse

The street follows the line of the ancient watercourse around which Newmarket developed. The brook now runs in an underground culvert, to emerge in the grounds of the Jockey Club

and the thoroughfare connects Exeter Road with the High Street.



The Watercourse

SIGNIFICANT

General Overview

A busy horse walk, north to south through Newmarket. The historic buildings and views into adjoining yards and the proximity of strings of racehorses would repay a visit by the tourist. Low density and low scale.



Horse Walk



Saville House Covered ride C1835



Lamp bracket



Exeter House

Townscape Elements

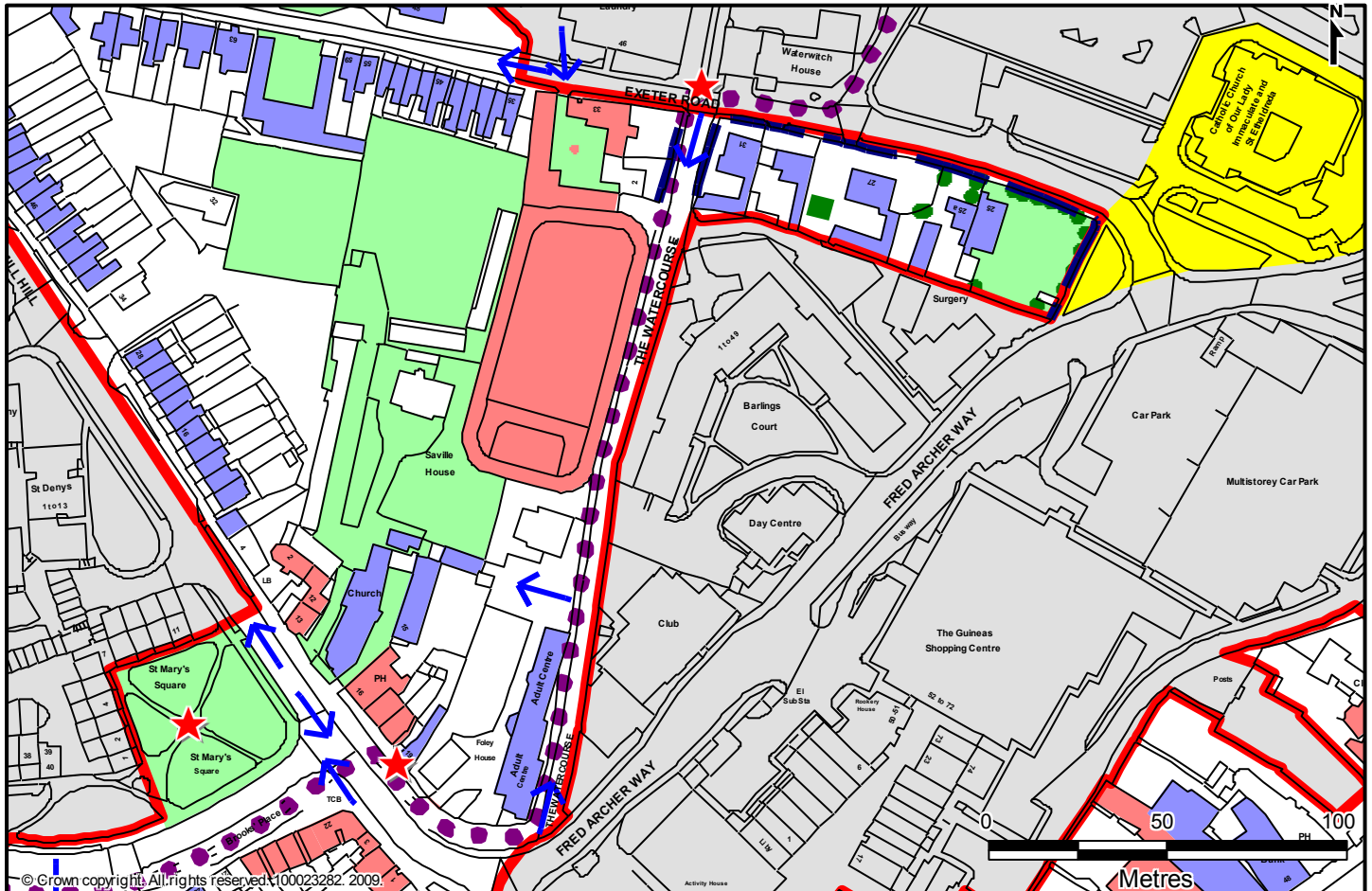
- * Linear space on shallow serpentine plan
- * Enclosed by red brick and flint walls
- * Views across yards of adjoining properties
- * Adjoined by the Grade II listed, Georgian covered horse walk.
- * Good view of Grade II listed, Georgian Exeter House.













Streetscape Enhancement

To be added if appropriate after public consultation.

Archaeology

Southern end falls within the boundary of the medieval town.



	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
Saville House under cover exercise ring	GII	C18	Single storey	Red brick	Gabled slate		Important early horse training facility
Exeter House	GII	C18	3 storeys	White painted brick	Gabled slate		Flint & brick boundary wall

Victorian stables and almshouses

The area was developed from 1848 following the construction of the railway and its magnificent station building where the line in the Warren Hill tunnel emerged into Newmarket. All Saints Road was then 'Station Road'. Lines were opened to Bury in 1854 and Ely in 1879 when practical disadvantages brought about the construction of a new station further south in 1902 leading eventually to the

demolition of the fine Baroque style station in 1980.

Development of the Vicarage Road and All Saints Road began circa 1878 when the Rous Memorial Hospital was built to the design of Frederick Roper. Machell Place Stables were built in 1884 replacing and refurbishing stables of c.1850 when St Gatien Stables were first constructed.



Vicarage Road

SIGNIFICANT

General Overview

Vicarage Road and All Saints Road are residential streets, the former station site having been redeveloped with housing, and the Rous Memorial Hospital converted into flats. Both Machell Place and St Gatien remain as race horse training yards.



Rous Memorial Home Flats



Rous Memorial Homes, gates & piers



Entrance to St Gatien Stables

Townscape Elements

- * Race horse training yards and paddocks enclosed and behind high brick walls.
- * Good views into the Rous Memorial Hospital from Old Station road and Vicarage Road
- * Views of Machell Place Stables from Old Station Road
- * Low density with 2 storey buildings.
- * Views of Warren Hill from All Saints Road
- * Views into St Gatiens Stables from All Saints Road.
- * Good Architectural design of Rous Hospital and Machell Place Stables.

Streetscape Enhancement

To be added if appropriate after public consultation.

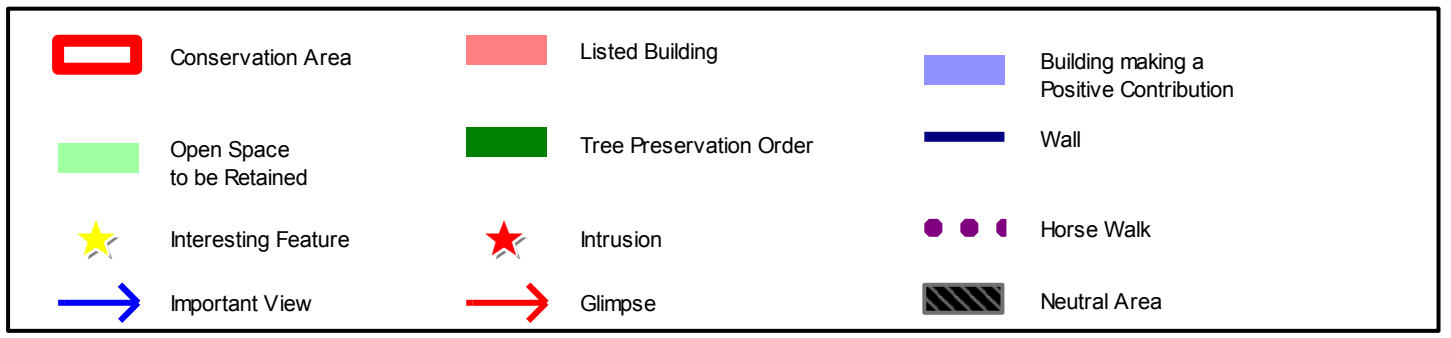
Archaeology

No sites shown on the Suffolk Sites and Monument Record.

Building No/ Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
St Gatiens House	PC	1850	2 Storeys	Red brick, gault brick quoins	Gabled & hipped slate		
St Gatiens Stables	PC	1850	2 Storeys	White brick	Slate		High flint walls
Head Lads Cottage	PC	1880	2 Storeys	White painted brick	Slate		
Machell Place	GII	1884	1 ½ Storeys	Red brick & terracotta	Slate	W C Manning 1884	
Machells Place Stables	GII	1884	2 Storeys	Red brick, stone dressing	Slate	W C Manning 1884	Date plaque CW 1884
North & South Ranges Rous Memorial Hospital	GII	1878	Single storeys	Red brick	Plain tiles	Frederick N Roper	Includes gate. walls & piers
Rous Memorial Hospital	GII	1878 & 1973	2 ½ Storeys	Red brick	Plain tiles	Frederick W Roper	



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An ancient Newmarket shopping street that still leads to an open air market and to the site of medieval fairs, which close to its junction with the High Street, reflects the character of the old town in the form of modern development.

From the beginning of Newmarket, Fox and Goose Lane ran north from the centre of the High Street, opposite the junction with Sun Lane, formed the west side of the market place and the east side of Fairstead and ran up Mill Hill to Exning. By 1787 the market place had been built over and a line of buildings had been built along the east

edge of the Street. In 1886 the road was called Wellington Street though the line of the road remained unchanged until the construction of the Guineas Shopping Centre development and the traffic management measures associated with the construction of Fred Archer Way



Wellington Street

SIGNIFICANCE—HIGH

General Overview

- * A pedestrian Street at its south end, it also carries traffic at its north end from Fred Archer Way to the service yard of the Guineas Shopping Centre.
- * Retail uses predominate with residential accommodation above some of the shops.
- * Towards the north it becomes a secondary shopping street.
- * Crossed by the horse walk from St Mary's Square to the Water Course.
- * High density of development with two and three storey buildings.



Fine Georgian Terrace seen through the wrought



Former Fox & Goose Inn



Open Air Market



Service Yards

Townscape Elements

- * Good townscape view looking north to St Mary's Square
- * The C18th Fox and Goose, and late C18th Harcourt Terraces, begin and end the Street with historic buildings.
- * It begins as a narrow pedestrian street, enclosed on the back edge of the footway, reminiscent of the medieval scale and space.
- * A good variety of historic buildings line its west side.
- * Street opens out with views into service courts;
- * Forms the south-western edge of the Market Place;
- * Attractive street market
- * Joins Fred Archer Way and becomes dominated by highway engineering geometry and vehicle dominated landscaping.
- * Joined by the Water Course and leads into St Mary's Square.

Streetscape Enhancement

To be added if appropriate after public consultation.

Open Spaces

Space for open air market at the west end of the Guineas Shopping Centre.

Landscape Enhancement

The architectural character of the rear service courts of the Guineas Centre shops could be improved where it forms part of a view from the conservation area.

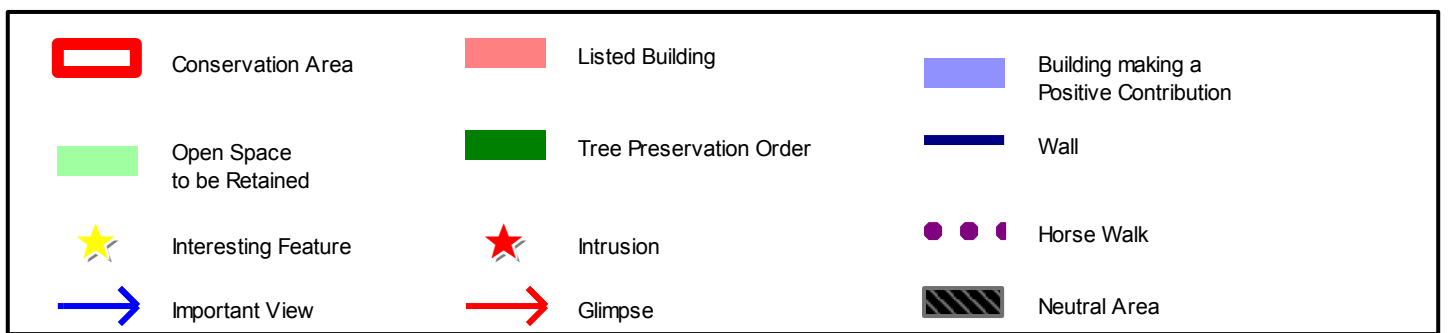
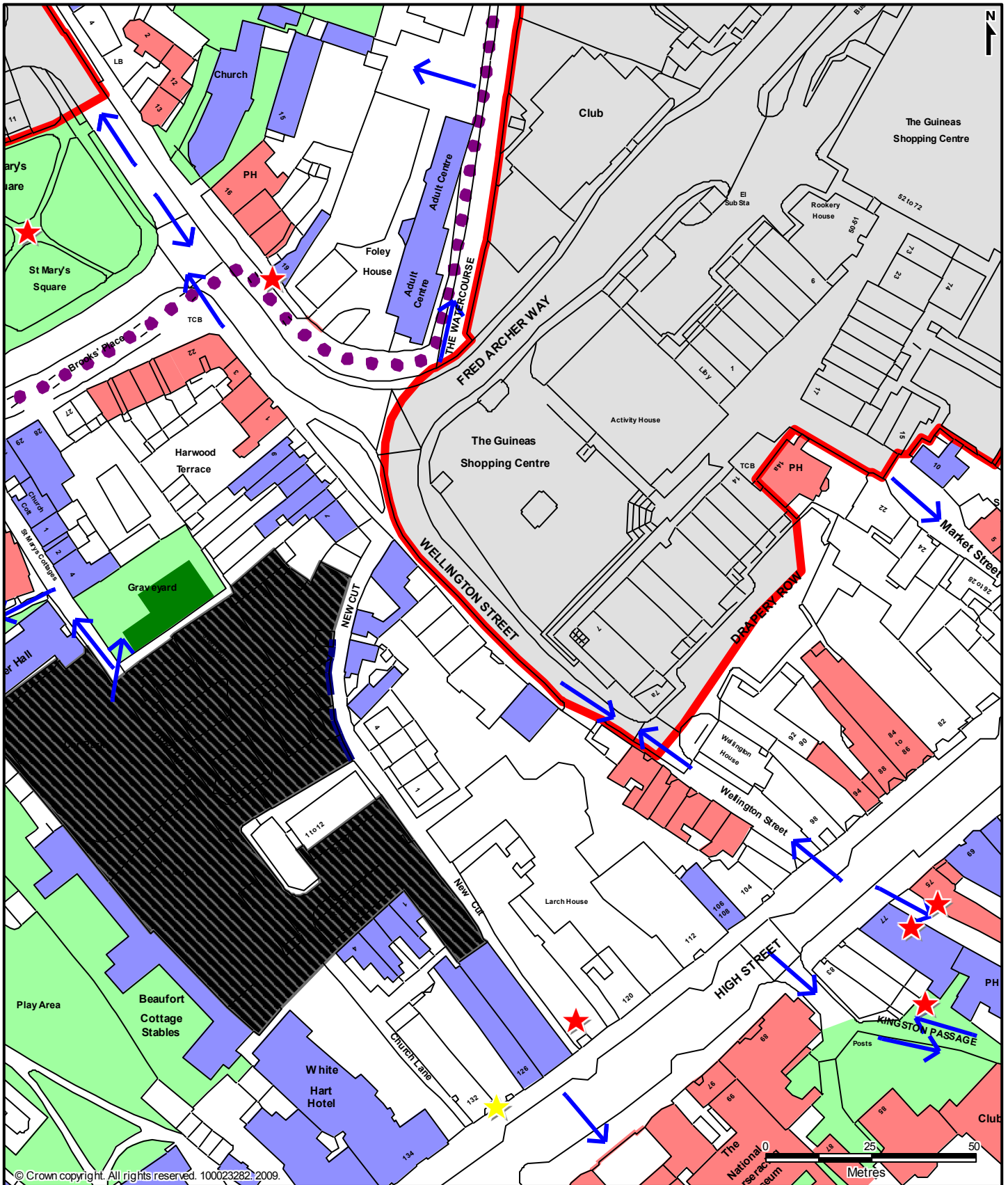
Redevelopment Opportunities

To be added if appropriate after public consultation.

Archaeology

NKT 020: Within the boundary of the medieval town of Newmarket.

Building No/ Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
Fox & Goose	GII	Mid C17	2 ½ storeys	Painted brickwork	Gabled plain tile		Traditional shop front double-pile roof
Keybabs	GII	Late C17	2 ½ storeys	Red brick	Gabled plain tile		Modern shop front canted 1 st floor bay
Fox & Goose Outsiders	GII	Late C17	2 ½ storeys	Red brick	Gable plain tile		Modern shop front
Fox & Goose Newmarket Day Centre	GII	Late C17	2 ½ storeys	Red brick	Gabled plain tile		Modern shop front canted 1 st floor bay
Fox & Goose Elvin	GII	Late C17	2 ½ storeys	Red brick	Gabled plain tile		Modern shop front
Fox & Goose Farthings	GII	Late C17	2 ½ storeys	Red brick	Gabled plain tile		Modern shop front, canted 1 st floor bay
Pocock & Shaw		C19	2 ½ storeys	Painted stucco	Asbestos cement sheet		Rusticated quoins
Red Velvet		C18 & C19 facade	2 ½ storeys	Painted rendered timber frame	Gabled slate		Canted oriel window to North, traditional shop window
Powers		C19	2 storeys	Rendered & painted brick	Hipped tile roof		
Cheffins	PC	C19	3 storeys	Red brick	Hipped slate		Attached to south side of Cheffins
Bobb-in Haberdashery 2 - 9		C19	2 storeys	Gault brick & painted brick	Hipped slate		Shop & terrace of 9 houses
1 & 2 Harwood Terrace	GII	C19	3 storeys	Gault brick	Hipped slate		8 pane traditional shop window
3	GII	C19	3 storeys	Painted brick	Gabled slate		
Foley House		C19	2 storeys	Rendered & painted brick	Hipped slate		Formerly Newmarket Grammar School
Foley House gates & railings	GII	C19	Brick & wrought iron				Gates piers, gates and railings



Local Details in the Newmarket Conservation Area



Railings, St Mary's Square



Railings, High Street



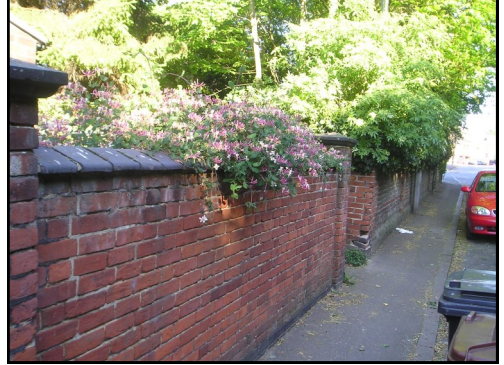
Railings



Rutland Arms Sign



5 Bells, St Mary's Square



Boundary Wall, Exeter Road



Traditional Shop Front, Rous Road



Sausage Shop Faience



'Sons & daughters' shop signs, High Street



Race horses crossing!



Edwardian sash windows & blind boxes



C18th entrance to Avenue Stables



Left-Late Georgian Venetian Window



Regency bow sash window



Edwardian porch



Georgian porch

Prevalent local materials



Smut coloured plain tiles



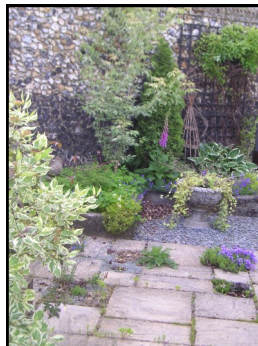
Fish scale slates



Cambridgeshire clay plain tiles and local red brick with lime mortar



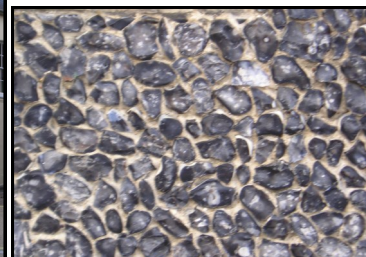
Red clay pantiles and painted cement render



Limestone flagstones



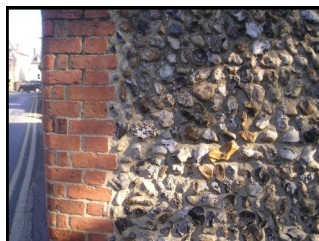
Painted render



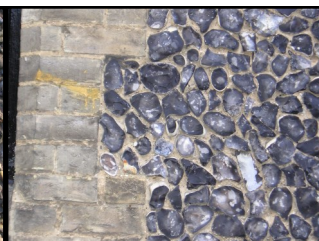
Knapped flint



Knapped flint & limestone flushwork



Random flint & red brick



Napped flint & gault brick



Clunch



Painted weatherboarding

Heritage Assets

There are 107 Grade II and 4 Grade II* **listed buildings**. These are coloured red on the appraisal maps. Listed buildings are buildings of special architectural or historic interest contained in a list compiled by the Secretary of State for Culture, Media and Sport on advice given by English Heritage. The buildings are assessed for significance as Grade I, Grade II* and Grade II. Works of alteration or demolition that affect the special architectural or historic interest of a listed building require consent from the local planning authority. It is a criminal offence to carry out such works without listed building consent. **Buildings which positively contribute to the character of the conservation areas** are described as PC in the status column of the historic building schedules and are coloured blue on the appraisal maps. The criteria for selection are provided in Appendix 4 of the English Heritage document, *'Understanding Place, Guidance on the management of conservation areas'* London 2005. The exterior of buildings, identified as making a positive contribution to conservation areas are afforded the same protection as listed buildings.

Local authorities may also designate **buildings** as being **of local interest**, and establish planning polices concerned with their demolition or alteration in local development frameworks.

Contribution made by Green Spaces

Important Green Spaces Include:

- * Churchyard of St Mary
- * Churchyard of All Saints
- * Churchyard, Church Lane
- * Jockey Club, High Street gardens
- * King Edward VII Memorial gardens
- * Murray Lodge, Queensberry Road garden
- * Palace House Mansion garden



Old Rectory Garden, Fitzwilliam Street

- * Racehorse training yards and paddocks
- * Racehorse trainers house gardens
- * Rouse Memorial Homes Garden.
- * Gardens of St Mary's former rectory
- * Public open space adjoining the garden of the former rectory to the north-east
- * Saint Mary's Square



All Saint's Churchyard



Jockey Club Gardens

- * Tattersalls yards & paddocks
- * The Severals
- * 117 High Street, garden
- * 119 High Street garden
- * Terrace House Maisonettes, High Street, garden
- * Roseberry House Garden



St Gatien Stables Paddock

Intrusion or Damage

- * Growing volume of High Street traffic and associated congestion with the obstruction of pedestrian movement and diminishing pedestrian safety.
- * Annexation of gardens for development of trainers & owners houses in the Bury Road, Fordham Road triangle.
- * Poor condition of old walls including: the wall in the south-east corner of all Saints churchyard and the boundary wall of Fitzroy Stables.
- * Unsightly wheelie bins
- * Painting brickwork
- * Replacement of Welsh slate with less costly substitutes
- * General poor quality of pavements surface.
- * Loss of traditional joinery from non-listed buildings

Neutral Areas

- * West side of Black Bear Lane between the High Street and Fitzroy Street
- * Grosvenor Yard
- * Car parks each side of Church Lane and yards south of Wellington Street
- * Post Office buildings in the Avenue
- * Drapery Row
- * Rutland Arms Car Park and T K Max

General Condition of Buildings

Listed Buildings at Risk:

- * Albert House Stables, Moulton Road.
- * Hackness Villa, 63, Exeter Road.
- * Covered Ride, Exeter House Stables, The Watercourse.
- * Palace House Stables, Palace Street.
- * Queensbury Lodge, Cottage and Stables, High Street.

Pressures for change

- * Residential development of racing industry stables.
- * Amalgamation or fragmentation of racing stables or studs
- * Abandonment of historic stables for modern replacements
- * Additional stables and American Barns
- * Retention of the Fitzroy Stables paddock, and the Palace House Stables paddock
- * Replacing historic timber windows with plastic or aluminium windows.
- * Retention of the town centre training establishments and their land for training racehorses.

- * Maintenance of horse walks and rider priority to secure the viability of the town centre training establishments.
- * Loss of retail trade and closure of shops due to out of town supermarkets
- * Racehorse crossing points
- * Through traffic in the town

Community Involvement

Public Consultation to take place in the summer of 2009. It is envisaged this will involve measures such as writing to key organisations, interest groups and statutory consultees, publication on the Council's website, press releases, and a public exhibition or meeting.

Boundary Revisions

Only minor amendments to the boundary are proposed to include:

- * A small area of relatively unaltered Victorian Terraced housing in Doris Street, Falmouth Street and Brazillian Terrace in Black Bear Lane.
- * The Church of Our Lady of the Immaculate & St Etheldreda, Exeter Road

Understanding

Prior understanding is the best basis for conservation decisions; buildings and landscapes should be clearly understood before we change them. Understanding should be clearly focussed on assessing the impact of proposed changes of the significance of the building or landscape.

Alterations

Applications for conservation area consent should be able to justify their proposals. Alterations should be necessary for the viability of the building where proposed alterations affect architecturally or historically significant landscape. Flexibility in approach is desirable with a willingness to abandon conventional design solutions in favour of an imaginative approach. Generally new windows and doors should reflect the predominant style and proportion of the building.

Archaeology

The conservation officer or the County Archaeologist should be consulted about the need for prior archaeological evaluation and mitigation to protect archaeological remains within the conservation area. As well as below ground, archaeology is also concerned with standing buildings.

Brickwork

Local brick can be red or yellow to the approval of the local authority, and laid in English bond or Flemish bond. Before the 20th-century they were laid in a lime mortar using a mix of approximately 1 lime to 3 of sand. Ash or brick dust were often added to speed the set. The lime used was in a wet puttylike form. Powdered or hydrated lime was not used.

Pointing

Lime mortar should be used when repointing historic brickwork. The existing mortar should be analysed to obtain a good match. Lime putty made from a slaked lime should be used, though only when the risk of frost has passed. The face of the pointing should be slightly recessed to minimise the thickness of the joint.

The technique of pointing with an incised fine lime putty joint over the brick coloured pointing is known as 'tuck pointing'. This should be preserved.

Rendering

Check existing renders for relief patterns called pargetting which should be preserved. On 'Georgian' buildings check renders for the rare application of patent cement renders which should be preserved.

Avoid rendering old brickwork or flint work, bite the bullet and repoint. Rendering stores up problems for the future.

Avoid hard cement renders on timber-frame or masonry which will crack, let in water and trap it in the wall.

Use several coats of lime mortar finished with lime-wash to avoid cracking and allow the walls to breathe.

Car parking

The replacement of front gardens by parking areas will not be permitted.

Extensions

Alterations should be necessary for the viability of the building. Where proved necessary, extensions onto buildings which make a significant contribution to the conservation area should not visually dominate the original building. Modern extensions should not dominate the existing building in mass and scale and generally be built with matching materials.

Conservatories

New conservatories when appropriate and visible from the public domain should be constructed of painted timber and generally be designed in a plain traditional style with a pitched glazed roof.

Porches

Georgian and Victorian (Classical) porches or door cases should not be covered or filled in by new porches or draft lobbies.

Flint Rubble Walls

Flint rubble or napped flint walls should be preserved and neither painted or rendered.

Paint

Colours should be appropriate to the building's period. Bright artificial colouring on walls should be avoided. Choose paints which allow the passage of water vapour. Lime washes are recommended for longevity and hue where the structure of the building is suitable.

Repairs

Doors, door surrounds and windows should be repaired rather than replaced. Traditional and proven materials are best for repairs.

Roofs

Some **slate** roofs and stone slate roofs are laid in diminishing courses. These should be preserved when roofs are re-slatted. The same type of slate should be used and non-natural materials avoided. Indigenous British slate is preferred to imported slate.

Clay Tile roofs should be preserved. Hand made plain tiles should not be replaced by machine made tiles. Hand made tiles may be consolidated to visible roof slopes, and machine made clay tiles used on slopes not visible from the conservation area.

Concrete tiles will not be permitted. Variation in profile and colour of **pantiles** should be preserved

Chimney stacks & pots

Chimney stacks are important features in the roofscape and indicate the date and layout of a building and normally they should be retained.

Dormers

17th- and 18th-century dormers of the pedimented type should be retained. Historic tiled or slated gabled or pentice roof dormers should also be retained.

Dormers are preferred to roof lights. Large roof lights add a visually intrusive element into a roof, particularly multiple sets of roof lights. Small conservation type recessed roof lights are preferred specially when located on the back roof slope.

Shop fronts

Shop fronts of merit should be retained or restored when unsympathetically altered. 20th-century shop fronts should be retained in significant 20th-century buildings. The presence of surviving blind boxes, shutters and stall risers should be investigated.

Strident display fascias and internally illuminated fascias will not be permitted and standard corporate shop fronts will be resisted.

Satellite Dishes and Meter Boxes

Dishes and boxes should be carefully located and visually unobtrusive. Single satellite dishes should be used for terraces wherever possible.

Streetscape

Traditional, natural materials such as stone flags, granite curbs and sets and bound gravel finishes are preferred for paving. The location of street signs should be carefully considered, and duplication avoided to reduce visual clutter.

Windows

Traditional joinery should be retained wherever possible, and any repairs carried out on a like for like basis.

Should the Council serve a direction under s.4 of the Planning Act, the removal or alteration of windows of architectural or historic significance will not be permitted. The insertion of UPVC windows will also not be permitted.

Views

The obstruction or partial obstruction of views identified as of significance will be resisted.

Walls

Flint or brick boundary walls will be protected and demolition will not be permitted.

Summary of Issues

To follow public consultation

Management proposals

To follow public consultation

Appendix 1: Useful Information

Forest Heath District Council

District Offices, College Heath Road, Mildenhall, Suffolk, IP28 7EY

Tel: 01638 719248: Web: info@forest-heath.gov.uk

Suffolk County Council

Planning Department Suffolk County Council Headquarters

Endeavour House, 8 Russell Road, Ipswich, Suffolk

IP1 2BX

Switchboard: 01473 583000

Minicom: 01473 584030

English Heritage,

East of England Region,

24 Brooklands Avenue,

Cambridge CB2 2BU

Tel: 01223 582700

English Historic Towns Forum

PO Box 22,

Bristol, BS16 1RZ

Tel 0117 975 0459

Commission for Architecture & The Built Environment

1 Kemble Street, London WC2B 4AN

Telephone 020 7070 6700

Web: enquiries@cabe.org.uk

Society for the Protection of Ancient Buildings

37 Spital Square, London E1 6DY

Telephone: 020 7377 1644. Web, info@spab.org.uk

Georgian Group,

6 Fitzroy Square, London W1T 5DX

Telephone 087 1750 2936: Web info@georgiangroup.org.uk

Department of Culture Media & Sport (DCMS) www.culture.gov.uk

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