

College Street

One of the principal streets of the 'Medieval Grid' stretching north to south from Churchgate Street in the north to Westgate Street in the south. It contains almost entirely two storey terraced houses on the street edge but there is the listed Victorian Feoffment Primary School at the southern end.

A good half of the buildings in the street are listed and a very high proportion are of the late medieval period, especially towards the south of the street, but with two very good examples (Nos 2+3) at the north end. There was a significant rebuilding programme at the beginning of the 19th C and terraces of that vintage are well represented and, also from that period, the rather splendid and listed former William Barnaby alms houses.

One curiosity is that there is a long terrace from No 22 to 30 half of which is listed and the other half non-designated. Because of this the descriptions below include the listed numbered properties as well as No 21 (which is also listed) but which also appears to relate to the long terrace. While the street is almost entirely residential in nature, more robust uses are evident, not just in the remains of the sign writing on the former alms houses, but at the north end where there is a former dairy buildings which were converted into houses at the start of the 21st C (circa 2004-2005) by John George Builders. This dairy building relates historically to other buildings at Nos 59 and 60, and this group forms part of the old Town Workhouse which existed in this locality. The non-designated buildings are now heavily disguised by modern restoration. (For further information about the workhouse and the land upon which it was situated see book 'Riches and Rags' by Peter Plumridge published 1998

Adjacent to these buildings to the south are modern developments which are of mixed design and some are set back from the street edge and this rather runs contrary to the prevailing layout and is unfortunate. However, the development that has taken place on the western side of the street does help to limit, but not totally obscure, unfortunate views of the rear of the large and bulky 1960s Telephone Exchange building in Whiting Street.

There are a number of 'backland' developments, some of which are successful (William Barnaby Yard) and others which are less so (Nos 56, 57 and 58). Generally speaking where the 'backland' development is discretely laid out behind the buildings on the street frontage, it has less impact on that part of the townscape of the conservation area which is visible to the public.

One of the curiosities of the street is that it rises from the north but drops again towards its south end. The road finish is, rather crude, asphalt and pavings are concrete and in very poor condition. Street lighting is quite modern electrical standards and there are folksy telegraph poles with over-head wires.

12 to 15 College Street

This is a rather charming early 19th C terrace of four, two storey cottages with a single window on each floor with entrance doorways on the ground floor. In white bricks with a slated hipped roof to the north with chimney stacks to two party walls. There is a flush eave with a wooden fascia.

The window joinery is multi-paned casements which might be original - the window openings are square in proportion and rather handsome with flat gauged arches. The window cills are stone, some of which are painted. The rather narrow entrance doors also have flat gauged arches and are modern reproduction raised and fielded six panelled doors, most of which have modern tiled cills.

The windows have paired louvered wooden shutters of the French style, which are purely decorative. Whether they are appropriate or not depends on one's view point but they do no harm. The north side elevation to No 12, in Church Walks, has a single window much as those to the street. To the rear the buildings have late 20th C closets, which fit in reasonably well to the overall setting and are of a form which may have existed in the early 19th C.

Plastic rainwater goods.

An important terrace in the street and a charming and interesting historical group of cottages making a strong positive contribution to the conservation area.



21 College Street

This is a listed building but is included in this gazetteer as it is an important element as part of a group with the terrace to the south, of which the northern half is listed but the southern half is not.

This is a curiosity as it appears to be a slightly larger version of the cottages which make up the terrace immediately to the south. Alas the brickwork is now painted but is, presumably white bricks with details which reflect the construction of the terrace to the south and dates from the early 19th C.

Again in two storeys and with two window bays and with a simple double pitched slated roof and an over-sailing eave. The sash windows are original with multipanes, and there are stone cills and flat gauged arches. The entrance doorways have semi-circular arched openings with plain fan lights (which must have had decorative glazing bars originally) and the door joinery is a modern reproduction of a six raised and fielded panelled door with what appears to be an artificial stone cill, and a stone step on the pavement.

To the south is a panel of masonry which may belong to this house. The ground floor is similarly painted and it too has a reproduction door to that to the north – presumably the rear/garden entrance, with a penned room over. That space has window joinery which matches No 22 to the south.

Plastic rainwater goods. A curiosity in the street. Sometimes such houses were built as part of a terrace, which this presumably was, as a foremen's or other higher status dwelling. It's relationship with the remainder of the terrace to the south would be better understood if the brickwork was not painted.



22 to 30 College Street

Numbers 22 to 26 are, like No 21, listed buildings but they are included in this gazetteer as they are also an important element as part of a group with the non-designated terrace to the south. A handsome terrace of early 19th C cottages which are a smaller version of the one at No 21. No 27 and 27a are eccentric having been converted to use as an undertaker's premises, the remainder of the terrace survives pretty much intact although its homogeneity is rather compromised by zealous brick cleaning at the two southern most premises. Seemingly built in two phases, with the southern part south of No 25, slightly set forward of the northern half.

The terrace is all two storeys and is built in white bricks with a single bay of fenestration and, at ground level, the entrance doorways. The roof is slated and double pitched with an over sailing eave which has dentilled brackets to the northern half. There are chimney stacks at the party walls.

The window joinery is apparently all original multipane sashes, with flat gauged arches and stone cills. The doors generally have original semi-circular arched openings with fan lights - all of which now appear to be blind although presumably were not originally. The door joinery is mixed. Original doors have flush beads and seem to survive at Nos 21, 29 and 31. Other doors are generally 20th C reproductions of 18th C types. The openings have stone cills generally.

No 27/27A was altered in the 20th C when the ground floor was remodelled to allow access to the site behind where a morgue was constructed - now redundant. This remodelled construction is obvious contrasting with the terrace and detracting from the conservation area. It has an opening which largely fills the ground floor, behind which is an entrance to the apartment above; slightly set back to the south is an entrance to the buildings to the rear; set back to the east is an entrance to No 26 to the north, and in the party wall. The surround to the opening is finished in stucco render and all the joinery is from the later 20th C. There is a fair-faced brick wall and tiled pavings too - all of which is modern construction of no value.

Plastic rainwater goods.

This is a handsome terrace rather compromised by the changes at No 27, which would be better reversed. The cleaning of parts of the terrace too does not enhance its homogeneity. Notwithstanding this, the terrace is positive in its contribution to the conservation area.



31 College Street and Garage Yard

To the South of No 30 and north of No32 is an opening with red brick piers with a wooden beam and brick parapet. This opening with fair faced linings and boarding to one side and stucco render to the other leads to a courtyard with asphalt paving and flanking garages with pantiled roofs and wooden doors and frames. These presumably date to the interwar years. There is a fletton brick wall to the east boundary.

A rather civilised garage court with smart buildings and modestly positive in the conservation area.



32-33 College Street

This is a rather interesting post-war pair of semi-detached houses which curiously have a sort of Post-Modern style to them. Built in textured fletton bricks (in stretcher bond) at a time when building materials were in short supply, they nonetheless are designed in a Queen Anne style in two stories with a slate double pitch roof with a shared chimney stack.

There is a single window bay with the entrance doors to the side at ground level. The fenestration is with multipane sashes with exposed sash boxes. All openings have flat arches formed of tiles on edge and with cast keystones at ground floor level. The doors are flush panelled - all the joinery seemingly original. There is a decorative band at first floor level which is made of clay roof tiles and a cast roundel/ medallion set within the first floor brickwork at the party wall and a similar one on the south facing wall.

An interesting pair of small houses which demonstrate an interesting period of post-war reconstruction and making a modest contribution to the conservation area despite the fletton brickwork used.



Garages South of School

This has a rather attractive red brick boundary wall (which appears to be mid 20th C) to the street which is in Baroque style in Flemish bond with faux stone copings which, despite some condition issues, is still a handsome element in the street. The northern section of this has a six paned fixed casement window which is blocked from the rear. Alas the wall's profile reducing in height from about 2.4 metres to about 0.75 metres means that the area behind it is quite visible and this is not something that has any visual attraction.

Behind the frontage wall are flanking garages with corrugated asbestos cement roofs and modern steel garage doors to the north and south. These are low quality buildings and are not maintained to the highest standards. The crushed ballast paving also is not well maintained.

To the east the boundary wall to the school has some age with red brick piers and rubble infill panels with and brick upper section with a bonnet tiled coping.

This is an element in the street which could add interest with some relatively limited improvements, but is in need of those improvements. Potentially positive in the conservation area subject to en-



33a College Street

This is a rather curious early 21st C development in red brick forming part of the residential redevelopment of a Greene King maltings complex. The building is in two parts but is apparently a single, large dwelling. To the north the element is in three storeys with a gable with a stone coping hiding the slated roof and photovoltaic panels behind. Here there are two bays of fenestration and at ground floor is the entrance door with a builder's mock Georgian door case to the entrance, with raised and fielded panelled linings and door with a fanlight. Otherwise the openings have flat gauged arches with stone cills and the brickwork is faux Flemish bond. Window joinery is Victorian style sashes.

The southern element also has two bays of fenestration but is two storeys with a mansard roof with lead clad dormers with casements. At first floor level are French casements with decorative metal balustrades. At ground floor is a pair of garage doors with vertical boarding.

Metal rainwater goods.

A rather complex development which makes a reasonable transition from the Victorian school to the north to the listed industrial building to the south and overall is neutral in its contribution to the conservation area..



35 College Street

This is a mid-late 19th C cottage which seems to have been built contemporaneously with No 36, and they share some detail characteristics, although the latter is both larger and, arguably, has rather smarter details. It is in two storeys of painted brickwork with a slate roof with a hipped gable to the south, projecting eave and a chimney to the party wall. There is a later 20th C garage with a panelled wooden door in a parapeted brick wall.

There is a single window at each floor and an entrance door at ground level. The sash windows and the half glazed door appear original. The openings have arched brickwork lintols and stone cill; those to the windows are painted.

The south facing flank wall is also painted and has at least one window which matches those to the street elevation.

Plastic rainwater goods.

It is a pity the masonry has been painted as, with No 36, this makes a good small pair of semi-detached houses; the painting rather camouflages their similarities. The building makes a modest positive contribution to the conservation area which would be increased if it were restored to match its neighbour.



36 College Street

Similar to No 35 to the south and again of the mid-late 19th C but here the elevation to the street, and flanking north elevation, are still in handsome unadorned red brick - the north elevation has a memory of some earlier construction with a stucco rendered panel above the slated roof of a rendered modern garage building which has a steel shutter door and slate roof.

The house is in two storeys with a tiled roof with a projecting eave and a chimney stack to the south gable. There are three bays of glazing with original quartered sash windows with their boxes exposed and flush with the face of the brickwork in 17th C style. The entrance door has flush panels and is in a case with pilasters and cottagey canopy. This all looks authentic except the blue brick cill, but could be an interesting and quite well done modern affectation. Discrete enough secondary glazing.

Profiled metal rainwater goods.

A handsome house which would probably look good in any historic location and certainly positive in the conservation area.



53, 54, 55, 56, 57 and 58 College Street

This is a terrace of three late 20th C houses (circa 1986 to a design by Hughes and Polkinghorne) with further similar dwellings to the rear on back land, accessed from a drive through a red brick wall to the north. It is understood that the land on which this residential development was erected also formed part of the old Town Workhouse site and there is photographic evidence that shows a workhouse building was located historically on this land.

The houses are two storeys with an attic of accommodation lit by rooflights set within the slated slopes. There is a projecting eave and vertical gable to the north and half hipped to the south.

The walls are in white bricks in faux Flemish bond with a stone plat band at first floor level. Window openings have solder coursed brick lintols and faux stone cills. The window joinery appears to be sashes but is in fact casements. The doors are faux Georgian with built in fan lights and have pastiche pediments. There is a pair of windows linked with a strange pediment detail on the party wall between Nos 54 and 55.

To the north the wall to the street is in red bricks and is a canted at the drive entrance from the street.

Plastic rainwater goods.

The best things about this development are its scale and materials and that the street block is on the traditional building line, but a simpler detailed and more sympathetic layout might have added more to the value of a conservation area, where it now makes a neutral contribution.



58a College Street

This is a very large house built at the start of the 21st C (circa 2012 to a design by Rees Pryer Architects) and, rather curiously, set back from the general building line of the street behind a red brick wall which continues the structure to the south at No 58, here, as to the south, canted at the entrance drive. It occupies the site of a car park previously belonging to the adjacent Telephone Exchange.

The house has two red brick storeys and attic accommodation lit by rooflights set within the pantiled roof. This has a projecting eave and vertical gables.

The house itself is symmetrical with five bays of fenestration with arched openings and casement windows and a central panelled door, with steps from the garden level. The area to the front has some planting and lawn, with a large area of drive/ parking.

While the house is a reasonable enough design, the opportunity was missed for the property to be constructed on the street line. The layout of the site contradicts the traditional street layout and the building is rather isolated and detached from its surroundings although it may have been positioned to the rear to establish some visual relationship with No 59 and to prevent that property from being overlooked by first floor windows in the back elevation of the new house. It is at best neutral in its contribution to the conservation area.



59 College Street

This is a single free standing house, apparently dating to the late 19th C, along with other outbuildings and extensions which make up a loose group, mainly unified by a single paint colour rather than any architectural relationship. What is interesting about the property is that it relates historically to the 19th C listed 'Dairy' building to the north which has a similar elongated form perpendicular to the road but which contributes more to the conservation area than No 59 due to a sensitive recent refurbishment and conversion.

The principal building is in two storeys and has its gable facing the street. It is hard to date precisely seeming to be late 19th C, with fenestration types of that date, but has been otherwise modernised in recent times, including stucco rendering to the external walls.

This building has a double pitched pantiled roof, with a barge boarded gable and a brick chimney.

There are two bays of fenestration with an entrance at ground level. All the four opening are arched. The windows are quartered sashes with exposed sash boxes, the door has a large fanlight and is 18th C style six panelled and may have been salvaged from elsewhere- the two top panels are glazed. The north facing elevation stretches nearly to the west boundary and has a regular series of windows similar to the east elevation. Here there are other extensions and out buildings forming quite a complex, but from the street really only the principal building is visible.

The site has previously been used as a house with associated builders' yard but the accommodation is located well back from the general building line on the street edge - this means it is set in a rather dominant sea of asphalt.

A rather anonymous building from the street but which, because of its siting and former association with the old Town Workhouse helps explain some of the history of development in the street. However, because of its siting, there is a rather detracting sea of asphalt around it. Overall the building is neutral in the conservation area, but has detracting elements.



60 College Street

This is now a detached house of uncertain date but presumably dating from the 19th C. and which once also formed part of the old Town Workhouse complex. It has two storeys and is finished in stucco render. There are two bays of fenestration with quartered sashes at ground floor, flanking an entrance door set deeply back from the street and up three stone steps, and tripartite casements at first floor.

The entrance door is six panelled and 18th C in style.

The roof is finished in pantiles and hipped with two brick chimney stacks. The south window on the ground floor is large with a pedimented frieze and suggests the building may have been employed as a shop at one time. The south elevation has a sash window too.

Residual masonry elements on the north elevation seem to relate to the 'Diary' yard structures, including a part of a boundary wall.

This is an interesting house which unfortunately is now isolated and rather surrounded by asphalt, particularly to the south, but makes a positive contribution to the conservation area.



61 College Street

This appears as a confection but was built originally in this unusual form. The building is set back behind a wall along the street edge and it and the wall are stucco rendered. It has a modern steel gate to the street with faux historic spikes.

The building has a curious geometry with essentially three bays of fenestration for a three storey house, with a projecting bay at ground level and a recessed north bay at second floor. There is a balcony at first floor, with steel balustrade and to the recessed bay at second floor level. At second floor is a projecting canopy/roof over the balcony below which, in common with the main roof has a slate finish. Fenestration is with French casements to the balconies and ground floor, and otherwise sashes.

This is a house of late 20th C construction. It is at best neutral in the conservation area.



William Barnaby Yard

A late 20th C housing development by Charles Morris on backland behind the listed former almshouses in College Street which were refurbished as part of the scheme. Before being redeveloped, the premises were formerly occupied by Marlow's Builders Merchants. The site is accessed by a drive off the street. It is a small development of single-storey terraced dwellings, with attic accommodation, arranged in two terraces.

It is a well-designed and built development employing good materials and creating attractive public spaces. It is unashamedly modern, although traditional in style, with brick walls and pantiled roofs with wooden door and window joinery. The paths are paved in brick and the drive asphalt. There are small gardens and excellent landscaping which with the buildings helps to create a particular and special feel for the area.

A model for how backland redevelopment can be successfully accomplished and at worst neutral in the conservation area.

