

## Guildhall Street

One of the north-south streets laid out by Abbot Baldwin in the 12<sup>th</sup> C and, certainly in its northern most part, one of the highest architectural quality in the 'Grid. Here are a multitude of grade 1 listed buildings including the Guildhall, the Norman building which is the oldest continuously used Civic building in the country, and buildings by Sir John Soane and William Wilkins. This northern part has predominantly large (three storey) Georgian buildings on the west side which took advantage of the ability to expand to the west across the town ditch to develop mews type accommodation in St Andrew Street South. Many of these large Georgian buildings have in the 20<sup>th</sup> C been converted to commercial office uses although this change is now being reversed as there is a noticeable trend towards residential uses now being re-established in the historic core

The southern part of the street remains almost exclusively residential, although some of the premises have in earlier times had ground floor retail occupation, and the premises are generally much smaller in scale both in height and footprint than in the northern part of the street. Previous retail uses are evident from historic shopfronts which have been retained in conversion schemes. Pavings here are a mixture of concrete flags and bricks although some areas have a resin bonded surface. The road finish is asphalt. Lighting is by small standards with historic affectations. This is an extremely handsome street with a rich mix of high quality buildings and very high quality historic environment.



### 2 Guildhall Street

With No 3, forms part of a Victorian terrace. A two storey cottage, now in commercial use. The property has a slate roof and the brickwork is painted.

On the first floor there is one four pane sash window and one single pane sash window, all original. On the ground floor there is one four-pane sash window. All the openings have stone (?) lintels with that over the door being arched and the others flat with key stones.

The front door is modern, panelled and deeply set within the brickwork, with a semi-circle plain glass fanlight. A part of a modest terrace but overall positive in the conservation area.



### 3 Guildhall Street

The second part of this Victorian terrace and, as expected, it has similar features to No 2.

There is painted brickwork under a slate roof. It is a commercial property (and may always have been at ground floor level) with two four-pane sash windows on either side of a single pane sash window on the first floor.

On the ground floor there are two large retail windows. There are two steps leading to the entrance with a modern half glazed door set back as No 2.

Another modest part of a terrace but overall positive in the conservation area.



### 4-6 Guildhall Street

This is now a car park for surrounding businesses. The space is behind a tall wall of 19<sup>th</sup> C construction in Woolpit White bricks with a modern sliding steel gated entrance with modern brick piers. It impacts negatively in the conservation area



### 12 Guildhall Street – Constitutional Club.

This late Victorian property was built in two phases at different times and there is a significant height difference between the two parts. The north section is two storeys with three two pane large sash windows on each floor. The walls are red brick with five white decorative bands, and dentilled eaves to a slated roof.

The southern part is taller and presumably predates the northern. It too has red bricks but this time with stone dressings and splat bands with a stone dentilled cornice to a parapet, behind which is a slated roof. On the first floor, there are four sash windows and two on the ground floor flanking the main entrance door. To the north is another doorway, presumably leading to upper storey accommodation. All the window and panelled door joinery appears original and all have neo-classical stone cases.

Under each ground floor window there is a decorative Tudor rose panel of 18 tiles/bricks.

Steps lead to the two large panelled doors each with a large square fan light above. The main door has a decorative design at the top.

On the first floor there are four decorative iron air vents. There are also two original cast iron rain-water pipes.

A building with some historic and architectural interest and certainly a positive contributor to the conservation area.



### 30 Guildhall Street

A cottage of indeterminate age which is so modernised that it could almost be mistaken for a relatively modern house built to resemble the earlier dated buildings in the street. It is, however, presumably 19<sup>th</sup> Century.

It has a concrete tiled roof and stucco rendered walls. On the first floor are three multi-paned casement windows while on the ground floor there are similar tripartite sash windows.

There is a faux-Tudor studded wooden front door.

Not of any great interest but a building which is overall positive in the conservation area.



### 31-33 Guildhall Street

Once commercial/industrial buildings, presumably of the 19<sup>th</sup> C with later alterations and additions, these have recently been converted into flats while retaining the earlier frontage.

No 31 is a four storey building of red brick – the ground and first floors are painted. There is a large multi-paned shop window and modern front door below a wooden fascia with a lead weathering. To the side (College Lane/Hogg Lane) there is a modern wooden and glass entrance doorway and a confection of fenestration set in a flint and red brick wall.

On each of the three storeys above there are three faux modern sash windows which are actually casements.

To the south of this is a single storey former retail building with two large shop windows matching those at No 31 and a modern wood and glass entrance.

This part of the property has an entrance on the ground floor which presumably leads to the flats.

There is a parapet part of which slopes, which hides the roof and evidence of decorative iron air bricks and stud reinforcements.

Something of an historical and architectural confection which is neutral in the conservation area.



### 35A Guildhall Street

Presumably a post-war, two-storey house with rendered walls on a brick base. Constructed in a sort of 18<sup>th</sup> C style.

It has a clay tiled roof with over-hanging eave.

It is in three bays with multipane sash windows, three on the first floor and two at ground floor with the door being in the north most bay. The door has a case with a curiously contrived cornice. A building of an appropriate scale and in sympathetic materials and which at worst is neutral in the conservation area.



### 36-37 Guildhall Street

Presumably a post-war pair of cottages stucco rendered and again in a sort of 18<sup>th</sup> C style, here perhaps more convincing than at No 35A. There is a plinth of modern red brick below the rendering.

Under a clay tiled roof, each cottage has two sash windows on the first floor. The ground floor has one sash window and a panelled front door with arch hoods with lead weatherings.

The cottages share a door for a passageway between the two properties. Again with sympathetic materials and scale, the building makes at worst a neutral contribution to the conservation area.



### 38-39 Guildhall Street

A pair of presumably 19<sup>th</sup> C rendered terraced cottages under a slate roof. Each has a single first floor sash window and similar on the ground floor.

Both properties have modern panelled doors with plain fan lights, with No 38 having a modern pedimented case while No 39 is plain as it would always have been. Modest cottages but positive in the conservation area



### 40, 41 & 42 Guildhall Street

Three Victorian terraced cottages of Flemish bond red brick.

No 40 seems to have had its roof remodelled and has modern concrete tiles. The other two properties have slate roofs.

Each has one sash window on each floor and entrance door at ground level. No 40 has wider windows than the other two properties. The front doors are modern and panelled with original plain fanlights. There are brick lintels to all openings with a key stone at ground floor.

Each has a red brick chimney stack that to No 40 is shared with No 39.

Somewhat unusual in the conservation area the terrace makes a modest positive contribution to it.



### 43 Guildhall Street

Victorian two-storey cottage of Woolpit White bricks and slate roof.

Both floors have modern multi-paned sash windows

The door, which seems to have a particularly low headroom, is modern and panelled with a lead weathering and plain neo-classical case.

A modest cottage and making a modest positive contribution to the conservation area.



### 44-45 Guildhall Street

John Vale's House. Early 19<sup>th</sup> C and now divided into two, with the southern most part forming No 45. Originally a long building of seven bays of fenestration the southern two and a half bays form No 45.

There is painted brick on first floor and below this is stucco rendered with No 45 having a Victorian shop front. The roof is slate with a projecting eave.

On the first floor there are three multi-pane sash windows and four blind openings, with gauged lintels. On the ground floor there are two sash windows to No 44 – one of four panes width and the other of three. There is a modern half glazed door with a modern neo-classical case with a cornice with a lead weathering.

No 45 has a Victorian shop front with later alterations and a modern half glazed door.

It is alleged that internally the building contains features which date to the 14<sup>th</sup> C.

While the building has had a multitude of changes over its history, it clearly is architecturally and historically of interest and perhaps its status should be reviewed again, it certainly makes a strong positive contribution to the conservation area.



### **No 55 Guildhall Street**

Large two-storey Edwardian building with an attic with two wooden framed dormers with casement windows and decorative gables with terracotta finials.

The first floor has two large sash tripartite windows. These have stone lintels with decorative key stones. The white brickwork is Flemish Bond with a redbrick cornice to the eave. Roof is slated.

The ground floor shows that this building was constructed as commercial premises. There are large shop windows with wooden stall risers below. A modern steel gate is in front of the original shop entrance with a half glazed door.

There are what appear to be original double wooden doors to the south with a plain fan light above and a wooden step.

This is a handsome early 20<sup>th</sup> C building which makes a positive contribution to the conservation area.



### **Area North of 66 Guildhall Street**

This is a side drive to the Hunter Club (Nos 65 & 66) which leads to a mid 20<sup>th</sup> C wooden doored, flat roofed garage. It detracts from the conservation area.

