

## Hatter Street

One of the best of the north-south streets of the Norman grid and the widest. The street is now largely residential but with significant other retail, food and beverage, and entertainment offerings, as well as commercial uses. A street which exemplifies the diversity and richness of day-to-day experiences available to those who live, work and visit this remarkable town, and a nature which is fundamentally important to the character of the conservation area.

The buildings here are at most three storeys, some with attics and most are historic and protected by listing. Their ages and materials are diverse and as rich as their uses. The oldest having a Norman period roof at No 7 (but a late 18<sup>th</sup> C house to all intents and purposes) and on the west side Langton Place a late 20<sup>th</sup> C interpretation of one of the minor routes which are characteristic of the secondary east-west lanes in the grid. Between these are buildings of all periods, early medieval, late medieval, Queen Anne, Georgian, Regency and Victorian.

Pavings are concrete flags and the road has concrete setts, street lighting is by modern period influenced standards. A commemorative plaque about the highway works is incorporated in the pavement shortly after entering the street from Abbeygate Street.

A richly varied historic street architecturally and in its experiences.



### 2 Hatter Street

A late 19<sup>th</sup> C building of a single storey of brickwork with a double gable with dog tooth parapet to plain concrete tiled and pantiled roofs. The building had major remodellings in the mid 20<sup>th</sup> C which saw the introduction of large shop windows with a recessed entrance which suits its present café use. It appears the building originally had paired windows flanking a central entrance.

A building of some limited historic interest but no real architectural quality. its contribution the conservation area is neutral/limited.



### 5 Hatter Street

This is one of the three bays of construction which makes up the street elevation of the premises now known as the 'Abbeygate Cinema' the two north most former Georgian houses being listed, the southern bay being not so designated. The cinema has had numerous name changes over the years reflecting different ownerships. Part has been used until recently as a bingo hall but it is believed that it is intended to adapt this section of the building to cinema useage.

The bay in question has a three storey stucco rendered finish with a parapet hiding the really rather prosaic construction of the interwar cinemas auditorium with common brick walls and corrugated roof finish (only visible in Angel Lane and being rather detracting there). In Hatter Street though the elevation has a Diocletian window with tripartite joinery and leaded glass at what would be second floor level, but here there are no conventional floors as there are in adjacent buildings. A large architrave springing from a cornice above a trio of blind openings at first floor level articulate the otherwise rather plain upper storeys. At ground floor are rather plain set back entrances to the auditorium. At first floor level is a planting box of faux planting.

Not without character but historically as important as its architecture. The building makes a positive contribution to the conservation area.



### 5a Hatter Street

A three storey brick faced building of the 1960s and in a sort of Georgian style. Apparently built as a mixed use building with retail at ground floor, with shop windows below a faux panelled fascia with black brick panels and residential or office uses above behind a pale brick elevation. At these first and second floors are sash windows set flush with the elevation. A brick parapet hides the roof. A rather ordinary building which makes no contribution to the conservation area.



## 27 Hatter Street

A mixed use building which is hard to date. In three low storeys of stucco rendered walls the building had a major remodelling in the mid 20<sup>th</sup> C which succeeded in rendering it apparently a building of that date, but the visible pantiled roof and evident repairs around the casement windows make it seem almost certain that this is an earlier building with more recent changes. Retail use at ground floor and, presumably, residential above.

There is a shop frontage at ground floor with mullioned windows below a full width fascia with central multipaned glazed doors. There is similar window joinery at the upper floors with paired windows at each level. All of the joinery appears mid 20<sup>th</sup> C.

A building which would benefit from further research, but certainly positive in the conservation area.



## 2 Langton Place

Langton Place is a modern development which links Hatter Street and Whiting Street; it is described with Whiting Street in this document. However, 2 Langton Place really belongs with Hatter Street as, while it has a long elevation facing south into the east-west pedestrian thoroughfare, it has its principal (although smaller) elevation to the street to the east.

Here are two storeys of white bricks below a clay tiled roof and presumably of the early 19<sup>th</sup> C with gauged arches to the upper storey windows. There is evidence that the street elevation was altered in recent times and, indeed it appears that the ground floor and entire south facing elevation of the building may be a more recent remodelling and contemporary with the construction of Langton Place. The shop fronts, which extend to almost the entire ground floor are modern with mullions and transoms and modern fascias above. The south facing elevation is entirely stucco rendered. There are what appear to be early 19<sup>th</sup> C multipane sashes to the east facing elevation while those to the south are modern and with horns. There is what appears to be a late 18<sup>th</sup> C door case to the entrance on the south elevation, but this is modern too.

While the history of this building is unclear it has some charm and certainly makes a positive contribution to the conservation area.

