

Whiting Street

One of the principal north-south streets laid out by Abbot Baldwin in the 12th C and with an extremely rich architectural heritage reflected in high quality building of all ages from the early medieval to the late 20th C, in the form of Langton Place.

The street is divided by Churchgate Street at its midpoint and the character is mainly residential to the southern part, with punctuations in the form of the Telephone Exchange building and the United Reformed Church, and rather more mixed residential with retail and commercial uses to the northern part.

The scale rather diminishes as the street progresses south, with three storey buildings at the northern end and two storey cottages to the south.

Pavings to the north are concrete flags and road finishes concrete setts, while at the south they are concrete and asphalt respectively. Street lighting is by tall standards with historic affectations.

This is a street of high heritage interest and most of the buildings in it have real quality,



3 Whiting Street

Large, undistinguished, 3-storey commercial building of the 1950s or 60s, with retail on the ground floor and offices above in an 'international style' derived idiom. The rather good bronze shop glazing on the ground floor is surrounded by small-squared mosaic tiling. Above is buff brickwork with five large steel framed windows on each floor, which are set within painted concrete cases. There is a flat roof and concrete coping to the parapet. Only the general size and proportions of the windows is in keeping with the surrounding buildings.

A building which is redolent of a particular age rather than a particular place but of limited quality and neutral in the conservation area



Langton Place

A late 20th C pedestrianised development of small retail, offices and apartments linking Whiting Street and Hatter Street. A rare example of a new thoroughfare having been inserted in the medieval grid plan since it was first laid out in the 12th C. The scheme replaced a motor engineers garage/workshop at the Hatter Street end. The buildings are predominantly three-storey, of distinctive light brick. The roofs are of slate and there is a sort of dentiled brick decoration below the eaves. First and second floor windows are modern single-pane sashes.

The shops have a unity of style, with decorated eaves reflecting the style of the upper floors. The shops on the south side are single storey, have distinctive round pillars in their frontages and hipped roofs.

No. 11 is a small apartment block of red brick. The entrance has a conspicuous period look, with a Georgian inspired room (believed to be a later addition) above, supported by a round pillar. A brick arch with an apartment above spans the middle of the precinct. The west end is occupied by a large office block with rather odd-looking brick half-pillars. The ground floor accommodation here was previously a retail unit. The entrance to Langton Place from Whiting Street has a planter of reused stone containing a large tree which was retained and incorporated in the development as it formed a feature in the street scene.

At each end of Langton Place are the side elevations of older buildings. The general design could be simpler, but the brick, leadwork, slate and multi-functional nature of the area ameliorate the potential jarring contrast of the new within an historic setting. Overall history will judge the quality but certainly at worst this development is neutral in the conservation area.



17 Whiting Street

With elevations on both Churchgate Street and Whiting Street this is a large Victorian cottage of white (Woolpit?) brick, the corner of which is attractively curved and occupied on the ground floor by a small shop - in itself attractive. There are wood panelled stall risers, and decorative console brackets above pilasters which frame the windows, doors and signage frieze.

The Whiting Street elevation has one sash window on the ground floor and three above. The Churchgate elevation has one sash below with two above. The windows have shaped stone lintels with central embellished faux keystones. The half glazed panelled front door has a rectangular plain glass fanlight. On the curved corner is a blind window, currently painted up to advertise the shop below. The hipped roof is of slate and there are two corbelled chimney stacks.

Plastic rainwater goods

A remarkably intact mid-late 19th C purpose built shop with residential accommodation over and positive in the conservation area.



17B and C Whiting Street

A symmetrical pair of modern three-storey townhouses of light brick. The building demonstrates attention to detail and a clear ambition to blend in. A commercial garage/workshop last occupied by 'NW and P Rogers Motor Services' was demolished to accommodate the development which was designed by Milburn Leverington Thurlow and constructed by Mothersole Builders circa 2010-2011.

Each of these well-proportioned houses has a sash window on the ground floor and two above.

Because the houses extend back a long way, there is a large plain side elevation, broken only by two slim sash windows. Each house has a distinctive arched and lead clad dormer window, adding to the period look of the early 19th C. There are gauged brick lintels and stone sills. Of the same stone is a plat band in the brickwork between the ground and first floors. The front doors have six raised and fielded panels and are set in wooden case which are in a sort of Georgian style.

The roofs are of slate and the chimney stacks have red brick topping corbels decoration. Below the overhanging eaves is a dentiled brick decoration.

Metal rainwater goods

Conspicuously conscious of their setting, these are houses designed to fit in to the conservation area and, while history will judge their quality, they are certainly better than neutral in the conservation area.



Steggles Barn

Former barn now converted to house. Situated in backland position behind Nos 17B and 17C and in separate ownership to those properties. The front of the property (west elevation) is visible from Whiting Street along an access drive. Converted to residential use circa 2000 to a scheme by Wincer Kievenaar Partnership. Exposed timber framing internal-ly but further would be research required to establish age and history of building.

In 2 parts with principal element of barn located on north-south axis. This part of building is two storey with attic accommodation having been added probably as part of residential conversion scheme. Stucco rendered with plain tile roof and 2 pitched roof, stucco sided dormers. Windows are mix of 2 and 3 light timber casements with french casements forming the ground floor entrance. Further pair of French casements at first floor level giving access to a small timber balcony supported by 2 posts.

The second element appears to be an addition to the south of the main barn. This has a lower roof and consists of a forward projecting gable that is part stucco rendered with the west elevation being constructed of red brick. Fenestration consists again of a mix of casement windows and French casements. The two elements of the building together are 'L' shaped and form the northern and western sides of an enclosed courtyard.

Although views of the building from the public realm are limited, the property makes a positive contribution to the conservation area and, subject to further research, may be of listable quality due to its age and rarity.



20 Whiting Street - Collingwood House (Burnett Barker Solicitors)

It is uncertain what this building was originally, perhaps a warehouse or storage building, or indeed an early telephone exchange building. It would be interesting to research this.

It is an L-shaped building with parking areas to the north side and front.

The original building – late 19th or early 20th C - has two storeys with a flat roof concealed by a parapet.

Brickwork is Flemish Bond, yellow stock bricks with red brick dressings to the corners and window surrounds. There are brick gauged lintels over the sash windows. There are four multi pane sash windows on the front – probably original. There is evidence of bricked-in windows at ground level to the flanking elevations.

On the south side of the building there are seven sash windows and two doors.

The building has undergone a sympathetic renovation.

To the rear there is a later extension of red brick in Flemish Bond. This has four sash windows and two entrance doors. There is a slate hipped roof, again behind a raised parapet. There has been an attempt to imitate the style of the original building. In front of this building is a steel fire escape staircase. There is evidence of windows which have been blocked by bricks to prevent them overlooking the neighbouring building which is a telephone exchange. This extension, therefore, presumably predates the 1960's building to the south.

Fenestration on the north elevation is rather randomly arranged with a proliferation of iron drainage wares and a late 19th/early 20th C light fitting - this was obviously always the rear elevation.

An interesting building of some age, not unlike some of the early telephone exchange buildings of the early 20th C which, of course, it may well be and making a positive contribution to the conservation area.



Telephone Exchange

A large and intrusive three/four storey Telephone Exchange building dating from the 1960s that is totally out of context with the locality and the conservation area. The brown brickwork is broken up with cream coloured painted render bands and aluminium framed windows of a uniform size throughout.

It has a flat roof.

The building is behind an historic red brick wall in English bond topped by a brick on edge coping.

The bottom of the wall is rendered in cement.

The wall continues down College Lane where it is higher with decorative dentilled course supporting a decreasing flaunching.

The historic wall has real value in the conservation area; the telephone exchange building has not.

Whilst the former is positive in the conservation area, the latter detracts because of its inappropriate scale, form and appearance.



Finsbury Place

To access this residential area from the north it is necessary to pass through an archway covered by a slate roof which seems to have some age.

The area, built by Warren Builders in the 1990s, contains six houses of two storeys in red brick and a variety of designs – some with integrated garages. There are also 15 privately owned garages – some rented - contained within this walled, and concrete block paved area.

As the houses are approached there is an old flint and stone wall, with blocks of old stone at the corners and end. There has been some attempt to reflect the old wall in newer walls in the area but with limited success.

There is another entrance/exit passage to the south.

A discrete backland development not readily visible from Whiting Street and which has limited impact on the more historic parts of the conservation area. At worst neutral in its contribution.



35 Whiting Street

This appears to be a stucco rendered two storey cottage of the early 19th C but is actually a 20th C pastiche.

It has two multi pane sash windows on the first floor and one on the ground floor. These have horns and, therefore, this suggests they are much more recent than the 19th C. The rather obviously modern six panelled front door has Regency-style wooden doorcase but this too seem more likely to be later 20th C. This is need of repair. There are lead clad weatherings over the door and ground floor window. The roof is tiled.

Plastic rainwater goods

Quite a convincing reproduction and at worst neutral in its contribution to the conservation area.



39 Whiting Street

1970s red brick (in stretcher bond) two storey house with Queen Anne affectations.

There is a clay tile roof and two brick chimney stacks and a tiled dormer with a casement window.

On the first floor there are three sash windows and on the ground floor two sash windows all with exposed sash boxes. There is a wooden dummy door in a pedimented case.

To the side is a large two storey extension where the house entrance door is now situated. Here there is a mixture of Crittall type steel and iron framed windows (1860 dated) as well as a bay window and oriel arranged almost as a miscellany of fenestration.

Metal rainwater goods

This is a rather charming cottage and an imaginative reflection of a historical style and positive in the conservation area.



45-47 Whiting Street

Two storey late Victorian/Edwardian red brick terrace with a band of decorative clay tiles at first floor level. The door and two pane sash windows all have stone lintels.

No 45 has single windows at each floor. No 46 has two windows at each floor whilst No 47 has a single sash window at each floor plus a ground floor bay window. The latter is set back from the others. Above the front doors are glass fanlights.

There is a slate roof with two brick chimney stacks.

All apparently original fabric including flush panelled door joinery.

Plastic rainwater goods.

Unpretentious cottages of a relatively rare type in the 'Grid', they make a modest positive contribution to the conservation area.



52 Whiting Street

At first sight a medieval house but on closer inspection this is a painstaking (if not very accurate) effort to replicate the period.

The two-storey jettied timber-framed property has a clay tile roof and is rendered with pargetted symbols. There are three multipaned first floor casement windows while on the ground floor is a multipaned paned bow window fitted with coloured glass. To the north of the large (probably reclaimed) panelled and reeded oak door is a small leaded window, also with coloured glass.

On the first floor there is a faux blind mediaeval window with heavy timber bars – an amusing deceit

Metal rainwater goods

While this is a less than authentic reproduction, it is an interesting curiosity in the street and it makes a modest contribution to the conservation area.



56 A/B/C Whiting Street

A terrace of three post-war cottages. The walls are stucco rendered and they have a clay tile roof.

There are wooden casement windows at first floor to each house and another above a side residential vehicle entrance to the south. On the ground floor there are tripartite sash windows.

The front doors are wooden and half glazed in wooden doorcases with lead finished canopies above.

Plastic rainwater goods.

A simple and unpretentious terrace with a degree of elegance and at worst neutral in the conservation area.



Garage South of 60 Whiting Street

Attached to No 60 is a flat roofed double garage with a sliding wooden door entrance set within a painted brick wall. The doors, which are extremely wide for a residential garage, are half glazed and seem to date to the 1950s/60s, which is presumably when the building was constructed.

There is a large deep beam over the opening which has a wooden fascia.

Although a rather large opening, the traditional doors make this less intrusive in the conservation area than might otherwise be the case and its contribution is neutral.



70 & 71 Whiting Street

Seemingly part of a development with Nos 72-73 (see below) with which they share a garage court to the rear (west) entered by a large opening from the street. A pair of Neo-Georgian three-storey houses, with pantile roofs, probably built in the 1960s or 70s

The walls are in a beige coloured brick and stretcher bond except for the element of the building which spans a vehicle entrance which leads to the rear at the north end, where there is stucco render. Fenestration is modern sash windows. In the brick part of the elevation to each property there are two, unevenly spaced, windows at second floor level whilst there is one each to the ground and first floors. There are two windows in the stucco finished element.

The doors are six panelled with fan lights and faux Georgian wooden cases.

Plastic rainwater goods.

In their scale and proportions, these houses relate well to their location in the conservation area but at best their contribution is neutral.



72-73 Whiting Street

This is a three-storey building of four bays on Whiting Street and four on Churchgate Street in a Georgian revival style but, presumably a well done reproduction of the 20th C. It is in commercial use with stucco rendered walls and glass shop fronts at ground level. There is a continuous shop name frieze at first floor level below which are the canted wooden framed shop fronts and, on the corner, the entrance to the offices above, with a six panelled door set within a Georgian style door-case. The corner is turned with a curved wall above the office entrance.

On each of the first and second floors there are four multi-pane sash windows with horns (which rather give away the true age of the building) to each elevation.

There is a clay tile roof and plastic rainwater goods.

A handsome and rather convincing Georgian revival building which makes a positive contribution to the conservation area.



81-82 Whiting Street (Harewood House)

This is a pair of three storeys, plus attics, late Georgian houses built of white bricks in Flemish bond with four bays of fenestration with gauged lintels and stone cills. There is a stone plat band at first floor level. There is a slate roof with lead clad dormers with multipane casement windows.

Otherwise the fenestration is multipane sashes without horns. On the ground floor are paired entrance doors with arched openings with engaged columns flanking multi paned doors which rather give away that the building is not of the period it appears to be. Above the doors are Gothic styled fanlights

There is a stone band between the first and ground floors.

A placard tells that the building received the Bury St Edmunds Society Award for 1987, which helps explain why the building is not listed. This is because it was in such poor condition before restoration in 1986 that its elevation to the street had to be dismantled and rebuilt, with the original bricks reversed.

Plastic rainwater goods.

Early 19th C properties which perhaps should be reconsidered for statutory protection but certainly positive in the conservation area.



88 Whiting Street (Sheridans)

A commercially used property, but presumably originally a house, nestled amongst a host of listed properties.

It appears to date to the early 19th C in two storeys of painted brickwork in Flemish bond with an attic. There are three bays of fenestration with gauged lintels to the first-floor windows and the attic, set in a tiled roof, has lead clad dormers with casements. The ground floor fenestration consists of two large three over three sash windows in pilastered cases and double half glazed entrance door in a similar case, and the windows otherwise are multi paned sashes without horns.

There are signs of an arched lintel to a cellar opening.

There is a large chimney stack of Woolpit brick.

Metal rainwater goods.

This building is a conundrum: it is a puzzle why it is not statutorily protected being of apparent historic interest from its appearance and having group value in association with adjacent listed buildings. It makes a strong positive contribution to the conservation area.

