

## Barn Lane

It is possible in Barn Lane to imagine a country lane in the late 18<sup>th</sup> C but the A14 Trunk Road (previously the A45) to the east rather undermines that feeling now. The A14 in this position follows the line of the former Bury St Edmunds to Long Melford railway which operated between August 1865 and April 1965. The building of the railway would have involved the construction of an embankment to take the route over Eastgate Street and this would have markedly changed the character of Barn Lane which is shown on the series of 18<sup>th</sup> C Warren maps as being developed only at its southern extremity and leading to Eastgate Barns to the north. The lane still retains some of that charm despite the existence of the embankment to a major arterial road. (The section of the A14 which can be seen in Barn Lane was constructed as part of the Bury St Edmunds bypass which opened in 1973).



This is a street of houses which started being developed in the later 18<sup>th</sup> C and was only gradually completed over the next 100 years. The 20<sup>th</sup> C has added little except the single house on the eastern side of the street. Otherwise, all the buildings are on the west side of the street. It is, notwithstanding the A14, a charming location with high quality Heritage Assets, especially those at the south end of the street, and with a good number of trees framing views from the south, and greenery on the ramparts to the A14.

The asphalt road finish with no real footpath, adds to the impression that this is a country lane and this character is enhanced by the folksy telephone posts and overhead lines. Modern steel column street lighting.

### 3-4 Barn Lane

These are late 18<sup>th</sup> C wooden framed stucco render finished cottages in two storeys with two bays of fenestration and steep handmade clay tiled roofs with red brick chimneys. There are generally architraved sash windows (with horns) which are a mixture of glazing patterns although the predominant three over six appear original in pattern, but possibly replacements. The ground floor windows are four over four. The entrance door to No 3 appears original and both have charming bracketed canopies. Cast iron rainwater goods.



These are remarkably handsome cottages and it is some surprise they are not listed. They certainly make a very strong positive contribution to the conservation area.

### 5-7 Barn Lane

These are smaller versions of the cottages at Nos 3-4. Here the main differences to the previous cottages is that they have a single bay of fenestration, with additionally, entrance doors, and they have red clay pantiled roofs. The windows are similar to those to the south and the entrance doors have similar canopies and are generally original four panelled joinery..



Again, these are remarkably handsome cottages and it is some surprise they are not listed. They certainly make a very strong positive contribution to the conservation area.

### 8-10 Barn Lane

These three cottages are in form similar to Nos 5-7 but here the construction of the terrace is masonry and they are certainly early/mid 19<sup>th</sup> C. The window and door joinery are also similar in form to those on the adjacent cottages, but with no architraves. The flank elevations, and presumably the rear, are in exposed flint and red brick masonry while the street elevations are painted. Curiously the first floors have recessed brickwork between flanking pilasters. Otherwise they again have red clay pantiled roofs and red brick chimney stacks. Cast iron rainwater goods. Here the houses have small front areas with dwarf walls with iron railings.



These are smart cottages and help explain the history of development of this interesting street and make a strong positive contribution to the conservation area.

## 11 Barn Lane

This is a late 19<sup>th</sup> C addition to the north end of the earlier terrace to the south. Again two storeys in polychromatic brickwork in white and red and two bays of fenestration. Two over two sash windows at first floor and a hexagonal bay at ground level and modern six panel entrance door with fan light. Painted stone (?) lintols to windows and door. Plastic rainwater goods. Polychromatic brick chimney and clay tiled roof. The house has a small front area with a modern steel railing on a dwarf brick wall.

This a smart cottage and it makes a strong positive contribution to the conservation area.



## 12 Barn Lane

This is a late 20<sup>th</sup> C house added as a terminus to the terrace to the south. This has mainly red brick but, rather curiously, a panel of stucco render at its south end. Two casement windows to both the street and north elevations. The ground floor has a projecting bay with a half-glazed entrance door with a fanlight. Plain clay tiled roof. Garage extension to north with steel door. Dwarf wall to front area.

An inoffensive final addition to the west side of the street but neutral in the conservation area.



## 13 Barn Lane

This is a late 19<sup>th</sup> C two storey white brick cottage with a single bay of fenestration and entrance door. Slate finished roof with large white brick chimney stacks. All openings have painted stone(?) lintols. The flank elevation is stucco rendered and is, presumably, wooden framed. Door and windows are all modern replacements with aluminium frames. Plastic rainwater goods. To the south is a modern garage extension with a steel door.

This is a good unpretentious cottage, but the modern changes have compromised its design and detract from the conservation area. If these were replaced with appropriate joinery the house would make a positive contribution to the conservation area.



## 14-17 Barn Lane

This is a smart late 19<sup>th</sup> C two storey terrace in red and white brickwork, principally red brick with white brick quoins at each party wall. Again, a single bay of fenestration with entrance doors to each cottage. The roof is clay pantiles with brick chimneys. The windows are sashes and the doors are four panelled and all joinery appears original. All openings have stone lintols. The houses have a small front area with dwarf brick walls.

These are smart cottages and help explain the history of development of this interesting street and make a strong positive contribution to the conservation area.



## 19-21 Barn Lane

This terrace of cottages has a similar form to those to the south. In red brick with stucco rendered quoins to the south where the flank elevation is similarly finished. The roof is slated with brick chimney stacks. Windows are apparently original sashes and the entrance doors appear to have been replaced. Openings have painted stone(?) lintols. The terrace has a small front area with a dwarf wall and mid 20<sup>th</sup> C steel railings.

These are smart cottages and help explain the history of development of this interesting street and make a strong positive contribution to the conservation area.



## Petsan Barn Lane

This is a modern mainly two storey house built on the east side of the street, the only building on that side of the street. This is a rather rambling development with single storey elements to the west and a boundary wall with red brick and steel railings. Separate free standing sectional garage rather detracts.

A building of limited interest which is at best neutral in the conservation area. The garage detracts.

