

Maynewater Lane

Unusually for Bury St Edmunds this is a street that has no listed buildings - its sole designated asset being the boundary wall to the Georgian house which now is occupied as the St Edmund Hospital and Nursing Home. This tall flint and brick wall forms a characterful enclosure for almost the entire length of this curved historic route. The street was certainly in existence by the beginning of the 18th C, although not developed until later with the expansion of the Greene King Brewery to the west in the 19th C, including the construction of the workers cottages in Maynewater Square, and more recently in the 1970s when Sir Michael Hopkins designed the brewery storage buildings behind the street frontage. The award winning Police Cadet accommodation was also constructed in the 20th C.

At its north end there are still surviving Victorian brewery buildings in Westgate Street but then a residential building from the same age with Maynewater Square which was part of a 19th C development which included public baths. Beyond this and set back behind the street buildings but with a wide entrance opening to the street is the brewery storage facility flanked to the south by a residual group of cottages which seem to have survived the various changes imposed upon the locality in the mid/late 20th C. Further south is architectural interest with the 1960/70s development and from about 100 years before a small group of what appear to be Victorian engineering buildings. On the south/west side of the street the interest stops then with a mediocre late 20th C residential development at the junction with Southgate Street and the River Linnet.

It is only here that the tall wall on the east/north side of the street and the tall trees which hang over it, stops and is superseded by a handsome group of flint and brick cottages, which concludes the interest on the street with more modern residential premises towards Southgate Street.

Not all of the street is within the Conservation Area, indeed the buildings on the west side south of No 32 are outside of it. Notwithstanding that, there are on this west side several historic building amongst the more industrial additions of the later 20th C added by Greene King. These are, therefore, described too with the explanation that they are not protected by being within the Conservation Area, but their historic and architectural interest is material in planning decisions.

Asphalt finishes to both the road and footpaths. Modern highway lighting standards.

8 Maynewater Lane

This is an interesting group of buildings which are mainly mid-Victorian, but with one part at least, that appears much earlier. The earlier part comprises an outbuilding which, on its street elevation, has English bonded red brick in a single storey structure with a stepped gable, with a single oeil de boeuf window and a doorway at ground level. This building has a red clay pantiled roof and the side elevation to the east is in flint. This building has brickwork which appears to pre-date the remainder of those on the site and would benefit from further research.

To the west of this outbuilding are a pair of large wooden gates which separate this element from the larger residential elements on the site. These are also in red brick work but Flemish bond and stylistically this is high Victorian Gothic revival and rather charmingly so. The street block is parallel with the street with gables to the east and west. The red bricks are complemented by white brick dressings in the form of a plat band at first floor level and the clay pantiled roof has decoratively shaped barge boards and there is a cresting to the apex. There is a rear block to the south which is in flint with brick dressings. Whilst this complements the street block it is not clearly visible from the street but it does have a hand made clay tiled roof and a very large brick chimney stack.

This is both a characterful and historic group of buildings which mainly date from the mid- nineteenth century, but have some fabric which seems at least to predate that by some time - the English bond brickwork suggesting it dates to the late 16th or early 17th C.. This is a very important group in the conservation area to which it makes a significant contribution.



17 - 22 Maynewater Lane

While these buildings are not within the conservation area they are heritage assets and although not protected by being within the designated asset, their historic interest is material in planning decisions

Built in the 1970s as residential accommodation for Police Cadets, this group of unashamedly modern apartments has had a makeover following the grant of planning permission in 2015 for a scheme designed by Thurlow Architects Ltd. It is a moot point as to whether the remodelling has improved the group which was always characterful, and indeed award winning when first built.

The building is a continuous terrace but divided into four main discrete elements which now, somewhat simplistically, are identified by four different colours of stucco render - the buildings had all previously been grey/buff bricks. The building's present appearance has something of a Spanish bodega influence whereas they had previously been clearly of their period and rather well and interestingly designed, if perhaps something of an esoteric taste.

The buildings remain two storey in height and with some original brick remaining exposed at high levels where there are mono pitched roofs and, characteristically the buildings blocks break back and forward in a way which has no apparent logic, and there is a single stair tower expressed to the centre of the block. The roofs are finished in original clay pantiles. The main fenestration is to the south/west and away from the road so the wall to window proportion is high but eased by the use of continuous clerestory windows at first floor level, presumably to corridors within the accommodation.

There is a large ground level car park to the south behind a dwarf brick wall.

Stylistically the original design shared some character of the GLC architects development in Long Acre in Covent Garden, also from the 1970s, this is now rather lost. Overall the group is now neutral in the conservation area but the car park detracts.



25 and 26 Maynewater Lane

While these buildings are not within the conservation area they are heritage assets and although not protected by being within the designated asset, their historic interest is material in planning decisions

This is an early/mid 19th C short terrace of two houses set back from the road with rather long front gardens. These are some of the earliest buildings left in the street and are two storey cottages with white brick walls, a slate roof and a single brick stack. The painting of the brickwork has led to the appearance of the buildings looking as if there are three, rather than two, cottages, but there are only two entrance doors from the street so presumably this is the case. No 26 has a single bay of fenestration while No 25 has two, widely spaced apart, and is apparently a much wider house than its neighbour. The southern most bay of this dwelling appears to have been a later extension and is stucco rendered above a painted brick ground floor. The fenestration and entrance door to No 25 is plastic, while there are multipane sash windows to No 26 and an early 19th C entrance door. All original openings have gauged brick lintols.

Plastic rainwater goods.

This is an early pair of houses which while having detracting elements, such as the plastic 'joinery' do still make a marginal contribution to the conservation area, mainly because No 26 is so completely 'original'.

This pair of houses have some age. The brickwork to the chimney stack is early and they may repay further study.

While they have detracting elements these cottages make a positive contribution to the conservation area and could be rather older than previously suspected.



27-28 Maynewater Lane

While these buildings are not within the conservation area they are heritage assets and although not protected by being within the designated asset, their historic interest is material in planning decisions.

Set back from the road with long front gardens is an interesting pair of stucco rendered houses in two storeys of stucco render with a mansard roof finished with clay tiles with a brick stack and a pair of wooden framed dormers. The houses have a single bay of fenestration with an entrance door at ground floor, although No 27 has a small window added at first floor level which is presumably a more modern alteration. Fenestration is with modern casements and the doors are modern too. The ground floor window openings have arched lintols. The end elevation to the north has attached to it an unusual brick arch arrangement which may have functioned as a pedestrian entrance into the adjacent Brewery premises.

This pair of houses have some age. The brickwork to the chimney stack is early and they may repay further study.

While they have detracting elements these cottages make a positive contribution to the conservation area and could be rather older than previously suspected.

Maynewater Square

The sixteen cottages of Maynewater Square were built in a sort of Queen Anne revival style by Edward Greene in 1868 for his brewery workers. Arranged in the way of almshouses and grouped around a central lawn, there is a symmetrical wing to the east and what appear to be symmetrical wings to the north and south, although the latter has an additional house on the terrace, and there is a dwarf brick wall to the back of the pavement. The three wings are in two storeys of red brick with contrasting white brick dressings, with black pantiled roofs with brick stacks.

The west wing is stepped with a central pavilion identified with a gabled roof forming a sort of pediment on this symmetrical elevation which adds a semblance of Palladianism that is enhanced by the carved stone arms and dating plaques in the pediment and first floor respectively. The Palladianism is not reinforced by the decorative barge board which gives the composition charm if not scholarship.

Otherwise the terraces of cottages have steel framed multi panes casements at first floor, which presumably must have been an alteration of the interwar years, while at ground floor are original wooden Yorkshire sashes, also multi paned. The original entrance doors survive as do the entrance porches which are generally double pitched with decorative bargeboards, except where squeezed into smaller spaces.

This is a charming group of houses which reflects the history of one of the town's largest employers and businesses and the related history of philanthropism. It is a special place and is a most significant positive contributor to the conservation area.



32 Maynewater Lane - Bath Cottage

Bath Cottage is so named because at its rear was the first public swimming baths in Bury, now lost. Lot Jackaman was responsible for building the house - he also built Bury's Corn Exchange .

This is a handsome mid/late Victorian house (dated 1870) in flint with stone dressings. It remains in remarkably original condition.

It has a black pantiled roof with chimney stacks in flint and stone and three bays of fenestration much like a Dolls House, with the central door on the ground floor and a smaller two over two sash window above, both of which are flanked by paired two over two sash windows. The window openings have pointed arched openings with stone lintols and dressings. The entrance door has a similar shaped projecting stone porch with brackets supported by flanking stone pilasters. The original part glazed entrance door survives too.

The house is set back with a small front yard with a dwarf wall, again in flint and stone with handsome piers supporting the original wooden gate.

The main alteration that this house seems to have had during its lifetime is the replacement of the rainwater goods, which are now plastic.

This is a smart and interesting house which would have been the height of fashion of its day, its condition and lack of changes makes it quite special and it makes a strong positive contribution to the Conservation Area.



Bury Physio Premises Maynewater Lane

This was, presumably, a service building related to the 18th C house to the north - now the St Edmund Hospital and Nursing Home. It appears to date to the early 19th C and is in two storeys of flint with brick dressings, with a black corrugated sheet roof with (barely visible) solar panels. In its form it might have been a coach house or stables but is now converted to a medical use.

It has five bays of fenestration with, in addition, three doorways at the ground level, the central one of which is wider and has a wooden lintol, as well as modern multipane glazed double doors. Otherwise, the openings all have arched brick lintols and fenestration is with modern casements at first floor, where one window has a lower apron presumably originally for deliveries to a loft, while at ground level the windows are wooden casements with steel framed opening lights apparently from the early 20th C. The other door joinery appears modern.

Plastic rainwater goods.

This is a striking and handsome building which makes a strong positive contribution to the Conservation Area.

