

Mustow Street

One of the most historic streets in the town leading to the East Gate since the earliest times in the town's development and part of the town which would have been most devastated by the fire of 1608. It still contains some of the most treasured surviving elements of the medieval Abbey, especially the most intact parts of the perimeter wall and the Abbots' Bridge, beyond which it is open to the south with the former Abbey Vineyards. It is not a formal street and the built environment is a mixture of architectural styles and periods being dominated at the west end with larger 18th C buildings to the north and a wider ranged mix to the east. The road width is wide for such a town centre location - this is due to the road being widened following the demolition of cottages in 1926 and also because the entrance to Cotton Lane to the north is swept with the garage building on the corner set back. This is somewhat unsatisfactory in townscape terms. At its east end the street curves as it approaches Eastgate Street, with the Fox Public House being the terminus before the street again widens to accommodate the Broadway.

Pavings are York stone flags to the south and modern concrete pavers and bricks to the north. Asphalt road finish. Mixture of modern street lamps and 'heritage' styled standards.

7-16 Mustow Street

This is a long terrace of similar early 20th C houses in two storeys with ground floors in red brick and first floors in stucco render with a clay tiled roof with brick stacks. The terrace was built by the local authority after a range of timber framed properties were demolished in 1926 to enable a previously narrow street to be increased in width. This involved the terrace being set back behind the previous building line and is an example of how the character and appearance of various parts of the town has been altered to accommodate the motor car throughout the 20th C. Each house in the terrace has paired stone mullioned sash windows at each floor and an entrance doorway at ground level. All openings have stone lintols. All window and door joinery appears to have been replaced in plastic and this detracts.

Nos 11 and 12, and 13 and 14, are rendered completely with stone dressings as elsewhere, but have, rather eccentrically, faux pediments/ gables and an extra passage opening to access the rear of the properties.

Plastic rainwater goods.

While this terrace has some detracting elements, it is of a good scale and is just urban enough in character for its location. As such it makes a modest contribution to the conservation area.

18, 19 and 20 Mustow Street

Apparently, previously three cottages now No 20 appears to be annexed to the Fox Public House to the east, but is not believed to be protected by the statutory 'listing' of that building.

This appears to be an early 18th C terrace (and certainly seems to be on the Warren map of 1776) remodelled in the late 19th or early 20th C. It has two storeys of stucco rendered elevation with a clay tiled roof with brick stacks. The original opening pattern seems to survive at No 19 with a single multipane sash window at each floor with a doorway at ground level and this is also reflected at No 20, although doorway is blocked up here. All the ground level openings may be later remodellings as they seem to have stone lintols and the multipane sashes have horns. The ground floor door and window arrangement at No 18, combined with a single lintol and shared mullion, appears a 19th C change.

A terrace of some age and architecturally of interest which makes a significant contribution to the conservation area.



Hawkes Car Centre, Mustow Street

This is in two parts and comprises an interwar two storey detached house with later extensions and remodellings, including plastic fenestration, and a single storey motor car showroom building. At the entrance to the showroom are two, presumably, redundant petrol pumps which indicate that the business was established in 1928. While the whole may have been developed contemporaneously the house has limited interest while the showroom has some charm and historical interest and is in more authentic condition.

The house has two storeys and a clay tiled roof with a principal range to the rear and a stucco rendered range facing the street with a gabled roof. This has modern extensions, in close boarded wooden cladding, to the west which at ground level break forward of the street elevation and link to the garage building. The entrance to the house is to the rear range. The house has been heavily modernised with plastic windows and is neutral in the conservation area.

The garage is also rendered but single storey with a pantiled roof. It has pilasters which support a deep frieze and differentiate its three bays, with flanking (modern) glazed screens and central screen set back fenestration. Petrol pumps from the 1960s flank the doorway. This is a small but charming addition to the street scene and adds positively to the interest of the Conservation Area.

Although the commercial garage premises (presently occupied by Halfords) adjacent to Hawkes Car Centre are particularly noticeable from Mustow Street, they are properly in Cotton Lane but are also situated in the Conservation Area. They detract from it.

Modern Buildings in Mustow Street

There are early 21st C buildings at Nos 24-25 and to the rear of the listed buildings at Nos 21, 22 and 22a. These are a complex of assisted living units for the elderly (known as 'Cross Penny Court') and were built on land that formed part of local authority premises ('Thingoe House' in Northgate Street). Thingoe House became redundant following the local authority relocating to Western Way. The red brick building fronting Northgate Street was retained and incorporated in the development but a flat roof extension on the rear of the building was demolished. The remain of the site provided surface car parking prior to the redevelopment being carried out. It is perhaps too early to yet judge whether the scheme will in time be considered to add to the interest and character of the Conservation Area.

