

Pump Lane

This is a lane which links Garland Street to the west with Northgate Street to the east. It has high quality buildings at either end but has little architectural delight between these extremities. This doesn't mean it is devoid of interest; quite the contrary is true. It was already in existence by the late 18th C and appears as Burman's Lane on Warren's map of 1776 where the large walls which still flank the street are already in existence. Whilst at that time hiding the gardens they now, rather sadly, mainly hide carparks! However it is these walls which give the lane such a singular character. They are mainly in red brick to the north and in salvaged 'Abbey Stone' to the south-. The southern wall is perhaps the single largest structure built out of this much and widely used material.



These walls rather create a cavernous feeling to this narrow thoroughfare, which is disappointingly disturbed by car park entrances and vehicular accesses.

There is a narrow concrete brick and flag pavement to the south and the road is finished in asphalt. Some tall handsome trees to the north.

The large extract duct on the listed Farmers Club is a major detraction.

Pump Lane House, Pump Lane

This large interwar or 1950's house is handsome enough but has a suburban appearance that seems curiously out of place in this historic town centre location.

Its entrance through the listed wall rather detracts from the conservation area.



The Coach House, Pump Lane

Presumably built as an ancillary service building to a grand house in Northgate Street, this building has been subject to major alterations and refurbishments but, notwithstanding that, it is not without charm and it does provide some reminder of the relationship between such grand houses and their service accommodation. It presumably dates from the early 19th C.

It is a two storey, stucco rendered, single range building perpendicular to the street. On this elevation it has a gable with shuttered casement windows at first floor level. On the east facing elevation it has tripartite Yorkshire sashes at ground level only. Here the clay tiled roof is evident, with modern roof lights.



Plastic rainwater goods.

A building which makes a modest contribution to the conservation area, mainly because it reflects the historical relationship between the grand houses in Northgate Street and the service buildings to their rear.

1 Pump Lane

This unlisted house forms an extension to the listed building to the east on the corner of Northgate Street. It really only is visible in the public realm on its street elevation and to an extent on its return west facing elevation. This is because it is hidden by a tall historic (but partly rebuilt) flint and brick wall, which, in addition, forms all of the buildings ground floor south facing elevation. This wall is extended above with brickwork which forms the first floor; the whole is painted. The flint and brick wall extends to the west beyond the house forming a tall boundary wall with a modern entrance inserted.

The west facing elevation has a gable with a fancy scalloped wooden Victorian style bargeboard and a modern casement window set with a stucco rendered wall.

The roof appears to be slated but this is not clear as views are so restricted.

In the south elevation are inserted two casement windows and the entrance door. In terms of age it would seem likely the flint and brickwork pre-dates the later building of the house by some years. It is likely to be 18th C and its alterations could be as early as the mid-19th C but may have more recent providence. However, this is somewhat academic as the historic wall makes a strong positive contribution to the conservation area as part of the series of tall structures of the kind elsewhere in the lane, and the 19th C construction makes a positive contribution too as an interesting example of the reuse of historic structures in a new guise. The modern fabric is of no interest.

