

Risbygate Street

This busy street is outside of the medieval town's boundary, with the town ditch forming the eastern enclosure along with the site of the former Risby Gate at St Andrew Street - the gate is believed to have been demolished in the 1760s to improve traffic movements. It is an old established route and is one of the spider's web of such roads which predate the Norman layout of the town. There were by the 16th C buildings in the street outside of the security of the town's defences and some medieval buildings survive to give a real historic character to the location.

But perhaps Risbygate Street is best characterised by the diversity of dates of the buildings in it. There is a rich mix of high quality listed buildings including late Georgian and mid/late 19th C premises, built as a mixture of domestic and commercial accommodation. The overall mien of the street is medium scaled buildings of two and three storeys with shop premises and residential or offices above. It is not a pretty street but is a workaday shopping environment, and it has some buildings which rather detract. There are a number of modern buildings which it is too early to say if they will settle into the conservation area and make a positive contribution in the longer term, but it is clear some could be better and this is reflected by certain buildings dating from the 1970s/1980s already being scheduled for redevelopment, such as the former Lloyds Bank on the southern side of the street at the junction with Parkway.

It is one of the streets in the town which has an incline, rising from the west to the higher ground in the town centre. There is the large roundabout/ intersection with Parkway to the west (which dates from the mid-1970s when the inner distribution road around the town centre was constructed) and the rather unresolved junction with St Andrew Street to the east. Despite roads and entrances off to the south in particular, it is still a reasonably well contained space. There are good modern street lighting standards, and the road finish is asphalt and the footpaths are modern concrete flags and bricks.

To the north through narrow passages is Elsey's Yard a remarkable 17th/ 18th C industrial survivor and a special location in the conservation area. These passages are important as they link with and enable pedestrian permeability to and from a large public surface car park and to the town bus station in St Andrews Street.

5 Risbygate Street

This appears to be a mid-Victorian building (but it might be earlier) which has had a major refurbishment and, in particular, the ground floor shop fronts are entirely modern. It is in two storeys with rendered masonry at ground level as piers and pilasters while the first floor is painted brickwork. There are three two over two sash windows symmetrically at first floor level. These are interesting as they both have architraves but also appear to be of a type without horns which would have been superseded by such models in the mid 19th C. This suggests the building may be early 19th C.

It has a slated roof with a single small lead clad dormer with a modern casement window.

Plastic rainwater goods.

An intriguing building which makes a positive contribution to the conservation area.

6 Risbygate Street

A modern house in period style which is rather well done, although the plastic windows to the dormers detract.

The passage to the west is, however, well done.



7-8 Risbygate Street

A late Georgian pair of what were probably built as houses but are now in two separate demises and both with retail uses at ground floor levels. The pair are in two storeys of painted brickwork with slated roofs with a white brick stack.

The pair have three bays between them with No 6 having two with a ground floor door opening not quite symmetrically disposed in the middle. This has a round arched lintol, which suggests it may have been a later alteration when the Victorian shop front at No 7 was installed. All the other window opening have flat lintols which may be concrete or rendered over. At first floor the windows are all multipane sashes, and apparently original. At ground floor the windows to No 6 are now a single pane of glass, effecting a shop window. The shop front to No 7 is late 19th C with a recessed door which also appears contemporary with the remainder of this joinery.

Plastic rainwater goods.

This is a handsome pair of early 19th C houses which were, in common with others in the street and elsewhere in the town centre, converted to mixed use in the later 19th C. They make a positive contribution to the conservation area.

14-15 Risbygate Street

A late 19th C street frontage building with a pair of houses flanking what was presumably the entrance to a works, which tells something of the changing history of the town centre which, even fifty years ago had much more in the way of more robust occupations than the residential and shopping occupations which prevail now.

In two storeys of red brickwork the building has a pair of symmetrical handed houses flanking a central pedimented element with a large, gated opening at ground level which would have given access to the rear. The red brickwork is decorated with a combination of dog's tooth bonded string courses and moulded cornices along with terracotta moulded relief panels forming pilasters to flank the central entrance, which has modern fake 'Victorian' style railings and a deep wooden beam over. The gates are now backed by a solid panel preventing views into the site. Above the opening at first floor is a large arched window opening with gauged brick arch and rubbed torus moulding. This too is now blind with a solid panel hiding any other joinery.

The houses have a single sash window at first floor and door and shop fronts at ground level. The former appear 19th C while the latter are modern in a sort of fake 'Victorian' style. The double pitched slated roofs each have a single dormer with lead roofs and rendered flanks and plastic windows.

Plastic rainwater goods.

Not to everyone's taste but this is a building which perhaps has as much historic interest as architectural. Because of this, while the plastic windows detract, it makes a positive contribution to the conservation area.

96 Risbygate Street

This appears to be another early 19th C two storey building which in this case appears to have been constructed with a shop on the ground floor and a first floor flat. It is in two storeys of painted brickwork with a slated double pitched roof with white brick stacks.

There are four window openings at first floor level with six over six sashes while at ground floor the shop front stretches almost the full width and incorporates the residential entrance doorway at the western end. The sash windows are original, as is the shop front with reeded pilasters and original flush panelled doors with that to the shop being half glazed. However, the frieze has been altered, as have, presumably, the shop windows themselves, which now have very large panes. The flanking elevations are painted brickwork blind to the east and with a single first floor sash window to the west. Plastic rainwater goods.

This is one of a collection of late Georgian buildings in the street and one which has early shop joinery. It makes a strong positive contribution to the conservation area.



97 Risbygate Street

This is a late 19th C purpose built shop with a flat above. It has two storeys of red brick-work with a double pitched slated roof with a bracketed eave and brick stacks.

There are four bays of fenestration on the first floor with sash windows. On the ground floor is a single sash window to the west, the entrance door and the shop front which has mullioned glazing. There is no separate door to the upper storey. All the joinery is original except the entrance door and screen. All the openings, except the shop front, have stone lintols.

The west facing elevation is also in matching brick and is blind.

Plastic rainwater goods.

This is a smart later 19th C version of other similar premises in the street and it is typical of this part of the conservation area, to which it makes a positive contribution.



101-102 Risbygate Street

This is a large early/mid 19th C purpose-built shop premises with two storeys of residential accommodation above. Above the ground floor the construction is in white bricks with five bays of fenestration. The two extreme flanking bays break forward helping to break up the elevation. The windows are all multipane sashes and all have flat gauged arched lintols. There is a stone plat band at first floor level above the ground floor shop fronts. At the centre of the ground floor is the entrance portico, with banded ashlar and arched opening below an arched pediment with an expressed key stone. Flanking this are the shop fronts with recessed entrances. All the joinery appears original but the door to the east shop is boarded over. The doors are panelled, with the shops being half glazed with mutipanes, and the shop windows are mullioned.

The double pitched roof is slated.

Plastic rainwater goods.

To the west is a modern pastiche extension which demonstrates quite how mediocre contextual architecture can be when in the hands of those who do not understand the architecture they are copying. This extension detracts from the conservation area.

The original building, by contrast, is a strong early/mid-19th C building of very high quality both in design and construction. It is another early purpose built mixed use building and makes a very strong positive contribution to the conservation area.



103 Risbygate Street

This is a mid/late 19th C building in two storeys of stucco rendered finish with three windows at first floor above a ground floor shop front and upper storey entrance with a double pitched tiled roof with a gabled dormer. The elevation has flanking relief quoins to the extremes and the windows all have relief expressed key stones, while the stucco is finished as faux ashlar. The windows are sashes and original joinery, and each has a decorative blind box from the late 19th/early 20th C although none seem to now have blinds.

At ground floor the recessed canted shop front is original but the glazed entrance doors are later 20th C.

Plastic rainwater goods.

This is a good building with some pretensions which is another purpose-built mixed use building typical of this part of the conservation area to which it makes a positive contribution.



109 Risbygate Street

This is something of a confection of a building which may be a much older than it appears. Without an internal inspection it is not possible to tell what its origins are but, in terms of its relationship with the conservation area, it has a heavily restored street elevation with two storeys of white bricks (now unfortunately painted) from the first half of the 19th C with a pair of sash windows at first floor level and a door to this accommodation and a shop front at ground floor level. The openings, other than the shop front, have stone lintols. The roof is double pitched with mainly clay tiles but with a slated apron and a red brick stack. This slated apron returns in a tiled hip to the east where there seems to have been some later alterations. There are two lead clad dormers with plastic casement windows which detract. The other joinery is all faux Victorian of limited quality.

The building breaks forward in front of the others in the terrace and the east flank is stucco rendered, while the west is brickwork.

Plastic rainwater goods.

This is an intriguing building which makes a modest contribution to the conservation area, despite its plastic windows. It may reward further research.

