

Well Street

Well Street has only one historic building in it that is not protected by statutory designation. This says quite a lot about the quality of the street. While not exclusively Georgian, this street perhaps more than any other in the town can lay claim to be the 'Georgian' street in Bury St Edmunds, particularly on the east side where there are two terraces of Georgian houses which are not truly repeated elsewhere in the town. Of course there are other terraces elsewhere in the town which are Georgian in appearance, such as in Angel Hill, but there the houses are, at least in part, the result of re-fronting earlier houses, as is the case with the majority of houses in the town which purport to be of that period. Those in Well Street are entirely late Georgian.

Although Well Street is shown on the 1776 Warren map, it was at that time only partially developed, principally at the southwest corner and on the western side of the street, but with sporadic individual houses on the east. Some of these survive but only on the western side of the street and the entire east side was rebuilt. At the southwest corner, alas, the site was redeveloped in the later 20th C with the Cornhill Walk shopping centre. This building is awaiting redevelopment, which hopefully will result in a new building which will be more sympathetic to the setting of all of the listed buildings which surround the site, as well as the conservation area setting too. There is another mediocre modern infill housing development at No 8 which is at best neutral in the conservation area.

The street is rather dominated by the two largest Georgian terraces on the east side, one two storey the other three storey. This is largely because they are the largest elements in the street, but they are also on the extrados of the bend in the street and, as a result, are more obvious in views both north and south. They are so handsome as to make this a very pleasurable dominance.

Not only does the street curve along its length, it also falls to the north. The bend restricts views to the north at its south end, and only when well into the street does the spire of St John's church to the north become evident. Thereafter, it becomes a remarkable feature as one progresses along the street. There are other highlights in the street, for instance the small Regency flint house towards the north end is exquisite.

This is a handsome street with handsome houses and is a significant location in both the conservation area and the town as a whole.

The road is asphalt finished with mountainous 'sleeping policemen' and there are modern concrete paving flags. Modern street lighting standards with folksy telephone posts and overhead cables.

9a Well Street

An early to mid-19th C two storey house in white bricks with a slated roof with brick stacks. Here is a brick plat band at first floor level with a pair of windows above and eccentrically spaced window and two door openings at ground level. The windows are all two over two sashes. The entrance door has a concentric arched stone lintol and a four panelled door. To the north is a passage door which is close boarded. Other than the entrance door, the openings all have plain stone lintols. All the joinery appears original.

This is a smart house which is late in the street but maintains many of the characteristics of the earlier buildings and it makes a strong positive contribution to the conservation area.

