



prospect archaeology

**Client: Simons Developments Ltd**

**Former Gasworks,  
Land At Exning Road,  
Newmarket, Suffolk  
Heritage Asset Assessment**

**NGR: TL 6383 6399**

**Planning Application F/2011/0712**

**HER No. NKT 042**

**Report No. LPA 2012/6**

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*Every effort has been made to ensure the accuracy of reporting and appropriateness of recommendations. This report is based on information available at the time of writing, from the sources cited. It does not preclude the potential for future discoveries to be made, or for other unidentified sources of information to exist, that alter the potential for archaeological impact. Any opinions expressed within this document reflect the honest opinion of Prospect Archaeology. However, the final decision on the need for further work rests with the relevant planning authority.*

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Fig. 1 Former Gasworks, Exning Road, Newmarket. Site location. OS map base © Crown Copyright, reproduced with the permission of the Controller of HMSO. PA Licence No. 100049790).

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## EXECUTIVE SUMMARY

Simons Developments Ltd is proposing to construct a new supermarket with associated parking facilities located on a sub-rectangular plot of land on the west side of Exning road. The current entrance to the site would be remodelled and two late Victorian buildings, associated with the gasworks, would be demolished.

Outline planning permission was granted on 26 June 2006 (Ref: F/2005/0292/OUT) for residential development and creation of new vehicular access. Although only in outline, the permission effectively confirmed the acceptability of redevelopment including the demolition of existing buildings and structures, the removal of existing trees on the site and the creation of a new access onto Exning Road. The permission was not implemented and has now expired.

The site lies at the northern limits of Newmarket, and was formerly situated in the parish of Exning. It was formerly occupied by the Victoria Gasworks, established in 1837, but most of the site was cleared some years ago. The manager's house on the street frontage together with a cottage to the rear remain. The remainder of the site is open ground.

The Brief requires a Level 2 historic building survey to be carried out prior to demolition. Internal inspection of the buildings was not possible because the openings have been bricked up to prevent unauthorised access, for safety reasons. Both buildings are of brick construction, with slate roofs and stone details to the openings. Part of the original brick boundary wall along the street frontage and the northern site boundary still survives. A map regression exercise and documentary research were undertaken to provide a background to the history of the site and a description of the surviving buildings.

A full set of architect's drawings dating to 1884 was found at the Suffolk County Record Office comprises elevations, plans and section drawings of the buildings with the functions of each room fully labelled. In addition, a specification of the materials to be used is also present. The information contained in these papers confirms that the unusual double entrance on the side of the building was for access to the

business part of the building, whilst the domestic entrance was on the street frontage.

The gasworks site is not located near to a canal or railway, which as commonly the case, because of the need for transport of coal. At Newmarket the gasworks predated the arrival of the railway by some 10 years. Coal would have been transported by road from the station on the opposite side of town. While unusual this is by no means unique. The construction of buildings at the entrance to the site which reflect the status of the complex is very common as was the provision of domestic accommodation on site. Perhaps more unusual is the full documentary record of the proposals for their construction.

While it has not been possible to undertake a full internal inspection of the buildings the information within the documentary sources is sufficiently detailed to afford a reasonable alternative.

There are no scheduled ancient monuments or listed buildings within the development site and the site does not lie within a Conservation Area. There are few other sites of heritage significance in the immediate vicinity of the proposed development site, the Workhouse is a Listed Building. There is limited evidence for archaeological activity of any period up to the modern day and the probable contamination of the ground due to the use as a gasworks precludes the possibility of site evaluation.

## **1.0 INTRODUCTION**

- 1.0.1 Simons Developments Ltd is proposing to build a new foodstore, with associated parking and new road access, on the former site of the Newmarket Gas Light and Coke Works, Exning Rd, Newmarket.
- 1.0.2 Prospect Archaeology Ltd has been appointed by Simons Developments Ltd, to consider the archaeological and historical implications of the development, to support the planning application in accordance with a brief and specification provided by Suffolk County Council Archaeological Service Conservation Team, dated February 14th 2012. The scope of work required was a Level 2 record (as defined by English Heritage, 2006) of Victoria House and consideration of its significance and setting.
- 1.0.3 A site visit was made on February 15th 2012.

## **2.0 SITE DESCRIPTION**

- 2.0.1 The site is located approximately 0.6km away from the town centre boundary (Fig. 1). Newmarket Community College and Newmarket Leisure Centre are located to the north-west of the site with a car sales company located immediately to the south-east on the Exning Road frontage.
- 2.0.2 The site is approximately 1.54 hectares in area and is overgrown and vacant land with several mature trees and areas of hardstanding. It was formerly the site of the Newmarket Gasworks with allotments at the rear of the site. Most of the gasworks buildings were demolished in the 1970s leaving only two derelict buildings at the front of the site, Victoria House on the street frontage and Victoria Cottage behind it. Vehicular access to the site is off Exning Road adjacent to Victoria House.
- 2.0.3 Outline planning permission was granted on 26 June 2006 (Ref: F/2005/0292/OUT) for residential development and creation of new vehicular access. Although only in outline, the planning permission confirmed the acceptability of redevelopment including the demolition of existing buildings and structures, the removal of existing trees on the site and the creation of a new access onto Exning Road. The permission was not implemented and has now expired.

### **3.0 GEOLOGY**

3.0.1 The local bedrock geology comprises holywell nodular chalk formation and new pit chalk formation (undifferentiated) – chalk, covered by superficial deposits of river terrace deposits, 3 - sand and gravel (<http://maps.bgs.ac.uk/geologyviewer/>). The site rises gradually from a height of c.32.50m OD at the front of the site to c.35.4m OD at the rear.

### **4.0 PROPOSALS**

4.0.1 The proposed development comprises the construction of a foodstore at the rear of the site with parking over the remainder of the area. A new site access will be created at the south-east corner (Fig. 2).

### **5.0 METHODOLOGY**

5.0.1 The following sources were consulted:

- cartographic sources held by the Ordnance Survey
- Suffolk Records Office
- Site visit and external inspection of the building

### **6.0 STATUTORY AND PLANNING POLICY CONTEXT**

#### **6.1 National Policy**

6.1.1 *The National Planning Policy Framework* was published on 27 March 2012, coming into immediate effect and replacing all previous Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs). The Brief for the Heritage Asset Assessment was prepared prior to publication of the NPPF and as such consideration of national planning policy was given to guidance set out in PPG16 and PPS5. Having reviewed the relevant paragraphs of the NPPF relating to the historic environment against guidance set out previously, it is considered there has been no material change in guidance in planning policy at the national level. Set out below is a summary of the relevant NPPF guidance in Section 12 ‘Conserving and enhancing the historic environment’.

6.1.2 Section 12 provides guidance on the treatment of archaeological remains within the planning process. Whilst it is recognised that important remains should be retained, the benefits of development may be considered to outweigh the benefit



of retention, especially where remains of less than national importance are concerned. Early consideration of the potential for 'heritage assets' is advised.

6.1.3 Paragraph 129 states: *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. .... As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

6.1.4 In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

6.1.5 Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

- 6.1.6 Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

## **6.2 Local Policy Guidance**

- 6.2.1 The Core Strategy is the starting point in the determination of planning applications in the District alongside the 'saved' policies within the Forest Heath Local Plan 1995. Some of the policies within the Local Plan have however, been superseded by the adoption of Core Strategy.

- 6.2.2 Policy CS 3 :Landscape Character and the Historic Environment states:-

*The quality, character, diversity and local distinctiveness of the District's landscape and historic environment shall be protected, conserved and, where possible, enhanced.*

## **7.0 BASELINE CONDITIONS**

### **7.1 Medieval**

- 7.1.1 The proposed development site was situated on the parish boundary in the parish of Exning. This would have been a peripheral location with a minimal potential for medieval occupation on the site.

### **7.2 Post-medieval & Modern**

- 7.2.1 Newmarket comprises the parishes of All Saints and St. Mary. Newmarket All Saints was part of Cambridgeshire until 1889 when it became part of Suffolk. Saint Mary's parish, which forms the remainder of Newmarket, has always been in Suffolk. The town was formerly governed by a Local Board and comprised within its area part of Wood Ditton and part of Exning (Suffolk), but under the provisions of the Local Government Act, 1894 an Urban District Council was established and the whole of Exning included in the boundary (Kelly 1900).

- 7.2.2 In 1837 land was sold to Mr John Malam for the development of a new gasworks on the Exning Road, just outside the town boundary . The Union Workhouse on the opposite side of Exning Road, even farther out of town, was built in the same year. The 1811/12 enclosure award for Exning parish shows that the site of the gasworks was formerly agricultural land comprising three fields, two of which were in the ownership of the parish priest a Rev. J.R. Barker. The third belonged to Newmarket town. Exning Road is here described as Newmarket Rd (EF506/3/129)( Fig. 3).
- 7.2.3 In a deed of settlement dated 1840 his company was called the Victoria Newmarket Gas, Light and Coke Company (Newmarket Local History Society 2000). The extent and character of this early gasworks is not known.
- 7.2.4 The Early gasworks were built for factories in the Industrial Revolution from about 1805 as a light source and for industrial processes requiring gas, and for lighting in country houses from about 1845. Coal gas was initially manufactured by independent companies but many of these later became municipal services. Both the private and the municipal companies were nationalised under The Gas Act 1948.
- 7.2.5 A gasworks was divided into several sections for the production, purification and storage of gas. Coal was heated in a retort to generate the gas. The residue remaining in the retort was coke. The crude gas was passed through a condenser consisting of a bank of air-cooled gas pipes over a water-filled sump. Its purpose was to remove tar from the gas by its condensing out as the gas was cooled. The gas proceeded to the purifier which removed hydrogen sulphide from the gas by passing it over trays containing moist ferric oxide. The gas then passed on to the gasholder. The gasholder or gasometer was a tank used for storage of the gas and maintain even pressure in distribution pipes. There were three gasholders of varying sizes on the Newmarket site.
- 7.2.6 The coke was placed in a scrubber, which was a tower where it was washed with water to remove ammonia and ammonium compounds, ready for resale. While the location of the various buildings on the site can be determined from the OS mapping the function of individual structures cannot be identified, apart from the gasholders.

- 7.2.7 Early gasworks were usually located beside a river or canal so that coal could be brought in by barge. Transport was later shifted to railways and many gasworks had internal railway systems with their own locomotives. However, this was not the case at Newmarket. There is no navigable river or canal close to the gasworks and the 'Newmarket Railway', built by the Newmarket and Chesterford Railway was opened in 1848, some 11 years after the creation of the gasworks. Newmarket has had 4 stations, all on the south side of the town. Any coal arriving by train would have been transported across town by cart.
- 7.2.8 The slightly muddled account by the local history society notes that the company became known as the Newmarket Gas Company in 1865, but proposals for new buildings, comprising a house, cottage, meter house and new wall prepared in 1884 (EF506/6/1/A7; see below) clearly state that they were for the Victoria Newmarket Gas, Light and Coke Company (Figs 10-14). The meter house would have been a truly remarkable structure to behold, reminiscent in form of a Roman temple. There were in fact two gasworks sites on Exning Road and it is probable that the one further out of town was that of the Newmarket Gas Company. However, further proposals in 1894 for a new coal shed, to replace an existing one were drawn up for the Newmarket Gas Company (EF506/6/1H50) so by then it would appear that the two companies had merged. The situation is further complicated by the fact that in 1899 the Newmarket Electric Light Company was also established on Exning Road next to the other gasworks, which was used to generate the electricity. Sorting out the connection between these companies lies beyond the scope of this report.
- 7.2.9 The new coal shed was built for the Newmarket Gas Company on the site of the old one on the north-east corner of the site, just outside the current proposed development site (EF506/6/1/H50) (Fig. 15). This is described as having brick walls, 11ft high to the eaves, corrugated iron roof ventilated along the whole of the ridge and by holes in the gable ends. This building was demolished before 1970. The boundary wall was extended westwards in 1896 (EF 506/6/1/H51). It still forms the western boundary of the proposed development site (Fig. 16, Pl. 14).

7.2.10 In 1919 a memo prepared by H. Holland Builder and Decorator includes a drawing for a new buttress and shed for a motor tractor to be built of cement concrete and attached to the west side of the old meter house (EF506/5092) (Fig. 17). This building, along with the meter house, was also demolished before 1970.

### **7.3 Map Regression**

#### Exning 1811 Enclosure map (Fig. 3).

7.3.1 This shows the site as undeveloped fields on the parish boundary between Exning and Newmarket. There are no features shown in the area of the proposed development. There is no enclosure award for Newmarket and no tithe awards for either Exning or Newmarket.

#### Ordnance Survey 1886 1:2,500 (Fig. 4).

7.3.2 The gasworks only occupies a part of the proposed development site, extending across half the width of the street frontage and about half way back into the site. The eastern boundary for the gasworks is a road running along the parish boundary that leads to a mill. (A building on the other side of this road is also part of the gasworks complex but well beyond the proposed development.) There is one gasholder at the rear of the gasworks. A large square building on the street frontage lies outside the development site. There is a small structure within a square enclosure on the north-west side of the site. The remainder of the site is cultivated allotments. A larger gasworks with two gasholders is shown to the north-west separated by a field.

#### Ordnance Survey 1902 1:2500 (Fig. 5)

7.3.3 Victoria House, the cottage and the meter house have been built at the front of the site and a second, slightly larger gas holder built in front of the first. There are additional buildings along the eastern boundary of the gasworks but outside the current proposed development site. Those at the southern end of the gasworks extend into the development site and reach the gas holder. They are of unknown function. The Newmarket Electricity Works is shown attached to the other gasworks

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Ordnance Survey 1926 1:2500 (Fig. 6)

7.3.4 The only change to buildings within the proposed development site is the addition of the motor shed to the rear of the meter house near the front of the site. Land to the south west is now labelled 'Allotments'. Buildings at the electricity company have been extended.

Ordnance Survey 1938 1:10,560 (not illustrated)

7.3.5 Same as 1926

Ordnance Survey 1953 1:10,560 (Fig. 7)

7.3.6 A third, larger, gas holder is shown to the south of the two already existing, and situated beyond the rear gasworks boundary. The two original gasholders are not shown on this map, nor are the gasholders belonging to the gasworks to the north. This may be because they were erased during the War as they are depicted again on later maps.

Ordnance Survey 1970 1:2,500 (Fig. 8)

7.3.7 The rear boundary of the gasworks has been extended southwards to include the third gasholder and the two earlier gasholders are shown. The coal shed, meter house and motor shed have gone and this part of the site is now clear of buildings. Buildings along the south-east boundary have also been cleared. A rectangular structure in the south-east corner of the site is labelled as a gasholder station. Victoria House now has the street numbers 69 and 71, the cottage is no. 69a.

7.3.8 Two small rectangular structures are shown north of the gasholders and two more are shown in the space between the northernmost gasholder and the cottage. Some of these may be tanks rather than buildings.

Ordnance Survey 1981-83 1:2500 (Fig. 9)

7.3.9 The two smaller gasholders have been removed. The remainder of the site is as depicted on the 1970 map.

Ordnance Survey 1988-89 1:1,250 (not illustrated)

7.3.10 Same as 1981-3

## 8.0 Site Description

8.0.1 A detailed specification accompanied the architect's drawings (EF 506/6/1/A17). He states that "water for the works to be procured from pump a short distance from the site and on ground belonging to the company"...."Dig out for the foundation of the several widths lengths and depths to be dug 9" wider than the respective widths of the walls and of depth sufficient to ensure solid footing. No bed of concrete to be less than 2 ft. The trenches of the foundations are to be filled in with concrete composed of 6 parts smooth stone, 3 of sharp sand and 1 ½ of lime.....The bricks to all external walls are to be of the best quality and of deep red to be procured from Woolpit and to be carried up in Flemish bond. A damp course of slate in cement to be put throughout the walls of good thickness ....."

8.0.2 Further instructions are given for the digging of the cesspits and the scantling of the timbers for the roofs in the house, cottage and meter house. "Collars to be fixed on each pair of rafters."

## 8.1 Victoria House

### Exterior (Figs, 10-12, Pls. 1-7)

8.1.1 The building is constructed in red brick with stone details and slate roof. The front elevation is obscured by ivy and Heras fence panels. The ground floor windows and doors have all been removed and the openings bricked up to prevent access to the building.

8.1.2 The design of the building emphasises the separation of the business from domestic use. This is most evident on the front elevation (Fig. 10). The entrance to the clerk's office, has a semi-circular fanlight above the door with the keystone of the door in stone. The windows to either side, have brick semi-circular heads. Also in stone are the 'Corinthian' style capitals of the half columns flanking the entrance.

8.1.3 In contrast the entrance to the house, projects slightly and has a brick pediment above. The two bay windows to either side of the entrance are all of stone with brick parapets above the lintels. The cornice comprises five corbelled brick courses, which runs around all elevations of the house, and is interrupted by the first floor window lintels. There is also a dentil string course at ground floor lintel height

which runs round all elevations. Above two of the first floor windows are projecting roof gables. The windows above the office and house entrances are given grander treatment with semi-circular blind brick arches above the stone lintels.

8.1.4 The side elevation with access to the offices is simpler than the front elevation. The entrances are quite narrow but the brick pediment above adds grandeur to the elevation. As on the front and rear elevations there are roof gables above the first floor windows. There are only two first floor windows on this elevation and two blind windows

8.1.5 The windows to the rear are all simple sash windows with stone lintels and the west side elevation is blind with a projecting firestack.

## **Interior**

8.1.6 The entrance leads to a small foyer and central hallway that runs the full depth of the building and contains the main staircase to the first floor. There are two rooms to either side of the central hallway comprising three reception rooms and a kitchen. All the rooms have fireplaces and there are built-in cupboards in the kitchen and breakfast room. Access from the kitchen leads to a single-storey wing perpendicular to the house, which contains the scullery (with copper), coal house and store. Attached to the rear of this wing is a pent roofed outside toilet. To the rear of the staircase in the hall is the stair to the cellar which lies beneath the breakfast room. There was a larder, wine cellar and beer cellar.

8.1.7 There is no internal access between the offices and the house. The clerk's office is one third of the size of the office and board room. Both have fireplaces. The two rooms interconnect but the double entrance means that there is independent access to the two rooms.

8.1.8 At first floor level all the accommodation is domestic, comprising six bedrooms, one with an attached dressing room/bathroom. There is a WC next to the head of the stairs and a linen cupboard on the central landing. Each room has a fireplace and there are built-in cupboards in two of the bedrooms.



## **8.2 Victoria Cottage**

### **Exterior (Figs 13-14, Pls 8-12)**

8.2.1 Victoria Cottage is built in the same style as Victoria House but is a much more modest affair as befitted the humbler status of the foreman who lived there. Although clearly visible from Victoria House, privacy was maintained by turning its back to the house. The entrance is in an angle at the back of the building the wall facing the house is blind.

8.2.2 There is a single bay window built in brick not stone, although it has the same brick parapet as seen on the bay windows of the house. All the openings have stone lintels and stone sills for the windows. The dentil cornice is a less ornate and there is a string course.

### **Interior**

8.2.3 There is a small lobby with winder staircase giving access to a parlour, pantry and kitchen at ground level. The kitchen leads to a single storey washhouse with copper. Upstairs there are three bedrooms. There is no bathroom and the WC is outside, built against the site boundary wall.

## **9.0 ASSESSMENT**

9.0.1 The manager of the gasworks was probably an important figure in the local community and the quality of the architecture at Victoria House reflects not only his status but also that of the gasworks company itself. The survival of a contemporary foreman's cottage adds to the significance of the building, even though the context for them both, i.e. the industrial buildings of the gasworks complex have long gone. The architect's plans and specification provide an unusually detailed description of the materials used and the method of construction contribute further to the significance of the buildings. However, the buildings are in such a poor state of repair, and both buildings have large holes in their roofs. Many of the original openings have been destroyed when they were bricked up. It is not known if any original features survive internally, or if there is safe access even at ground floor level. It is very likely that first floor access will not be possible.

9.0.2 There is a very low-level of archaeological activity in the vicinity of the site. The potential for remains of any period, is further reduced by the likelihood of ground contamination.

## **10.0 CONCLUSIONS**

10.0.1 Whilst Victoria House and Victoria Cottage have some architectural merit and historic interest, their retention is incompatible with the proposed development. The documentary evidence has provided detailed information about the layout and construction of the buildings. While it was not possible to fulfill the specific requirements of the Brief because there was no access, it is unlikely that internal inspection of the buildings will add significantly to our understanding of the heritage assets. There is limited evidence for archaeological activity of any period up to the modern day and the probable contamination of the ground due to the use as a gasworks precludes the possibility of site evaluation.

## **11.0 BIBLIOGRAPHY**

### **11.1 Documentary Sources**

English Heritage 2006. *Understanding Historic Buildings: A guide to good recording practice.*

Harrod 1873. *Postal and Commercial Directory Suffolk and Cambridgeshire*

Kelly 1865. *Post Office directory of Cambridge, Norfolk and Suffolk*

Kelly 1900. *Post Office directory of Cambridge, Norfolk and Suffolk*

Newmarket Local History Society 2000. *The History of Newmarket and its Surrounding Area*  
Vol.II

### **11.2 Archive Sources**

EX506/3/129 Exning enclosure plan 1811/2

EF506/6/1/A17 plans and specification for new house and cottage on gasworks site June  
1884

EF506/1/H50 proposed new coal shed 5/4/1891

EF506/6/1/H51 proposed boundary wall extension 1896

EF506/5092 Proposal for new shed for motor tractor 1919.

### **11.3 Internet Sources**

<http://www.ukcensusonline.com>

<http://www.british-history.ac.uk/Default.aspx>

<http://www.heritagegateway.org.uk/gateway/>

<http://www.visionofbritain.org.uk/index.jsp>

#### **11.4 Cartographic Sources**

Ordnance Survey 1:2500 1886, 1902, 1926, 1970, 1981-83

Ordnance survey 1:10,560 1938, 1953

## 12.0 FIGURES



Fig. 1 Former Gasworks, Exning Road, Newmarket. Site location. OS map base © Crown Copyright, reproduced with the permission of the Controller of HMSO. PA Licence No. 100049790).



Fig. 2 Proposed layout. (Drawing by WCEC Architects)



Fig. 3 Exning Enclosure award 1811 showing approximate location of the proposed development site  
(Reproduced by kind permission Suffolk Record Office EF506/3/129)

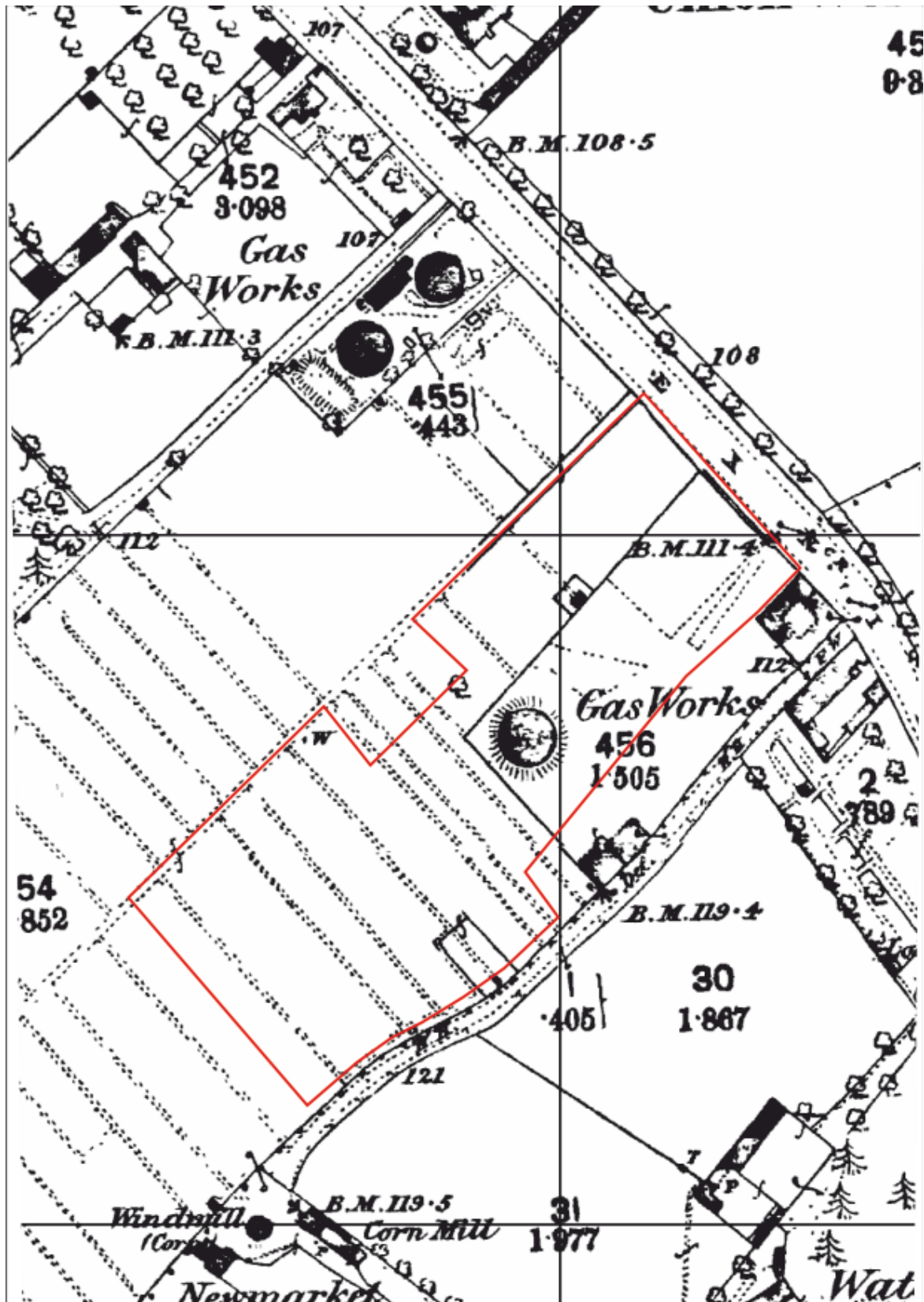


Fig. 4 OS 1886 1:2500 map



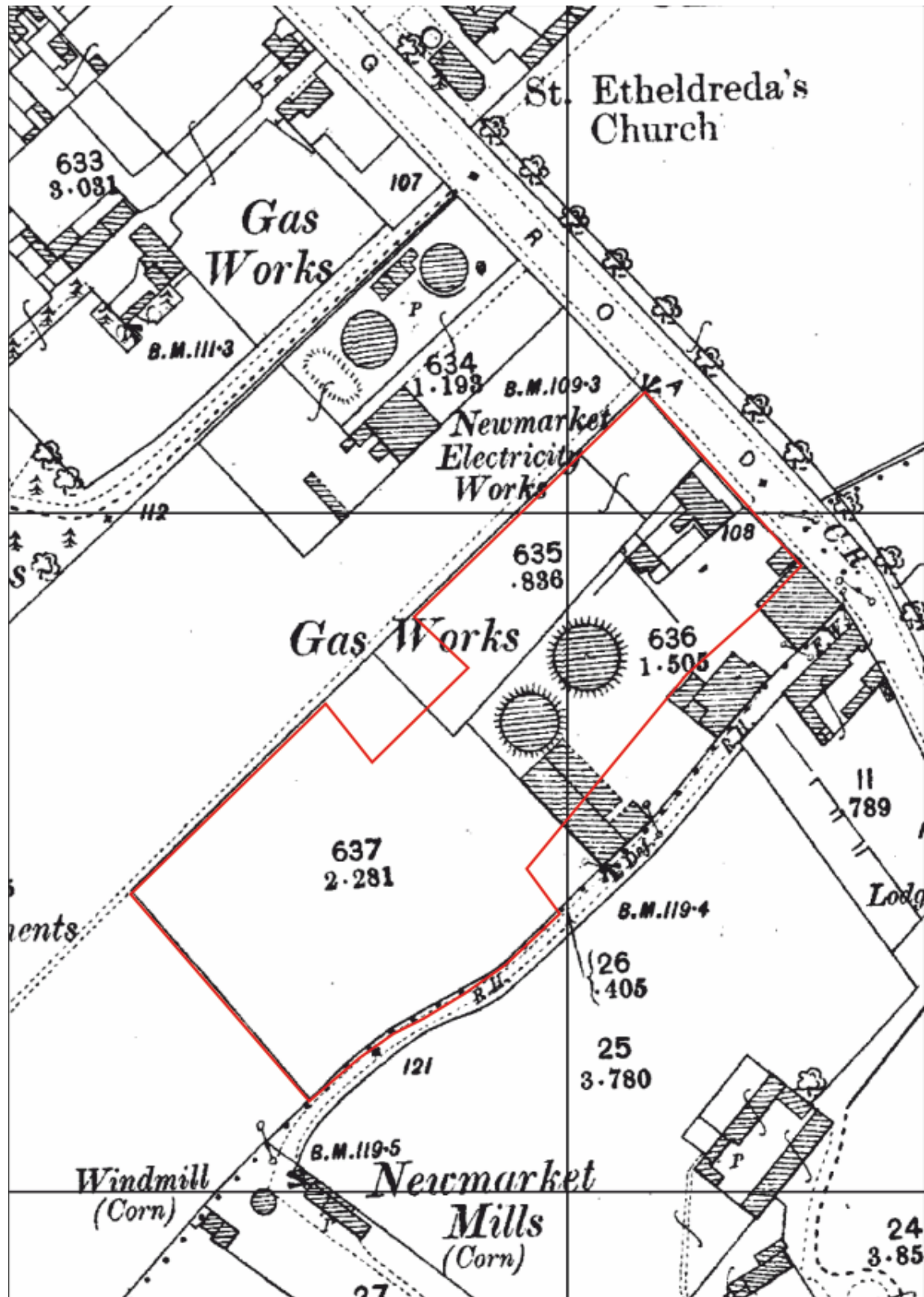


Fig. 5 OS 1902 1:2500 map

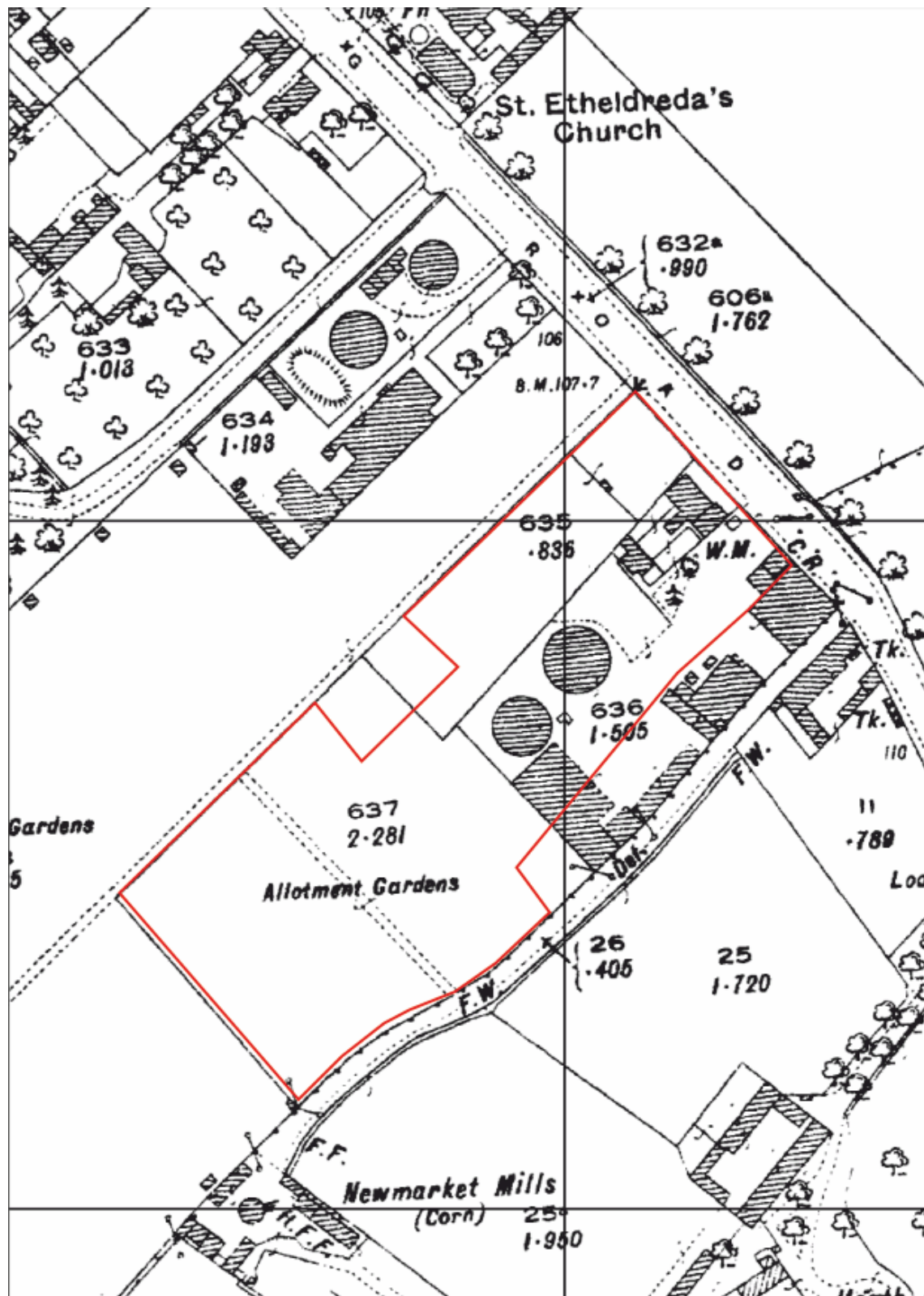


Fig. 6 OS 1926 1:2500 map

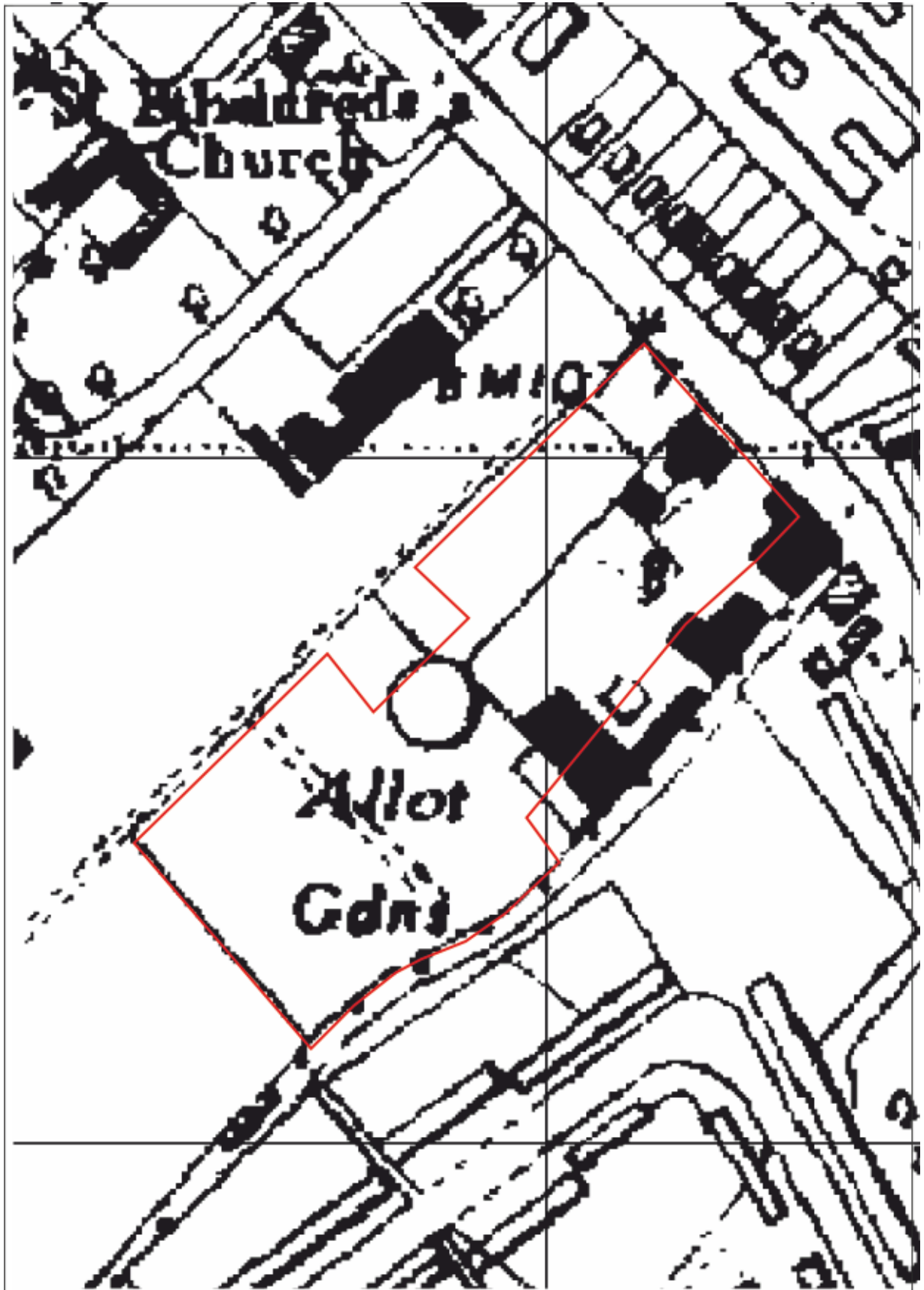


Fig. 7 OS 1953 1:10560, enlarged scale

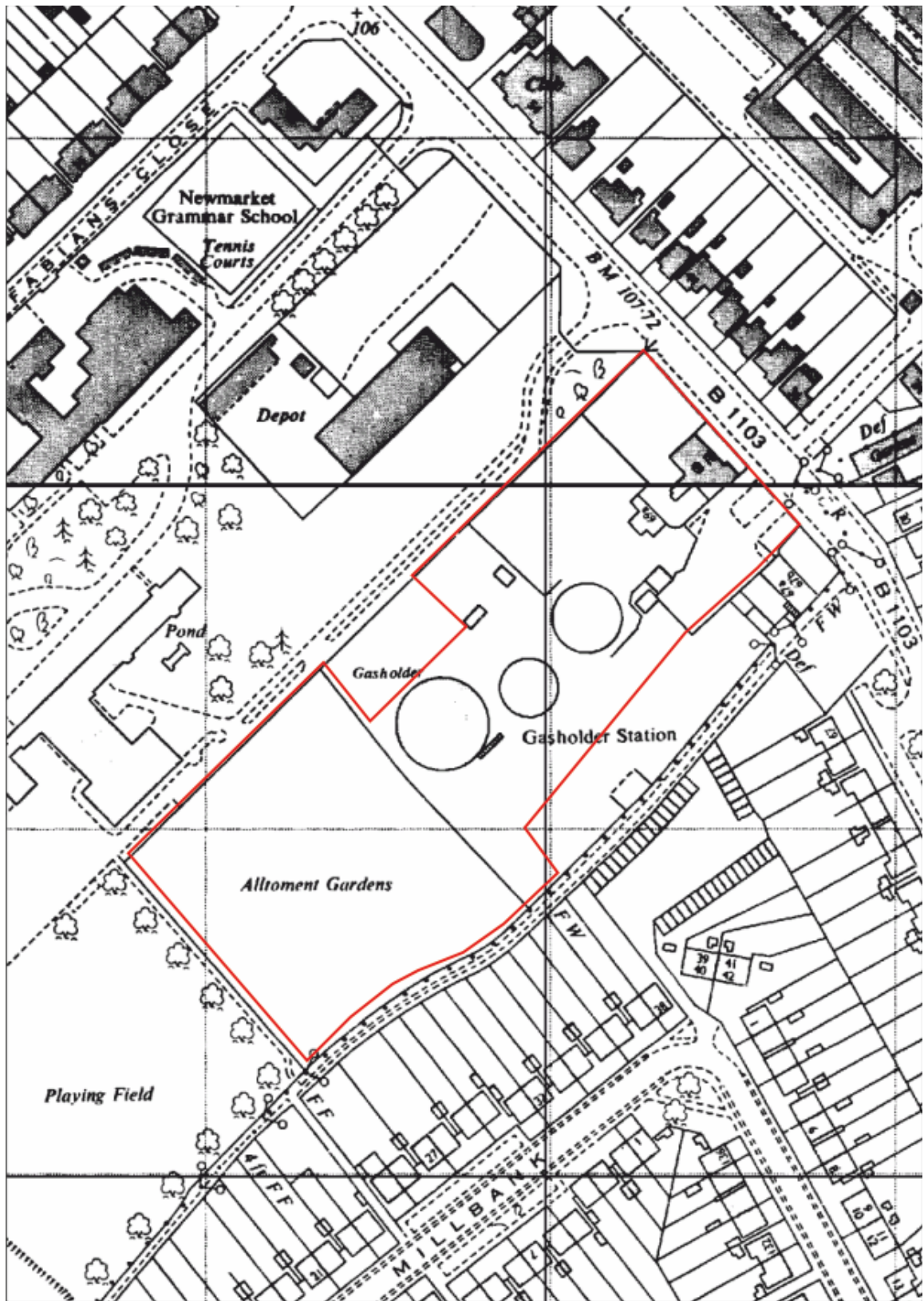


Fig. 8 OS 1970 1:2500 map

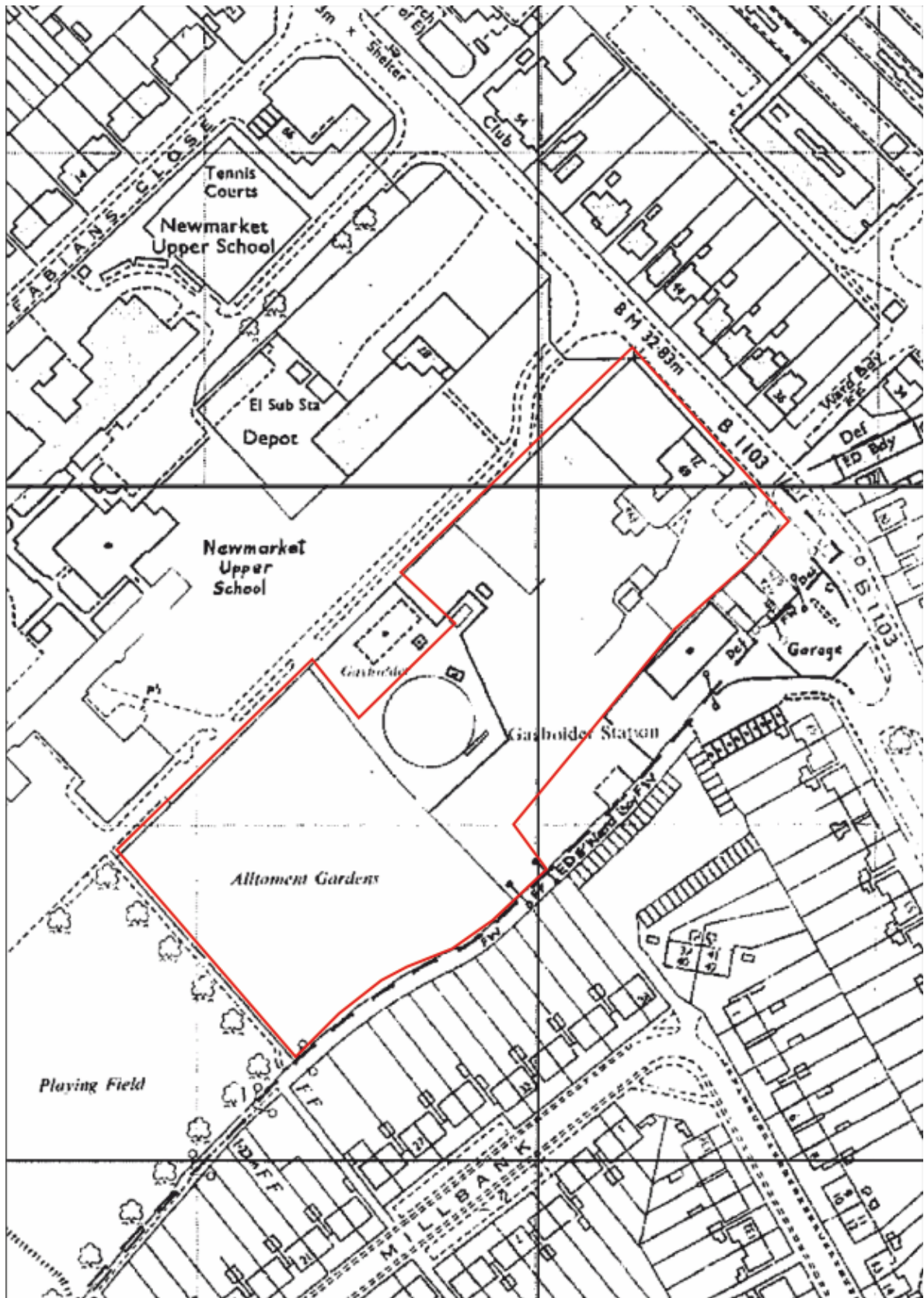


Fig. 9 OS 1981-3 1:2500 map

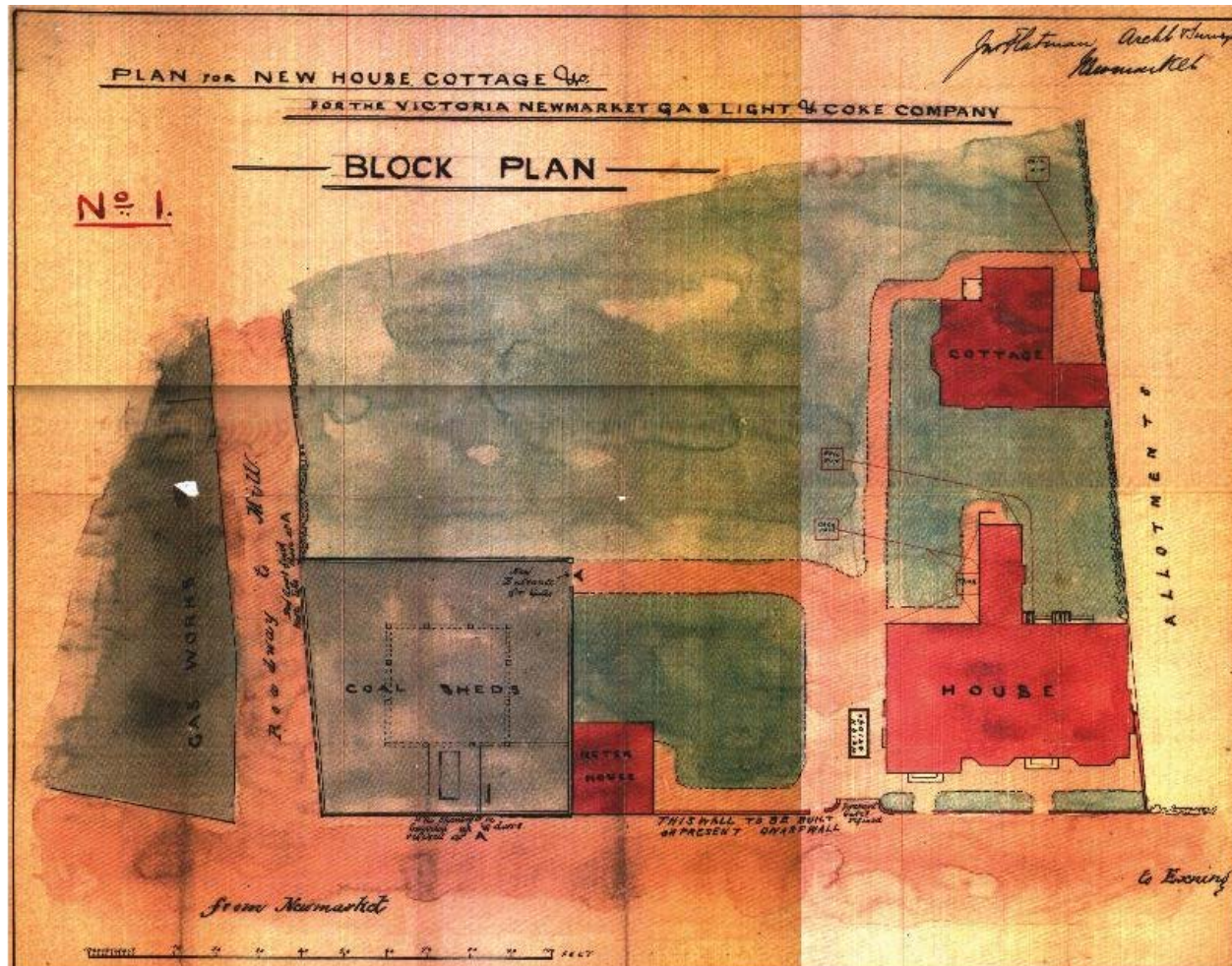


Fig. 10 Block plan showing proposed new house, cottage and meter house (coloured crimson) by J. Flatman Architect and Surveyor, 1884.

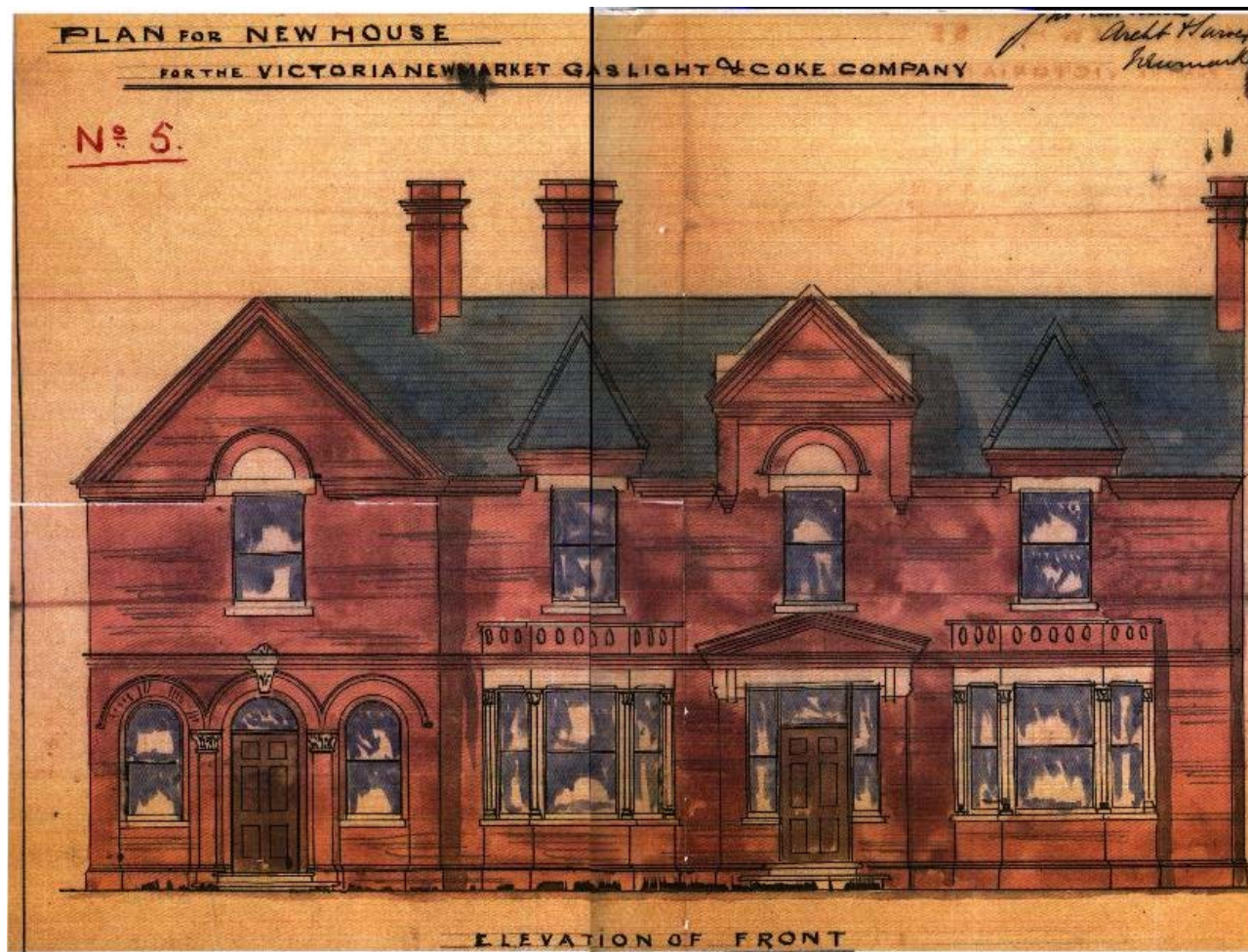


Fig. 11 Victoria House front elevation by J.Flatman Architect and Surveyor, 1884. (Reproduced by kind permission Suffolk Record Office EF 506/6/1/A7)

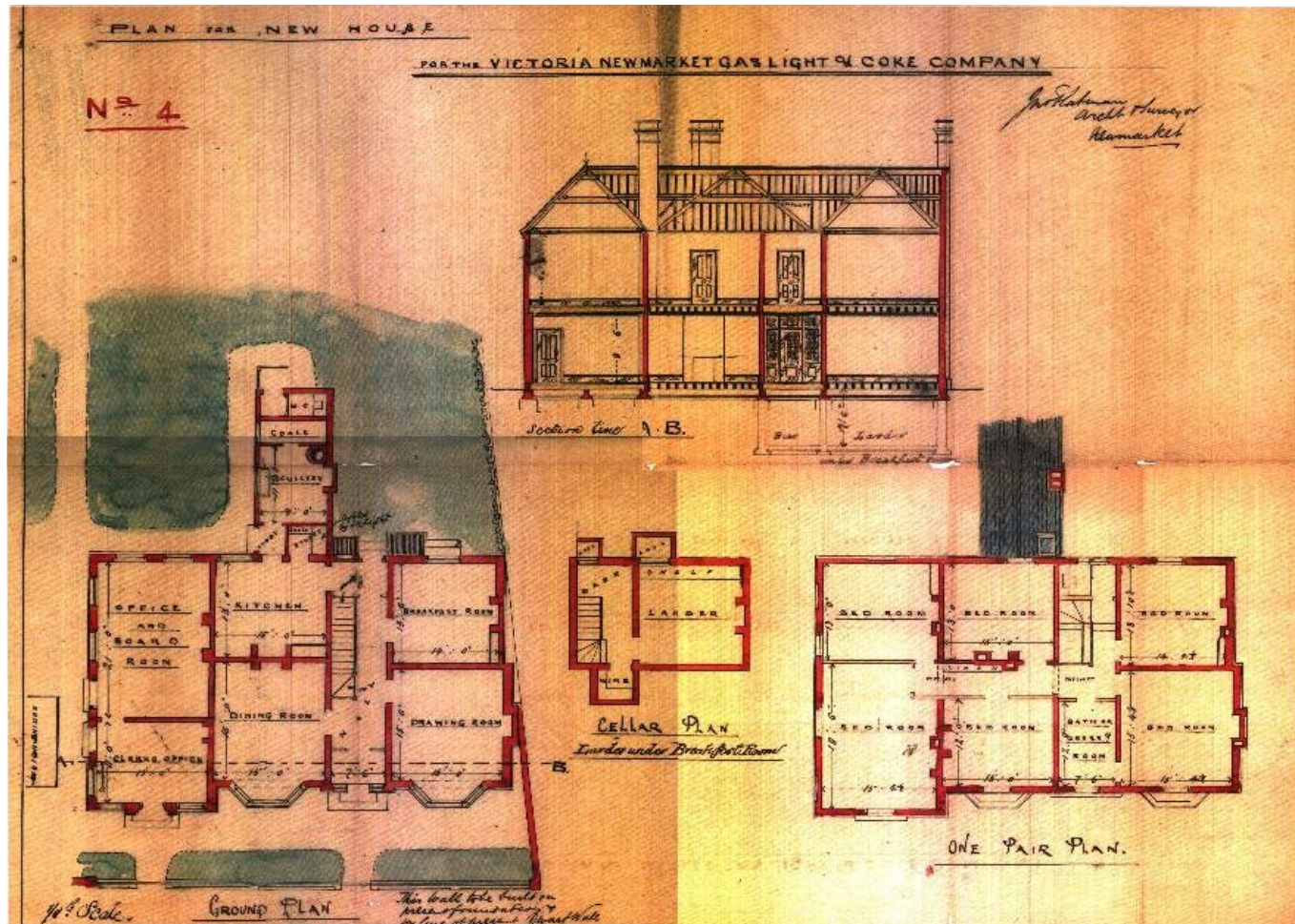


Fig. 12 Victoria House plans and section by J. Flatman Architect and Surveyor, 1884. (Reproduced by kind permission Suffolk Record Office EF 506/6/1/A7)



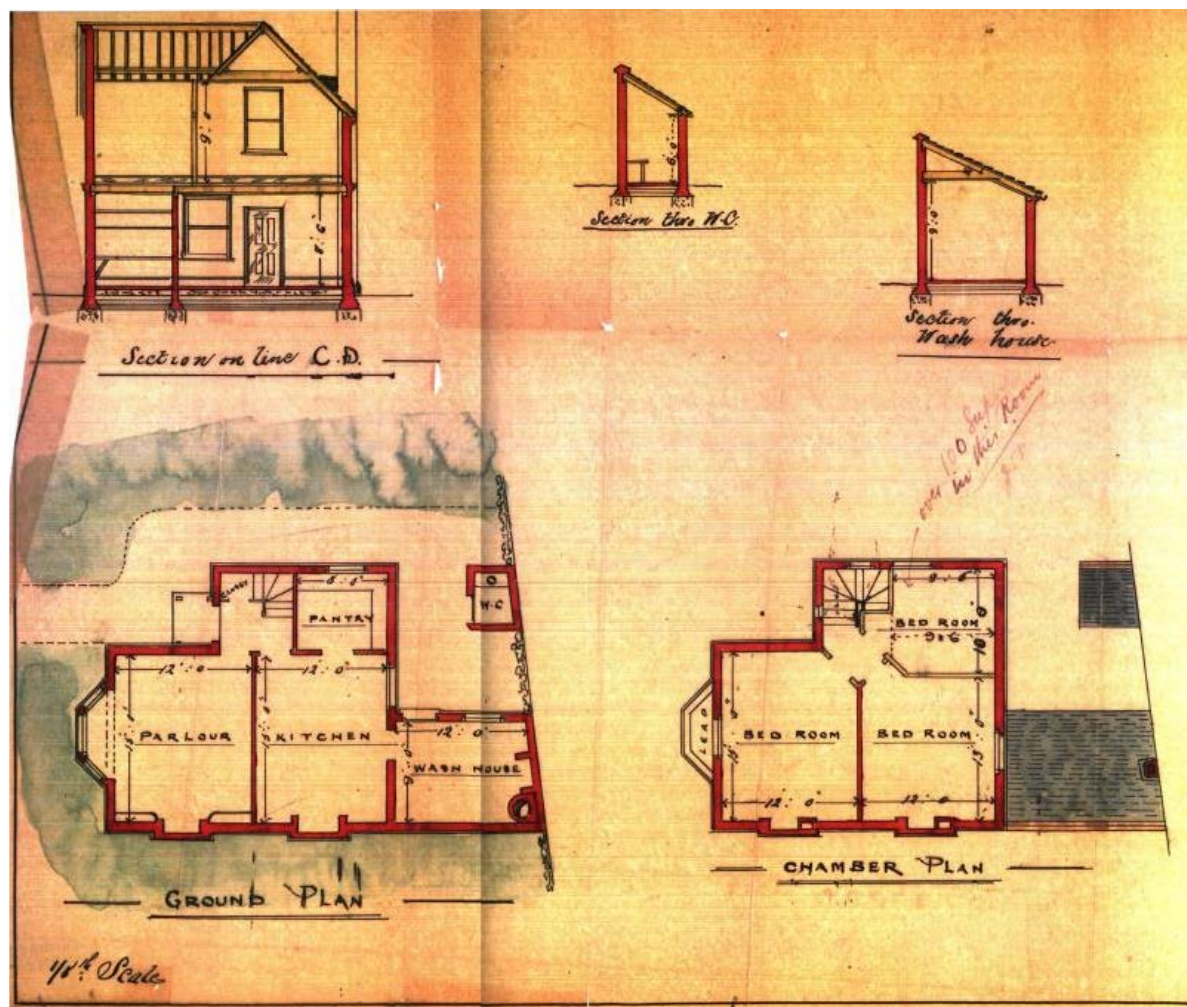


Fig. 13 Victoria Cottage plans and section by J.Flatman Architect and Surveyor, 1884. (Reproduced by kind permission Suffolk Record Office EF 506/6/1/A7)

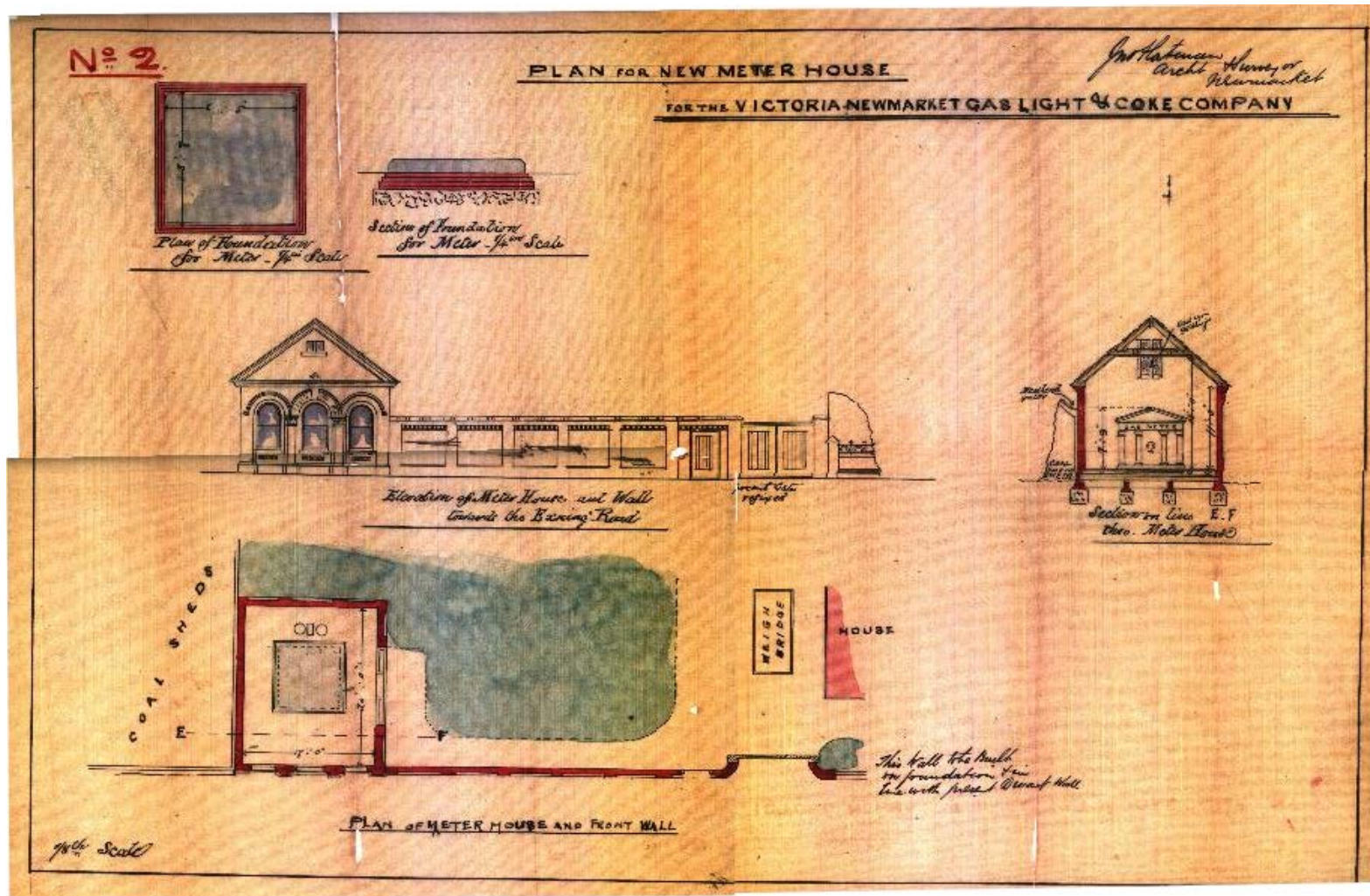


Fig. 14 Meter house plan and elevation by J. Flatman Architect and Surveyor, 1884. (Reproduced by kind permission Suffolk Record Office EF 506/6/1/A7)

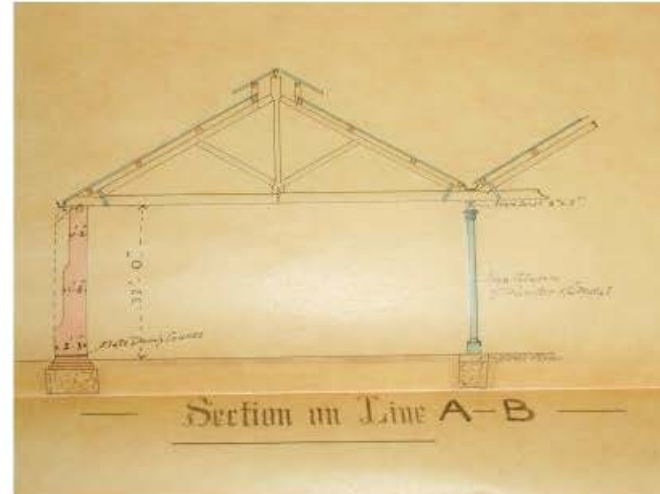
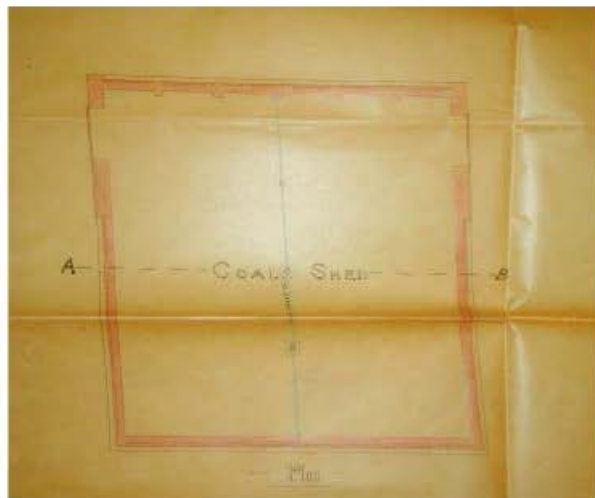
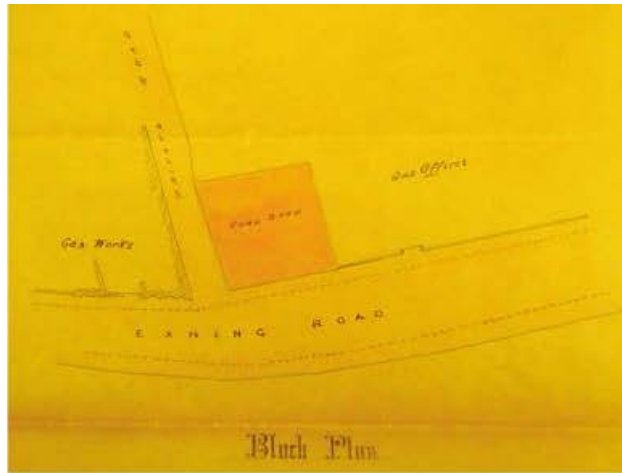


Fig. 15 New coal shed 1894 (Reproduced by kind permission Suffolk Record Office EF 506/6/1/H50)

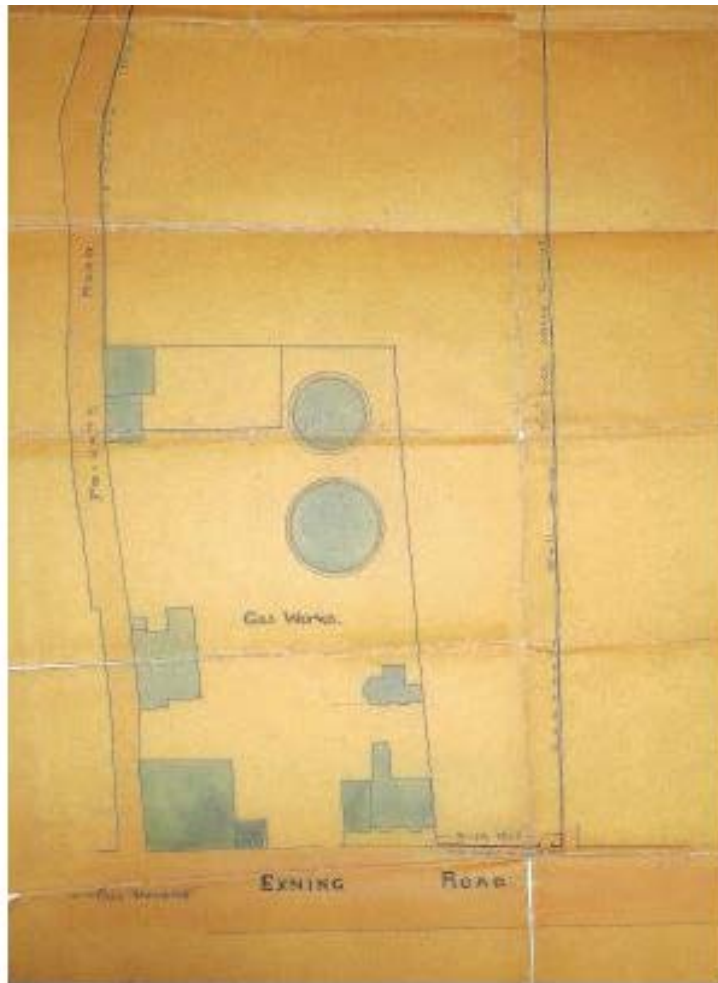


Fig. 16 New boundary wall, 1896 by J. Troughton, manager of the gasworks.  
(Reproduced by kind permission Suffolk Record Office,EF506/6/1/H51)

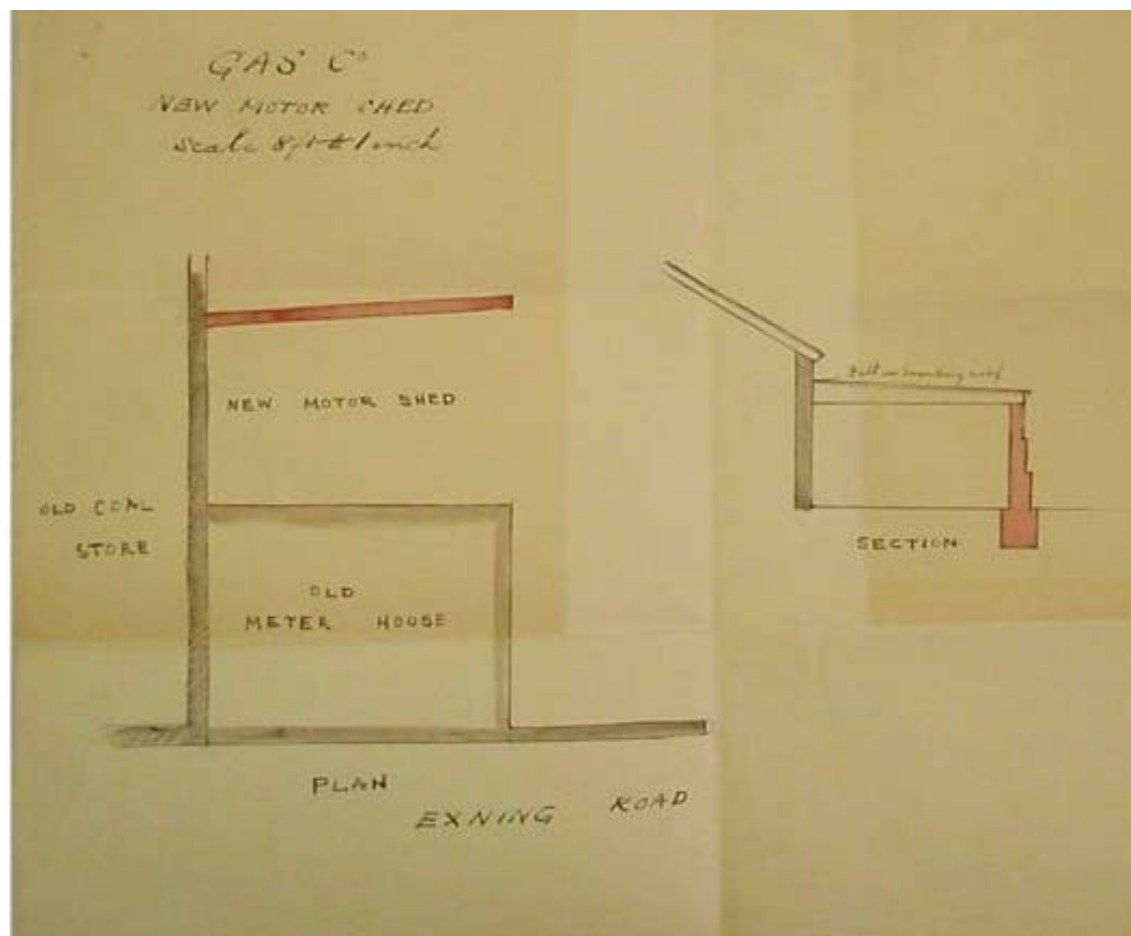


Fig. 17 New motor shed 1919 by H. Holland builder and decorator (Reproduced by kind permission Suffolk Record Office EF506/5092)

## **13.0 PLATES**



Pl. 1 Victoria House, front elevation



Pl. 2 Victoria House, side elevation showing double entrance to the gasworks office and boardroom



Pl. 3 Victoria House, side (north-west) elevation



Pl. 4 Victoria House rear (south-west) elevation showing single-storey scullery and coal store and pent-roofed WC.





Pl. 5 Front entrance to the house



Pl. 6 Window above the front entrance to the house



Pl. 7 Ground floor bay window west of the front door



Pl. 8 Cottage behind Victoria House, looking south.



Pl. 9 Cottage rear (north-east) elevation



Pl. 10 Cottage rear (south-west) elevation



Pl. 11 Cottage south-east gable with ground floor bay window



Pl. 12 Bedroom window above the bay window in apex of gable



Pl. 13 Boundary wall on Exning Rd, west of Victoria House



Pl. 14 West boundary wall seen from car park of the Leisure centre, looking north-east.