



EASTON CONSERVATION AREA APPRAISAL

December 2014



On 1 April 2019, East Suffolk Council was created by parliamentary order, covering the former districts of Suffolk Coastal District Council and Waveney District Council. [The Local Government \(Boundary Changes\) Regulations 2018](#) (part 7) state that any plans, schemes, statements or strategies prepared by the predecessor council should be treated as if it had been prepared and, if so required, published by the successor council - therefore this document continues to apply to East Suffolk Council until such time that a new document is published.

CONTENTS

| SECTION | PAGE NO. |
|--|-----------|
| INTRODUCTION | |
| 1 CONSERVATION AREAS: Planning Policy Context | 1 |
| 2 GENERAL CHARACTER SUMMARY | 3 |
| 3 TOPOGRAPHICAL SETTING | 6 |
| 4 ARCHAEOLOGY AND HISTORY | 7 |
| 5 QUALITY OF BUILDINGS | 9 |
| 6 TRADITIONAL BUILDING MATERIALS | 11 |
| 7 CHARACTER OF SPACES | 12 |
| 8 TREES AND GREEN SPACES | 13 |
| 9 COUNTRYSIDE SETTING | 14 |
| 10 FORMER USES | 15 |
| 11 PROPOSED ENHANCEMENTS | 16 |
| 12 STREET –BY-STREET APPRAISAL | 17 |
| 12.1 Eastern Entry to the Conservation Area | 18 |
| 12.2 School Lane | 19 |
| 12.3 The Street (east of The Green) | 21 |
| 12.4 The Green and its surroundings | 26 |
| 12.5 The Street (west of The Green) | 28 |
| 12.6 Pound Corner | 33 |
| 13 CONSERVATION AREA MANAGEMENT PLAN | 35 |
| 13.1 Alterations to existing Buildings | 36 |
| 13.2 Design of New Development | 36 |
| 13.3 Conservation Area Boundary | 37 |
| 13.4 Demolition | 37 |
| 13.5 Enhancement Opportunities | 37 |
| 13.6 Landscape and Trees | 37 |
| 13.7 Contacts | 38 |
| 14 REFERENCES & FURTHER INFORMATION | 39 |
| 15 SUMMARY OF CHARACTER FEATURES MAP | 40 |

Public consultation: this took place between 9th June and 12th September 2014 and included:

All building owners/occupiers in the village, inside and outside the conservation area, were written to advising them of the consultation and providing a web-link to the appraisals and offering to send printed copies on request; the Ward Member was written to; the Parish Council was written to with several printed copies of the draft appraisal provided and a web-link for downloading; the draft appraisal was placed on the District Council's website for downloading; a press release was issued; posters were supplied to the Parish Council for display on noticeboards; printed copies were available for inspection during office opening hours at the Council's planning helpdesk; printed copies were furnished member of the public on request; monthly adverts were placed in the East Anglian Daily Times promoting the consultation and providing contact details; the consultation was referred to on the Easton village website; invitations for responses were sent, alongside printed copies, to Suffolk Preservation Society; Suffolk Preservation Society Coastal Branch; Suffolk County Archaeology.

A total of 9 responses were received which led to 4 additions and 2 deletions to the draft appraisal and conservation area management plan prior to adoption in December 2014.

INTRODUCTION

The Conservation Area in Easton was originally designated by East Suffolk County Council in 1972 and confirmed by re-designation by Suffolk Coastal District Council in 1991.

The Council has a duty to review its Conservation Area designations from time to time, and this appraisal examines Easton under a number of different headings as set out in English Heritage's guidance document 'Understanding Place: Conservation Area Designation, Appraisal and Management' (2011, under revision).

As such this is a straightforward appraisal of Easton's built environment in conservation terms and is followed by a gazetteer describing the village in more detail.

The intent of this document is as a demonstration of 'quality of place', sufficient to inform those considering changes in the area. The photographs and maps are thus intended to contribute as much as the text itself.

As the English Heritage guidelines point out, the appraisal is to be read as a general overview, rather than as a comprehensive listing, and the omission of any particular building, feature or space does not imply that it is of no interest in conservation terms.



Village sign



Entrance to Easton Park

1 CONSERVATION AREAS: Planning Policy Context

There are currently thirty four Conservation Areas in the Suffolk Coastal District.

The identification and protection of the historic environment is an important function of the planning system and is done through the designation of Conservation Areas in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. Conservation Areas are defined as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. These areas make an important contribution to the quality of life of local communities and visitors by safeguarding their physical historical features which sustain the sense of local distinctiveness and which are an important aspect of the character and appearance of our towns, villages and countryside.

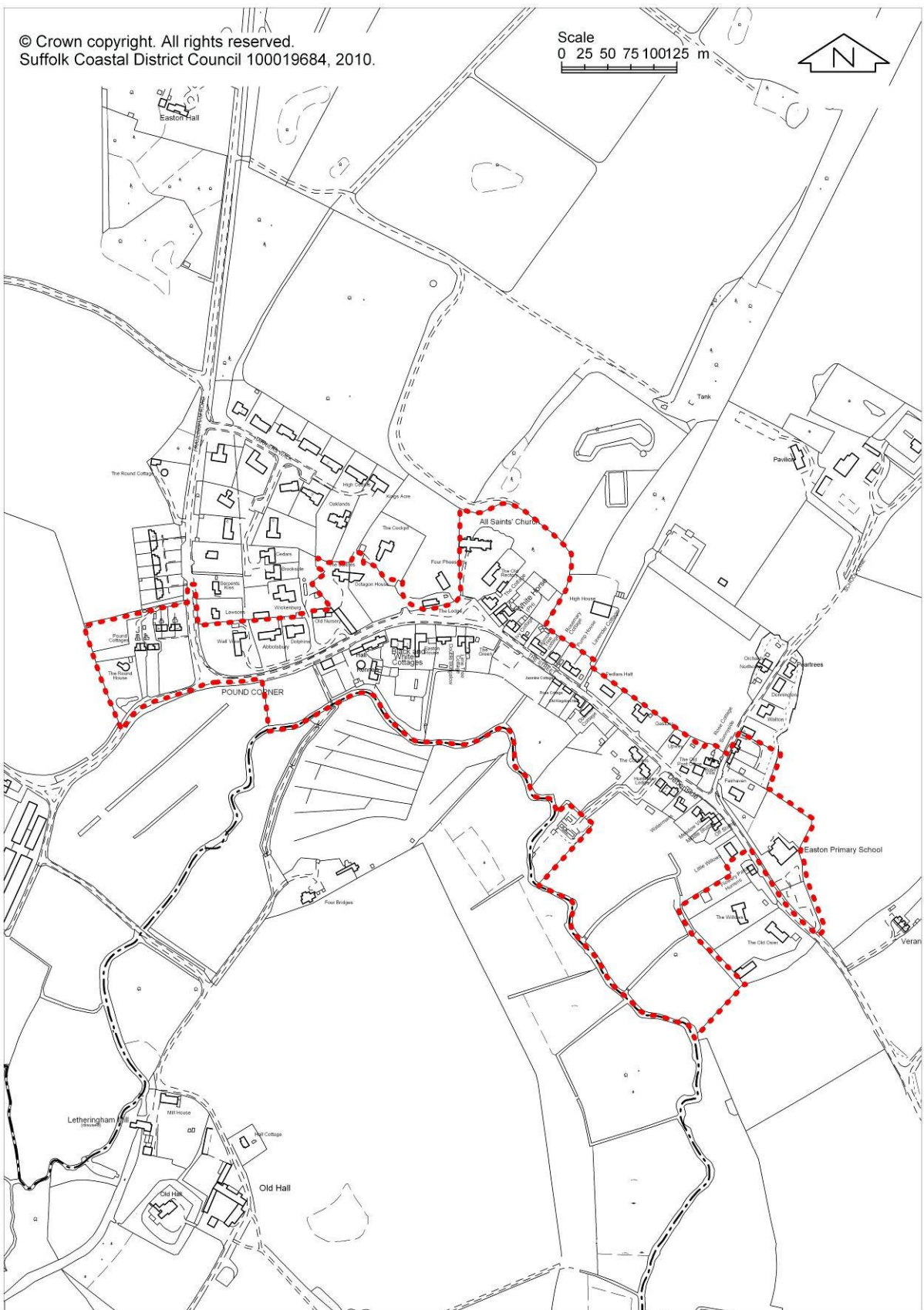
As part of this commitment there is a need to ensure there are the means available to identify what is special in the historic environment and to define through the development plan system their capacity for change. Such changes can act to help to address environmental quality in addition to achieving the aims of planning for sustainable development.

National planning advice on the identification and protection of historic buildings, conservation areas and other assets of the historic environment is set out in the National Planning Policy Framework (Chapter 12: Conserving and enhancing the historic environment) of March 2012.

At the District and local level, the Suffolk Coastal District Local Plan recognises that development within conservation areas will need to accord with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Core Strategy of the Local Plan contains an objective 'to maintain and enhance the quality of the distinctive natural and built environment'. The Core Strategy also provides general advice supporting the retention and enhancement of Conservation Areas whilst minimising any significant adverse impact upon them. Conservation areas are also included under general development control policies, particularly those in relation to design where one of the key criteria requires that all new development must have regard to the character of the area and its setting.

This Conservation Area Appraisal provides details and identifies particular features which contribute to and justify its status. The purpose of this conservation area appraisal includes:

- a definition of the special character of the conservation area through its special qualities: layout, uses, architecture, setting, open spaces, topography and archaeology
- an analysis of the area's history, development and current status
- a guide to managing future change



Easton Conservation Area

2 GENERAL CHARACTER SUMMARY

Easton is a small picturesque former estate village of clear, linear form with a nucleus created by the small green, church, pub and the serpentine boundary wall to Easton Park. The former mansion, Easton Park, although now demolished (1925), has left its indelible mark on the architecture of the village, with a large number of attractive buildings remaining. The village closely follows the line of the River Deben presenting some attractive views along and across the river valley.

Easton has a fine example of a serpentine wall which was built around the parkland setting of the former Easton Park. At one time the serpentine wall was one of the largest of its kind in England, although large sections of it have now, sadly, been lost. The former parkland of Easton Park remains one of eastern Suffolk's most significant historic designed landscapes, and the park's importance is highlighted within Suffolk Coastal Council's Supplementary Planning Guidance Document 6 *Historic Parks and Gardens* (1995). It retains prominent trees, including cedar, oak, pine, beech and yew, which form an imposing and eye-catching backdrop to the north of the village and are critical to the character of the Conservation Area.

Similarly important is the wider landscape to the south of the village. The River Deben runs in a meandering loop through water meadows. The main village street follows the river valley along sloping ground so the land gently drops away on one side whilst banks, walls, trees and buildings frame the views to the north. The Suffolk Coastal Local Plan includes the whole of the village and the Conservation Area in the Deben Valley Special Landscape Area.

The buildings in Easton consist almost entirely of frontage development, principally older buildings of a variety of styles, forms and scales. They comprise mainly individual houses or pairs of houses. Most are set back a little from the road and are built parallel to it. Two obvious exceptions to this are in the centre of the village where the buildings pull away from the road to enclose the small village green and mid-way along The Street where a small group, (Downton Cottage and Jasmine Cottage and those in between them), are built on the back edge of the footway.

In spite of the variety of buildings in the village the whole scene is remarkably cohesive. The relationship between buildings, spaces, vegetation, the topography of the land and the gentle curve of the main road through the village, all combine to create an atmosphere of visual harmony. The vast majority of the buildings retain their traditional finishes and materials, although some exhibit details that were applied at a later date to maximise their aesthetic potential.

It is clear that the village was consciously "improved" in both the early and later 19th centuries with the erection of new buildings and the addition of "picturesque" details to existing ones. This "Estate Village" character in fact derives from the ownership of Easton Park by the Earls of Rochford and Dukes of Hamilton. Many houses exhibit the same "Gothick" casement windows, and massive ornate brick chimney stacks (always a favourite with "picturesque" improvers) have been added to many buildings. There is also a small detail, a quatrefoil motif, which can be found on a number of buildings including the gables of Jasmine and Rose Cottage and also in the gables of the dormer windows on the White Horse Pub.

Influencing the historic character of Easton to this day is the presence of the Easton Harriers Hunt and kennels forming a strong connection to country life and an integral part of village character.



The new buildings which were constructed in the 19th century and the alterations which were made to existing ones were designed in various architectural styles using not only thatch, render and half timbering in the picturesque manner but also slate and white brick in the Greek revival style. In fact a wide ranging palette of traditional materials was used, complementing those already in existence. The overall effect of this is very interesting and attractive and adds greatly to the unique character of the village and its Conservation Area.



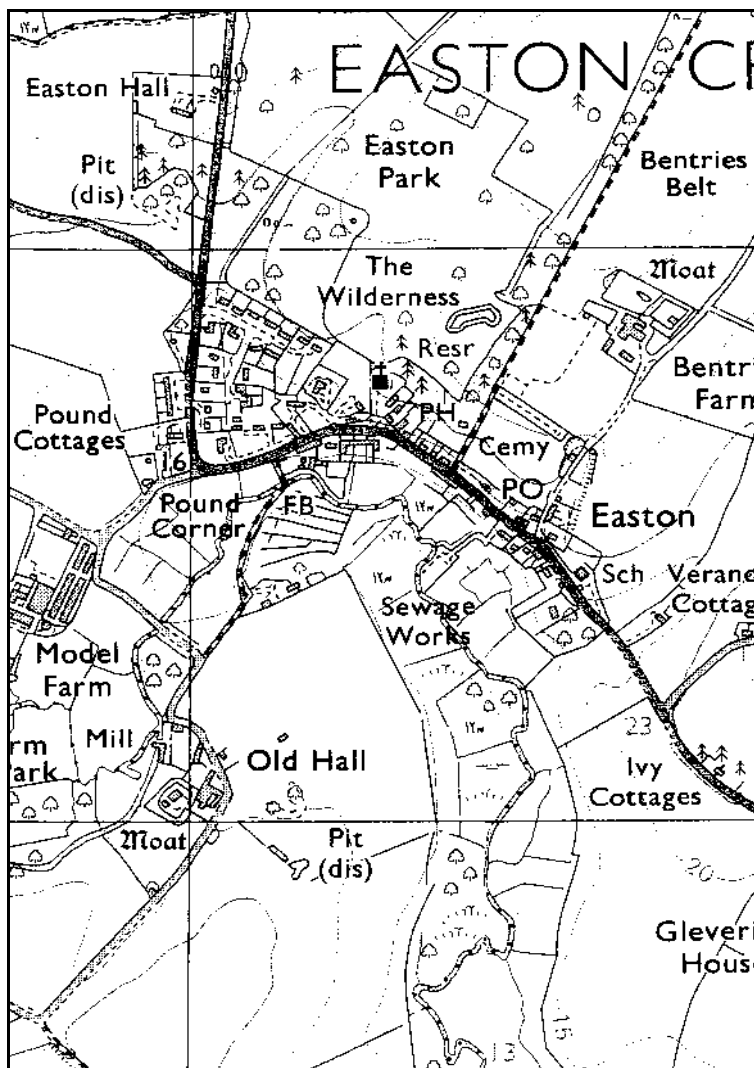
Easton: Aerial View 2001

3 TOPOGRAPHICAL SETTING

Easton is a small inland village in east Suffolk about two miles north of Wickham Market and three miles south of Framlingham, both small market towns. The village centre lies along The Street, which wraps itself around the northern bank of a bend in the River Deben. From here the river runs eastwards and then southwards to Woodbridge, before eventually reaching the North Sea at Felixstowe Ferry. The river forms the southern boundary with the adjoining parish of Letheringham.

Both the nearby market towns were served during the early 19th century by turnpike roads: Wickham Market was on the Ipswich to South Town (Great Yarmouth) Trust's road up the east coast and Framlingham was on a branch road, now the B1116 passing two miles east of the village. From 1859 passengers could also join the railway network at either Wickham Market (Campsey Ash) on the East Suffolk line from Ipswich to Lowestoft, or at Framlingham on a branch line that closed to passengers in 1952.

The soils locally are the heavy clays of 'High Suffolk', best suited for arable farming. The underlying geology, exposed in the river valley, is essentially crag deposits, sands and gravels laid down during the Pliocene period over the chalk, which underlies all of Suffolk at depth.



Extract from Ordnance Survey Map

4 ARCHAEOLOGY AND HISTORY

The earliest site within the parish of Easton listed in the Suffolk County Historic Environment Record to date (2014) is a burnt flint patch believed to be of Neolithic date. The site of an 'undated' ring ditch may well be the remains of a Bronze Age barrow. Roman finds have not been extensive but include a few Roman coins and the remains of a drinking vessel.

The church and graveyard are listed along with three medieval moated sites, the one at Bentries Farm in School Lane, just outside the Conservation Area, is a Scheduled Monument. At another site some 13th and 14th century pottery was found.

Easton was the site of a fair until the end of the 17th century. The name Mill Mount is recorded on the Tithe Map possibly suggesting the site of a long vanished windmill.

The mansion (sometimes known as The White House) was built c.1627 for Sir Anthony Wingfield and stood close to the west end of the parish church which it faced. An earlier, medieval mansion may have stood elsewhere in the park. The Wingfields were responsible for laying out the landscape feature known as 'The Wilderness' a late 17th century radial system of straight diagonal pathways meeting at a circular clearing within extensive woodland.

The house and estate were purchased in 1708 by the 1st Earl of Rochford. The 5th Earl Rochford was responsible for remodelling the house and improving the park. He also built the serpentine wall which remains one of the village's most distinctive features. It is possible that the road leading to the village was also diverted around this time.

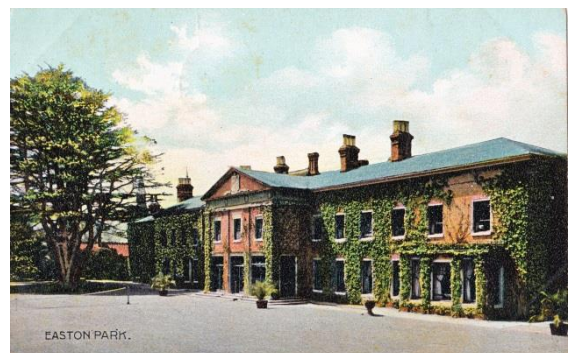
In 1830 the estate was inherited by the 10th Duke of Hamilton. His wife Susan who was the daughter of William Beckford (builder of Fonthill Abbey) appears to have been the instigator of a number of improvements on the Easton estate

including the rebuilding of a number of cottages and the construction in 1852 of the first village school (now the Village Hall).



The Round Cottage c.1910

At least two architects are believed to have worked at Easton for the Hamiltons in this period: the fashionable London architect Thomas Collcutt produced designs for new estate buildings c1879, whilst the inventive Ipswich architect Brightwen Binyon also probably worked for the estate.



The classical garden front of the demolished mansion

In 1874-75 the mansion was again extended and remodelled for William 12th Duke of Hamilton. The 12th Duke also built a grandiose new hunting stable for 50 horses (demolished), a private gas works (demolished), and also the fine model dairy farm known as Easton Park Farm for his wife. He also altered the grounds and built many estate cottages. In 1892 the mansion was further extended and a new village school was also built.

A small brick works operated within the parish in the mid to late 19th century possibly to provide building materials for the Hamilton's estate.

In 1895 the 12th Duke died leaving vast debts despite owning 157,000 acres. His widow and daughter moved to Martley Hall and the mansion was let. The last occupiers of the mansion were probably Mary, daughter of the 12th Duke, and her husband who later became the Duke of Montrose. In World War One it became a military hospital.

In 1919 the 4,833 acre estate was broken up and sold at auction; the mansion failed to sell, however. In 1923 the mansion was eventually sold to the Vestey family who demolished it in 1925. A number of houses in the area however retain fixtures and fittings from the demolished mansion.

The Easton estate gas works which stood close to the Village Hall is shown on Ordnance Survey maps up till the 1950s, but has since disappeared.

The immediate site of the mansion was developed for housing in the later 1970s; its extensive parkland however remains largely intact.



The late nineteenth century entrance front of the mansion.



All Saints' Church tower

5 QUALITY OF BUILDINGS

The Grade I listed Church of All Saints is mostly 14th and 15th century, with a 13th century tower, and was restored in the late 1880s. The tower is square at its base and octagonal with a rendered finish below the parapet at the top. The remainder of the church is built of flint rubble with stone dressings and has a plaintiled roof to both nave and chancel.

There is a very extensive serpentine wall, forming the boundary to the park of the former White House (or Easton Park), which is attached to the church in two places to allow private access via the north porch from the estate grounds. The wall is Grade II listed in Suffolk red brick and continues as a boundary wall along the north side of The Street westwards and around the corner into Framlingham Road. Within this there remains the former main gateway, also Grade II listed, with its large brick and stone piers and elaborate wrought iron gates.

These together with the late 19th century former Estate Offices within (now converted into two houses) give an indication of the former grandeur of the mansion demolished in 1925.

The majority of the other listed buildings in the parish are Grade II cottages and farmhouses, many of them formerly part of the estate. They include three picturesque 'roundhouses' built for senior estate employees in the late 19th century.

The majority of buildings within the Conservation Area are presently unlisted. This status does not diminish their intrinsic value or their important contribution to the character and appearance of the Conservation Area, and their character-defining features should be retained. Those that make a positive contribution to the Conservation Area are identified on the Summary of Character Features Map on page 40. Loss of a building that makes a positive contribution to the Conservation Area will be treated as substantial harm to the designated heritage asset.



Serpentine or crinkle-crankle wall



Former Estate Offices



Render and pantile



Painted brick and pantile



Flint and pantile



Red brick and thatch

6 TRADITIONAL BUILDING MATERIALS

Eastern Suffolk's traditional palette of vernacular materials is well represented within the village, both on listed and unlisted buildings. Many of the early and later 19th century estate cottages also utilise these materials in a conscious attempt to echo the character of the village's earlier dwellings.

The village's timber framed houses are largely rendered. However, a number of the estate cottages built in the 1870s and 1890s (for example 1-4 Pound Cottages) have applied timber framing to their upper storeys in the style made popular by architects such as Richard Norman Shaw. These 'vernacular revival' details are also visible in published designs of 1879 by the architect Thomas Colcutt for houses on the estate. Colcutt's designs do not appear, however, to have been carried into fruition. Nos. 7 and 8 Pound Cottages nearby are contemporary to their neighbours, but in flint with red brick dressings and diaper work, embellishing their façades.

Many of the estate cottages have 'Gothick' windows and door openings or other details which were fashionable in 'cottage orneé' buildings of the early 19th century. At Easton however, these details were still in frequent use in the mid 19th century and were again adopted for the 'round houses' built by the estate towards the century's close.

Gault and Suffolk white brick appears at the other end of the village in 'The Hall', and Jasmine and Rose Cottages, two severe Greek revival style cottages which are enlivened by quirky 'Gothick' detailing to memorable effect.

Roofs of varying shape also employ most of the Suffolk palette, ranging from thatch, plaintile, pantile (including the black glazed variety) to slate on some of the more recent buildings. The elaborate thatched roof covering of at least one estate cottage has been replaced by tile, somewhat to its detriment.



Applied 'timber framing' and red brick



White brick and slate

7 CHARACTER OF SPACES

The village of Easton comprises a linear street running roughly west to east squeezed between the line of the River Deben to the south and the former Easton Park estate to the north. The Street runs on slightly higher ground along the north bank of the River Deben, at its nearest a mere fifty yards or so distant from the water.

At either end of The Street, roads come off northwards, Framlingham Road at the western end and the cul-de-sac of School Lane at the eastern.

Essentially in two sections, The Street has a bend at the church, where a small green punctuates the village centre. This green has an attractive uncluttered traditional character that contributes positively to the conservation area. West of here, for a short distance there are buildings on the south side of the road facing the serpentine on the north side. Behind this wall there are now further buildings, but these are not immediately visible.

To the south-east from The Green, there is development on both sides of the road, but it is intermittent, allowing views especially to the south across the river. The buildings are mostly set back slightly from the road with garden frontages, except for one short section halfway along where four buildings in a row on the southern side abut the pavement.



The Green



The Green

8 TREES AND GREEN SPACES

The most significant green space in Easton is the historic parkland of the now demolished mansion. The Suffolk Coastal Local Plan contains special provisions for the safeguarding of this and other historic designed landscapes which are explained within Supplementary Planning Guidance Note 6.

The green spaces surrounding the estate cottages within the village were laid out in the 19th century as an extension of this parkland and are often as carefully designed as the cottages themselves. The most significant of these is probably The Green in front of All Saints Church and the inn.

North of The Street, the trees provide a green backdrop to the village, which has been given the protection of Tree Preservation Order No.52 made by the former East Suffolk County Council. This covers large areas with trees in The Wilderness, the Churchyard and Bentries Belt adjoining School Lane. These trees include cedar, lime, pine, larch, oak, beech, sycamore, Chile pine and Wellingtonia. The TPO also covers individual specimen trees adjoining on The Street and Framlingham Road, which include examples of chestnut, lime, silver fir, beech, spruce and silver birch.

These and many other trees in the area are of a similar maturity and will need steps taken to bring on younger specimens to maintain the well-treed character of the Conservation Area.

More trees can be found in the wetland habitat south of the Conservation Area, adjoining the River Deben, where there are alder, willow and poplars.

The importance of trees and tree groups within the conservation area and its setting is highly significant for their contribution to its character and appearance.



Easton Park



Adjacent the churchyard

9 COUNTRYSIDE SETTING

The grain of the whole village is no more than one plot deep set in the countryside. Other than a few terraced properties, most buildings are set well apart allowing views from the road between them through to the countryside beyond. These are key characteristics of the village setting worthy of retention and protection.

In addition to the roads there is a network of definitive footpaths connecting the village's diverse parts both with each other and further afield.

Footpath No.1 connects from the minor road west of the village towards Hoo, northwards and then eastwards around the village outskirts to the Framlingham Road, crossing the road to Kettleburgh en-route.

Similarly footpath No.3 joins Framlingham Road in the north to the eastern end of The Street passing around the outer edge of Easton Park in the process.

To the south a connection across the river is made by footpath No.4 off the western end of The Street, which continues along the southern bank upstream as Letheringham footpath No.7.

The whole area in which the Conservation Area is set forms part of the River Deben Special Landscape Area. This local designation indicates the high quality of the landscape that forms an important setting to the village.



Deben flood plain



Start of Footpath 4

10 FORMER USES

Early 17th century records confirm the agricultural origins of the settlement with 10 yeomen, 5 husbandmen, a blacksmith, a tailor, 2 labourers and a weaver amongst the residents.

Later 19th century directories list 9 farmers, a blacksmith, a wheelwright, a cooper, a hedge carpenter, a land agent (for the estate) and a number of shopkeepers.

The Tithe Map apportionment of 1838 also gives a good indication of the range of traditional industries in the village in the 19th century. Apart from many fields in use as arable or pasture, the former linen industry is represented by an entry of 'Hempland'.

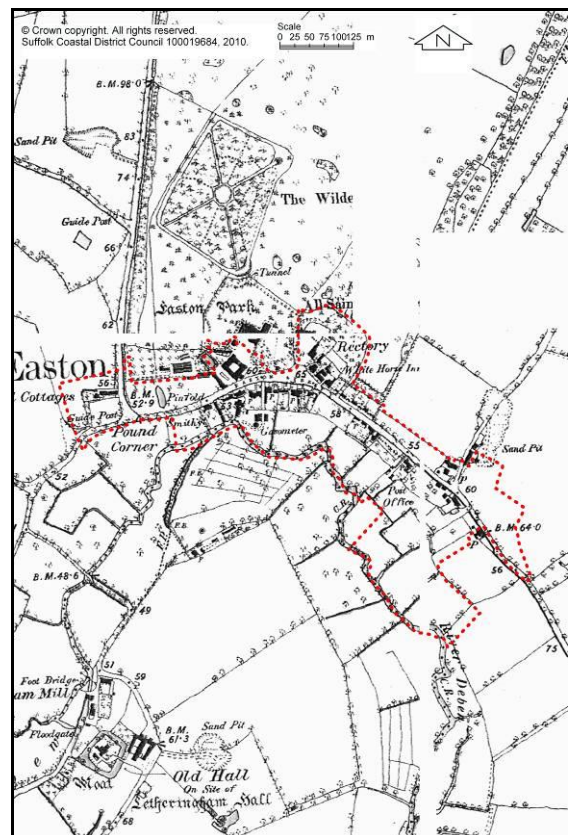
The extractive industries are also to be found with 'Gravel Pit' near the river and elsewhere 'Sand Pit Piece' and 'Clay Pits', the produce from the latter presumably used near the field called 'Lower Brick Kiln'.

Overall the benign stewardship of the estate is particularly visible in Easton with its model farm, the serpentine wall, the roundhouses and other decoratively styled estate cottages and, for example, how the blacksmith's forge was turned back to front to face away from The Street.

An important historic use that is still extant is the kennels that support the Easton Harriers Hunt. The use makes an ideal fit for the buildings that are occupied in the village and its retention is very important for its contribution to village character.



Former coach houses



19th century map

11 PROPOSED ENHANCEMENTS

The generally spread out nature of Easton has meant that there has been some modern infill around the village. Unfortunately some of this has not been up to the standard of design that might be expected in a Conservation Area, introducing into the village modern non-traditional materials and forms along with unsightly interruptions to the street frontage to accommodate the motor car.

In addition some of the traditional buildings have also suffered with instances of uPVC windows and there are rather too many fine brick buildings now painted over. Some could be stripped back to their originally intended finish.

Otherwise there is little in the way of commercial intrusion and only a small section of serpentine wall that needs repair.



Modern infill

**12 STREET BY STREET
APPRAISAL**

12.1 Eastern entry to the Conservation Area

The road from Wickham Market is relatively narrow as it enters Easton village with high banks, and hedgerows. There is a pair of modern bungalows on the left hand side which are excluded from the Conservation Area. Next to this **Hurrens and Flowery Patch** is a pair of semi-detached painted brick cottages built close to the edge of the road. They have brick parapet gables and hood moulds above the timber casement windows. The roof is covered in clay pantiles and there is a massive central chimneystack along the ridge. A brick Gothic arch in the centre of the front elevation may have been an original doorway.



Easton Primary School

Easton Primary School is a very good and relatively unaltered example of a late 19th century village school that is a local landmark building. It was built c.1892 at the cost of the Duke of Hamilton to replace the small building which is now the Village Hall. It also contained a school master's house when originally built. The School is located on the north side of the road in an elevated position. It has a new pantiled roof with decorative ridge tiles. The original richly decorated barge boards on gables and dormers have been retained, as has the half timbering and tall decorative chimneys which can be seen above the boundary hedge. Below, the walls are in red brick and there are some tall, small paned timber windows which are so typical of late Victorian school architecture.

Although the Primary School marks the entrance to the village, the impression of entering a built-up area is gradual and it is not until School Lane that the rural character of the road changes to one where buildings become more dominant. On the south side of the street, the Conservation Area encompasses a large part of the river valley as well as a pair of modern semi detached single storey dwellings.



Off Stump, Middle Stump and Meadow View

To the west, opposite School Lane, **Off Stump, Middle Stump and Meadow View** are three Grade II listed two storey cottages constructed in the 17th century. Timber framed and plastered, they have a steeply pitched clay pantiled roof with two large brick chimneystacks along the ridge. The small paned traditional windows on the front elevation have metal opening lights and pointed arches over the top lights. Like all the other buildings on the south side of the road they are set down below road level which is an attractive characteristic of the street scene. Off Stump has a boarded door at the left hand end and Middle Stump has a central six panelled door whilst the entrance to Meadow View is in a weather boarded flat roofed extension on the right hand gable. This is in turn attached to some weather boarded outbuildings with clay pantiled roofs.

12.2 School Lane

School Lane has a gentle incline up from The Street heading northwards. Here, there is an attractive group of buildings, some located fairly close to the edge of the road. Traditional built forms, details and materials combine with the soft rural landscape of grassy banks, trees, shrubs and hedges to create an attractive small enclave.



No.1 School Lane

On the north-east corner of The Street and School Lane junction, there is a modern bungalow which is reasonably well screened by trees and shrubs. Further up, on the eastern side, **No.1 School Lane** is a red brick building located close to the edge of the road with a clay pantiled roof. The windows are plastic replacements and the door is also modern. These detract from the otherwise positive contribution that this building makes.



White Cottage

Projecting forward is the flint faced wing of **White Cottage** with its clay pantiled hipped roof. The boarded door has a new gabled canopy over and there are two modern leaded light timber casement windows in the right hand return wall.



White Cottage

Alongside, to the north, is a wing which used to be a separate dwelling positioned parallel to the road. Above its rendered front elevation is a shallow pitched clay pantiled roof with a brick stack and small lean-to on its left hand gable. There is a large chimneystack at the junction between the two roofs.



Sunnyside and Rose Cottage

On the north-western side of the junction of School Lane and The Street, **Sunnyside and Rose Cottage** are a semi-detached pair of attractive rendered cottages with a clay pan tiled roof, large chimneystacks on each gable and a further one along the ridge. From the front, which faces The Street, they have the appearance of a typical vernacular Suffolk timber framed house with small paned casement windows (Rose Cottage has modern replacements) and two traditional doorways. There is a small pantiled lean-to attached to the chimneystack on the gable adjacent to School Lane.

To the rear there are some very large pantiled, red brick extensions. These are not an unattractive combination of two-storey mono-pitched structures, along with single-storey lean-tos and gables finished off with traditional barge boards and capping pieces. There is a pleasant, small red brick outbuilding to the rear of Rose Cottage.



Rose Villa

Alongside the attractive front gardens of Rose Cottage and Sunnyside, to the west, is the flank wall of **Rose Villa**. With its rendered, flint and red brick walls with exposed timbering and small paned casement windows it is a house of distinctive form and appearance that makes a unique contribution to the conservation area. There is a large brick stack in the eastern slope of the roof which unfortunately has been recovered in concrete pantiles.

Rose Villa with Sunnyside and Rose Cottage form a very attractive, modest group that makes a good contribution to the village character.

(also, see Section 12.3, below, for further appraisal of Sunnyside, Rose Cottage and Rose Villa).

12.3 The Street (east of The Green)



Sunnyside and Rose Cottage

Beyond School Lane, the front elevations of Rose Cottage, Sunnyside and Rose Villa face The Street. Set back behind a bank with a rather unattractive fence, it is a shame that the interesting relationship between the two buildings is disrupted by the row of tall conifers.



Rose Villa

The front elevation of **Rose Villa** is particularly attractive. It has a painted brick ground floor with a canted bay window with a hipped roof. The first floor is half timbered with red brick 'nogging'. Above

the pair of first floor casement windows, the wall is jettied out on decorative timber brackets. Above this the roof has a small projecting hip. The modern front door has a hipped roofed canopy and is located within a parapeted lean-to attached to the left hand side. There is tall brick stack on the western elevation, above the lean-to. This elevation is similarly detailed in red brick and exposed timberwork.



Former Post Office

To the west of Rose Villa is the former Post Office, a modern single storey building with two large curved bay windows and a shop front.

Beyond and opposite, there are modern houses and bungalows. The low traditional red brick and flint boundary walls and the trees and shrubs help to soften the impact of this recent development. It is a pity that the traditional red phone box has been replaced with a rather inappropriate modern version.



Cobblers

The next traditional building in the street scene is the Grade II listed **Cobblers** on the south side. Once a terrace of three cottages, it is now a single house. This timber framed and plastered building dates from the 17th century. The roof is plaintiled at the front and pantiled to the rear. There are three rather unusual dormers with long catslide roofs and shallow gabled heads. The casement windows also have angled heads, some with square leaded lights, others have timber glazing bars. There is a large chimneystack along the ridge and another on the right hand gable. This gable is part weather boarded and has some small lean-to roofs attached. The plain doorway on the front elevation has a six panelled door. To the right hand side is a rather intrusive 20th century lean-to extension.

Cobblers has quite a large curtilage, as does the adjacent property to the west. This important gap between the two buildings is wide and beyond the boundary wall and hedges are important views of rural gardens with pantiled timber outbuildings, mature trees and shrubs. The views encompass the water meadows of the Deben beyond.

Downton Cottage, The Hall, Rose and Jasmine Cottage form a very attractive group, although Downton Cottage is very different from the other three.



Downton Cottage

Downton Cottage, which is Grade II listed, is a late 16th or early 17th century timber framed house, constructed in two stages. It is positioned at right angles to the road and has a large 19th century brick chimneystack on the roadside gable. There is another large stack along the ridge and a part rebuilt 17th century chimney on the southern gable. The walls are mainly rendered and lined in imitation of ashlar stonework, although some is painted brickwork. The windows are very attractive casements, some with leaded panes and some with glazing bars. Interestingly, many have shallow pointed heads.

The other three in this group are located parallel to the road and were constructed in the early to mid 19th century in a severe classical style as three estate cottages. They have shallow pitched slate roofs and white brick walls. They appear single storey but due to the slope of the land they are two storeys at the rear. This configuration further emphasises the topographical relationship between the village street and the river valley.



The Hall

The eastern cottage known as, **The Hall**, is a severe, pedimented classical cottage built in gault brick, which dates from the second quarter of the 19th century. Its present name probably dates from its use in the 1970s as a Kingdom Hall for Jehovah's Witnesses.

Its principal and return elevations are embellished with pilasters. Unfortunately some of the facing brickwork on the front elevation has been painted over. Its central bay has also been altered and its door and window joinery largely replaced. The right hand bay has a quatrefoil in a square panel. The left hand bay has a square modern window. The gable ends have an overhanging roof forming a broken pediment. The left hand gable has a semi-circular arch with a modern window. Beyond, to the rear, is a single storey pantiled extension.



Jasmine Cottage

Rose Cottage and **Jasmine Cottage** are Grade II listed and were originally a matching pair. Slightly different to The Hall, they are a little taller and do not have the pediment on the front elevation. Pilasters form three bays on the front and the gable ends are detailed to form a broken pediment. Originally along the front, there were three dummy cross windows with semi-circular arched heads and glazing bars in a geometric pattern. The centre one on each cottage has been altered. Below these were three semi-circular blocked openings. The centre one on Rose Cottage, like the dummy window above, has been replaced by a modern window. The gable ends of both cottages have chimneys. The quatrefoil motif in a square panel is repeated on three of the gables, whilst the western gable of Jasmine Cottage has a dummy window which matches those on front.



Rose Cottage and Jasmine Cottage



View from The Street looking towards the River Deben

Beyond this group on the south side of The Street lies a notable area of open space within the village centre. Combined with the small car park, this space provides good views out over the low brick and flint boundary wall to the river valley beyond. These open views are particularly pleasing when approaching from the village green to the north-west.

The openness of this gap, and other gaps in the village street and the rural views they afford, form important elements of the character of the village. This gap in particular provides a pleasant contrast to the built-up, linear form of the village street elsewhere and allows the backdrop of the rural landscape to form an integral part of the appearance of the village centre. Certainly, the open nature of the site provides a delightful setting for the various buildings in the vicinity.



Pump House and Lavender Cottage

Opposite Rose Cottage and Jasmine Cottage, on the north side of The Street, behind a white brick wall and hedge, are **Pump House and Lavender Cottage**. This substantial pair of semi-detached senior estate workers houses is set back slightly from the road on higher ground. They were built in the late 19th century, in red brick with a plaintiled roof, and have a matching pair of half timbered projecting gables at each end with canted bay windows under a jettied first floor. In between is a flat roofed leaded dormer above a central recessed entrance porch. There are three massive square red brick chimneystacks. A highly attractive pair, Pump House and Lavender Cottage still retain their original small paned casement windows and make a very good contribution to the conservation area.



Rosemary Cottage

To the left is a pair of rather unattractive garages with flat roofs and metal doors. Tucked just behind is a pleasant little 19th century single-storey dwelling,

Rosemary Cottage, with brick parapet gables and a clay pantiled roof. Unfortunately the original brickwork has been painted over but the white facing brick on the pair of chimneystacks along the ridge of the roof remains. The front elevation has three, three light casement windows with Gothic arched heads and leaded lights. There is a decorative projecting fascia above each with a scalloped edge. This is repeated over the front door.



Almond Tree Cottage

A white brick retaining wall runs along the frontage here and to the west of Rosemary Cottage is **Almond Tree Cottage**. This is another attractive single storey dwelling comprising a long wing to the left which abuts a recently altered higher wing which is shorter and has a lean-to conservatory attached to it at the front. The left hand wing is similar to Rosemary Cottage with its painted brick walls and long, clay pantiled roof. The leaded windows are again arched but they are not the originals. Two of the windows have decorative bracketed hoods over and there is a small square bay window. The doorway in the right hand wing, alongside the conservatory, has a boarded door with a Gothic arched head. There is a parallel single storey wing to the rear.

Ivy Cottage

Beyond a driveway, the brick boundary wall continues, this time with more red brick in it. A large yew tree almost envelops a small timber boarded outbuilding with a black glazed pantiled roof. To the west can be seen the pair of gables on the eastern elevation of the rather quaint **Ivy Cottage**. The clay pantiled roofs, chimneys, traditional bargeboards and eaves detailing, painted brick and rendered walls, boarded door and old Suffolk style casement windows make this little cottage an important addition to the Conservation Area.

12.4 The Green and its surroundings

The small village green at Easton is triangular in shape; The Street forms one side and a cluster of listed buildings including the village pub, form another. The impressive wall of Easton Park and the parkland trees beyond form the third side. At the top of the triangle, set back, is the medieval All Saints Church. This group view afforded by the arena of the green is one of the best in Suffolk.

The White Horse Pub, along with its ancillary buildings, and The Cottage, on the north eastern side of The Green are small scale picturesque structures, mostly of a single storey with attic dormers. In the 19th century great care was taken by the estate to remodel these 16th or 17th century buildings and those adjoining in them in The Street. They provide a pleasing counterpoint to the scale and grandeur of the church and the imposing adjacent brick estate walls and gateways.



The White Horse Inn

The White Horse is listed Grade II and dates from the late 16th or early 17th centuries, although its facade is 19th century. Timber framed and rendered, its roof is covered in pantiles on the front and pantiles to the rear. To the left hand side is a short, two storey range with a single three light leaded casement window on each floor. These have pointed arched heads. To the right, on the ground floor, is a panelled door with a rustic lean-to timber porch.

The eastern wing, which has similar windows, is one-and-a-half storeys with two gabled dormers with arched headed windows and a quatrefoil motif above. The doorway has a four centre arched door and a hipped rustic porch. Either side of the porch are two wider three light windows, the central light having a shallower arch over. There is a massive red brick chimneystack with four octagonal flues along the ridge and another rectangular stack on the left hand gable of the two-storey wing. The White Horse has some very pleasant outbuildings to the side and rear.



The Cottage (or Agent's House)

The Cottage is set back behind a low brick and flint wall. It probably dates from the 16th century but has a 19th century facade and is listed Grade II. Of one-and-a-half storeys, timber framed and rendered, the roof is covered in modern pantiles. The roof has a half hip to the left hand side, and matching chimneys on its right gable and along the ridge line, both with decorative vertical shafts of brickwork. There are two catslide dormers with three light leaded casement windows with pointed arched heads.

The ground floor windows are taller and have metal opening lights and scalloped dripboards. The doorway has a five panelled door, the upper panel glazed, and a hipped, pantiled porch with rustic wooden supports similar to those on the White Horse. There is a lean-to garage attached to the western end. Pre-First World War photographs show this house

with a thatched roof; its porch was also elaborately thatched.



The Rectory from The Green

Set back behind The Cottage and located alongside the church, is **The Rectory**. Whilst appearing mid 19th century, this Grade II listed house has a core which probably dates from the 17th century.



The Rectory from the churchyard

Much altered and extended, the earlier work at the rear forms a single range built in at least two stages. Timber framed, with brick and render walls and a plain tiled roof with tall chimneystacks, it forms an attractive juxtaposition to the church and the churchyard. There are various casement windows including two pointed arched casements in the taller range facing the churchyard. The mid 19th century red brick street elevation has two prominent gables with a single-storey leaded canted bay to the left and a two-storey square bay to the right. The windows are sashes of varying proportions. The paired sashes above the canted bay have a decorative hood mould. Behind each gable there are

chimneys with circular shafts on octagonal bases. The grounds of the Rectory with its mature trees contribute very significantly to its setting and that of the adjacent church.

The Rectory is set back with a front garden and gravelled driveway bounded by a low white brick wall. The open space and mature planting merges with the triangular churchyard with its hidden away pedestrian entrance next to the corner pier of the adjacent tall brick walls of Easton Park.



All Saints Church

The Church of All Saints at Easton is Grade I listed and largely medieval but was restored in the 1880'. Constructed out of random flint and rubble with stone dressings, the roofs are plaintiled. The upper part of the tower is rendered and because it is surrounded by mature trees it is often the only visible part when viewed from outside the churchyard. The church tower with its clock face is an interesting landmark. Its lower part is square, the upper part is octagonal and rendered but it is finished off in a crenellated parapet of knapped flintwork. The junction between corners of the square and the octagon has areas of sloping stonework which appear as massive buttresses when viewed above the trees.

A good collection of historic gravestones survives within the churchyard, which contribute significantly to the setting of both the church and former Rectory. The western and southern sides of the churchyard are overlooked by a further stretch of serpentine wall.

12.5 The Street (west of The Green)



Gateway to Easton Park

The gateway to Easton Park and the attached walling are all Grade II listed structures. The impressive decorative gate piers and gates and the red brick walling with heavy square panelled piers in white brick are extremely important features in the village centre, as is the section of curved wall which can be glimpsed through it.



Wall to west of the gateway to Easton Park



Former Estate Office

Through the gates can be glimpsed the **Former Estate Office** together with other surviving estate buildings. Now converted to residential use The Estate Office has a tall octagonal roof covered with pantiles. It probably dates from c1874-1875. This is terminated with wooden louveres above which is a lead clad spire and weather vane. Within the roof there are some small gables with decorative barge boards. The walls of the upper storey are rendered with applied half timbering and there are some modern casement windows. Below this are some shallow pitched pantiled roofs over the larger ground floor which is faced in red brick. This building is particularly intriguing when viewed from The Street. There are glimpses of interesting roof forms, red brick walls, half timbered gables, decorative chimneystacks and white painted windows.



Former Carriage House, Easton Park

Facing this across the site of the house's extensive stable block (demolished c1925) there remains a range of late 19th century

coach houses which are now used as garages. One of the original openings has been replaced by a window.

Opposite The Green, on the south side of The Street, the land continues to drop away sharply. Here the attractive traditional buildings, although mostly two storey with steeply pitched roofs, are set well down from street level. This accentuates the low, small scale of the vernacular buildings in this part of the village.

A magnificent horse chestnut on the south side of The Street opposite The Green is a major focal point. Located on the inside of a bend in the road it combines with the adjacent lime trees and other mature trees to create a visual link with the impressive parkland trees beyond the wall and around the church.



The Green and Lime Tree Cottage

The Green and Lime Tree Cottage, facing the church on the south side of The Street, along with the house to the rear, were probably originally one house. Grade II listed and dating from the early 17th century, they have mid 19th century neo-Tudor alterations and extensions. The front range is timber framed and plastered with a steeply pitched pantiled roof. There are massive chimneystacks with linked octagonal flues, moulded bases and star caps. The windows are mullion and transom casements with mostly diamond leaded panes and hood moulds. There is a canted bay window to the left hand side alongside the six panelled door with the upper panels glazed.



Outbuilding at The Green

To the east of The Green and Lime Tree Cottage is an attractive little detached single storey outbuilding with painted brick walls, clay tiled roof, pointed arched leaded windows and a boarded door. Below the chimney on the road side gable is the shape of a cross picked out in flintwork. The frontage boundary treatment along The Street is a timber picket fence and low hedges.



Double Bungalow

The frontage hedge continues westwards and behind the trees and shrubs is a long, low single-storey cottage formerly known as Double Bungalow with a hipped black pantiled roof, painted brick walls and the familiar leaded light windows, this time with arched heads formed by three curves. There is a large chimneystack along the ridge line with a linked pair of octagonal flues. The central front door is set within a wide shallow arch with panels on either side. The building adds positively to the streetscene and villagescape.



Easton House

Alongside, to the west, is **Easton House**, a Grade II listed building with a double pile plan form and an 18th or early 19th century frontage. There is some earlier work at the rear along with a mid 19th century wing. The walls are painted brick and the roof is pantiled with decorative ridge tiles. The barge boards are heavily decorated and there are two chimneys with paired octagonal flues at each end of the ridge. There are three, three light square leaded casement windows at first floor level with pointed arched heads. The central doorway has a six panel door with a rectangular fan light with ornamental glazing bars. The doorcase has architraves, a frieze and cornice and panelled linings. To the left hand side is a fine early 19th century shopfront with two shallow canted bays with small panes of glass. The central shop doorway is bricked up. Four carved console brackets support a moulded frieze and cornice.



Black and White Cottages

Set slightly further back from the road and lower down is the picturesque Grade II listed **1 and 2 Black and White Cottages**.

These were a pair of estate cottages which, although originally dating from the 16th century were restored and enlarged in the mid 19th century in the 16th century style. Comprising a central range with two projecting cross wings either side, they have closely spaced applied half timbering to the walls and a plaintiled roof with crest tiles. The gable ends to the cross wings are jettied with carved bressumers. The central range has a small gable. There are ornamental bargeboards and three decorative chimneystacks with octagonal flues. The windows are diamond leaded mullion and transom casements. The two doorways on the inner returns of the cross wings have six panelled doors with the upper panels glazed and a small gabled hood. There is a small lean-to extension to the left hand wing with matching detailing.



The Village Hall

The Street frontage has a low hedge and an old red brick wall forms the boundary between Black and White Cottages and the Village Hall to the west. **The Village Hall**, built in 1852 as a school and school master's house, is an attractive single storey painted brick structure with a pantiled roof with decorative crest tiles. There is a projecting parapet gable along the front next to which is a small porch which is similarly detailed. The porch has a doorway with a pointed arch and a boarded door. The roadside gable has a large casement window with small panes and a stepped hood mould. The other windows, also small paned, have pointed arches at the top of the glazing bars. To the right

hand end is a later flat roofed extension. There are two large chimneys with corbelled brickwork. It became a reading room after the present village school was built in the 1890s, and then the Village Hall in the 1920s. It was refurbished in 2011 and makes a positive contribution by virtue of its use and character.



Round Cottage at The Kennels



The Round Cottage in the Edwardian period

Abutting the flat roofed wing of the Village Hall, set back slightly behind a hedge and some large yews, is a low single storey range with a black painted brick wall and pantiled roof. This is part of **Easton Kennels**. The western gable end is red brick and there is an attractive sash window.

Behind is the Grade II listed **Round Cottage**, with its conical thatched roof. Built as an estate cottage in the late 19th century, this rather whimsical structure has red brick walls with casement windows and a canted bay window with a decorative rectangular panel above with a crown monogram. There are two opposite

doorways with pantiled gabled porches with timber clad walls. Within the roof are four eyebrow dormers with semi-circular windows. At the apex of the roof is a chimney with a circular base and four clustered flues.



Cartshed at Easton Kennels

Behind are various outbuildings including an attractive cartlodge built in red brick with a pantiled roof and a gable with applied half timbering and decorated bargeboards. These attractive and important buildings can be seen beyond a timber picket fence, driveway and lawns, with willows and other trees and shrubs at the edge of the river forming a backdrop.



Former Blacksmiths Workshops

To the west, close to the road with a small grass verge in front, is the late 19th century former estate smithy, a single storey workshop range with a vernacular revival style façade to the street and a more utilitarian rear. With its hipped pantiled roof, low eaves, twin gables and decorative rectangular chimneys, it is very much part of the 'Easton vernacular' and significant

for these reasons. Above the low red brick walls with its plinths and corbelling, the twin gables have moulded and carved bargeboards, rendering with applied timbers and windows with glazing bars set between heavy timber mullions. Between the gables is a gabled dormer window which is similarly detailed. There are small gablets at the top of the hips at each end of the building and the ridges have decorative crest tiles.

A good quality 19th century brick wall projects from the western end of the former blacksmiths ending in a square brick pier. The return section which faces onto the public footpath is constructed from reused bricks and stone rubble.



Former Blacksmiths and serpentine wall



Footpath looking towards the Deben

Alongside the western end of this building is a narrow footpath which runs between the trees and shrubs to a simple footbridge over the Deben. From it can be gained very good views of the Round House and the rear of the former Blacksmith's Workshop. This marks the end of the built-up area of the village on the south side of The Street. Beyond here are the water meadows of the Deben with surrounding countryside which is dotted with attractive dwellings and old farm buildings.



Boundary wall to west of the former Smithy



Serpentine wall and Nos. 3-4 Pound Cottages

On the northern side of The Street, beyond the gates to Easton Park, the long serpentine wall follows the road around Pound Corner and north along Framlingham Road. Visually this is the most prominent stretch of the Grade II listed crinkle-crankle wall surrounding the Park. Opposite the Village Hall is another set of impressive gates with decorative brick piers, through which are glimpses of the former estate office and coach houses.



View towards the parkland

Although some rather undistinguished development has taken place within the parkland behind the listed wall and along the Framlingham Road frontage, many of the mature trees have been retained. It is important that these are not lost and that suitable replacements are planted wherever possible in order that the essential character of the area is retained and reinforced in the years to come.

12.6 Pound Corner

West of Pound Corner there are some more 19th century two-storey estate cottages constructed in red brick with pantiled roofs, and black and white half timbering and render to the first floor. Beyond is a group of part flint faced cottages, and alongside is the thatched Round House which is very similar to the Round Cottage at Easton Kennels.



Nos. 1-4 Pound Cottages

Nos. 1 to 4 Pound Cottages are two pairs of mirrored semi-detached former estate worker's cottages which face south over long gardens. Pound Cottages occupy the site of a row of much earlier dwellings which were rebuilt by the Hamiltons at the end of the 19th century. They have paired gables with decorative bargeboards, the windows are casements with glazing bars and the pantiled roofs have crest tiles along the ridge lines and two massive decorative brick chimneystacks, one for each dwelling.

The north elevations have similarly detailed projecting gables and some attractive single storey extensions and outbuildings. The easternmost cottage has had plastic replacement windows fitted. By virtue of their Estate design, visual prominence and architectural merit this group makes a very good contribution and harmful incremental change to it should be avoided.



Nos. 5-6 Pound Cottages

To the west, positioned slightly further south are two more pairs of semi-detached cottages. The right hand pair is **Nos. 5 to 6 Pound Cottages**. These are probably survivors from a cluster of cottages purchased by the estate in the 1850s which were mostly demolished in the late 19th century. Originally flint faced one of the cottages has unfortunately recently been rendered. The right hand pair has a long, fairly shallow pitched, gabled roof covered in light orange pantiles with an off-centre chimneystack along the ridge line. Although both properties have mostly rendered walls now, No 5 still retains some attractive flint work with red brick dressings. Both have some interesting small paned casement windows with small central opening lights.



Nos. 7-8 Pound Cottages

The left hand pair (**Nos. 7 and 8 Pound Cottages**) has a similar form to the half-timbered buildings to the east. Like Nos. 1-4 they are late 19th century replacements of a row of much older cottages. They have paired gables to the southern elevation, pantiled roofs with crest tiles and decorative barge boards and chimneystacks. Instead of applied timbering, the walls are of flint but a similar pattern is picked out with great effect in red brickwork. Some of the original casement windows with their glazing bars survive on No. 8. The northern elevation of both properties has similarly detailed brick and flint projecting gables.



Nos. 5-8 Pound Cottages



The Round House

The Grade II listed **Round House** was originally almost identical to the Round Cottage at Easton Kennels (see Round Cottage for description). However, Round House has an open porch formed by a downward extension of the roof on one side and to the west there is a modern thatched extension and conservatory. Both these alterations, although undermining the original composition, have at least been carried out in a reasonably sympathetic manner. Adjacent are some traditional outbuildings including a small red brick structure with a gabled thatched roof. The Round House, like the adjacent properties, has an attractive open aspect when viewed from the south. This western corner of the Conservation Area has an open, undeveloped character that is essential to retain. Dwellings are set well back from the road with large front gardens evoking a very rural atmosphere. Attractive low hedges, soft grass verges and trees as specimens or as groups, make an important contribution.

13 CONSERVATION AREA MANAGEMENT PLAN

The overall character of Easton is very much one of a picturesque old Suffolk village which retains its traditional form and appearance. Despite some intrusive 20th Century development and some small scale incremental change having taken place, the village continues to retain the special characteristics which strongly justify its conservation area designation.

These special characteristics include, amongst other things, the number and quality of its traditional buildings and the degree to which they still retain their traditional features, the shape form and layout of the settlement itself, and the attractive relationship that exists between the older buildings, the spaces between and around them and the wider landscape. Important natural features such as trees, grass verges, hedgerows and the river and its water meadows, make a major contribution. It is vitally important therefore, that these special characteristics are retained and reinforced.

There are on the other hand, some other characteristics which only serve to undermine the traditional qualities of the Conservation Area. In certain locations overhead wires and their supporting poles are an intrusive feature and concrete kerbing also undermines the soft, rural character of grass verges. Many of the houses that have been built in the village during the last fifty years or so, including development within Easton Park itself, have not adequately respected or reflected the traditional character of earlier buildings or the village as a whole.

Inappropriate new development and the cumulative effect of increment change are a constant threat to the special architectural and historic interest of the Conservation Area. Detrimental change can take many forms, from infill with poorly designed new houses to modern replacement windows in old buildings.

Other undesirable changes can include inappropriate alterations and extensions which do not respect the scale, form and detailing of existing buildings, the use of modern materials and details in the area, insensitive highway works and signage, unsympathetic advertising and the construction of intrusive non-traditional walls, fences, driveways, garages and other structures.

The use of concrete tiles, artificial slates, plastic and aluminium windows and doors, cement render and modern bricks, should all be avoided. So too should the use of brown stain on timber joinery, windows and doors as it invariably appears as a particularly discordant feature in an area where the tradition of using white paint forms an important unifying element in the street scene.

Loose or bound gravel will normally be the most suitable surfacing for driveways and parking areas. Certain types of concrete brick paving should not be used because they have a harsh modern appearance which is very much at odds with the traditional character of the Conservation Area.

In order to protect the character and appearance of Easton Conservation Area the District Council will, wherever possible, seek to prevent such inappropriate changes from taking place. To this end the Council is publishing design guidance and other advisory material and, as the opportunity arises, will assist with implementing specific projects which are aimed at positively enhancing the area.

13.1 Alterations to existing buildings

The particular character of Easton, with its strong prevailing historic appearance, renders it particularly sensitive to the cumulative loss or alteration of key features that contribute to the character and appearance of the conservation area. Such features include windows, doors, front boundaries, chimneys, and roof coverings. Whereas some conservation areas can benefit from the enhancement of their mixed character, others will be slowly degraded over time through the exercise of permitted development rights.

It is proposed, therefore, that a survey be undertaken to identify the extent of existing harmful change and that an Article 4(2) Direction be considered for making in the conservation area which will require householders to seek planning permission when changing any of the following features:

- Front windows
- Front doors
- Chimneys
- Roof coverings
- Removal of front boundary walls and railings

An Article 4(2) Direction removes the permitted development rights of householders within a conservation area to undertake works to their houses without planning permission. Such a Direction is only justifiable where erosion of the conservation area's character through the cumulative effect of unsympathetic works is happening and may not be relevant in every conservation area. The purpose of a Direction would be to encourage retention and repair of original features or their sympathetic replacement or reinstatement, where necessary.

An application for such a planning permission is currently free. The purpose of this proposal would be to encourage retention and repair of original such features or their sympathetic replacement or reinstatement, where necessary. Residents of the conservation area will be sought their views on the proposal for an Article 4(2) Direction before proceeding with it.

13.2 Design of new development

In a conservation area such as Easton the prevailing historic character can make it a challenge to consider what is appropriate for the design of new development and can include high quality modern design. Pastiche or historicist re-creation can be acceptable but is not always achieved well, particularly where existing buildings abound in decorative features, as with the Estate style of the village. Certain characteristics can be used as inspiration without resorting to copying – perhaps a high degree of modelling (three-dimensional effect), the use of projecting bays, or a bold scale or character. Such an interpretation can ensure that new design is both creative and contextual. New development should always respect the grain of the conservation area, including preservation of building lines, relationship to gardens, streets, parking and farmland, scale, density and uses.

Proper account should also always be taken of the impact that new development adjacent a conservation area can have on its setting. Although a conservation area boundary represents a demarcation enclosing a special area of historic interest, changes immediately outside of it can still have a significant impact on character and appearance. The setting of the conservation area, therefore, has an intrinsic value that must be acknowledged in any proposals for change to it.

13.3 Conservation area boundary

On completion of appraisals for all 34 of the District's conservation area a review will be commenced of their boundaries as a separate exercise. There is no timetable as yet proposed. Full public consultation will be undertaken on any suggested revisions to the position of the boundary that may be proposed as part of the future review. Suggestions for consideration arising from the public consultation include: the addition of Easton Farm Park; Martley Hall; entire length of crinkle-crankle wall; Bentries Farm; Easton section of Hacheston Road; Jockey's Barn; Verandah Cottages; and the exclusion of Abbotsbury, Wall View, Dolphins.

13.4 Demolition

Easton has a finite quantity of historic buildings which are integral to the character of the conservation area. Their loss, through unwarranted demolition or neglect, would erode the special status and distinctive character of Easton and undermine the conservation area. The National Planning Policy Framework at paragraph 138 states that *"loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area....should be treated as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole"*. A brief checklist of characteristics which make a positive contribution can be found in English Heritage's *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011, under revision).

13.5 Enhancement opportunities

Opportunities to enhance the conservation area have been identified by the appraisal including signage and overhead wires. Where possible the Council will work, through its enforcement role and in conjunction with utilities framework providers to promote the visual improvement of the conservation area. The Council will also work to ensure that in terms of the highway, footpaths and open spaces, the distinctive character of Easton is maintained and protected.

13.6 Landscape and Trees

The positive management and design of the landscape of the conservation area is a key consideration in planning related work. Inappropriate planting (design and species) can detract from the character of the settlement. Using plants which are found naturally within the locality and taking guidance available from the Suffolk landscape character assessment website (<http://www.suffolklandscape.org.uk/>) and Suffolk Coastal District Council's Supplementary Planning Guidance can be useful tools.

The key consideration regarding trees is to ensure that the spaces they need to grow and thrive are preserved and enhanced.

Suitable replacement planting to ensure longevity and succession in the treescape of the settlement will be encouraged in addition to the positive management of existing trees. Where space for larger trees is not available character can be achieved through other species, climbers and distinctive shrubs.

New boundary treatments to property can also provide enhancement to the Conservation Area and here the use of materials which in character with the settlement should be considered. Walls, fences, railings and hedges (whether native or ornamental) can be carefully chosen to reflect local styles and respond/create a sense of local distinctiveness.

13.7 Contacts

Further advice, information and support can be provided by officers of Suffolk Coastal District Council:

Design & Conservation Service

Tel. 01394 444616 conservation@eastsuffolk.gov.uk

Arboricultural & Landscape Manager

Tel. 01394 444241 Nicholas.Newton@eastsuffolk.gov.uk

Further information regarding the Suffolk Historic Environment Record can be found at <http://heritage.suffolk.gov.uk> or by contacting 01284 741237 or emailing archaeology.her@suffolk.gov.uk

14 REFERENCES & FURTHER INFORMATION

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For further information regarding Conservation Areas and Listed buildings please visit the Councils web site www.suffolkcoastal.co.uk or contact the Design + Conservation Team, Planning Services, Suffolk Coastal District Council, Melton Hill, WOODBRIDGE, Suffolk, IP12 1AU Tel: (01394) 383789 or email: conservation@eastsuffolk.gov.uk.

