



# Appraisal of Non-Designated Heritage Assets

Easton Draft Neighbourhood Plan  
February 2023

## Introduction

The NPPF (paragraph 185) advises that plans should set out ‘a positive strategy for the conservation and enjoyment of the historic environment’. Emphasis is placed on ‘sustaining and enhancing the significance of heritage assets’ and recognising that heritage assets are an ‘irreplaceable resource’ which should be conserved ‘in a manner appropriate to their significance’ (paragraph 184).

The village of Easton 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 1st Earl of Rochford who purchased the Mansion and estate in 1708 and Dukes of Hamilton who later inherited the estate circa 1830. 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 vast majority of the buildings identified retain their traditional finishes and materials and represent not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of place and can symbolise wider values such as faith and cultural. The Easton NP seeks to recognise and record its NDHA’s so that the history, and the social contribution that they represent can be offered some protection.

The majority of NDHA’s identified during the preparation of the Easton Draft Neighbourhood Plan are the result of the ‘Estate Village’ built and developed early to late 19<sup>th</sup> century, as such the majority share the same criteria definitions within this assessment.

Source:ESC Conservation Appraisal, ESC NDHA supplement planning doc., Historic England-NDHA doc

**1-4 Pound Cottages 7-8 Pound cottages 5-8 Pound cottages****AESTHETIC VALUE**

1-4 and 7-8 Pound Cottages have distinctive and paired gables with decorative bargeboards, the window casements with glazing bars and pantiled roofs trimmed with crest tiles along the ridge lines and a massive decorative chimney for each pair, these are extremely distinctive and repeated throughout the estate village

**For numbers 1-4 Pound Cottages** in line with a number of estate cottages built in the 1870s and 1890s timber framing to their upper storeys in the style made popular by Richard Norman Shaw. Nos 1-4 Pound cottages are 2 pairs of mirrored semi-detached former estate worker cottages which face south with long gardens to the front.

**Numbers 7-8 Pound cottages** are a pair of semi-detached former estate worker cottages with south facing with long gardens to the front and share the same virtues but instead of timber framing top half they are faced with flint and of the same timberwork pattern which is picked out instead by red brickwork with great effect.

**Numbers 5-6 Pound Cottages** are likely survivors from a cluster of cottages which were mostly demolished late 19<sup>th</sup> century. Originally flint faced one of the cottages has unfortunately been rendered the other also rendered retains some attractive flintwork and red brick dressing. These ‘vernacular revival’ details are also visible in designs of 1879 by the architect Thomas Colcutt for houses on the estate.

A small brickworks operated in the parish in the mid to late 19<sup>th</sup> century which is likely to have provided building materials for the Hamiltons estate.

**KNOWN ARCHITECT/DESIGNER**

At least 2 architects worked for the Hamiltons They were Thomas Colcutt, a fashionable London architect who produced designs for the new estate buildings circa 1879 also the Ipswich architect Brightwen Binyon.

**INTEGRITY**

The cottages occupy the site of a row of much earlier dwellings which were re-built by the Hamiltons at the end of the 19<sup>th</sup> century. Eastern Suffolks traditional palette of vernacular materials is well represented in the village both on listed and unlisted buildings, and were consciously used to echo the character of the village’s earlier dwellings. The cottages represent good preservation of these qualities.

**LANDMARK STATUS**

These cottages have visual prominence and have a distinctive bearing as a result of the consistent design and materials which are used throughout the estate village.

**GROUP VALUE**

By virtue of their estate design visual and architectural merit these buildings make a very good contribution to the Grade II listed roundhouse as a group of distinctive buildings with coherent design and historic functional relationship to each other.

**ASSOCIATION**

The cottages are in the design and build that was created for the ‘estate’ village, predominantly circa 1830 when the estate was inherited by the 10<sup>th</sup> Duke of Hamilton whose wife Duchess of Hamilton instigated a number of improvements, re building and

construction of estate houses and buildings. They occupy the site of a row of much earlier dwellings which were re built by the Hamiltons at the end of the 19<sup>th</sup> century

#### **RARITY**

The style of the estate village architecture is unique to Easton. These cottages are consistent with the design and materials for buildings throughout the estate village that makes Easton’s character so distinctive. The decorative chimney stacks contributing to the distinctive form and style.

#### **REPRESENTATIVENESS**

The cottages are a good example of buildings that have survived and represent the historical and architectural merits throughout the Hamilton ‘estate’ village.

#### **SOCIAL AND COMMUNAL VALUE**

The cottages contribute to the local rural historic identity, represented by these workers cottages

### **1-2 Sanctuary Cottages**

#### **AESTHETIC VALUE**

Nos 1-2 Sanctuary cottages are a pair of mirrored semi-detached former estate worker cottages which face west with long gardens to the rear. They occupy a site which is close to the model farm that was created and completed by the Duchess of Hamilton circa 1830 They have paired gables with decorative bargeboards, the window casements with glazing bars and pantiled roofs and a very large decorative chimneys, these are extremely distinctive and repeated throughout the estate village

A small brickworks operated in the parish in the mid to late 19<sup>th</sup> century which is likely to have provided building materials for the Hamiltons estate.

#### **KNOWN ARCHITECT/DESIGNER**

At least 2 architects worked for the Hamiltons They were Thomas Colcutt, a fashionable London architect who produced designs for the new estate buildings circa 1879 also Brightwen Binyon an inventive Ipswich architect

#### **INTEGRITY**

East Suffolks traditional palette of vernacular materials is well represented in the village both on listed and unlisted buildings, and were consciously used to echo the character of the village’s earlier dwellings.

In line with a number of estate cottages built in the 1870s and 1890s the mirroring of timber framing to their upper storeys in the style made popular by Richard Norman Shaw by are faced with flint and of the same timberwork pattern which is picked out instead by red brickwork in the style found at the pound cottages group with distinctive effect These ‘vernacular revival’ details are also visible in designs of 1879 by the architect Thomas Colcutt for houses on the estate.

#### **LANDMARK STATUS**

These cottages have visual prominence and are distinctive bearing the consistent design and materials used throughout the estate village.

#### **GROUP VALUE**

East Suffolks traditional palette of vernacular materials is well represented in the village both on listed and unlisted buildings, and were consciously used to echo the character of the village’s earlier dwellings and are a consistent contribution to this group.

#### ASSOCIATION

The cottages are in the design and build that was created for the ‘estate’ village predominantly circa 1830 when the estate was inherited by the 10<sup>th</sup> Duke of Hamilton whose wife Duchess of Hamilton instigated a number of improvements, re building and construction of estate houses and buildings.

#### RARITY

The style of the estate village architecture is unique to Easton. These cottages are consistent with the design and materials for buildings throughout the estate village that makes Easton’s character so distinctive.

#### REPRESENTATIVENESS

The cottages are a good example of buildings that have survived and represent the historical and architectural merits throughout the Hamilton ‘estate’ village.

#### SOCIAL AND COMMUNAL VALUE

The cottages contribute to the local rural historic identity and represented by workers cottages which are adjacent to the Model Farm built by Duchess of Hamilton.

### Hunt Kennels Stables - Former Blacksmiths workshop, Adjoining boundary wall and Cartshed.

#### AESTHETIC VALUE

Within the grounds of the Grade II listed roundhouse are the Cart-shed and former Blacksmiths.

**The Cart-shed** is built in red brick with pantiled roof and a gable with half timbering and decorated bargeboards.

**The former estate Blacksmiths workshop** is also late 19<sup>th</sup> century is a single storey workshop range with vernacular revival style façade to the street. The crested hipped pantiled roof, low eaves, twin gables and decorative distinctive rectangular chimneys is very much part of the ‘Easton vernacular’ which are all have important significance. Above the low red brick walls with its plinths and corbelling, the twin bargeboards, rendering with applied timbers and widows with glazing bars set between heavy timber mullions. There are small gablets at the top of the hips at each end of the building and ridges have decorative crest tiles. A good quality 19<sup>th</sup> century brick wall projects from the western end of the former ‘smithy’, the return section faces on the public footpath.

A small brickworks operated in the parish in the mid to late 19<sup>th</sup> century and is likely to have provided building materials for the Hamiltons estate.

#### KNOWN ARCHITECT/DESIGNER

At least 2 architects worked for the Hamiltons They were Thomas Collcutt, a fashionable London architect who produced designs for the new estate buildings circa 1879 also Brightwen Binyon an inventive Ipswich architect

**INTEGRITY**

East Suffolks traditional palette of vernacular materials is well represented in the village both on listed and unlisted buildings, and were consciously used to echo the character of the village's earlier dwellings.

**LANDMARK STATUS**

These building have visual prominence and are distinctive bearing the consistent design and materials used throughout the estate village.

**GROUP VALUE**

By virtue of their estate design visual prominence and architectural merit these buildings makes a very good contribution to the Grade II listed roundhouse as a group of distinctive buildings.

**ASSOCIATION**

The buildings are in the design and build that was created for the 'estate' village predominantly circa 1830 when the estate was inherited by the 10<sup>th</sup> Duke of Hamilton whose wife instigated a number of improvements, re-building and construction of estate houses and buildings, The Duchess of Hamilton instigated that all the designed buildings should face the street for aesthetic visibility, whilst and in the case of the smithy workshops the utilitarian style faces rear.

**RARITY**

The style of the estate village architecture is unique to Easton

**REPRESENTATIVENESS**

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.

**SOCIAL AND COMMUNAL VALUE**

These buildings with their architectural and design merits which are consistent with others in the village contribute to the street scene that supports the historic sense of place that Easton as a former 'estate' village holds.

**The Stables, Octogan House and Former Carriage House****AESTHETIC VALUE****Octogan House -former Estate Office and adjoining The Stables former stables,**

Now converted to residential use. The former estate office has a tall octagonal roof covered with pantiles. It probably dates from c1874-1875. This is terminated with wooden louvres 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.

**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 29 coach houses which are now used as garages.



A small brickworks operated in the parish in the mid to late 19<sup>th</sup> century which is likely to have provided building materials for the Hamiltons estate.

#### **KNOWN ARCHITECT/DESIGNER**

At least 2 architects worked for the Hamiltons, they were Thomas Collcutt, a fashionable London architect who produced designs for the new estate buildings circa 1879 also Ipswich architect Brightwen Binyon.

#### **INTEGRITY**

Eastern Suffolks traditional palette of vernacular materials is well represented in the village both on listed and unlisted buildings, and were consciously used to echo the character of the village's earlier dwellings.

#### **LANDMARK STATUS**

This buildings are 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.

#### **GROUP VALUE**

By virtue of their estate design visual prominence and architectural merit this group makes a very good contribution

#### **ASSOCIATION**

They are in the design and build that was created for the 'estate' village predominantly circa 1830 when the estate was inherited by the 10<sup>th</sup> Duke of Hamilton whose wife instigated a number of improvements, building and construction of estate houses and buildings.

#### **RARITY**

The style of the 'estate' village architecture is unique to Easton

#### **REPRESENTATIVENESS**

These former late 19<sup>th</sup> century former estate offices give an indication of the former grandeur of the mansion and management of the estate (the mansion was demolished in 1925). 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.

#### **SOCIAL AND COMMUNAL VALUE**

These buildings are vivid reminders of the established extent to the Hamilton estate and mansion, and their important contribution to 'sense of place' for the historic character of the village.

### **Ivy Cottage, White Horse PH outbuildings, The Street**

#### **AESTHETIC VALUE**

This pretty cottage with clay pantiled roofs, decorative chimney, 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. A small brickworks operated in the parish in the mid to late 19<sup>th</sup> century which is likely to have provided building materials for the Hamiltons estate.

**KNOWN ARCHITECT/DESIGNER**

At least 2 architects worked for the Hamiltons They were Thomas Colcutt, a fashionable London architect who produced designs for the new estate buildings circa 1879 also the Ipswich architect Brightwen Binyon.

**LANDMARK STATUS**

Visible prominence which contributes positively to the picturesque street scene from the White Horse Pub and village green

**INTEGRITY/GROUP VALUE**

Importance in supporting the distinctive and historic styles and form of the Grade II listed White Horse pub, and other historic buildings that are in close proximity to the village green.

**ASSOCIATION/ REPRESENTATIVENESS**

The cottage is in the design and build that was created for the ‘estate’ village, predominantly circa 1830 when the estate was inherited by the 10<sup>th</sup> Duke of Hamilton whose wife The Duchess of Hamilton instigated a number of improvements, re building and construction of estate houses and buildings.

**RARITY**

These buildings represent design that can be found to a limited degree beyond the village and locality

**SOCIAL AND COMMUNAL VALUE**

Strongly supports and provides a ‘sense of place’ and historic importance of this Hamilton ‘estate’ village.

**Almond Tree Cottage, Rosemary Cottage, The Street****AESTHETIC VALUE**

**Rosemary Cottage**, a 19<sup>th</sup> century single-storey dwelling with brick parapet gables and a clay pantiled roof, 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 has 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.

A small brickworks operated in the parish in the mid to late 19<sup>th</sup> century which is likely to have provided building materials for the Hamiltons estate.

**KNOWN ARCHITECT/DESIGNER**



At least 2 architects worked for the Hamiltons They were Thomas Colcutt, a fashionable London architect who produced designs for the new estate buildings circa 1879 also the Ipswich architect Brightwen Binyon.

#### **INTEGRITY/ GROUP VALUE**

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.

#### **LANDMARK STATUS**

The cottages substantially contribute to the picturesque street scene of The Street and are clearly visible and have a prominence in their position being set back a little from the road, being built parallel to it as frontage development, offering a variety of style, form and scale.

#### **ASSOCIATION/ REPRESENTATIVENESS**

The buildings are consistent to those in Easton which are almost entirely frontage development, principally older buildings of a variety of styles, forms and scales.

#### **RARITY**

These buildings represent design that can be found to a limited degree beyond the village and locality

#### **SOCIAL AND COMMUNAL VALUE**

Strongly supports and provides a ‘sense of place’ and historic importance of this Hamilton ‘estate’ village.

### **Pump House and Lavender Cottage**

#### **AESTHETIC VALUE**

This substantial pair of semi-detached senior estate workers houses are set back from the road on higher ground. They were built in the late 19th century, in red brick with a plaitiled 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. A small brickworks operated in the parish in the mid to late 19<sup>th</sup> century which is likely to have provided building materials for the Hamiltons estate.

#### **KNOWN ARCHITECT/DESIGNER**

At least 2 architects worked for the Hamiltons They were Thomas Colcutt, a fashionable London architect who produced designs for the new estate buildings circa 1879 also the Ipswich architect Brightwen Binyon.

#### **INTEGRITY**

Eastern Suffolks traditional palette of vernacular materials is well represented in the village both on listed and unlisted buildings, and were consciously used to echo the character of the village’s earlier dwellings. The cottages represent good preservation of these qualities.

#### **LANDMARK STATUS**

These cottages have visual prominence and have a distinctive bearing as a result of the consistent design and materials which are used throughout the ‘estate’ village. They contribute in a positive way to the street scene in The Street.

**GROUP VALUE**

By virtue of their estate design visual prominence and architectural merit this group makes a very good contribution as a result of the coherent design and historic functional relationship of the group.

**ASSOCIATION**

The cottages are in the design and build that was created for the ‘estate’ village, predominantly circa 1830 when the estate was inherited by the 10<sup>th</sup> Duke of Hamilton whose wife instigated a number of improvements, re building and construction of estate houses and buildings

**RARITY**

The style of the estate village architecture is unique to Easton. These cottages are consistent with the design and materials for buildings throughout the estate village that makes Easton’s character so distinctive.

**REPRESENTATIVENESS**

The cottages are a good example of buildings that have survived and represent the historical and architectural merits throughout the Hamilton ‘estate’ village.

**SOCIAL AND COMMUNAL VALUE**

The cottages contribute to the local rural historic identity represented by workers cottages.

**Rose Villa, Sunnyside, Rose Cottage, The Street****AESTHETIC VALUE**

**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 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.

**Rose Villa** situated alongside the attractive front gardens of Rose Cottage and Sunnyside, to the west, is the flank wall of Rose Villa. 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. There is tall brick stack on the western elevation this elevation is similarly detailed in red brick and exposed timberwork. With its rendered, flint and red brick walls, 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.

A small brickworks operated in the parish in the mid to late 19<sup>th</sup> century which is likely to have provided building materials for the Hamiltons estate.

**KNOWN ARCHITECT/DESIGNER**

At least 2 architects worked for the Hamiltons They were Thomas Colcutt, a fashionable London architect who produced designs for the new estate buildings circa 1879 also the Ipswich architect Brightwen Binyon.

**INTEGRITY/ GROUP VALUE**

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

#### **LANDMARK STATUS**

The cottages substantially contribute to the picturesque street scene of The Street and are clearly visible in their position being set back a little from the road and being built parallel to it as frontage development offering a variety of style, form and scale.

#### **ASSOCIATION/ REPRESENTATIVENESS**

The buildings are consistent to those in Easton which are almost entirely frontage development, principally older buildings of a variety of styles, forms and scales. The cottages are in the design and build that was created for the ‘estate’ village, predominantly circa 1830 when the estate was inherited by the 10<sup>th</sup> Duke of Hamilton whose wife instigated a number of improvements, re building and construction of estate houses and buildings

#### **RARITY**

These buildings represent design that can be found to a limited degree beyond the village and locality

#### **SOCIAL AND COMMUNAL VALUE**

Strongly supports and provides a ‘sense of place’ and historic importance of this Hamilton ‘estate’ village.

### **The Old Post Office – Former Post Office**

#### **AESTHETIC VALUE**

**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.

A small brickworks operated in the parish in the mid to late 19<sup>th</sup> century which is likely to have provided building materials for the Hamiltons estate.

#### **KNOWN ARCHITECT/DESIGNER**

At least 2 architects worked for the Hamiltons They were Thomas Colcutt, a fashionable London architect who produced designs for the new estate buildings circa 1879 also the Ipswich architect Brightwen Binyon.

#### **INTEGRITY/ GROUP VALUE**

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.

#### **LANDMARK STATUS**

The building contributes to the street scene of The Street and is clearly visible with prominence of position being set back a little from the road and being built parallel to it as frontage development.

#### **ASSOCIATION/ REPRESENTATIVENESS**

The building is in the design and build that was created for the ‘estate’ village, predominantly circa 1830 when the estate was inherited by the 10<sup>th</sup> Duke of Hamilton whose wife instigated a number of improvements, re building and construction of estate houses and buildings

**SOCIAL AND COMMUNAL VALUE**

Strongly supports and provides a ‘sense of place’ and historic importance of this Hamilton ‘estate’ village. A post box is retained and place for the village.

**Easton Primary School****AESTHETIC VALUE**

Easton Primary School is a very good and relatively unaltered example of a late 19th century village school that is a local landmark building. The school is located on the north side of the road in an elevated position. It has a 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. 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. A small brickworks operated in the parish in the mid to late 19<sup>th</sup> century which is likely to have provided building materials for the Hamiltons estate.

**KNOWN ARCHITECT/DESIGNER**

At least 2 architects worked for the Hamiltons They were Thomas Colcutt, a fashionable London architect who produced designs for the new estate buildings circa 1879 also the Ipswich architect Brightwen Binyon.

**LANDMARK STATUS**

The Village Primary School is a distinctive landmark, elevated and visible from the road and surrounding countryside, it substantially contributes to the picturesque street scene of The Street.

**ASSOCIATION/ REPRESENTATIVENESS**

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 the design and build that was created for the ‘estate’ village, predominantly circa 1830 when the estate was inherited by the 10<sup>th</sup> Duke of Hamilton whose wife instigated a number of improvements, re building and construction of estate houses and buildings

**SOCIAL AND COMMUNAL VALUE**

The school strongly contributes to the historic design and build qualities consistent to the village, providing a ‘sense of place’ and historic importance to the former Hamilton ‘estate’ village, and continuation of a community school in Easton.

**The Old Kingdom Hall****AESTHETIC VALUE**

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 principal and return elevations are embellished with pilasters. 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. It is built in white brick and slate roof.

**KNOWN ARCHITECT/DESIGNER**

At least 2 architects worked for the Hamiltons They were Thomas Colcutt, a fashionable London architect who produced designs for the new estate buildings circa 1879 also the Ipswich architect Brightwen Binyon.

#### **LANDMARK STATUS**

Visible prominence being built on the back edge of the footway integrating into the street scene on The Street.

#### **INTEGRITY/GROUP VALUE**

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.

This building has importance in supporting the distinctive and historic styles and contributing to the group of adjacent Grade II listed buildings of Jasmine and Rose cottage.

#### **ASSOCIATION/ REPRESENTATIVENESS**

The cottages are in the design and build that was created for the 'estate' village, predominantly circa 1830 when the estate was inherited by the 10<sup>th</sup> Duke of Hamilton.

#### **RARITY**

These buildings represent design that can be found to a limited degree beyond the village and locality

#### **SOCIAL AND COMMUNAL VALUE**

Strongly supports and provides a 'sense of place' and historic importance.

### **Double Bungalow**

#### **AESTHETIC VALUE**

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 street scene and village-scape. A small brickworks operated in the parish in the mid to late 19<sup>th</sup> century which is likely to have provided building materials for the Hamiltons estate.

#### **KNOWN ARCHITECT/DESIGNER**

At least 2 architects worked for the Hamiltons They were Thomas Colcutt, a fashionable London architect who produced designs for the new estate buildings circa 1879 also the Ipswich architect Brightwen Binyon.

#### **INTEGRITY**

Eastern Suffolks traditional palette of vernacular materials is well represented in the village both on listed and unlisted buildings, and were consciously used to echo the character of the village's earlier dwellings. The cottage represents good preservation of these qualities.

#### **LANDMARK STATUS**

This cottage has visual prominence that gives a distinctive bearing , a result of the consistent design and materials which are used throughout the estate village, the distinctive chimney stacks positively enhances the street and village scene.

**ASSOCIATION**

The cottage is the design and build that was created for the ‘estate’ village, predominantly circa 1830 when the estate was inherited by the 10<sup>th</sup> Duke of Hamilton whose wife instigated a number of improvements, re building and construction of estate houses and buildings

**RARITY**

The style of the estate village architecture is unique to Easton. These cottages are consistent with the design and materials for buildings throughout the estate village that makes Easton’s character so distinctive.

**REPRESENTATIVENESS**

The cottage is a good example of buildings that have survived and represent the historical and architectural merits throughout the Hamilton ‘estate’ village.

**SOCIAL AND COMMUNAL VALUE**

The cottage contributes to the local rural historic identity and sense of place.

**The Village Hall****AESTHETIC VALUE**

The Village Hall, has low old red brick wall that 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 makes a positive contribution by virtue of its use and character.

A small brickworks operated in the parish in the mid to late 19<sup>th</sup> century which is likely to have provided building materials for the Hamiltons estate.

**KNOWN ARCHITECT/DESIGNER**

At least 2 architects worked for the Hamiltons They were Thomas Colcutt, a fashionable London architect who produced designs for the new estate buildings circa 1879 also the Ipswich architect Brightwen Binyon.

**INTEGRITY**

Eastern Suffolks traditional palette of vernacular materials is well represented in the village both on listed and unlisted buildings, and were consciously used to echo the character of the village’s earlier dwellings. The cottage represents good preservation of these qualities.

**LANDMARK STATUS**

The village hall is prominent to the street and is set back slightly from the road. The visual prominence has a distinctive bearing as a result of the consistent design and materials which are used throughout the estate village which includes the distinctive chimney stacks which positively enhances the street and village scene.

**ASSOCIATION**

The village hall is in the design and build that was created for the ‘estate’ village predominantly circa 1830 when the estate was inherited by the 10<sup>th</sup> Duke of Hamilton whose wife The Duchess of Hamilton.

**RARITY**

The style of the estate village architecture is unique to Easton. The village hall is consistent with the design and materials for buildings throughout the estate village that makes Easton’s character so distinctive.

**REPRESENTATIVENESS**

The village hall is a good example of a building that has survived and represents the historical and architectural merits throughout the Hamilton ‘estate’ village.

**SOCIAL AND COMMUNAL VALUE**

The village hall is of distinctive design which offers the village a communal building that represents the local rural historic identity which gives a positive sense of place.

**1, School Lane, White Cottage, School Lane****AESTHETIC VALUE**

**No.1 School Lane** is a red brick building located close to the edge of the road with a clay pantiled roof.

**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. 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.

A small brickworks operated in the parish in the mid to late 19<sup>th</sup> century which is likely to have provided building materials for the Hamiltons estate.

**KNOWN ARCHITECT/DESIGNER**

At least 2 architects worked for the Hamiltons They were Thomas Colcutt, a fashionable London architect who produced designs for the new estate buildings circa 1879 also the Ipswich architect Brightwen Binyon.

**INTEGRITY/ GROUP VALUE**

East Suffolks traditional palette of vernacular materials is well represented in the village both on listed and unlisted buildings, and were consciously used to echo the character of the village’s earlier dwellings. The cottage represents good preservation of these cottages form a very attractive, modest group that makes a good contribution to the village character.

**LANDMARK STATUS**

The cottages substantially contribute to the picturesque street scene of The Street and are clearly visible and have a prominence in their position being set back a little from the road.



**ASSOCIATION/ REPRESENTATIVENESS**

The cottages are consistent to those in Easton which are almost entirely frontage development, principally older buildings of a variety of styles, forms and scales. The cottages are in the design and build that was created for the ‘estate’ village, predominantly circa 1830 when the estate was inherited by the 10<sup>th</sup> Duke of Hamilton whose wife instigated a number of improvements, re building and construction of estate houses and buildings

**SOCIAL AND COMMUNAL VALUE**

Strongly supports and provides a ‘sense of place’ and historic importance of this Hamilton ‘estate’ village.

**Heritage Signposts****AESTHETIC VALUE**

The heritage cast iron signposts are of a cohesive bespoke design to compliment the heritage identity of the village.

**KNOWN ARCHITECT/DESIGNER**

Leander Architectural

**LANDMARK STATUS**

The heritage cast iron signposts are in prominent and visible positions that contribute to the picturesque village scene

**RARITY**

The bespoke design of the signposts is unique to the village

**REPRESENTATIVENESS**

The signposts represent ‘sense of place’ which is valued and prevalent in Easton.

**SOCIAL AND COMMUNAL VALUE**

The heritage signposts are unique to Easton having been designed and installed to commemorate the 100<sup>th</sup> anniversary of the first world war. They are of heritage design and compliment the historic importance of the village.

**Flint Wall – Footway, The Street****AESTHETIC VALUE**

The length of flint wall abutting the pavement along the street, contributes in a positive way to the street scene. The materials used are consistent with those routinely used throughout the village to create the ‘estate’ village, predominantly circa 1830 when the estate was inherited by the 10<sup>th</sup> Duke of Hamilton.

**LANDMARK STATUS**

The wall is distinctive and in a prominent and visible position that contributes to the picturesque village street scene of The Street.

**SOCIAL AND COMMUNAL VALUE**

Strongly supports and provides a ‘sense of place’ and historic importance of this Hamilton ‘estate’ village

**Village Sign****AESTHETIC VALUE**

The Village Sign depicts an element of country life that has been a major part of Easton's history. The sign is distinctive and representative and serves as a decorative component to the picturesque village green.

**KNOWN ARCHITECT/DESIGNER**

Unknown

**INTEGRITY**

The village sign is in good order and sits on an oak post which is actively managed by the Parish Council.

**LANDMARK STATUS**

The village sign is often photographed by visitors, it is clearly prominent on the village green with distinctive bearing on the centre of the village.

**GROUP VALUE**

The village sign enhances the street scene around the village green

**ASSOCIATION**

The Woodland pack of hounds passed into the possession of the late Duke of Hamilton in or about 1870, they were augmented by the Welsh pack from Sir Thomas Boughey and formed the nucleus of the Hamilton Harriers and were kennelled at the Duke's seat at Easton and remain in the village of Easton to the present day. The Village sign depicts this historic contribution to the village

**RARITY**

It is rare to find kennels for packs of hunting hounds within a village, the Hamilton hounds kennelled and managed today at the Hunt Kennels keeps alive this age-old historic part of country life.

**REPRESENTATIVENESS**

The sign depicts a scene supported throughout the history of the Hamilton 'estate' village.

**SOCIAL AND COMMUNAL VALUE**

The village sign contributes to the local rural historic identity and sense of place.

**'Jockey's' Barn – agricultural barn on farmland opposite to the former Model Dairy Farm****AESTHETIC VALUE**

The Barn with adjoining single level barns has decorative gables, and if built out of red Suffolk brick consistent with other former 'model farm' buildings built by Duchess of Hamilton circa 1830 and that make up Easton Farm Park today. A small brickworks operated in the parish in the mid to late 19<sup>th</sup> century which is likely to have provided building materials for the Hamiltons estate.

**KNOWN ARCHITECT/DESIGNER**

At least 2 architects worked for the Hamiltons They were Thomas Collcutt, a fashionable London architect who produced designs for the new estate buildings circa 1879 also the Ipswich architect Brightwen Binyon.

**INTEGRITY**

Eastern Suffolks traditional palette of vernacular materials is well represented in the village both on listed and unlisted buildings, and were consciously used to echo the character of the village’s earlier dwellings.

**LANDMARK STATUS**

This barn with adjoining barn buildings can be seen from varying distant view points, it serves the purpose of an agricultural barn for the land around it which is actively farmed

**ASSOCIATION**

The barns are in the design and build that was created for the ‘estate’ village, predominantly circa 1830 when the estate was inherited by the 10<sup>th</sup> Duke of Hamilton.

The barn depicts the importance of farming the land of the former Hamilton estate and todays farming and land management

**REPRESENTATIVENESS**

The entry details under Suffolk Historic Environment Records are ETn045-Fieldbarn:  
Unnamed Fieldbarn are: *An unnamed fieldbarn is visible on the 1st Ed OS map. The barn is set alongside a private track in an isolated location. The barn survives intact.  
Recorded as part of the Farmsteads in the Suffolk Countryside Project*

**SOCIAL AND COMMUNAL VALUE**

The Barn represents the rural farming identity that still remains today.