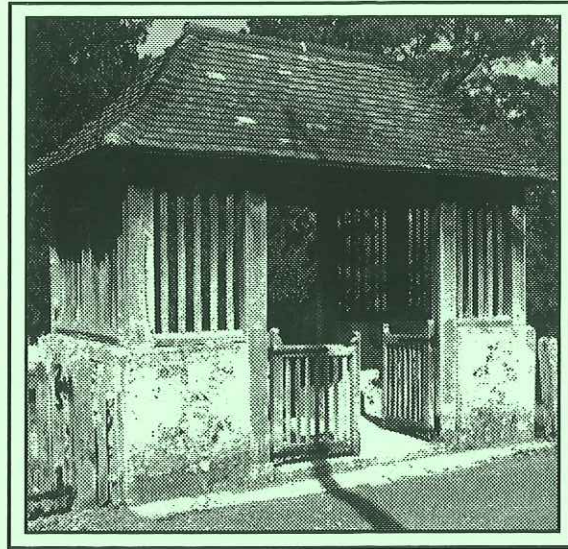


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CONSERVATION AREA

A Technical Assessment



Winchester
City Council

December 1997

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EASTON CONSERVATION AREA - A TECHNICAL ASSESSMENT

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- 1.1 The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty on every local planning authority to determine which parts of their area are "areas of special architectural or historic, interest the character or appearance of which it is desirable to preserve or enhance" and to designate them as Conservation Areas. The Act and recent Government advice (Planning Policy Guidance Note 15) also state that the local planning authority should, from time to time, formulate and publish proposals for the preservation and enhancement of these conservation areas.
- 1.2 This document is a technical appraisal of the Easton Conservation Area and is based on a detailed analysis of the area. It defines and records the distinctive features of Easton and attempts to be as factual and objective as possible. To achieve this in a manageable form, the assessment is divided into a series of sections which examine the various elements that comprise Easton's special character and appearance. However, it is the combination of these features which justifies the designation of the conservation area, rather than the importance of one particular feature.
- 1.3 The document seeks to increase awareness of those special qualities to ensure that as the area evolves, it does so in a sympathetic way so that the essential character of the area is sustained for future generations. As part of this, a number of enhancement measures are suggested, to be addressed as and when the opportunity arises.
- 1.4 The information contained in this assessment was collected during December 1995/January 1996. The omission of any feature from the text and/or accompanying maps should not be regarded as an indication that they are necessarily without significance or importance in conservation and planning terms.
- 1.5 This Technical assessment, the boundary amendments and enhancements contained within it, was the subject of a six week period of public consultation during December 1996/January 1997.

EASTON Conservation Area

MAP 1 Location Map

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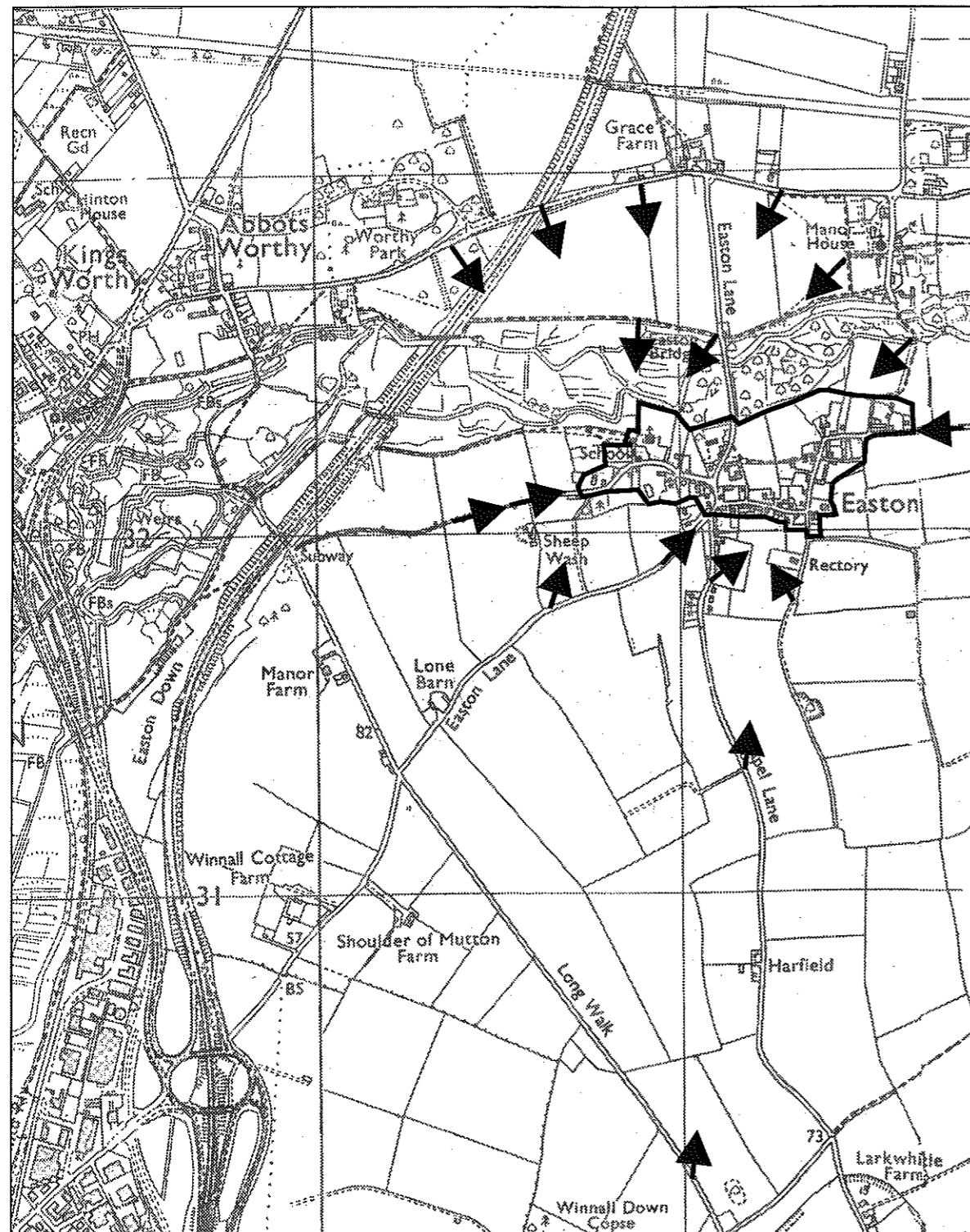
Location and Designations

- 2.1 Easton is situated 2 miles north east of Winchester and 5 miles west of New Alresford in the County of Hampshire. Grid Reference SU 5132. Set in the Parish of Itchen Valley, Easton is located on the southern banks of the River Itchen, which at this point flows from east to west towards Winchester, then south to Southampton Water. Map 1.
- 2.2 Approximately 300 metres north to south and 900 metres east to west, Easton is a quiet rural settlement set along the 40-45 metre contour lines. The surrounding rolling chalk farmland rises to 100 metres to the south of the settlement and the same height beyond the flood plain of the River Itchen to the north.
- 2.3 Readily accessible by foot or car from virtually every direction, Easton, when approached from the south/west and south presents itself as an enclosed secluded settlement, surrounded by farmland. From the east and west along the river valley and north across the valley floor the approach is almost level. Once inside the settlement, its scattered ribbon development allows for spectacular glimpses and views out across the valley and towards the distant chalk farmland.
- 2.4 Easton is more open than many settlements within the Itchen Valley, being visible from a number of location points. Map 2.
- 2.5 The Itchen Valley (Cheriton to Kings Worthy) Site of Special Scientific Interest (SSSI) extends east/west along the northern boundary of the conservation area. The SSSI was scheduled in 1979 to protect the various grasses, sedges and herbs, the large population of wetland birds including Lapwings and Redshanks, and a small population of Otters. An Article IV Direction, which generally coincides with the SSSI boundary, was confirmed by the Secretary of State for the Environment and came into operation on 20th February 1981. The purpose of this Direction was to remove permitted development rights for the development of the land for the purposes of fish farming, see Map 3.
- 2.6 Meadowland adjacent to the north west boundary of The Old Rectory (mainly outside of the Conservation Area Boundary) has been designated a Site of Importance for Nature Conservation, (SINC) by Hampshire County Council. This area is agriculturally unimproved grassland and wetland habitat that supports characteristic flora and fauna. For further information on this please contact The Ecology Team, County Planning Department, Hampshire County Council.
- 2.7 The whole of Easton falls within the proposed Itchen Valley Area of Special Landscape Quality (ASLQ), where the combination of landscape types and features comprises an area of high scenic quality and strong sense of place.
- 2.8 The Easton Conservation Area was first designated in April 1972 and further extended in 1997.

EASTON Conservation Area

MAP 2 Views into Easton Conservation Area

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EASTON Conservation Area

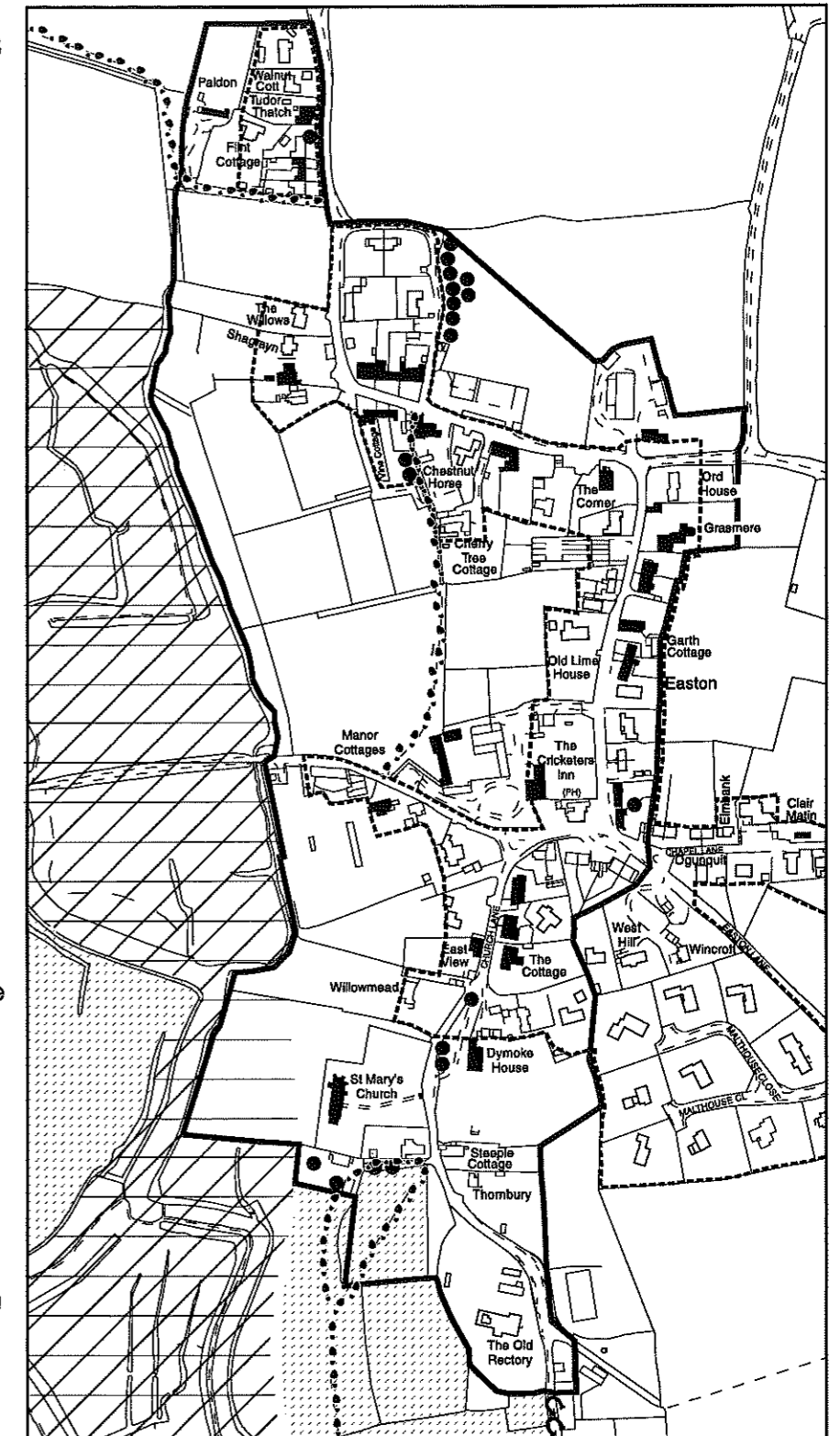
MAP 3 Existing Designations



- Conservation Area Boundary
- Article IV Direction
- SSSI
- Policy H1 Winchester District Local Plan
- Footpath
- Bridleway
- Site of Important Nature Conservation (S.I.N.C.)
- Tree Preservation Order
- Listed Buildings

The whole Village is within
Boundary of Itchen Valley Area
of Special Landscape Quality

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- 3.1 Easton, Estune, is probably a Saxon name meaning village "ton", "east" of Winchester. Nothing remains of Easton's early beginnings, the oldest building is the Church which dates back to the late 12th Century and a few late 16th Century small cottages.
- 3.2 A brief mention of some of the more major land owners in Easton's history should help to chart its development and indicate its importance. The first recorded mention of Easton was as early as 871 when the Bishop of Winchester, Alfred, granted land in Easton to Cuthred. At the time of the Domesday Survey, in 1086, the Bishop of Winchester had unrestricted possession (or demesne) of Easton, at which time it was recorded as having 2 mills and 2 chapels. In 1205 Easton was granted, by Papal Bull, to the prior and monks of St Swithuns, where it remained until the dissolution, when it was granted to Sir William Sydney and eventually to his grandson Sir Phillip Sydney. By 1773 the whole manor passed to James Brydges, Duke of Chandos who lived in a large house somewhere in the centre of Easton. This house was demolished in 1790, the materials of which, were used in the building of Dymoke House. The ownership of Easton changed relatively frequently over the centuries. This is fully documented in the Victoria County History for Hampshire.
- 3.3 First detailed records of Easton can be found in the Act of Enclosure of 1799. The effect of this Act upon Easton must have been considerable. The ensuing boundary changes, new hedges and fences altered the landscape when lands were allocated and enclosed. The Act was implemented by elected village commissioners. They were John Tredgold, Thomas King and George Barns, whose first meeting was held in the Fleur de Lis Inn in Kingsgate Street, (now the Wykeham Arms) Winchester on 23rd May 1799, when they duly "caused a true and perfect survey". Unfortunately the whereabouts of the map accompanying the Act of Enclosure is unknown, only the very detailed text is available. At this time Easton Parish consisted of 923 acres, 13 rods and 11 perches.
- 3.4 One of the earliest available maps that indicates Easton is that of Herman Moll dated 1724. Milne's map of 1791 is of small scale with little detail, but does show one church. The Greenwood Map of 1826 is a little clearer, indicating a road layout similar to that of today. The 1841 Tithe Map, see Map 4, is far more detailed, differentiating between dwellings and outhouses, while the Award offers information on ownership of dwellings and land along with occupancy of all dwellings. The Old Rectory is shown in the field to the north east of the Church. This house was demolished in 1853, but a sketch of it can be seen in "Easton and Its Church" printed by Warren and Son Ltd, Winchester. The road layout is similar to that of today, although the number of houses have increased. The major landowner of that time was the Duke of Chandos.
- 3.5 The 1869 Ordnance Survey 6" Map provides a clear indication of Easton's built form almost 130 years ago. The street layout has remained the same. The map indicates a large complex of farm buildings to the north of Vine Cottage; a dwelling shown on the 1841 tithe map, opposite Tudor Thatch, had been demolished by 1869; The Old Rectory north east of the Church had also gone; the School is shown opposite Steeple Cottage; the Bat and Ball was then the only Public House in Easton and the Post Office was situated centrally in the village.
- 3.6 Forty one years later, the 1910 Ordnance Survey County Series Map indicates minimal change in form and layout. The large barns to the north of Vine Cottage have been demolished and there are now two Public Houses, The Chestnut Horse and The Cricketers Inn.
- 3.7 Later events in Easton included the coming of electricity, introduced by Sir John Shelley. This came from the Water Turbine at Itchen Abbas Mill and the Power Station on Itchen Abbas Common. The electricity was DC. On the death of Sir John Shelley in the early 1900's the estate was held for 6 years by the Ministry of Agriculture after which time it was eventually split up and sold.

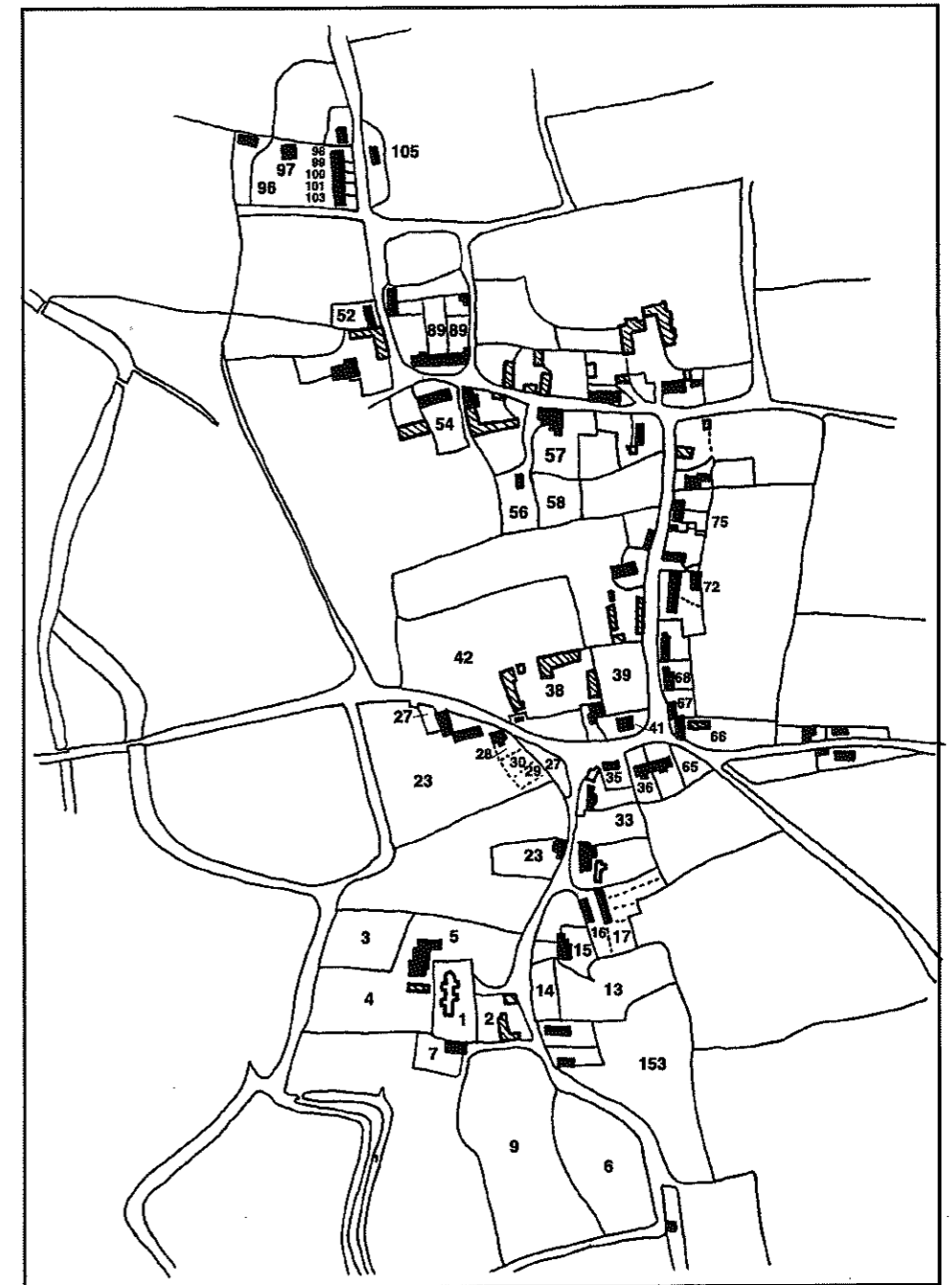
3.8 The 1962 Ordnance Survey 6" Map shows the new development that had taken place outside and south of the Conservation Area along Chapel Lane. The Police Station is indicated as being in what is now Appletree Cottage along with the new Rectory south of Ord House. Subsequent development has meant limited infilling within the Conservation Area and later 20th Century buildings in the form of Malthouse Close to the south west.

EASTON Conservation Area

MAP 4 Tithe Map & Award 1841



-  Houses
-  Other Buildings



EASTON TITHE AWARD 1841

1.	Rev. G Dudley Ryder	Himself	Churchyard
2.	"	"	Parsonage Barn & Yard
3.	"	"	Garden
4.	"	"	Meadow
5.	"	"	Rectory House
6.	"	"	Glebe
7.	George Freemantle	Mary Weeks	
11.	Thomas Fielden	Rose Noam & Himself	
12.	"	"	
13.	John Preston	John Whitehead & Others	
14.	"	"	
15.	"	"	
16.	"	"	
17.	"	"	
18.	"	"	
19.	"	"	
20.	"	"	
23.	Bishop of Winchester	Thomas Mould	
26.	His Grace The Duke of Buckingham & Chandos	Others	
27.	"	"	
28.	"	"	
29.	"	"	
30.	"	"	
33.	John Bennett	Himself	House Smiths Shop
35.	"	"	
36.	His Grace The Duke of Buckingham & Chandos		
38.	"		
39.	"		
41.	"		
42.	"		
52.	"		
54.	"		
56.	Henry Freemantle	Himself & Others	
57.	"	"	Bat & Ball P. H.
58.	"	"	
65.	His Grace The Duke of Buckingham & Chandos	Others	
66.	"	"	House & Wheelwrights Shop
67.	"	"	
68.	"	"	
72.	William Farmer	John Tanner	
75.	Vincent George	Himself & Others	House & Shop
89.	Thomas Hawkins	Sabina Chiddy & another	
92.	"		House & Shop
96.	John Evans	Himself & Others	
97.	"	"	
98.	"	"	
99.	"	"	
100.	"	"	
101.	"	"	
103.	"	"	
105.	His Grace The Duke of Buckingham & Chandos		Malm Acre
153.			

4

The Archaeological Significance & Potential of the Area

- 4.1 There are no Scheduled Ancient Monuments within the Easton Conservation Area boundary.
- 4.2 There is recorded archaeological evidence to show that the geographical area of the Itchen Valley has been occupied from the earliest times. There have been Palaeolithic and Mesolithic finds together with Neolithic and Bronze Age burial mounds at various locations along the Itchen Valley. Finds of flints and polished stone axes have also been recorded.
- 4.3 Roman material has been found along the valley at the following points; a Roman Villa north of Chilland, the remains of a Romano-British village at Kings Worthy, a scatter of pottery and a Roman coin north of Worthy Park and a bronze coin of Claudius (AD 41-54) somewhere in Easton. Prehistoric and Roman enclosures, several occupation sites and coins have all been found along the valley.
- 4.4 There is evidence to suggest that during Saxon times the majority of people lived along the major river valleys. A number of Itchen Valley settlements were mentioned in the Domesday Book and Saxon Charters, including Easton. A Saxon royal residence is documented to have existed to the west of Easton at Kings Worthy, this together with Saxon cemeteries and evidence of their farming indicates a relatively well populated area.
- 4.5 The settlement and farming in the area of the Itchen Valley was well established by the time of the Norman occupation and continued with some modification to, for example, the field system and means of enclosure. Evidence of earth works and pottery finds confirm Norman habitation.
- 4.6 To the north of Manor Farm House barns there are traces of a system of field cultivation which has resulted in narrow banks or balks and lynchets or lynches. There is limited documentary evidence on these workings.

- 5.1 Over the centuries Easton has been an evolving rural community which is mirrored in its architectural history. Now, its social and economic status has changed, reflecting the demise of the agricultural and rural craft worker. Easton has had to change with the times, becoming car orientated, and moving towards a commuter/retirement settlement. This change is evident in the new architecture and alterations and extensions to existing properties.
- 5.2 Its evolution as a rural community is reflected in the present day variety and dispersal of house and cottage types. Like the rest of England, The Great Rebuilding between 1570 and 1640 explains the lack of any vernacular housing prior to this era. This deliberate destruction lead to rebuilding structures in permanent materials which came with security of tenure. There are no secular buildings in Easton prior to 16th Century.
- 5.3 As an approximation of the number and ages of the properties in Easton the following offers a guide. There are three 16th Century based cottages, eleven 17th Century, seventeen 18th Century, twenty five 19th Century and twenty nine 20th Century buildings. This does not necessarily reflect Easton's incremental growth as during its recorded history many older properties have been demolished and replaced with contemporary ones. This general pattern does indicate an expanding community unlike a town such as Lavenham in Suffolk where once the industry that supported it died, the town was left in a time warp and changed little since the timber frame houses of its heyday.
- 5.4 The three surviving 16th Century based cottages are the row of cottages east of Mould



Photograph 1

and Thompson Garage, Tudor Thatch (Photograph 1) and The Corner, in the latter the 18th Century and 19th Century exterior hides a cruck frame construction. Modest in scale, all are based in the eastern half of the village along with the 17th Century based cottages, which might indicate that this is the oldest part of the village.



Photograph 2

- 5.5 Most of the earlier buildings have undergone a series of alterations hiding many of their original elements, the 17th Century cottages are no exception. Meadowside and Wayside (Photograph 2) were originally one 17th Century house, now a pair of cottages, refaced in 1796. Again Steps and Homer Cottages were originally one, its 17th Century core encased in the 18th Century and extended in the 19th Century. Other 17th Century buildings include Wickets, Bat & Ball, Goffs Oak, Broom Cottage, Vine Cottage, The Chestnut Horse, The Farmery (now heavily restored), The Moot and St Annes. The latter two built as one house and divided into two cottages in the 20th Century.



Photograph 3

- 5.6 The 18th Century saw many new buildings in Easton along with alterations to existing ones. The 18th Century development spread westward towards St Mary's Church. Dymoke

House (Photograph 3), a large double pile house, being the most significant. A Grade II* Listed Building, it was built using reused stone from Easton Manor House demolished in 1790. The front, brick, elevation of the house seen today was originally the rear elevation of the property. Other 18th Century houses include East View (the front of which was rebuilt in 19th Century), The Cottage, Rosebank and Manor Farm House. The most significant 18th Century buildings to the east are Grasmere, Dairy House, and the Old Post Office terrace.

- 5.7 Limited new development and many alterations were undertaken throughout the village in the 19th Century. Those properties built in the 19th Century include The Cranny (Photograph 4) followed by No. 2 Church Lane added later in the century; the addition to Steps and Homer Cottages and a service range to Dymoke House.



Photograph 4

- 5.8 The 20th Century has seen significant areas of new building south and south-west of the area. A considerable amount of infilling has also taken place within the conservation area. Much of this development fails to reflect the scale, form and quality of materials found in older buildings and hence detracts rather than enhances the character of the area. The compensating factor is that rarely do these buildings predominate in number or scale so the overriding impression remains of an older rural village. Most recent development has attempted to empathise more with Easton's character. Following a disastrous fire to Easton garage in 1992, a positive enhancement has been achieved in the improved design and appearance of the replacement building.

- 5.9 Easton's most impressive architectural statement is made in St Mary's Church. Dating from 12th Century/13th Century it was heavily restored by H Woodyer between 1866 and 1872. In plan form it dates from late Norman

with a tall parapeted chancel with apse, nave and west tower. The central Norman door on the south side was much restored in 19th Century. The north door is covered over. Inside, the font is imitation Norman. All windows are 19th Century with stained glass by J Hardman of Birmingham. The distorted horseshoe chancel arch could be transitional Norman. Monuments include, amongst others, Agatha Barlow 1595, Anne Coles 1661 and the Rev. J.M.Freshfield. In 1930 the plaster covering the external chancel walls was removed exposing the flint, stone and brickwork of the walls. The tower spire was much altered in 1870. (Photographs 5,6,7 & 8)



NORTH ELEVATION Photograph 5



SOUTH ELEVATION Photograph 6



LYCH GATE Photograph 7



AUGUSTA FAMILY TOMB 1836 Photograph 8

6

Prevailing or Former Uses

- 6.1 The one major difference in Easton today from 100 years ago is its loss of social and community facilities, its shops, businesses and school. The daily bus through Easton to Winchester is some people's only access to retail outlets. The Cricketers Inn, The Chestnut Horse and Easton Garage are all that remain of a once self sufficient rural settlement.
- 6.2 Apart from the Enclosures Act of 1799 changing the field boundaries, there would appear to have been no one overall influence on the plan form of Easton. It has evolved over the centuries, uses changing, businesses developing and closing to suit contemporary needs.
- 6.3 John Duthy's book, Sketches of Hampshire, originally published in 1839, recounts a survey taken in 1825 when Easton contained 2,735 acres of land, of which 2133 were down to arable, 186 down to pasture, 160 water meadows, 92 plantation and 81 acres of rabbit warrens. (The 1799 survey showed the total acreage as 923). Relying predominantly on farming in the past, Easton has become a commuter settlement, with contemporary houses reflecting the change in lifestyles.
- 6.4 Quoted in "The Hampshire Village", by Anthony Brode, Janet Marsh, an inhabitant of Easton, wrote in her Nature Diary how the river flood plain was converted in the first half of the C19th into water meadows. She explained the elaborate irrigation system and the knowledge required to operate it, and how the system fell into disuse because of the high cost of labour to operate it.
- 6.5 The subsequent paragraphs in this section list those buildings that have, through loss or change of use, had an effect on the plan form or building types of Easton.
- 6.6 Although Easton was mentioned in the Domesday Survey as having two churches, only one, St Mary's, remains. It also mentioned two mills, but these could have been outside the parish boundary of Easton as it was known prior to its amalgamation into the Itchen Valley Parish.
- 6.7 The location of Easton Manor House, demolished in 1790, belonging to The Duke of Chandos, is still unknown although it is thought to have been located somewhere between Easton Lane and St Mary's Church. Its loss must have had quite an impact on Easton, although stones from the large house were said to have been used in the building of Dymoke house and its boundary wall, also for buttresses and in the wall at Market Garden. Substantial stones also appear in Manor Farm barn and granary and Dairy House.
- 6.8 Major changes around St Mary's Church occurred in the mid 19th Century, with the loss of the Old Rectory and gardens, in the field north east of the Church and its adjoining farm buildings to the south west of the Church. John Duthy states that the Parsonage was converted from an old mansion on the site. An inscription on the Parsonage wall, "ES", has vexed some historians, thinking it to be the initials of Edward Seymour, Lord Protector in Edward VI's reign, but Duthy attributes them to the Rector of Easton in 1536, one Edward Steward or Stuard, the King's chaplain and subsequent Dean of Winchester Cathedral.
- 6.9 On a more domestic level, around the mid 19th Century Steps Cottage was run as a shop and the Bat and Ball was an Inn, while Wheelrights was a house complete with a wheelrights shop.
- 6.10 Into the 20th Century Steps Cottage still remained a shop. The Post Office moved opposite the Chestnut Horse and was run by the Chiddy family, not only as a Post Office but as a shop and bakery. When the Watton family later ran the enterprise it also served as a coal merchants. The Post Office connection remains today in the names Old Post Office and Post Office Cottages. Another bakery was in Chapel Lane, run by Charlie Passingham. There was also a butchers shop, and a bootmaker lived on the corner of Easton Lane and Church Lane.

- 6.11 The Reading Room south of the Conservation Area was an army hut from the Crimean Wars brought up from Netley Hospital by Rev Freshfield. The Old Chapel, formerly a Methodist Chapel built in 1909, next to Valley Cottage is now converted to residential.
- 6.12 It can be seen that Easton has changed socially and economically during the last century. It has tailored its needs to adapt from its reliance on agricultural occupations, and service needs, to become a close knit commuter settlement in an attractive rural environment.

7

Contributions made by Unlisted Buildings

- 7.1 Easton contains a proportionately high number of Listed Buildings which contribute to its character and appearance. The remaining buildings all contribute their individual personality to the area, while seven make significant contributions to the Conservation Area. These are identified on Map 5.
- 7.2 Approaching Easton from the west The Old Rectory, No 1 on Map 7 (Photograph 9), stands proud in the landscape, visible from a number of locations to the west of the area. It is a two and a half storey five bay house with a mansard slate roof, white rendered walls, with twelve paned sash windows at first floor level and quoins at ground floor level. Mid 19th Century, the house is orientated to face westward, towards Abbots Worthy, across the River Itchen Valley. It adds significantly to the appearance of the Conservation Area in both form and location.

*Photograph 9*

- 7.3 Once a pair of cottages, Ivy Cottage, No 2 on Map 5 (Photograph 10), now comprises a single dwelling, of five bays, the west bay added during the 20th Century. It is of one and a half storeys under a thatch roof. It could possibly date from the first half of the 19th Century or earlier. Now rendered, with timber framing exposed on the eastern gable and one central brick stack. Slightly shallower than normal pitch could indicate the roof has been raised to allow for the addition of a first floor or originally it was roofed in another material. The building occupies an important frontage location on the road from Avington.

*Photograph 10*

- 7.4 Flint Cottage No 3 on Map 5 (Photograph 11), is well hidden, set north of Tudor Thatch, and reached via a track adjacent to The White House. Although not prominent, it can be glimpsed from the public footpath which passes to the west of the property. It is an attractive two storey brick and flint building under a shallow slate roof with a large central brick stack. Three bays by three bays with several later additions, an attractive property, possibly early 19th Century, flint with red brick quoins and window surrounds, its individuality contributes to the Conservation Area.

*Photograph 11*

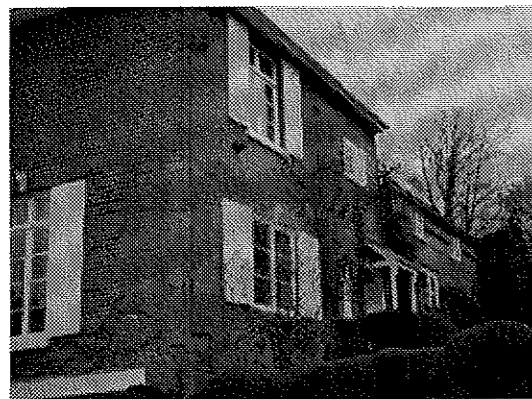
- 7.5 The Old School House, No 4 on Map 5, (Photograph 12), is a one and a half storey building, originally the village school, St Mary's, now a private dwelling. Built of knapped coursed flints with brick quoins and window surrounds, it has decorative barge boards to its west elevation and over the porch. The school was built in the mid 19th



Photograph 12

Century on land which was formally occupied by the Parsonage barn and yard. Its fenestration is much altered from its original use as a school, but represents a visually and historically important building to Easton.

7.6 Steeple Cottage, No 5 on Map 5, (Photograph 13), situated opposite the Old School House, the older parts of which probably date from the late 18th Century or early 19th Century, commands a prominent location within Easton. Built of red brick with some blue, randomly spaced headers under a slate roof. The garage door to the later three storey addition facing the road is of an inappropriate design. Its age, prominent location and sympathetic building materials makes Steeple Cottage noteworthy within Easton's Conservation Area.



Photograph 13

7.7 Valley Cottage, No 6 on Map 5, (Photograph 14), is a delightful three bay late 19th/early 20th Century brick cottage under a slate roof, with well proportioned 12 pane wooden sash windows. It forms an important element in the grouping of Homer and Steps Cottages opposite, and Dunstable Cottage adjacent.

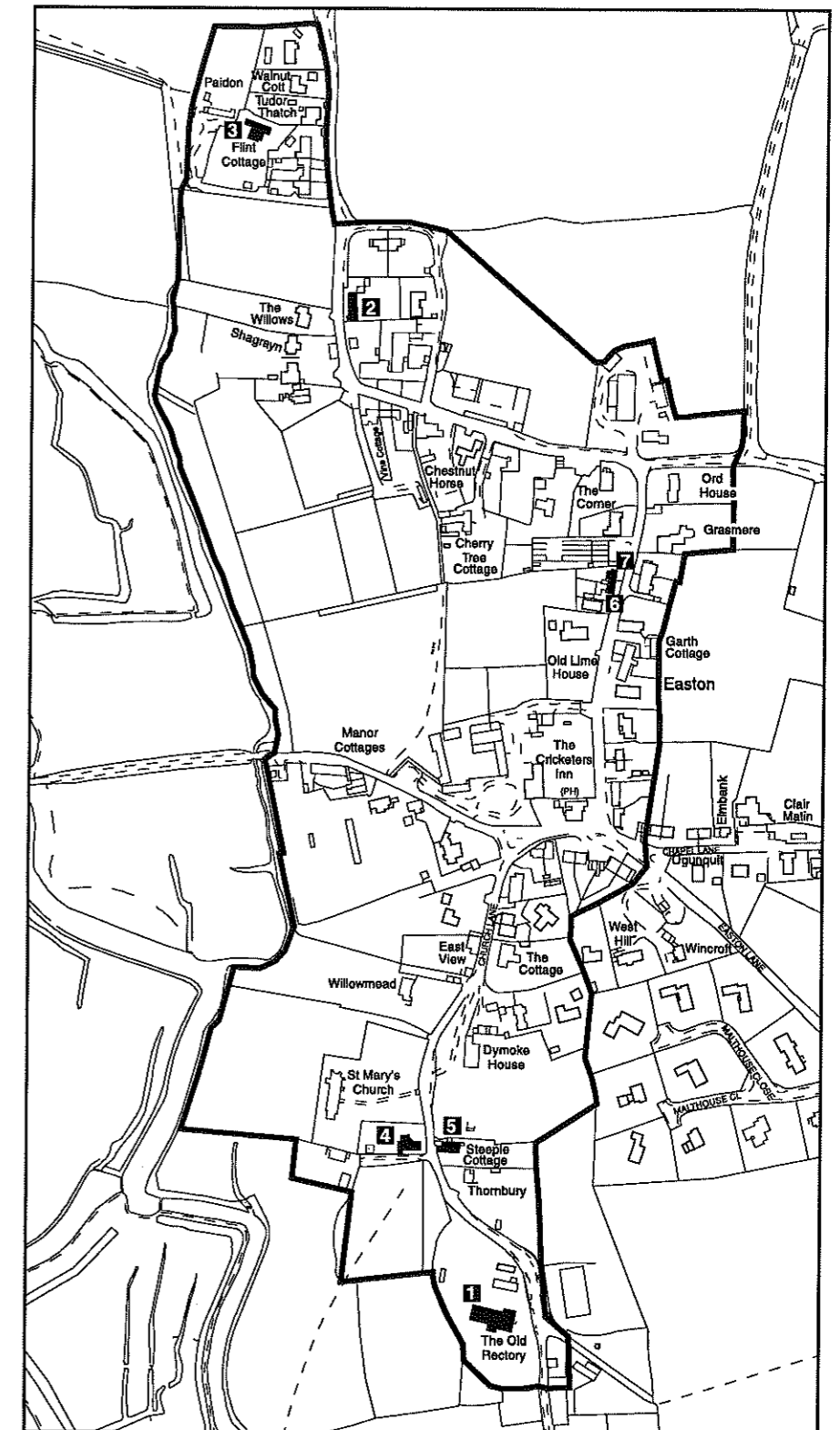
7.8 Dunstable Cottage, No 7 on Map 5, (Photograph 14), is a distinctive early 20th Century cottage of flint with brick lacing courses under a slate roof. It has wooden 6 paned sash windows, and a porch design that compliments that of Valley Cottage adjacent. Like Valley Cottage, Dunstable Cottage forms part of an important group including Homer and Steps Cottage opposite and Valley Cottage adjacent.



Photograph 14

EASTON Conservation Area

MAP 5 Important Unlisted Buildings



- 1 The Old Rectory
- 2 Ivy Cottage
- 3 Flint Cottage
- 4 The Old School House
- 5 Steeple Cottage
- 6 Valley Cottage
- 7 Dunstable Cottage

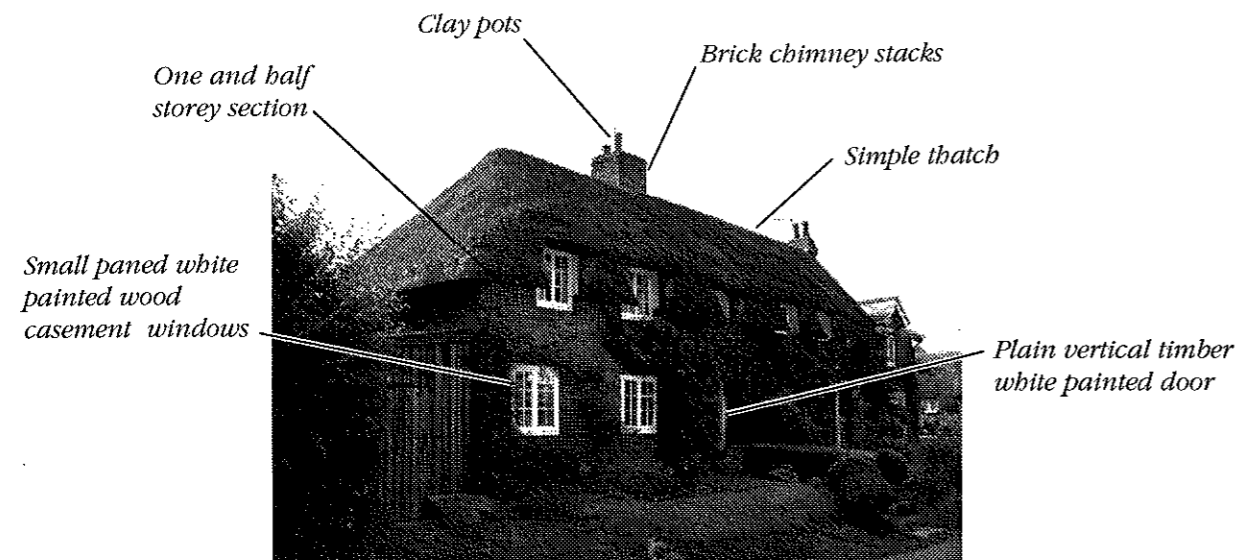
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- 8.1 Although Easton at first sight appears to lack any impression of homogeneity, its buildings do conform to a basic pattern of one and a half to two storey dwellings. Brick is the most common building material and clay tiles are used on almost half of the buildings. Interspersed, and giving visual interest, are a few two and a half and single storey buildings. The buildings range in style and age, only their scale is similar. These features are illustrated in photographs 15 and 16.
- 8.2 In general, houses are built close to the road, in relatively small curtilages, with little or no private space to the front. Usually built parallel to the road, although a few are end on, with individual houses offering a variety of roof shapes and materials. The arrangement of the buildings creating their own sense of enclosure. Detached, semi-detached and terraced housing are randomly interspersed.
- 8.3 Although gabled roofs are the most common roof shape, hipped and half-hipped roofs are to be found, with just one mansard roof on the Old Rectory. Clay tiles are used on almost 50% of the roofs with approximately 20% thatch and 20% real slates. The remainder being made up of concrete tiles, which are not representative of, and foreign to, the character and appearance of the Conservation Area. Traditional golden brown/mellow orange clay tiles are characteristic of Easton, examples of which can be seen on Dymoke House, The Corner and the barn at Manor Farm. Thatch is predominant in the eastern part of the village. Simple thatches with a minimum of ridge embellishments are most appropriate to Easton's situation.
- 8.4 Along the roofline, hipped and gabled dormers are equally common on tile and slate roofs. The thatched properties retain their traditional eyebrow dormers. The skyline is punctuated by brick chimney stacks, some with clay pots, a valuable feature. Unfortunately the rear of many cottages and houses have suffered over the years from unsympathetic flat roofed extensions, a trend which is detrimental to the visual amenities of the Conservation Area. The addition of rooflights and satellite dishes to a building can have a dramatic effect on the silhouette and roofscape of a settlement. Easton has so far escaped with only minimal intrusion from these two elements, but care is needed to maintain this situation.
- 8.5 Brick predominates as Easton's building material. Some of it is painted, mainly when used in conjunction with timber framing. Flemish bond is used on the older houses, while stretcher bond is used on the more recent buildings, and on later additions and alterations. Used in conjunction with brick, stone can be seen on a number of buildings including Dymoke House and wall, Market Garden, the granary and barn at Manor Farm, the Tiled Cottage, Meadowside Cottages and Dairy House. As mentioned in a previous chapter, the stone from the demolished Manor House was reused after 1790. Flint from the surrounding chalk farmland is used in varying amounts and designs for houses and boundary walls. Meadowside Cottage, The Cottage and Market Garden are predominately flint, while No. 2 Church Lane and Tudor Thatch have incorporated flint detailing. The use of blue headers in the form they appear to the front of East View, panels of blue headers between openings, is unique in Easton, although blue headers are used randomly elsewhere as at Dymoke House and Dairy House.
- 8.6 Plain wooden vertical plank doors as found on the Moot and St Annes, and wooden panel doors as at Manor Farm and East View are all part of the traditional character of Easton.
- 8.7 Traditional white painted wood casements of two and three lights with small panes, are the most common window type in Easton. Very few windows have leaded lights. East View has strong mullion and transom windows. White painted wooden sash windows are to be found on a number of properties including The Old Rectory, Dymoke House, The Cottage and Bacton House.
- 8.8 The variety of building styles in Easton contributes to its charm and character. In the main the buildings are relatively small

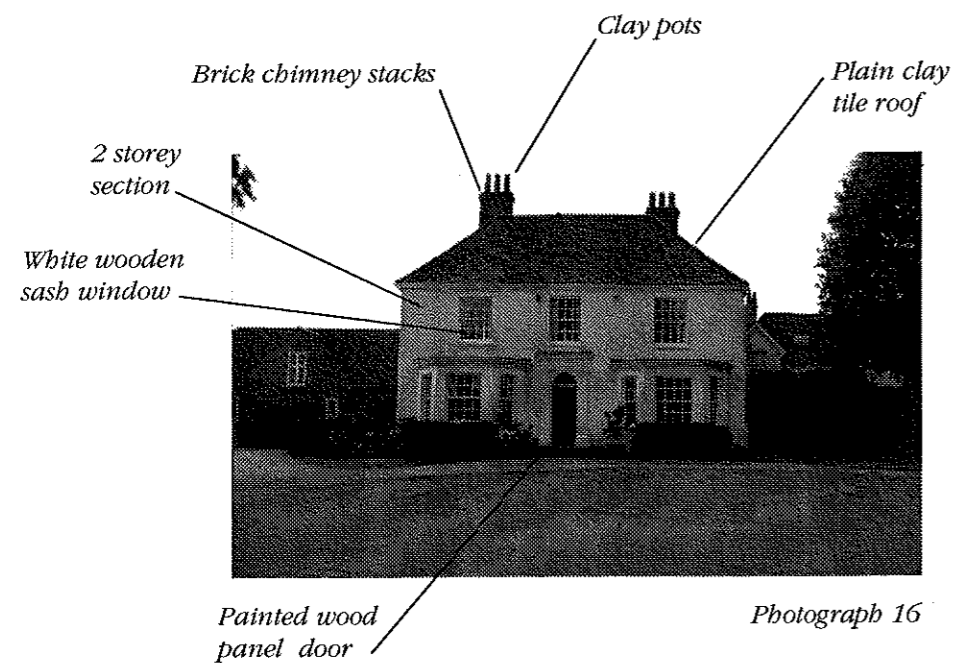
detached, semi-detached or terraced houses of one and a half or two storey in height on small plots built close to the roadside. The majority are built of brick, sometimes colour washed, with clay tiles. This combined with thatch, slate, timber framing and render provides Easton with a coherence of mass and form rather than materials. In the main, Easton's built characteristics consist of simple

cottage architecture, traditional materials and appropriate scale and massing. Modern styles of windows, doors, inappropriate materials such as uPVC and concrete tiles and disproportionate extensions should be avoided if Easton is to retain its rural character and appearance. Attention to detail is essential.



Photograph 15

STEPS & HOMER COTTAGE



Photograph 16

MANOR FARM HOUSE

9

Local Details and Features

9.1 The architectural character of Easton has been dealt with in a previous chapter but there are architectural details that merit specific mention. Wherever possible these should be maintained in order to preserve the character and appearance of the Conservation Area. These include such details as:-

- eaves detailing
- traditional style porches
- traditional cast iron gutter supports
- clay chimney pots
- brick chimney stacks
- wood panel doors
- blue header brick details
- small paned white painted wooden casement windows
- simple thatches
- plain clay tiles
- wooden sash windows

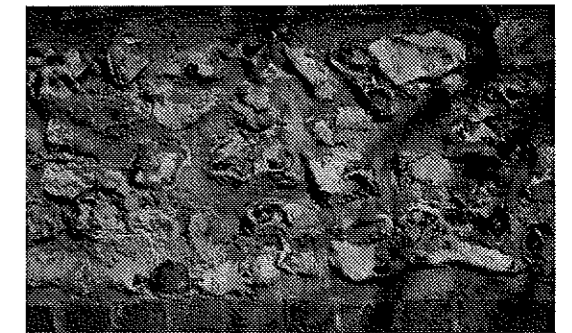
9.2 Built features that are important to the character and appearance of Easton are the brick and flint boundary walls, some of which are buttressed. These are to be found throughout Easton and while they all add to the overall character, the most prominent walls are:-

- north of Dymoke House. This includes some stone, marked A on Map 6, (Photograph 17)



Photograph 17

- to the front and side of The Cottage, marked B on Map 6. (The flint wall to the west of The Cottage opposite Bevisbury House, although an important feature, has been constructed in an unsatisfactory manner. (Photograph 18). See Para. 12.1.



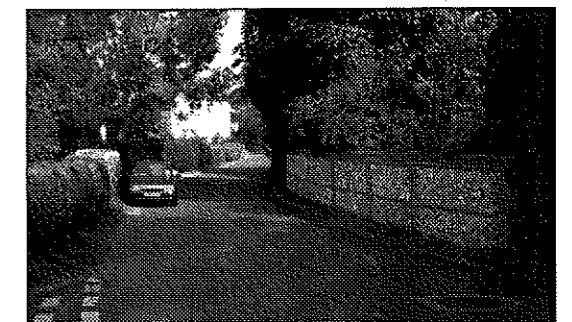
Photograph 18

- opposite the Bat and Ball. The wall with heavy brick and flint buttresses adjacent to the road and the brick and flint wall set at right angles to the road, hidden in the summer months behind the hedge, marked C on Map 6.
- the high wall north of Bacton House, marked D on Map 6, (Photograph 19)



Photograph 19

- the new wall west of Manor Farm House, marked E on Map 6, fronting Easton Lane (Photograph 20)



Photograph 20

- new wall fronting Shagravn, marked F on Map 6.
- to the south and east of The Corner, marked G on Map 6, (Photograph 21)



Photograph 21

9.3 Hedges are an important natural feature of Easton, again these are dispersed evenly throughout the area and every effort should be made to retain them. Significant hedges are located :-

- fronting Steeple Cottage
- fronting Willowmead and Dymoke House
- at the southern boundary of Manor Farm House.
- at The Corner (Photograph 21)
- fronting Grasmere
- around Bramble Cottage and Bridgeways
- at The Cottage

9.4 The pillar box on the corner of Easton Lane and Church Lane is a feature worthy of retention, photograph 22, as is the telephone box opposite Bat and Ball and Wickets.

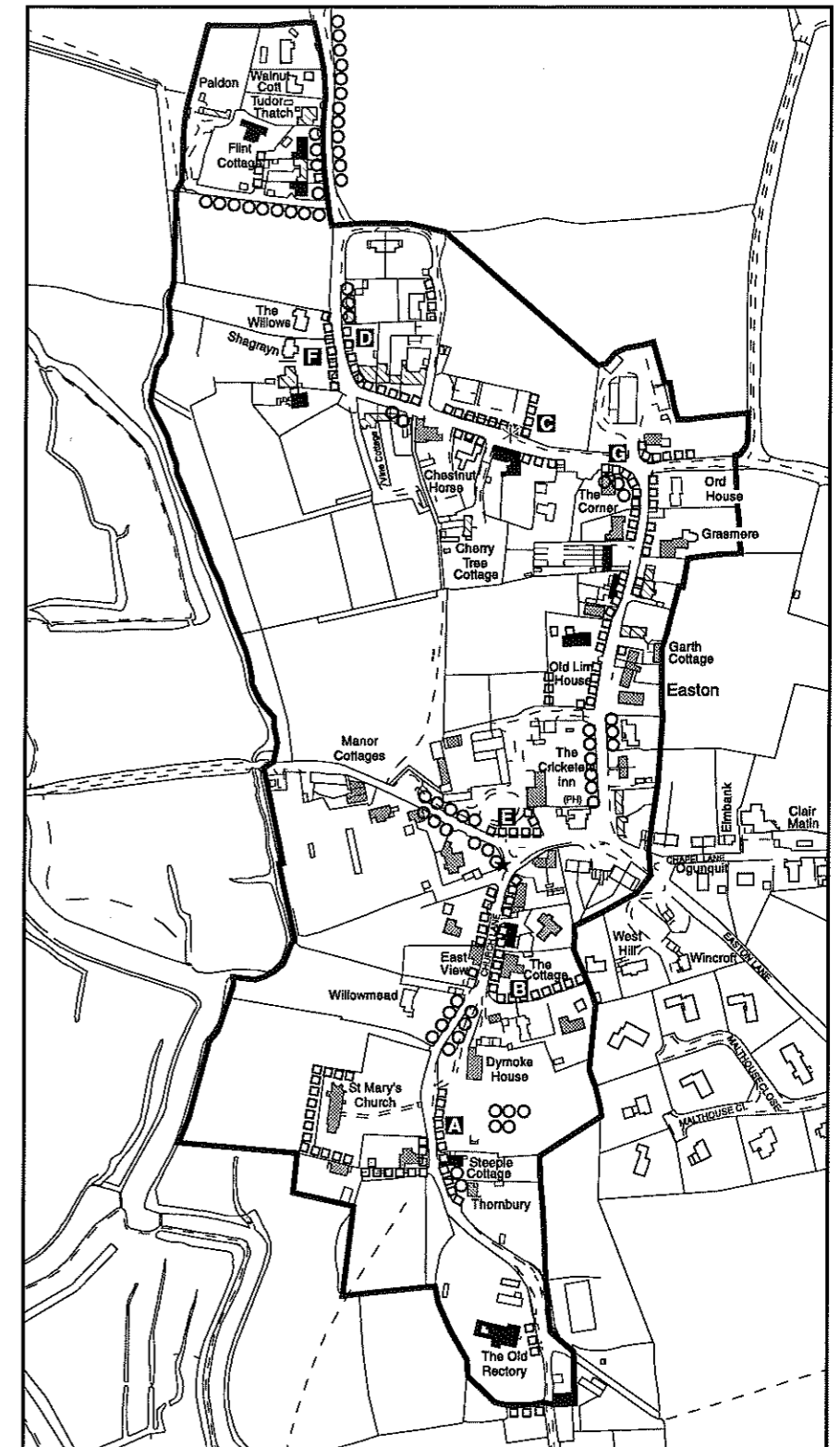


Photograph 22

9.5 Map 6 indicates the main traditional features of Easton. Where these features do not exist the street scene weakens and the cohesive nature of the settlement is lost. If Easton is to maintain and/or improve upon its present appearance, it is important to retain these existing features and enhance or replace those that have become damaged or lost.

EASTON Conservation Area

MAP 6 Local Details & Features



Important Features

- Walls
- Hedges
- ▨ Clay tiles
- ▧ Thatch
- Slate
- ▲ to ⊞ Important Built Features (see chapter 9.0 for details)
- ★ Pillar Box
- * Telephone Box

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10 Trees

- 10.1 To the west of Easton Lane, the Conservation Area is well treed with many significant individual and groups of trees. To the east, in general, the planting is younger and less well established, with the exception of two groups of trees, one area of general coverage and a specimen Copper Beech.
- 10.2 This distinction in tree cover between the two parts of the village is probably a legacy from when the larger houses with landscaped gardens were set up on higher ground to south of the church area. The smaller rural cottages that have spread eastwards, reflect the more domestic scale of planting.
- 10.3 The first of the two groups, in the eastern part of Easton, is south of New Farm Cottage and consists of mature Poplars, Sycamores and Ash, (A on Map 7). The second is the group of prominent trees, consisting of Horse Chestnut and Sycamore in the grounds of Manor Farm House (B on Map 7). The strong line of Poplars that run from the rear boundary of The Willows westward to the rear of the Old Market Garden constitute a distinctive area of tree coverage, Photograph No 23. This powerful line of trees separates the grazing/paddock area from the River Valley. (C on Map 7).

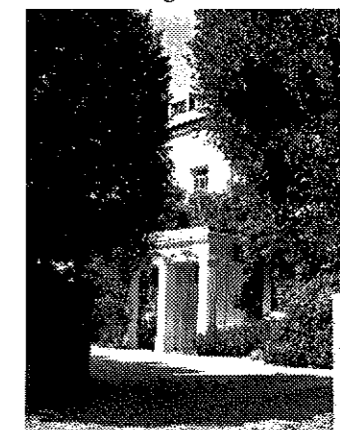


Photograph 23

- 10.4 Belts of incongruous non-indigenous trees have been planted as windbreaks in the grazing area north/east of Manor Farm House, Photograph No 23, and along the northern boundary of the Conservation Area west of the entrance to Piadon.

- 10.5 There are a number of individual, and groups of, significant trees in the grounds of the Old Rectory. These include Sycamore and Scots Pine which dominate the skyline when approaching Easton from the west, with an understorey of Holly and Yew. Two distinctive Holly trees border the entrance to the Old Rectory, (11 on Map 7), Photograph No 24. Other trees within The Old Rectory include mature Sycamores, Ash and a Honey Locust with a major belt of Cypress, Laurel and Yew (one Yew is particularly old) on the eastern boundary adjacent to the lane.

- 10.6 A band of deciduous trees run south of Thornbury and Dymoke House marking the southern edge of the Conservation Area

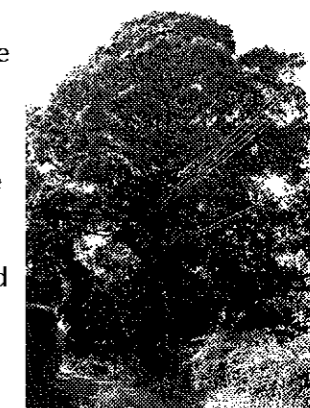


boundary. Cypress, Yew, Laurel, Cherry and a variety of mature shrubs provide a striking boundary detail to the west and front of Steeple Cottage, (26 on Map 7).

Photograph 24

- 10.7 Two noteworthy trees are the Magnolia Grandiflora adjacent to the south wall of East View and the Eucalyptus in the grounds of Bramble Cottage, (24 and 10 respectively on Map 7).

- 10.8 Three prominent trees in Easton are the Sycamores west of The Old School House, (1 on Map 7). These provide a powerful image when approached from the east along Church Lane, Photograph 25. In the field immediately north



Photograph 25

of the Conservation Area, adjacent to Church Lane, stands an individual mature Sycamore of significant proportions, (9 on Map 7). Younger Ash, Beech and Willow, (covered by a Tree Preservation Order) line the drive to, and are in the garden of Church Cottage, (13-16 on Map 7).

10.9 In the grounds of The Old School House a single Ash tree acts as a contrast to the evergreen trees in the adjacent churchyard, (5 on Map 7). The Churchyard itself supports Yew, Cypress, Pine, Horse Chestnut and a Purple Sycamore with an old, impressive Box tree north west of the Church, (12 on Map 7).

10.10 Two Lime trees border Church Lane to the front of Dymoke House (2 on Map 7). The Sycamore at the eastern extent of Dymoke House provides a visually important role in the street scene when accessing Church Lane from the east, (3 on Map 7), Photograph 26. These three trees are all covered by a Tree Preservation Order. Opposite, in Willowmead, a Lime compliments the Sycamore in Dymoke House, their branches touching overhead, (4 on Map 7).



Photograph 26

10.11 The mature Horse Chestnut and Sycamore trees in Manor Farm House are visually important in the street scene, being clearly visible from the lower end of Church Lane and Easton Lane, (B on Map 7), Photograph 27. The young Whitebeam on the small triangle of green at the junction of Church and Easton Lane will over the years become a focal point of this part of the Conservation Area, (6 on Map 7), Photograph 28.



Photograph 27



Photograph 28

10.12 Eastwards from The Cricketers Inn, there are fewer mature trees. Grasmere has one large Sycamore in its grounds, (7 on Map 7), and a specimen Copper Beech, just to the north of the rear boundary of The Terrace, is a significant tree, which is visible from most parts of Easton (27 on Map 7). A small Yew is placed prominently on the bank opposite Larchwood, (25 on Map 7) as is a mature Sycamore (28 on Map 7), and although ivy covered, is still a notable tree. An Ash at Flint Cottage is visible from the main road, appearing above the roofline of the terrace of houses on the Avington Road, (8 on Map 7). Other noteworthy trees are the Lime, Sycamore and Purple Sycamore in the grounds of the Old Lime House (17 on Map 7) and the Walnut to the rear of Walnut Cottage (31 on Map 7).

10.13 Other trees of importance are the Silver Birches to the rear of Wheelrights Cottage, (19 on Map 7), to the front of White Gates, (18 on Map 7), and adjacent to Vine Cottage (20 on Map 7); Firs west of Goffs Oak, (22 on Map 7), and the two Willows to the front of The Willows, (21 on Map 7). The Silver Birch at Wheelrights and the Willows at The Willows are all covered by Tree Preservation Orders.

10.14 It is important that the oldest trees and tree groups in the west of Easton are managed and replaced when necessary to maintain tree cover. If Easton is to develop its tree cover in the eastern part of the village, the young trees will require maintenance, together with additional indigenous planting with species suitable for this soil.

EASTON Conservation Area

MAP 7 Significant Tree Groups

General Tree Coverage

*** Tree Groups

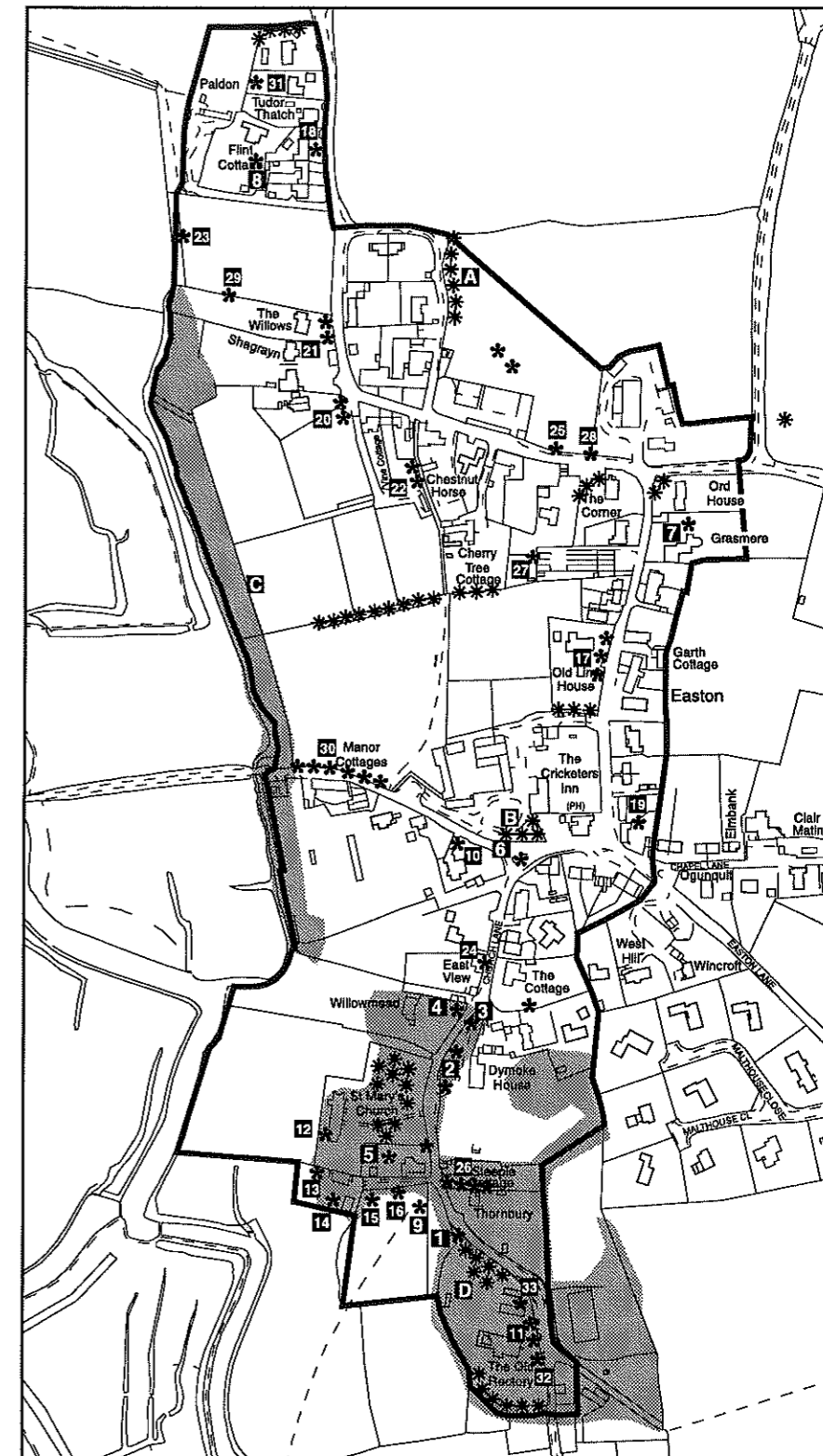
Significant Groups of Trees

- A Poplars, Sycamores, Ash
- B Horse Chestnut, Sycamores
- C Poplars
- D Yew, Cypress, Laurel

* Individual Trees

Significant Trees

- 1 Sycamore
- 2 Limes
- 3 Sycamore
- 4 Lime
- 5 Ash
- 6 Whitebeam
- 7 Sycamore
- 8 Ash
- 9 Sycamore
- 10 Eucalyptus
- 11 Holly
- 12 Box
- 13 Willow
- 14 Beech
- 15 Ash
- 16 Sycamore
- 17 Lime, Sycamore & Purple Sycamore
- 18 Silver Birch
- 19 Silver Birch
- 20 Silver Birches
- 21 Willows
- 22 Firs
- 23 Sycamore
- 24 Magnolia
- 25 Yew
- 26 Cypress, Laurel, Cherry & Shrubs
- 27 Copper Beech
- 28 Sycamore
- 29 Willow
- 30 White Beam
- 31 Walnut
- 32 Yew
- 33 Honey Locust



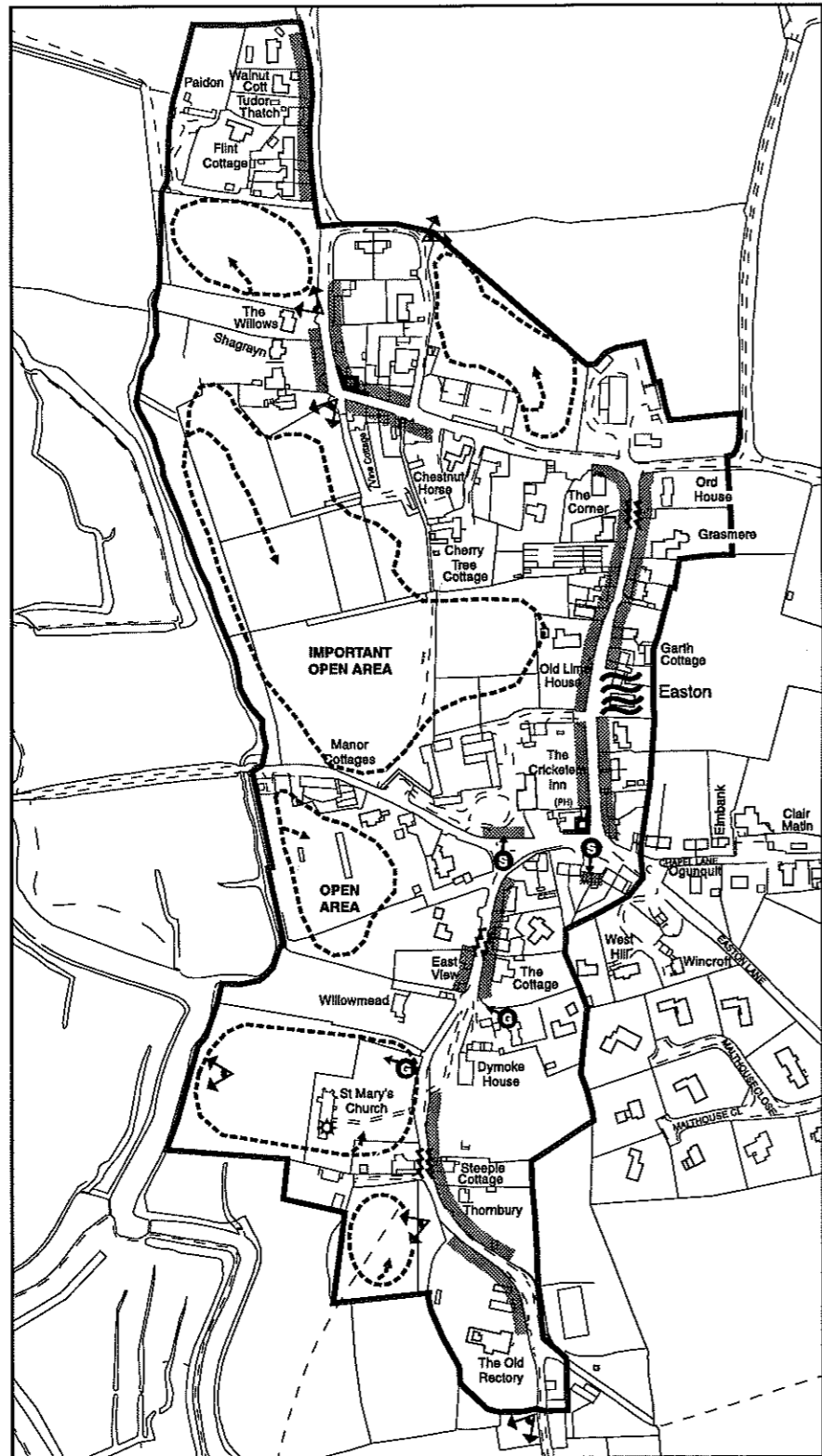
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- 11.1 The bridleway into Easton from the west changes to a single track metalled lane (Church Lane) where it crosses the Conservation Area boundary. The vista out of the Conservation Area at this point is quite spectacular, across the Itchen Valley to Worthy Park, spoilt only by the visual and noise intrusion of the M3 motorway. The gable end of Malms Cottage and the brick and flint boundary wall of The Old Rectory opposite, mark a distinct entry point to the settlement. This initial area of Easton is well-treed, the narrow lane with steep banks on either side are topped with panel fences and walls. The space is restricted and enclosed.
- 11.2 On entering the Conservation Area the lane gently slopes down and bears left. The grass banks on either side become steeper, the canopy of trees on either side touching overhead. At the entrance to Thornbury, the space opens dramatically to the left. Looking north out of the Conservation Area at this point, the river valley below and farmland rising to the horizon opposite form a spectacular view.
- 11.3 Steeple Cottage presents a three storey building directly onto the road. This, together with the Old School House opposite, form an architectural pinch point. The lane then widens and the spatial containment of the churchyard offers a separate identity as it slopes down and away to the river valley, offering distant glimpses out of the Conservation Area. Opposite, the 2m high brick, stone and flint wall of Dymoke House provides a strong boundary, defining the space opposite.
- 11.4 Continuing eastward past the churchyard, the lane narrows down again producing a strong sense of enclosure. This is formed by hedges and trees in the grounds of Dymoke House and Willowmead. The brick and flint garden wall and south elevation of East View continues the sense of enclosure, together with the high hedge of The Cottage opposite. Immediately west of The Cottage, at the entrance to Dymoke Barn, spectacular views out of the Conservation Area to Martyr Worthy can be glimpsed.
- 11.5 Beyond East View the space feels more open, with Hockleys Mead set back and down from the road behind a low brick and flint wall and hedge. Church Lane continues to be well defined by walls and hedges, until it is momentarily lost to the driveway and access to Rosebank and Lisle House. A large open area of gravel breaking the boundary line.
- 11.6 The junction between Church Lane and Easton Lane creates a small yet important triangle of unfenced grass. The young Whitebeam adding a three dimensional interest to the area. The trees and wall in Manor Farm House produce a visual stop to Church Lane.
- 11.7 Easton Lane, north from its junction with Church Lane, is bounded tightly by hedges and walls. Initially by the new brick and flint wall of Manor Farm House and hedges of Bramble Cottage and Bridgeways. To the east of the lane is one of Easton's most important open areas. Divided into paddocks and used for grazing, it links both visually and physically the western and eastern parts of Easton. The space is bounded to the north by a strong line of Poplars and the south, by the rear of those buildings in the centre of Easton. The space is vitally important to Easton, allowing public access, by means of a public footpath, to an otherwise private space.
- 11.8 The other private open area in Easton Lane is that of the Old Market Garden. When viewed from Easton Lane westward it provides an excellent setting for St Mary's Church, which can be glimpsed through the trees. The area is bounded by a strong line of Poplars to the north. The weak boundary treatment along Easton Lane by the pumping station, is made up of broken fences and outbuildings.
- 11.9 The northern entrance into the Easton Conservation Area is strongly demarcated by the line of Poplar trees.
- 11.10 The Manor Farm House entrance from Easton Lane forms an intrusive gap in the boundary treatment of the Easton Lane.

EASTON Conservation Area

MAP 8 Appraisal



-  Vista
-  Pinch Point
-  Glimpse
-  Open Areas
-  Strong Frontage Defining Area
-  Visual Stop
-  Point of Interest
-  Important Corner
-  Weak Frontage

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11.11 The area around The Cricketers Inn, bounded by the houses opposite, and Wheelrights Cottage to the south, creates a visually open area. The Cricketers Inn creates an important corner, although its car park to the north forms an uneasy setting for Manor Farm House. Bounded by a close boarded fence to the east, a brick wall to the north and open to the front, the space sits awkwardly in the centre of Easton.

11.12 The southern entrances into Easton are via Easton Lane and Chapel Lane. They both provide a sequence of views which gradually unfold, culminating in a view of the southern elevation of The Cricketers Inn.

11.13 The main road through Easton from The Cricketers Inn to Ord House presents a relatively strong sense of enclosure both in its buildings and boundary treatment. With the exception of the garage forecourt and North View, the road is bounded by walls of brick and/or flint, or hedges. Like the rest of Easton there are no footpaths, giving it a rural appearance. There are a number of cars always parked opposite the garage, which detracts somewhat from the rural idyll. The open unfenced space to the front of the Terrace appears out of character to Easton's general use of strong boundary treatments. Looking westward along this stretch of road the flat roofed garages of Arden Cottage, Wellswood, Hope Cottage and Bramblebank creates an uncomfortable visual stop. The trees on higher land to the rear of the garages slightly soften their impact and enclose the street scene in this direction. Small gaps between Yew Tree Cottage and the Old Council Houses (5 and 6 Chapel Lane) and between The Garage and North View allow for glimpses south across open farmland connecting the countryside to the centre of Easton. The brick and flint walls topped with prominent hedges of Patchings and The Corner directly opposite Ord House and Grasmere creates strong boundary treatments and a pinch point before the road turns sharply northwards.

11.14 The character changes along the stretch of road from Dairy House to Bacton House. The road widens and there are fewer houses. The low brick and flint wall of Wickets and Bat & Ball, and entrance to Larchwood together with the open space of the fields opposite creates a much more open feel to this part of Easton. The delightful cottage garden to the front of Wickets is an added bonus to this area. The fields opposite

Larchwood form a visually important local open area. It is the intention of the new development, opposite the Chestnut Horse, to retain the strong boundary detail, created by the existing farm buildings. The new development consists of five properties designed to blend in with Easton's rural character. Towards the end of this section of road the view is deflected around Bacton House.

11.15 The corner around Bacton House is architecturally strong. The two opposing terraces of thatched cottages, the high brick and flint walls of Bacton House and Shagravn, together with its garage, produce a strong plan form. The space between Appletree Cottage and Vine Cottage allows for a view out across the paddocks to the line of Poplars on the northern edge of the Conservation Area.

11.16 Important views out across open farmland to the south and east can be appreciated from the back lane that encapsulates those contrasting properties of The Old Post Office Cottages round to No 2 Farm Cottages.

11.17 East of The Willows the paddock provides an open area allowing views out of the Conservation Area towards Martyr Worthy. This visually important private open area separates the nine properties at the eastern end of the settlement from the rest of the village. Their strong road frontage placed defiantly in the rural environment and providing a definite eastern entrance into Easton.

DETRACTORS

- 12.1 The visual effect of the quality and character of a conservation area can be eroded in time by the cumulative effects of alterations or additions noted below.
- the use or replacement of traditional roof coverings with concrete tiles.
 - the use of plastic (uPVC) aluminium or other non-traditional material for window or door details.
 - unsympathetic alterations to garden walls, gates, paths, by complete removal of/or replacement with an inappropriate design/material.
 - poor maintenance of buildings and eyesores such as overhead wires, meter boxes and satellite dishes.
 - the removal of architectural features such as chimney stacks and pots, decorative brickwork, cornice details and traditional doors and windows.
 - poorly designed and located garages.
 - the planting of inappropriate non-indigenous trees and hedges where they are visible in the wider landscape.
 - porches of inappropriate materials and designs.
 - the storage of waste/infill materials in prominent locations without adequate screening.
 - the inappropriate repair of flint walling. The construction and maintenance of flint walls is a skilled task requiring close attention to the selection and use of materials. There are instances where inappropriate hard mortars have been used in patch repairs or where insufficient attention has been paid to the coursing of flints. These are matters on which the Conservation Section of the Planning Department can offer advice.
- 12.2 In the long term it is the responsibility of the occupants of a conservation area to maintain the area's special qualities. In particular, by

giving careful consideration to the appropriateness of alterations and new development. The inappropriate design of a garage or use of a non rural surface treatment can produce alien features into the area.

- 12.3 As the area evolves and grows it is important to allow it to do so in a sympathetic manner, not only in the natural and built environment but also the use, thus retaining the essential character of the area.

ENHANCEMENTS

12.4

*Photograph 29***Car Parking**

Car parking is a problem in Easton. It has narrow lanes, a close plan form, small gardens and a busy car repair business which add to the proliferation of on street parking. The parking along the southern boundary of the Old Lime House is visually intrusive. The garage has an important role to play in Easton and as such, allocation of screened car and lorry parking would do much to enhance this area of Easton.

*Photograph 30*

In addition to on street parking, the off street parking allocation adjacent to The Cricketers Inn Public House is very prominent in Easton's Conservation Area. The continued and sustained improvements to the surface

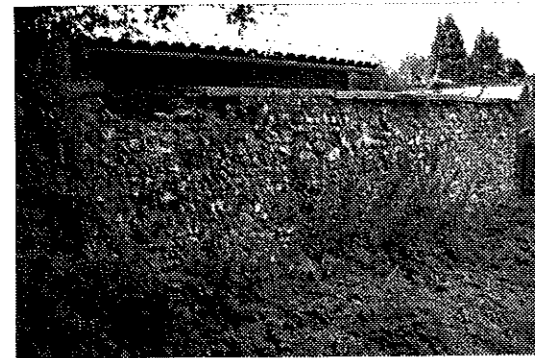
condition, boundary treatment, refuse bins and recycling unit will do much to enhance and improve the visual amenity of the area.



Photograph 31

The removal of front boundary walls, permitting hard standing of cars directly adjacent to Listed Buildings, detracts not only from the building but from the whole area. Reinstatement of some boundary detail would enhance the area.

12.5 Boundary walls/details



Photograph 32

Easton is a popular area for walkers, many of whom use the public footpath from opposite the Old Market Garden to its exit adjacent to The Chestnut Horse. This is an important right of way along the upper reaches of the Itchen Valley and therefore the boundary treatment should reflect this status. The repair and maintenance of such boundary details



Photograph 33



Photograph 34

should be undertaken in traditional methods and materials.

12.6 Overhead wires

Overhead wires and cables are not too intrusive in Easton, although there are a few which constitute aerial clutter detracting from views within the street scene, features of architectural interest, trees and spaces.

Where possible the undergrounding of cables should be pursued to result in the enhancement of the street scene.



Photograph 35

12.7 Further enhancements can be achieved by the gradual replacement of inappropriate vegetation with locally indigenous species characteristic of the area.

13

Conclusion

13.1 **Designation Justification** - A conservation area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Architecturally, Easton has a high percentage, approximately 40%, of Listed Buildings, including St Mary's Church which dates back to Saxon times. Historically it has close ties with Winchester.

13.2 Its character has remained that of a small rural settlement, and although today not based on agricultural needs, still retains a rural character and appearance which it is important to maintain and enhance. Easton's unique character, location and history, fully warrants designation as a conservation area.

13.3 **Boundary Justification** - Easton was the first of the Upper Itchen Valley settlements to be designated a Conservation Area in 1972 and extended in 1997. The boundary was drawn quite tightly around the built form, but also included the immediate paddock/grazing land in the centre of the village and Old Market Garden area. The Conservation Area boundary encompasses all of Easton's Listed Buildings with the exception of Clair Matin in Chapel Lane.

13.4 The southern boundary follows the line of the southern curtilages of those properties fronting Church Lane. It then crosses Easton Lane and Chapel Lane to include all those properties on the southern side of the main road through the village.

13.5 The eastern boundary includes the private garden of Dairy House, and the farm buildings to the north east of Dairy House.

13.6 The boundary then takes in the eastern limits of the built form to the curtilage of Pheasants and Paidon.

13.7 The northern boundary follows the strong line of Poplars, which separates the former water meadows from the village grazing land. The boundary continues across Easton Lane north of The Old Market Garden site, to encompass the residential curtilage of Willowmead and an area of land north of St Mary's Church.

13.8 The Old School House and The Old Rectory form the north west boundary, including the area of land connecting them. This is an important open area, crossed by a public footpath and providing views out of the area.

13.9 **Character** - Easton's character and appearance is strongly linked to its geographical location in the upper reaches of the Itchen Valley. The surrounding undulating chalk farmland provides ample opportunities for views into this open settlement.

13.10 Easton's form follows the line of the River Itchen upon which it historically depended, situated as it is on the southern banks of the river. The river was navigable between Alresford and Winchester. The present village is founded on an ancient settlement from which its current street pattern has developed. It retains a strong core of historically and architecturally important buildings, many of which are listed.

13.11 Relatively small, this pleasant rural settlement has developed slowly to meet changing agricultural needs, expanding south/westwards with some infilling. Where infilling has occurred, not always of the highest standard, it has generally been absorbed by virtue of the quality of the surrounding buildings and mature landscape, particularly in the western part of the area. Its staggered linear development, along narrow lanes, where one and a half and two storey cottages are positioned close to the roadside gives a strong sense of enclosure aided in many cases by walls, trees and hedges. The street plan and network of pedestrian routes provides a series of deflected views, changing character at each turn. A sequence of unfolding views contribute to the areas special charm.

13.12 Apart from the commercial premises of the garage and two public houses, Easton is residential. Easton's character varies from the quiet, residential Church Lane, with soft boundary treatment, to the busier main road through the centre of the village with its continuous street frontage of buildings and walls. The garage causes much vehicular activity but is a valuable facility.

13.13 Easton's delightful, idyllic setting, its proportionally large number of listed buildings, open areas and significant tree cover are special features worthy of protection. It is for these reasons that the area has been designated a conservation area, to acknowledge its special importance and to seek to preserve and enhance these special qualities for the future.

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