



Beyton Neighbourhood Plan 2018-2037

Non-designated Heritage Asset Assessment
[Buildings of local significance]

January 2023
Beyton Parish Council

Non-designated Heritage Asset Assessment [Buildings of local significance]

Prepared in support of the Beyton Neighbourhood Plan
by the Beyton Neighbourhood Plan Team
on behalf of Beyton Parish Council
August 2022

Contents

Introduction	3
Methodology	4
Location of assets	5
Asset descriptions	7
Beyton House – Church Road	7
Beyton Lodge – Church Road	8
Nos. 1 – 6, Cottage Row – Quaker Lane	9
Old Forge - Quaker Lane	10
K6 Telephone kiosk – Quaker Lane	11
Mulberry House – Quaker Lane	12
Old Rectory – Church Road	13
Beyton Cottage – Church Road	14
Fruit Farm Cottage – Church Road	15
Field House – Church Road	16
Marl Cottage – Church Road	17
Old Post Office – Church Road	18
The Old Forge – The Green	19
Pump on The Green	20
Old School - The Green	21
Old School House – The Green	22
Rose Cottage – The Green	23
Vine Cottage – The Green	24
Cottage Row – Thurston Road (The Green)	25
The Old Mill – Thurston Road	26
Magnolia House – Thurston Road	27
Mill House – Tostock Road	28
The Bear Inn – Tostock Road	29
Workers Cottage Row – Drinkstone Road	30

Introduction

The Beyton Village Survey of April 2019 which informed the development of the Beyton Neighbourhood Plan high-lighted the importance that village residents attached to the sense of place engendered by certain aspects of the village. One of these aspects is the historic built environment and the structures of which it consists. These have developed over time, giving a sense of history and character to the village.

The village contains a number of designated heritage assets, such as listed buildings and conservation areas that are protected from harm by national government legislation. In addition to these assets there are also a number of other buildings, structures and places that make an important contribution to the character of the village by virtue of their style, location or historical association. These Non-designated heritage assets are monuments, sites, places, areas or landscapes that do not meet the necessary criteria for designated heritage assets but nonetheless should merit consideration in planning decisions that might affect them.

Historic England identifies a number of ways in which such non-designated heritage assets can be identified, including local heritage lists and Neighbourhood Plans. The responsibility of registering these non-designated heritage assets lies with BMSDC and currently the council maintains lists for the Sudbury and Nayland areas only. The Beyton Neighbourhood Plan identifies a number of local non-designated heritage assets and will pursue a local listing with BMSDC.

The Beyton Neighbourhood plan lists the proposed non-designated heritage assets, hereinafter called Buildings of local significance, in Appendix 3 and this document provides the supporting evidence for their inclusion. In addition, since the policies relating to heritage assets in the existing local plan are out of date the Beyton Neighbourhood Plan includes policies to ensure that all heritage assets are given due consideration during the planning process.

Methodology

The data was collected by an external visual assessment of the buildings as a result of walking around the village in the numerical order as shown on the map in the next section. In most cases the buildings were observed from the street, which limited the collection of information, but a small number of the owners also contributed some supplemental information based on their own knowledge. This helped greatly in giving more precise dates to some of the houses, but in the majority of cases the dates are based on an examination of the external style and structure and so are only approximate. Some limited research in local directories (e.g., White's Directory of Suffolk 1885) and old Ordnance Survey maps was also undertaken to establish historical information and aid in dating, but time limitations precluded more detailed research through the local Records Office.

Analysis was guided by reference to Historic England's Historic England Advice Note 7 and East Suffolk Council's planning note on Non-Designated Heritage Assets.



Local Heritage Listing

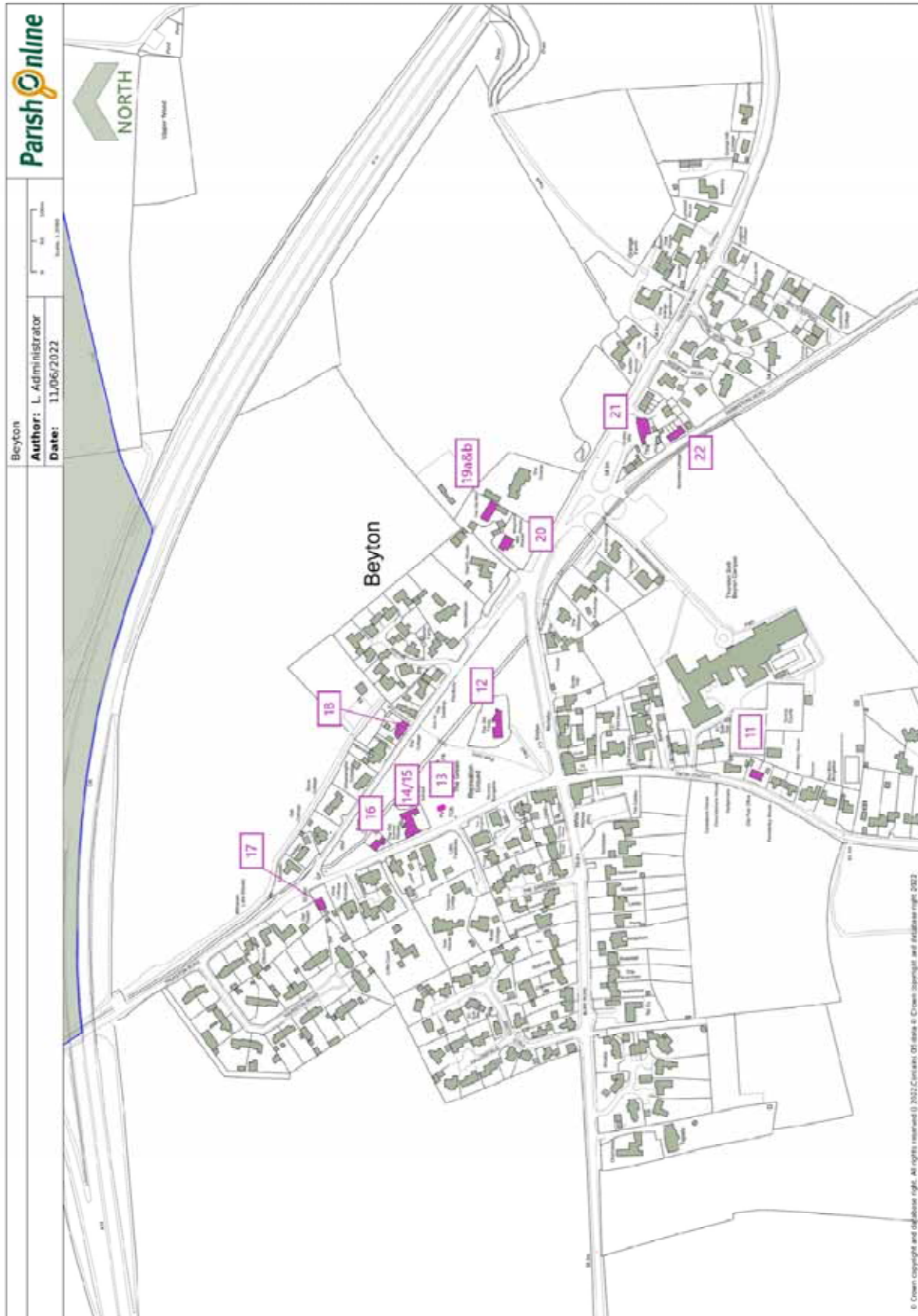
Historic England Advice Note 7



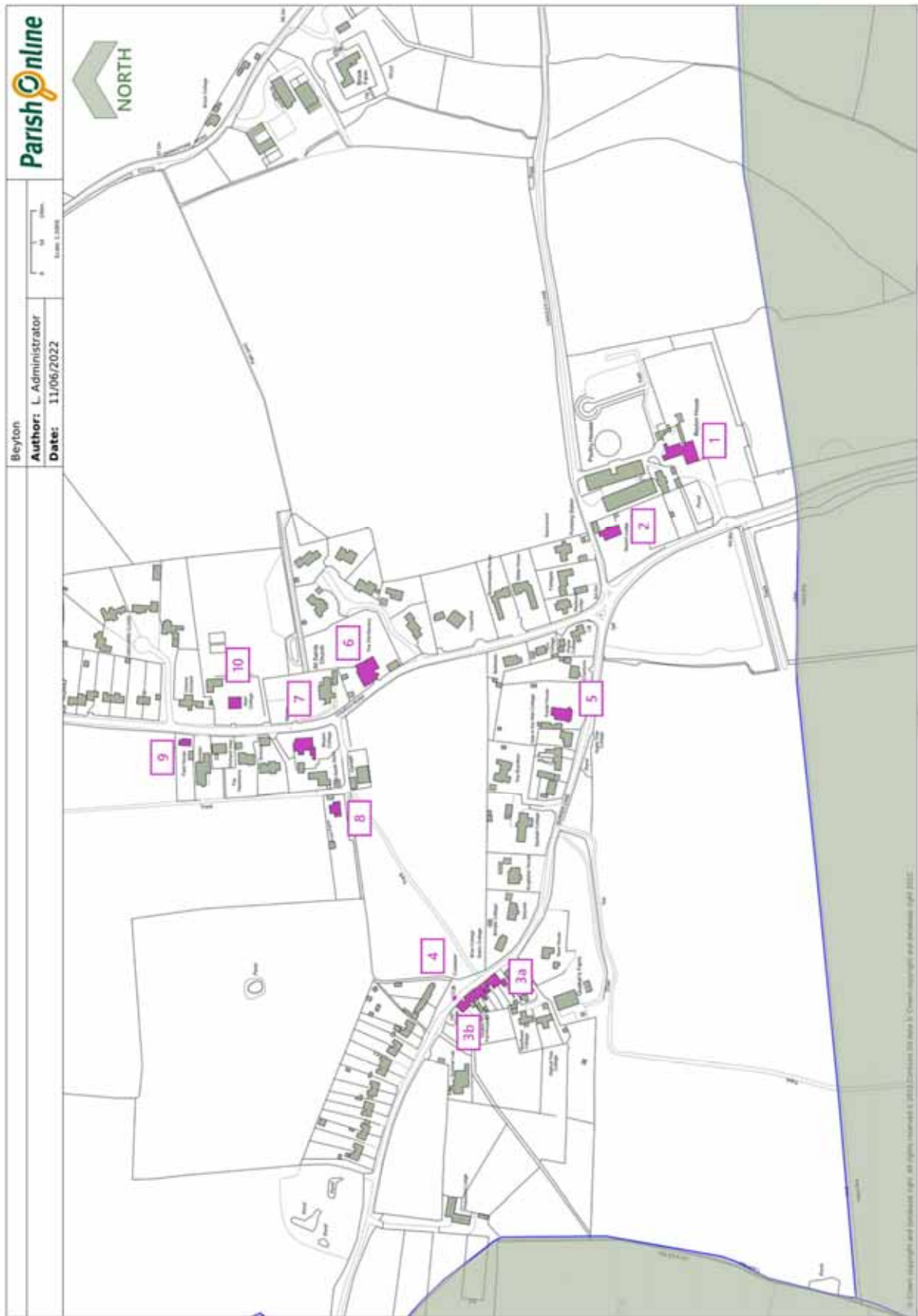
<https://www.eastsuffolk.gov.uk/planning/design-and-conservation/non-designated-heritage-assets/>

Using these documents as a guide, relevant criteria were agreed and tabulated as parameters with which to assess the identified assets. A short meeting was held to review the data collected for each of the identified criteria and a decision taken as to whether to propose the asset for inclusion in the Neighbourhood Plan policy and on which basis.

Location of assets



Northern part of village



Southern part of village

Asset descriptions

Beyton House – Church Road



Site Reference	1 – Beyton House, Church Road
Criteria	Assessment
Archaeological Interest	Recorded by the Suffolk survey of farmsteads 19 th C. farmstead on site of earlier house Likely surrounded by medieval moat.
Architectural Interest	
<i>Age</i>	Rebuilt 1936 with late Georgian remnants of the original building.
<i>Landmark status</i>	Landmark on route between Beyton and Hessett forming a part of the second historic focal point of the village.
<i>Rarity</i>	The existing building is a red brick country house constructed in the Georgian pattern to replace the earlier late Georgian house that was destroyed in a fire. Original flint walling, with some remnants of the original buildings of the 19th C. farmstead remains.
<i>Group</i>	Part of a grouping with Beyton Lodge.
Artistic interest	
<i>Aesthetic value</i>	Neo-Georgian house in attractive setting surrounded by open countryside with excellent flint perimeter wall.
Historic Interest	
<i>Social and communal value</i>	N/A
<i>Historic association</i>	Site of early Georgian/Queen Anne mansion house. Beyton Hall was owned by William Walpole (White's Directory of Suffolk 1844), listed as 'owner of the soil'.
Conclusion	Propose inclusion for historic and landmark status

Beyton Lodge – Church Road



Site Reference	2 – Beyton Lodge, Church Road
Criteria	Assessment
Archaeological Interest	Part of the Beyton House site recorded by the Suffolk survey of farmsteads. 19 th C. farmstead on site of earlier house. Likely surrounded by medieval moat.
Architectural Interest	
<i>Age</i>	1840 - 1850
<i>Landmark status</i>	Part of the Beyton House site and a landmark on route between Beyton and Hesselton forming a part of the second historic focal point of the village.
<i>Rarity</i>	Late Georgian style house likely constructed 1840s - 1850s with Suffolk White brick frontage and pilasters and under a hipped slate roof. Flint elevations to sides with blinded windows possibly inserted before repeal of the window tax in 1851.
<i>Group</i>	Part of a group with Beyton House.
Artistic interest	
<i>Aesthetic value</i>	Georgian with local vernacular flint walling and brick quoins. Incorporating medieval stones in the walls assumed to come from Beyton Church, possibly during the re-building of the church in the 1850s.
Historic Interest	
<i>Social and communal value</i>	N/A
<i>Historic association</i>	Part of the property of the Hall owned and inhabited by William Walpole.
Conclusion	Propose inclusion for historic and architectural interest.

Nos. 1 – 6, Cottage Row – Quaker Lane



Site Reference	3a – Nos. 1 – 6 Cottage row, Quaker Lane
Criteria	Assessment
Archaeological Interest	N/A
Architectural Interest	
<i>Age</i>	18 th and 19 th C.
<i>Landmark status</i>	N/A
<i>Rarity</i>	Timber-framed cottages connected by upper story extension to adjacent buildings. The range to the left being of single storey with pantile roof and dormers over colour-washed walls. The range to the right being two stories under plain tile roof with colour-washed and brick elevations.
<i>Group</i>	A group of six joined cottages forming an interesting collection adjoining open countryside to front and rear.
Artistic interest	
<i>Aesthetic value</i>	Picturesque grouping expressing a range of local vernacular styles.
Historic Interest	
<i>Social and communal value</i>	N/A
<i>Historic association</i>	Interesting example of a group of cottages associated with Beyton's agricultural past and prominent on the historic main east-west route through the village.
Conclusion	Propose inclusion for historic and architectural interest.

Old Forge - Quaker Lane



Site Reference	3b – Old Forge, Quaker Lane
Criteria	Assessment
Archaeological Interest	N/A
Architectural Interest	
<i>Age</i>	18 th and 19 th C.
<i>Landmark status</i>	N/A
<i>Rarity</i>	Timber framed forge attached to cottage row 3a, being of single storey under pantile roof with colour-washed walls.
<i>Group</i>	Part of the group of six joined cottages forming an interesting collection adjoining open countryside to front and rear.
Artistic interest	
<i>Aesthetic value</i>	Picturesque grouping with 3a expressing a range of local vernacular styles.
Historic Interest	
<i>Social and communal value</i>	N/A
<i>Historic association</i>	The cottage was the village smithy on the original Stowmarket to Bury Road (Quaker Lane), an important route at the time. There was also a village pump for the forge and adjacent cottages.
Conclusion	Propose inclusion for historic and architectural interest.

K6 Telephone kiosk – Quaker Lane



Site Reference	4 – K6 Telephone Kiosk, Quaker Lane
Criteria	Assessment
Archaeological Interest	N/A
Architectural Interest	
<i>Age</i>	Mid-20 th C.
<i>Landmark status</i>	N/A
<i>Rarity</i>	Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott for the silver jubilee of George V. Made by various contractors. Cast iron
<i>Group</i>	N/A
Artistic interest	
<i>Aesthetic value</i>	The K6 is considered a design icon
Historic Interest	
<i>Social and communal value</i>	N/A
<i>Historic association</i>	The K6 kiosk was commissioned by the General Post Office in 1935 to commemorate the Silver Jubilee of King George V.
Conclusion	Propose inclusion for historic and aesthetic interest.

Mulberry House – Quaker Lane



Site Reference	5 – Mulberry House, Quaker Lane
Criteria	Assessment
Archaeological Interest	N/A
Architectural Interest	
<i>Age</i>	Mid-19 th C.
<i>Landmark status</i>	N/A
<i>Rarity</i>	Late Georgian/Regency style country house with Suffolk White brick elevations and hipped slate roof. Shares stylistic brick pilasters with neighbouring Beyton Lodge.
<i>Group</i>	N/A
Artistic interest	
<i>Aesthetic value</i>	Aesthetically pleasing frontage typical of late Georgian period of which they are a few examples in the village.
Historic Interest	
<i>Social and communal value</i>	N/A
<i>Historic association</i>	Originally known as Poplar House and part of the Beyton Estate until its sale in 1913.
Conclusion	Propose inclusion for historic and aesthetic interest.

Old Rectory – Church Road



Site Reference	6 – Old Rectory, Church Road
Criteria	Assessment
Archaeological Interest	N/A
Architectural Interest	
<i>Age</i>	Early/mid-19 th C.
<i>Landmark status</i>	N/A
<i>Rarity</i>	Late Georgian/early Victorian rectory with Suffolk White bricks under a slate roof. Fine decorative gothic chimney, window hood mouldings and rubbed arches. External flint walling.
<i>Group</i>	Grouping with church
Artistic interest	
<i>Aesthetic value</i>	N/A
Historic Interest	
<i>Social and communal value</i>	N/A
<i>Historic association</i>	Rectory associated with the church
Conclusion	Propose inclusion for historic and architectural interest and grouping with church.

Beyton Cottage – Church Road



Site Reference	7– Beyton Cottage, Church Road
Criteria	Assessment
Archaeological Interest	N/A
Architectural Interest	
<i>Age</i>	Late 19 th C.
<i>Landmark status</i>	N/A
<i>Rarity</i>	Victorian red brick elevations under a slate roof with rubbed arches to windows. Much altered and extended over the years.
<i>Group</i>	N/A
Artistic interest	
<i>Aesthetic value</i>	N/A
Historic Interest	
<i>Social and communal value</i>	N/A
<i>Historic association</i>	Victorian nurseryman's cottage and later association with local fruit farm
Conclusion	Propose inclusion for historic and architectural interest.

Fruit Farm Cottage – Church Road



Site Reference	8 – Fruit Farm Cottage, Church Road
Criteria	Assessment
Archaeological Interest	N/A
Architectural Interest	
<i>Age</i>	Late 19 th C.
<i>Landmark status</i>	Occupies a focal point on the entry to a well-used green space and distinctively visible across the fields.
<i>Rarity</i>	Late Victorian cottage of red brick elevations under interlocking (Coutra) tile roof; probably originally slate. Altered and extended over recent years.
<i>Group</i>	N/A
Artistic interest	
<i>Aesthetic value</i>	N/A
Historic Interest	
<i>Social and communal value</i>	N/A
<i>Historic association</i>	Fruit farming was a significant local business in Beyton in the mid-20 th C. and the cottage is believed to be the overseer's house.
Conclusion	Propose inclusion for historic and architectural interest.

Field House – Church Road



Site Reference	9 - Field House, Church Road, Church Road
Criteria	Assessment
Archaeological Interest	N/A
Architectural Interest	
<i>Age</i>	Built 1930s
<i>Landmark status</i>	N/A
<i>Rarity</i>	1930s cottage with rendered elevations under an interlocking (Coutra) tile roof. Not much altered in external appearance aside from rendering.
<i>Group</i>	N/A
Artistic interest	
<i>Aesthetic value</i>	N/A
Historic Interest	
<i>Social and communal value</i>	N/A
<i>Historic association</i>	Fruit farming was a significant local business in Beyton in the mid-20 th C. and the cottage was the orchard manager's cottage associated with adjoining fruit farm.
Conclusion	Propose inclusion for historic association.

Marl Cottage – Church Road



Site Reference	10 – Marl Cottage, Church Road
Criteria	Assessment
Archaeological Interest	N/A
Architectural Interest	
<i>Age</i>	Built 1830
<i>Landmark status</i>	N/A
<i>Rarity</i>	Victorian house with rendered elevations under a plain tile roof.
<i>Group</i>	N/A
Artistic interest	
<i>Aesthetic value</i>	N/A
Historic Interest	
<i>Social and communal value</i>	N/A
<i>Historic association</i>	Fruit farming was a significant local business in Beyton in the mid-20 th C. and the cottage is associated with the orchards and this was the owner's house.
Conclusion	Propose inclusion for historic and architectural interest.

Old Post Office – Church Road



Site Reference	11 – Old Post Office, Church Road
Criteria	Assessment
Archaeological Interest	N/A
Architectural Interest	
<i>Age</i>	Late 19 th C.
<i>Landmark status</i>	N/A
<i>Rarity</i>	Red brick front elevation on flint plinth, flint side walls under a hipped plain tile roof with outshut roof to rear. Interesting wrought iron gate.
<i>Group</i>	N/A
Artistic interest	
<i>Aesthetic value</i>	N/A
Historic Interest	
<i>Social and communal value</i>	N/A
<i>Historic association</i>	Was the post office up until 1975.
Conclusion	Propose inclusion for historic association and architectural interest.

The Old Forge – The Green



Site Reference	12 – The Old Forge, The Green
Criteria	Assessment
Archaeological Interest	N/A
Architectural Interest	
<i>Age</i>	17 th C.
<i>Landmark status</i>	Occupying a focal position on The Green and strongly contributing to street scene
<i>Rarity</i>	Timber frame 3-bay cottage dating back to 17th C., with attached forge.
<i>Group</i>	N/A
Artistic interest	
<i>Aesthetic value</i>	Local vernacular style of clay pantiles with roof dormers atop colour-washed Suffolk pink walling.
Historic Interest	
<i>Social and communal value</i>	Still a working forge.
<i>Historic association</i>	Village smithy on main Bury - Ipswich route with 17 th century origins and possibly connected to Catherine of Braganza according to local folk history.
Conclusion	Propose inclusion for age and landmark position on the Green.

Pump on The Green



Site Reference	13 - Pump on The Green
Criteria	Assessment
Archaeological Interest	N/A
Architectural Interest	
<i>Age</i>	Mid-19 th C.
<i>Landmark status</i>	Occupying a prominent focal point on The Green although the authenticity of its setting is affected by the addition of bench seating.
<i>Rarity</i>	Fairly common village pump design seen throughout Suffolk/Norfolk/Cambridgeshire.
<i>Group</i>	N/A
Artistic interest	
<i>Aesthetic value</i>	N/A
Historic Interest	
<i>Social and communal value</i>	N/A
<i>Historic association</i>	Markings: Climax 89-26 on the barrel. Manufacturer: Thomas & Son of Worcester. The firm was well known for its Climax range of windmills and pumps, and the name "CLIMAX" can be widely found on pumps in Norfolk, Suffolk, Essex, Cambridgeshire, Hampshire, Shropshire, Cornwall, Sussex, Worcestershire. and Yorkshire, some of which also carry Climax part numbers.
Conclusion	Propose inclusion for historic associations and landmark position on The Green.

Old School - The Green



Site Reference	14 – The Old School, The Green
Criteria	Assessment
Archaeological Interest	N/A
Architectural Interest	
<i>Age</i>	Late. 19 th C.
<i>Landmark status</i>	Occupying focal position on The Green and strongly contributing to street scene.
<i>Rarity</i>	Victorian school building of design not uncommon in other small villages. Largely intact and unaltered front elevation of red brick with rubbed brick arches to windows, under a slate roof.
<i>Group</i>	Forms a group with Old School House.
Artistic Interest	
<i>Aesthetic value</i>	Good example of small-scale Victorian school building.
Historic Interest	
<i>Social and communal value</i>	N/A
<i>Historic association</i>	Site of Beyton “town house” for housing of the poor. Village school built 1872 and opened 1877.
Conclusion	Propose inclusion for historic associations and landmark position on The Green.

Old School House – The Green



Site Reference	15 – Old School House, The Green
Criteria	Assessment
Archaeological Interest	N/A
Architectural Interest	
<i>Age</i>	Late. 19 th C.
<i>Landmark status</i>	Occupying focal position on The Green and strongly contributing to street scene.
<i>Rarity</i>	See Old School above
<i>Group</i>	Forms a group with Old School.
Artistic interest	
<i>Aesthetic value</i>	See Old School above.
Historic Interest	
<i>Social and communal value</i>	N/A
<i>Historic association</i>	School mistress's house.
Conclusion	Propose inclusion for historic associations and landmark position on The Green.

Rose Cottage – The Green



Site Reference	16 – Rose Cottage, The Green
Criteria	Assessment
Archaeological Interest	N/A
Architectural Interest	
<i>Age</i>	Early/mid-19 th C.
<i>Landmark status</i>	Landmark at north-west end of The Green.
<i>Rarity</i>	Cottage with brick elevations. Probably originally slated roofed, but has been re-roofed in concrete interlocking tiles. Outshut roof to rear.
<i>Group</i>	N/A
Artistic interest	
<i>Aesthetic value</i>	Unfortunately, in a poor state of repair, but of picturesque appearance on account of its scale, siting and façade.
Historic Interest	
<i>Social and communal value</i>	N/A
<i>Historic association</i>	Possibly a part of "town lands poor housing" – see 'The Old School'.
Conclusion	Propose inclusion for historic associations and landmark position on the Green.

Vine Cottage – The Green



Site Reference	17 – Vine Cottage, The Green
Criteria	Assessment
Archaeological Interest	N/A
Architectural Interest	
<i>Age</i>	Built 1849
<i>Landmark status</i>	N/A
<i>Rarity</i>	Victorian cottage built of Suffolk White bricks under a hipped slate roof. Symmetrical façade with Georgian style sash windows.
<i>Group</i>	N/A
Artistic interest	
<i>Aesthetic value</i>	N/A
Historic Interest	
<i>Social and communal value</i>	N/A
<i>Historic association</i>	Datestone to side elevation (1849) believed to be of local Thurston builder.
Conclusion	Propose inclusion for local associations and architectural interest.

Cottage Row – Thurston Road (The Green)



Site Reference	18 – Cottage Row, Thurston Road (The Green)
Criteria	Assessment
Archaeological Interest	N/A
Architectural Interest	
<i>Age</i>	Late 19 th C.
<i>Landmark status</i>	N/A
<i>Rarity</i>	Brick cottages with painted brick exteriors under glazed pantile roof. Nice flint gable walls and decorated barge boards. Example of agricultural workers' cottages of which few exist in the village.
<i>Group</i>	Group of three cottages.
Artistic interest	
<i>Aesthetic value</i>	Attractive cottage row overlooking The Green.
Historic Interest	
<i>Social and communal value</i>	N/A
<i>Historic association</i>	N/A
Conclusion	Propose inclusion for and architectural interest.

The Old Mill – Thurston Road



Site Reference	19a – The Old Mill, Thurston Road
Criteria	Assessment
Archaeological Interest	N/A
Architectural Interest	
<i>Age</i>	Built 1852
<i>Landmark status</i>	N/A
<i>Rarity</i>	Industrial steam-powered corn mill building of red brick with white brick quoins and pilasters, under a hipped slate roof. Brick pilaster detail matching that on Beyton Lodge and Mulberry House. The only building of its type in Beyton.
<i>Group</i>	Forms a group with Mill House and Magnolia House.
Artistic interest	
<i>Aesthetic value</i>	N/A
Historic Interest	
<i>Social and communal value</i>	N/A
<i>Historic association</i>	Victorian corn mill marked on 1905 map. Edward Limmer is noted as the miller in 1865.
Conclusion	Propose inclusion for historic and architectural interest.

Magnolia House – Thurston Road



Site Reference	19b – Magnolia House, Thurston Road
Criteria	Assessment
Archaeological Interest	N/A
Architectural Interest	
<i>Age</i>	Built 1888
<i>Landmark status</i>	N/A
<i>Rarity</i>	Extension to the Old Mill (see above) of red brick with white brick quoins and pilasters, under a hipped slate roof. Brick pilaster detail matching that on Beyton Lodge and Mulberry House. The only building of its type in Beyton.
<i>Group</i>	Forms a group with Mill House and The Old Mill.
Artistic interest	
<i>Aesthetic value</i>	N/A
Historic Interest	
<i>Social and communal value</i>	N/A
<i>Historic association</i>	Victorian corn mill marked on 1905 map. Edward Limmer is noted as the miller in 1865.
Conclusion	Propose inclusion for historic and architectural interest.

Mill House – Tostock Road



Site Reference	20 – Mill House, Tostock Road
Criteria	Assessment
Archaeological Interest	N/A
Architectural Interest	
<i>Age</i>	Early 19 th C.
<i>Landmark status</i>	N/A
<i>Rarity</i>	White brick Georgian style house under hipped slate roof, presumably associated with the mill.
<i>Group</i>	Forms a group with Magnolia House and The Old Mill.
Artistic interest	
<i>Aesthetic value</i>	Nice example of late Georgian (Regency) style neo-classical house, with rubbed arches to windows, Doric portico and Georgian fanlight.
Historic Interest	
<i>Social and communal value</i>	N/A
<i>Historic association</i>	Associated with the corn mill and presumably built for the owner John Hearn (corn miller and maltster – White's Directory of Suffolk 1855).
Conclusion	Propose inclusion for historic and architectural interest.

The Bear Inn – Tostock Road



Site Reference	21 – The Bear Inn, Tostock Road
Criteria	Assessment
Archaeological Interest	N/A
Architectural Interest	
<i>Age</i>	Built 1906
<i>Landmark status</i>	Occupying a prominent site on the main Bury/Stowmarket Road at the top of The Green.
<i>Rarity</i>	Inn with brick and slate elevations occupying a prominent place on the street scene on entry to the village.
<i>Group</i>	N/A
Artistic interest	
<i>Aesthetic value</i>	N/A.
Historic Interest	
<i>Social and communal value</i>	One of two pubs in the village, on main route between Bury/Stowmarket.
<i>Historic association</i>	Built to replace an earlier thatched inn on the same position on the site that burnt down in 1900 following a lightning strike.
Conclusion	Propose inclusion for social and communal value and landmark association in the village.

Workers Cottage Row – Drinkstone Road



Site Reference	22 – Workers Cottage Row, Drinkstone Road
Criteria	Assessment
Archaeological Interest	N/A
Architectural Interest	
<i>Age</i>	Late 19 th /early 20 th C.
<i>Landmark status</i>	N/A
<i>Rarity</i>	Late Victorian cottages of Suffolk White brick under slate roofs. Flint boundary wall to front. Few similar rows from this period within village.
<i>Group</i>	Grouping of four agricultural workers' cottages.
Artistic interest	
<i>Aesthetic value</i>	N/A.
Historic Interest	
<i>Social and communal value</i>	N/A
<i>Historic association</i>	Agricultural workers' cottages.
Conclusion	Propose inclusion for historic associations and local rarity value.