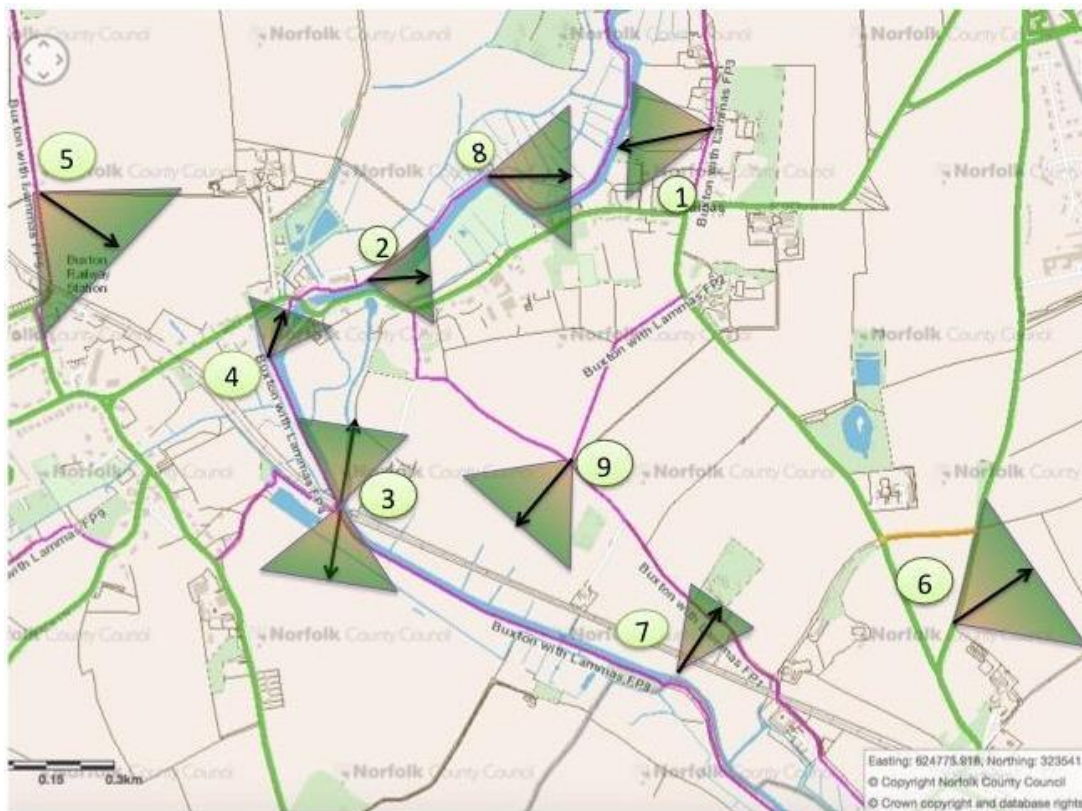


# APPENDIX 1: Priority and Locally Important Views



## 1. Priority Views - those that need to be safeguarded.

Note Northings and Eastings have been obtained from the NCC Norfolk Highways (footpaths) Interactive map.



## Overview of Priority Views

### **Priority View 1: Lammas Church**

Lammas Church and Water Meadows View: From Footpath 3 opposite Lammas Hall:

E: 624698, N: 323261,

### **Priority View 2: River Bure Lammas (I)**

River Bure and Lammas Water Meadows View 1: From Footpath 4, River Bure bank opposite the weir gate: E: 623957, N:322955

### **Priority View 3: River Bure Buxton**

Bure River and Buxton Water Meadows Views from Pile Bridge: From Bure Valley Path at Pile Bridge: E:623888, N:322412

### **Priority View 4: Buxton Mill**

Buxton Mill from the Water Meadows Downstream: From Footpath 4 bend in the path walking along the River Bure: E:623712, N: 322788

### **Priority View 5: Back of Buxton Village**

Buxton Village from Oxnead Path Mound: From footpath 5, just before the top of the small incline that stops where four paths/tracks meet. E:623188, N:323225

### **Priority View 6: Former RAF base**

Former RAF Coltishall Base from Little Hautbois Road: From the corner of a lane entrance along the road E:625253, N:322138

### **Priority View 7: Hautbois Hall in Water Meadows**

Hautbois Hall in the Water Meadows from FP8: From just opposite Hautbois Hall, after the coppice and the other side of a pump. E:624837, N:321741

### **Priority View 8: River Bure Lammas (II)**

River Bure and Lammas Water Meadows View 2: From Footpath 4 River Bure opposite the Lammas Hall meadow: E:624227, N:323166

### **Priority View 9: Bure Valley View**

Bure Valley View from the Intersection of Footpaths 1 and 2: From the intersection of footpaths 1 and 2, down towards the River Bure. E:624388, N:322519

Detailed **descriptions of the 9 Priority Views:**

## **VIEW 1: LAMMAS CHURCH**

### **Lammas Church and Water Meadow View From Footpath 3 opposite Lammas Hall**

#### **Location**

The main view point is from the track in front of Lammas Hall, looking down towards the river. This is also FP3.

#### **Coordinates**

E: 624698, N: 323261

#### **Description**

The view encompasses a copper beech tree in a paddock on the left, and the eye then is taken down to the Church with a boat house at the bottom. The view sweeps across the full extent of the water meadows in the background, then follows the River Bure away towards Oxnead.

#### **Key features**

The copper beech tree to the left looking down across the field is a significant feature of this view as is the Church and boat house area.

This is an iconic view within Lammas which should be safeguarded.





## **VIEW 2: RIVER BURE LAMMAS (I)**

### **River Bure and Lammas Water Meadows view from Footpath 4 along the bank of the River Bure opposite the weir gate**

#### **Location**

Viewpoint from the footpath side of the River Bure, opposite the sluice gate, and equally from the road side of the Bure, with the Bure to your left. Footpath side of the view is larger, 180 degrees, and from the road it is more restricted to 150 degrees. FP4 – opposite sluice gate.

#### **Coordinates**

E: 623957, N:322955

#### **Description**

Standing on the bank of the River Bure, starting at the left with the footpath and stile in the distance with the water meadows behind, the eye moves to the line of trees and follows the edge of the water meadows round, some of the houses are seen in the distance, the other side of the road. The eye then picks out a few trees in the water meadows and takes the eye to the sluice gate on the right. If you turn round you have the River Bure flowing into the back of the mill and willows on the right bank.

#### **Key features**

Unspoiled water meadows, a natural landscape which should remain devoid of manmade structures.

Mature trees should be safeguarded where possible.



## **VIEW 3: RIVER BURE BUXTON**

### **River Bure and Buxton Water Meadow Views From Bure Valley Path at Pile Bridge**

#### **Location**

Standing on Pile Bridge, just at the far end gives you almost 270 degrees elevated view from the River Bure and water meadows (known locally as “Swan Meadows”) round down the track and then the River Bure to the right as it emerges under the bridge. The Bure Valley path is on the Pile Bridge

#### **Coordinates**

E:623888, N:322412

#### **Description**

Standing on Pile Bridge looking in the direction of Buxton Mill in the background, the River Bure is meeting its overflow beck at the bridge. The meadow is in front with lines of trees in the mid view.

Turn 90 degrees and looking down the line you see the Hautbois Hall water meadows in front with the Bure now to your right and the willow trees

Turn another 90 degrees and a line of trees fills the mid view with the pond and the farms far into the distance

#### **Key Features**

The white, boarded Buxton Mill with its three roof peaks, open grasslands with a tree line to the left in the distance. The main river from the right and a smaller stream to the left

River bank with low hanging trees and railway line in the foreground, with the large rectangular pond and tree lined paths.





## **VIEW 4: BUXTON MILL**

### **Buxton Mill from the water meadow view from Footpath 4**

#### **Location**

Walking along the Buxton Mill water meadows along FP4 with the River Bure to your right, the path turns and Buxton Mill is in its setting with the mill pond in front and the large heritage war defence blocks to the left. The viewing points is along FP4 at the bend in the path

#### **Coordinates**

E:623712, N: 322788

#### **Description**

Along the path through the water meadows, The Stables is on your left in the background just as you turn the corner and Buxton Mill starts to appear in view. Water pours in through the bridge openings under the Mill, depending on the season the waters will be high or low. The island with its tall trees is on the right, and so is the meandering River Bure.

#### **Key Features**

The white painted water mill is a feature of the village and is situated in open grassland.

There are three large square blocks of concrete to the side of the mill pool that seem out of place, but they are a legacy of the home defence in WWII.

The island to the right with its tall trees are also a feature of this scene.



## **VIEW 5: BACK OF BUXTON VILLAGE**

### **Back of Buxton Village from Oxnead path mound at footpath 5.**

#### **Location**

Just before the top of the small incline that stops where four paths/tracks meet and a concrete pad, at the highest point of FP5 before the farm track turning, the view can be seen looking back down into Buxton towards Buxton Mill. The back of Mill Street houses and the former station house to the back of the houses at Stracey Road towards Balay Park can be seen.

#### **Coordinates**

E:623188, N:323225

#### **Description**

This is a 180 degree view. Down to the left following the line of trees that edge the field the white Mill can be seen in the distance above tree canopies. In the distance, moving to the right is St Andrew's Church and the school roof can be seen, the eye then picks up the railway line. Looking over to the far right the back of the houses of Stracey Road Buxton can be seen in the distance with fields in the foreground. You can just see Balay Park entrance.



## Key Features

To the right is Balay Park entrance through a gap in the hedge in the distance where it can just be made out. Tall trees line the tracks to the right and to the left of the view. The low lying roofs and back gardens of Buxton as well as the school and the Bure Valley Path and Railway ties the view together. Dominated by low buildings (2 storeys maximum) so that you can barely see the roofs above the hedgeline. Open fields in front give an unobstructed view.



## **VIEW 6: Former RAF Coltishall**

**The former RAF base from Hautbois Road where there is a gap in the hedge.**

### **Location**

Along the roadside from Little Hautbois going towards Badersfield, stopping at a lane entrance and where there is a gap in the hedge. View is 150 degrees.

### **Coordinates**

E:625253, N:322152

### **Description**

Heading towards Badersfield on Hautbois Road, about 30m past the junction with Little Hautbois Road. Looking across open fields towards the former runway.

There is a 180 degree view of the remaining structures from the former RAF Coltishall base, including the Grade II listed concrete blast shields, the white tower that housed the radar scanner, and the fire service tower.

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### **Key Features**

Open fields in the foreground, sparsely spaced boundary oaks and concrete blast shields in the background. White tower and a fire service tower.

Full view from the road with all features





## VIEW 7: HAUTBOIS HALL IN THE WATER MEADOWS

From the middle of the River Bure, or alternatively from FP8 opposite the hall.

### Location

From the middle of the River Bure, stop just before the pump opposite the hall. Hautbois Hall can be seen with reeds in front and the wide river. To the left of the view the land rises and fields can be seen in the distance as the river bends. Alternatively, access is via the Little Hautbois Road taking Footpath 8 where it changes to Footpath 10. Take the route towards Little Hautbois Hall and along the River Bure (this viewing point is located just outside the village boundary).

### Coordinates

E:624753, N:321827

### Description

The view starts at the bend in the river to your left where the land starts to rise a little in the distance. Depending upon the season you will see flashes of yellow, green or brown of the fields between coppices of trees. Closer to the river bank are reeds. As you look ahead the chimneys of the back of the Hall emerge out of the sea of reeds and as you look to the right following the Bure down to Horstead a line of trees leads you to the horizon. The Hall is in its historic setting with the water meadow landscape

to the right and in the foreground. The River Bure meanders from the left, in front and then leads you to the right.

### **Key Features**

Hautbois Hall with its chimneys and distinctive roof, a large natural reed bed in the foreground, with clumps of shrubs either side of the Hall. River bank in front of you, a small incline to the left with agricultural crops and coppice woodland in the background further up the incline.



**VIEW 8: RIVER BURE LAMMAS (II)**

## **River Bure and Lammas Water Meadows from Footpath 4 along the bank of the River Bure as it bends and with the old boat house in front.**

### **Location**

Viewpoint from footpath FP4 by the side of the River Bure, past the Mill, and stile.

### **Coordinates**

E: 624227, N: 323166

### **Description**

Standing on the northern bank of the River Bure , The view sweeps around clockwise around the water meadows and distant treescape, then picks up the buildings of Lammas, from Hall Farm to St Andrew's Church and around to Tanners Reach. The countryside and buildings complement each other as if very little has changed over centuries. Among the view of buildings are some of the landmark buildings of the village including Lammas Hall. The view also regularly features birds (herons, owls, buzzards) and other wildlife (swans, deer, otters).

### **Key features**

Unspoiled water meadows, a natural landscape which should remain devoid of manmade structures or interruption.

Safeguard mature trees where reasonable.





## **VIEW 9: BURE VALLEY VIEW**

**From the intersection of Footpaths 1 and 2, looking down into the valley below.**

### **Location**

At the intersection of the two footpaths, 1 and 2, the 180 degree view is from the intersection looking down the incline facing the Bure Valley railway.

### **Coordinates**

E: 625253 N: 322138

### **Description**

One of the most arrestingly beautiful views of the Bure Valley in our Parish is found at this footpath intersection. It is much admired by walkers who visit via the footpath network. In the foregrounds are fields, and a line of hedgerow which indicates the line of the Bure Valley Railway. If your timing is right you can admire the steam trains and hear them whistle as they pass through. Beyond is the River Bure and the valley slopes gently upwards and away towards the West. Facing WSW is a copse which camouflages Fendyke Farm, facing north west, the village of Buxton is nestled in greenery of mature trees and hedges. If the timing is right you can hear one of the bells at St Andrew's Church, Buxton chime the hour.

### **Key features**

Uninterrupted landscape to the railway, river and beyond.

There is just one house, a traditional old farmworkers' cottage which is situated perfectly in the landscape surrounded by its own trees. The design and scale of this dwelling is appropriate for the setting.

Clear views - no agricultural buildings

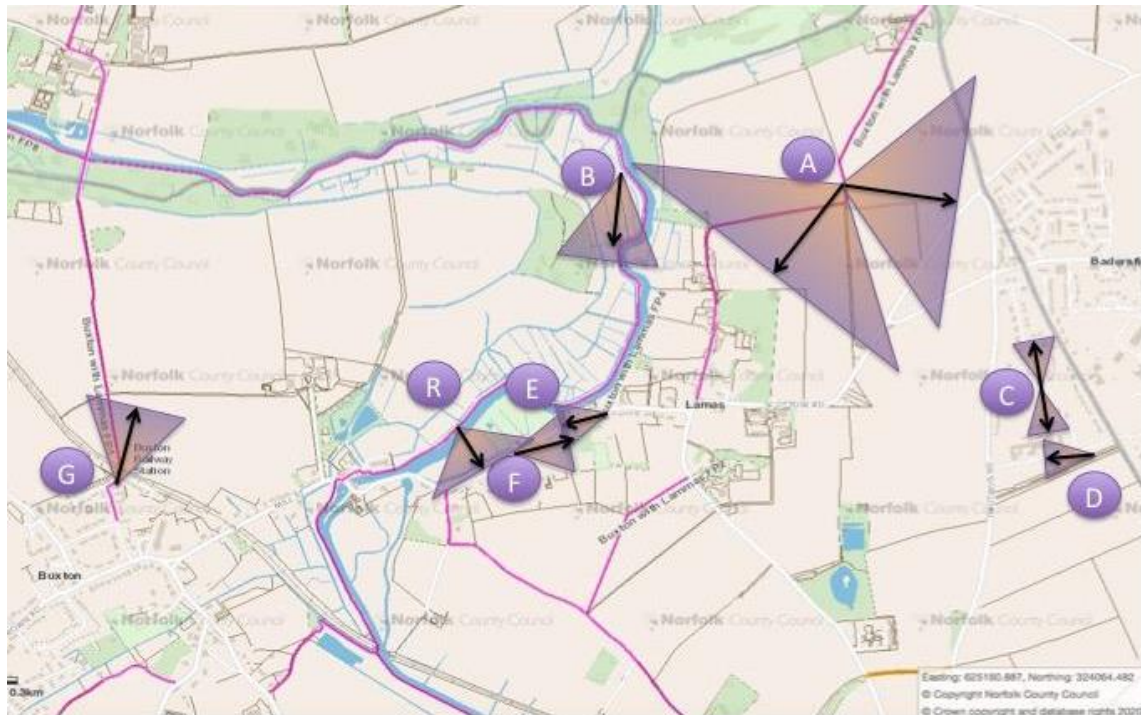






## 2. Locally Important Views - those that need to be safeguarded.

Several views were identified by residents as iconic and locally important and are listed here from A to Y.



### View A: Stakebridge fields

#### Location

Stakebridge footpath where it opens up to Badersfield and the back of Lammas is to the right, 270 degree view.

#### Coordinates

E: 625049 N: 323656

#### Description

Starting with the Lammas woods on your right, the view comes round to the left towards Stakebridge Farm. There are flat fields and hedgerows, with a line of houses in the background that is Badersfield. There is a slight incline as the footpath goes up further towards Badersfield direction where you can get a slightly different take on the open fields.

#### Key Features

Open agricultural fields. Coppice woodland to the right



## View B: River Bure

### Location

From footpath 4, just before 9 acre woods.

### Coordinates

E: 624480 N:323761

### Description

Take the River Bure path past the woods towards Lammas, walking along the footpath with the river on your left. The point on the path just before the river sweeps to the right, line of poplars at your back, the church can be seen in the distance on your right and the water meadows either side of the river. Lines of trees are seen on the horizon either side.

### **Key Features**

Open grasslands, the River Bure on your left hand side. Coppice woodlands to your right.

Hall Farm, Lammas Hall, St Andrew's Church are the key buildings in this view. In the event that any structure is placed on the fields on the east and south bank of the River Bure, the view of these buildings should not be impeded (particularly that of St Andrew's church)

The many trees form a vital element and these should be safeguarded where reasonable within this view.



### **View C: Badersfield**

#### **Location**

Standing at the intersection of Barnby Road (connecting with Filby Road) with the central Barnby Road

#### **Coordinates**

E: 625486 N:323274

#### **Description**

Standing in the middle of the estate, at Barnby Road are the former RAF Coltishall Officers Quarters, looking both down the road and up the road. There are grey brick buildings situated in open green front gardens giving a sense of space, order and tranquillity. There are mature trees in the distance, along Filby Road and the other side of the buildings. Looking down towards Jaguar House direction the road sweeps round to the left and right, with trees in the centre.

### **Key Features**

Open gardens, no fences or gates visible but green lawns and flat paths leading to the set-back front doors. Sandy coloured brick houses with dark grey roofs and white framed windows.

Large mature trees in landscaped gardens.



### **View D: Jaguar Drive**

#### **Location**

In Badersfield but starting at Jaguar Drive just beyond the HMP Bure gates at your back.

#### **Coordinates**

E: 625615 N:322948

#### **Description**

Standing where the Jaguar House drive starts, the entrance to the House and the green can be viewed in 180 degrees angle. This gives a view of the listed building frontage in the historical context of its grounds, with the open green space stretched out as a carpet of green frontage.

### **Key Features**

Arched entrance to Jaguar House. Open grassy park in front of the house, with intermittent trees lined along the roadside. Absence of fences.



### **View E: Lammas Street view**

#### **Location**

From The Street outside Lammas burial ground

#### **Coordinates**

E:624537 N:323089

#### **Description**

Standing in The Street just past the burial ground, a large chestnut tree is in the grounds of Bure House to the right. The road is just past the peak of the small hill and looking down there are flint knapped walls either side. Bure House pollarded lime trees line up on the right and the street view ends with the hint of the knapped village hall and maltings building on the right. This feels very north Norfolk, with cottages on the left having high pitched roofs and a few with remaining thatches.

#### **Key Features**

Red brick and flint walls (to be retained, unimpeded and maintained sympathetically)

The trees (Limes, Horse Chestnut) form an integral part of this view and should be safeguarded



## **View F: Old Friends Meeting House**

### **Location**

Along The Street in Lammas, standing on the trod, looking towards the Old Friends Meeting House.

### **Coordinates**

E: 624156, N: 322920

### **Description**

The gravestones of the Sewell family are in the flint rubble wall. This view then recedes and affords a striking mix of red brick and red roofed buildings in a cluster, consisting of The Gables, the red brick barn nestled within Bure Valley Business Centre and the converted barn/office belonging to Bure Valley Business Centre on the edge of the road. A 150 degree view takes in the Lammas water meadows on the left hand side of the road, and the bank of the River Bure can just be seen as it meanders through the village from Oxnead.

### **Key Features**

Cluster of red brick and roofed buildings formed by The Gables, two red brick barns at Bure Valley Business Centre and the Old Friends Meeting House, which should be retained in any proposed development to maintain this view. Unspoiled water meadows to the north, a natural landscape which should remain devoid of manmade structures or interruption.



### **View G: Buxton Station**

#### **Location**

Buxton Station gates toward Oxnead path.

#### **Coordinates**

E: 623210, N: 322916

#### **Description**

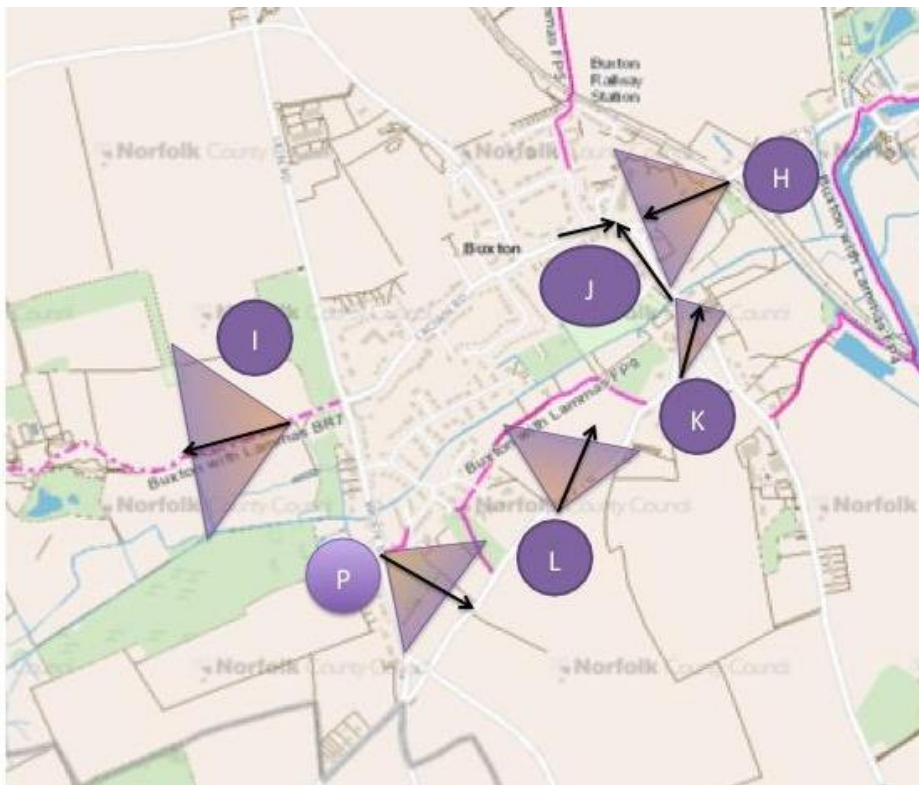
Walking from the Bure Valley Path car park through the gates, you look through the wooden gate and can see across the path up as the land rises to the line of trees and hill/mound top. In the foreground is the Bure Valley Path and footpath junction, with fields either side of the footpath going up towards Oxnead Church. Up on the skyline are the tall trees either side of the footpath.

#### **Key features**

The Bure Valley Railway second gate. Bure Valley Path, and footpath opposite the gate. Tall trees at the top of the incline. Open fields







### **View H: St Andrew's Church, Buxton**

#### **Location**

Buxton Village from Mill Street Bridge on the Bure Valley Path

#### **Coordinates**

E. 623505, N: 322755

#### **Description**

On the Bure Valley Path, at the Mill Street bridge, look towards the tower of St Andrew's Church in the distance and trees in the foreground. The road almost disappears in the hedgerows that line it so all you see is the flint knapped church

tower surrounded by green hedges and trees. This can be particularly beautiful when there is a sunset in the background that lights up the church tower.



### Key features

The front gardens have no high features (natural or otherwise) to obscure the view. Houses along the street reach a maximum of two storeys. The Yew trees in the graveyard are clipped and stand to the left of the church tower, with shorter yew trees nestled in the roofline of the church and to the right of the door.



## View I: Dudwick grounds

### Location

Dudwick Estate entrance and grounds

### Coordinates

E:622710 N:322308

### Description

Entering the lane which is part of the public footpath, looking into the park your view is lined by tall trees and the wall to the left. Through the gate the vast expansive typical estate view can be seen, with the grassland pocked with single standing large trees. Walking along the path, through the gate you can see this view expand to fill

180 degrees and as the path continues to meander up and round towards the house, the grasslands are either side. On the left is the large cedar that has had its top removed by lightning and then the eye moves to the fence, beyond which lies the beck (Norfolk term for stream) that turns into a lake during peak storms. A series of large oaks are scattered through the view either side of the path, one that is particularly large has a split trunk. To the right hand side by the gate is a mature hornbeam and then as the eye sweeps round to the ridge, smaller trees are noted in the foreground with a small redwood and two larger ones just being seen in the background.

### **Key Features**

Open grassland pocked with single standing large trees, this is typical open parkland. The bridleway winds its way up the middle of the parkland view.





### **View J: Buxton Village centre**

#### **Location**

St Andrew's Church, Buxton from the three approach roads at the centre of the village opposite the village hall.

#### **Coordinates**

E: 623347, N: 322634

#### **Description**

The flint-knapped, square-towered church sits in the graveyard and is bounded by a flint rubble wall covered with ivy. The main entrance to the church is an arch of winter jasmine, this complements the topiaried yew trees in front of the church. As you come from the Aylsham Road towards the school and church your view is slightly blocked by the sycamore tree in front of the graveyard, but the tower emerges as you come round the corner. From Coltishall Road the view is has the church in the background. From this view you get the image of the Buxton village sign in the foreground or the Polo as known locally. The front of the church is glimpsed through the gate and is framed by the yew trees either side of the main church door. The third view is as you come from Mill St towards the village hall on your left.

#### **Key Features**

The back of the church, just peaking over the high flint rubble wall and the large yews frame the side of the church. Sycamore tree in the churchyard. Triangle with the tree, the Buxton WI sign and the village hall entrance.



**View K: Back Lane hill view**

**Location**

Back Lane looking down to Tower House.

**Coordinates**

E:623413, N:322410

**Description**

There is a slight incline from Back Lane with flint rubble walls on your right with Victorian houses behind. The Old School House is to the left and the flint rubble walls of Bird's Place Farm below. At the bottom of the road sits Tower House with its flint knapped walls and gothic looking windows. So named because it was made from the left over flint from the church tower that once was hit by lightning. Beyond the house are the water meadows and, in the far distance, the embankment of the Bure Valley Railway.

### **Key Features**

Flint rubble walls to the right going down the road, with mature trees above this line. The Old School House to the left with its buttressed walls. The road, and the front of Tower House, the other side of the road at the bottom of the declining road.



**View L: Back Lane village view**

### **Location**

Back Lane across the fields to Buxton Church.

## Coordinates

E: 622172, N: 322135

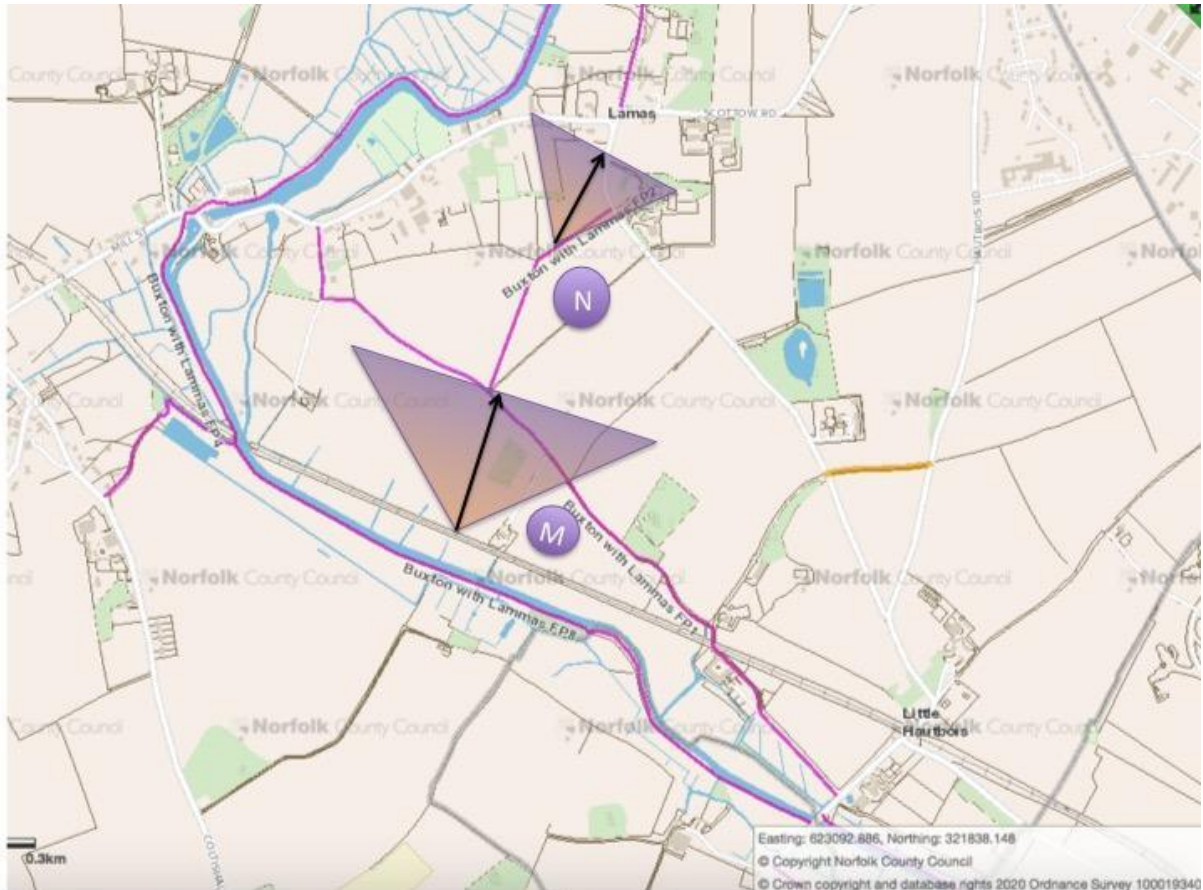
## Description

Walking along Back Lane, past fences of the backs of properties, there is a gap in the hedge. Looking through this gap with the hayfield in the foreground, the eye takes in the trees and backs of houses as it sweeps 180 degrees. In the distance as you look to the opposite corner of the field and take the view up, you can see the flint knapped square church tower of St Andrew's Church, Buxton, peeking through the trees. This full view is a winter scene because in the summer the full canopy of the trees obscures the view of the church tower in the distance.

## Key Features

Uninterrupted view across the 'hayfield' and tree line before St Andrew's Church.





## View M: Little Hautbois fields

### Location

Buxton to Little Hautbois, Fields and Bure Valley Railway from Footpath 1.

### Coordinates

E: 624398, N:322509

### Description

Standing along the Bure Valley Path just before Fendyke Farm, to the left up the inclining fields. The view is dominated by the field as you stand with the farm track to your left. The Bure Valley Path hawthorns and willow can be seen mid-view and then in the distance the water meadows and then a line of trees that rises out of the meadows that follow the River Bure.

### Key features

Open fields on an incline. Cluster of trees to the right of the field. The Bure Valley Railway Line. Line of trees on the other side of the river.





## **View N: St Andrew's Church, Lammas**

### **Location**

St. Andrew's Church, Lammas from Footpath 2

### **Coordinates**

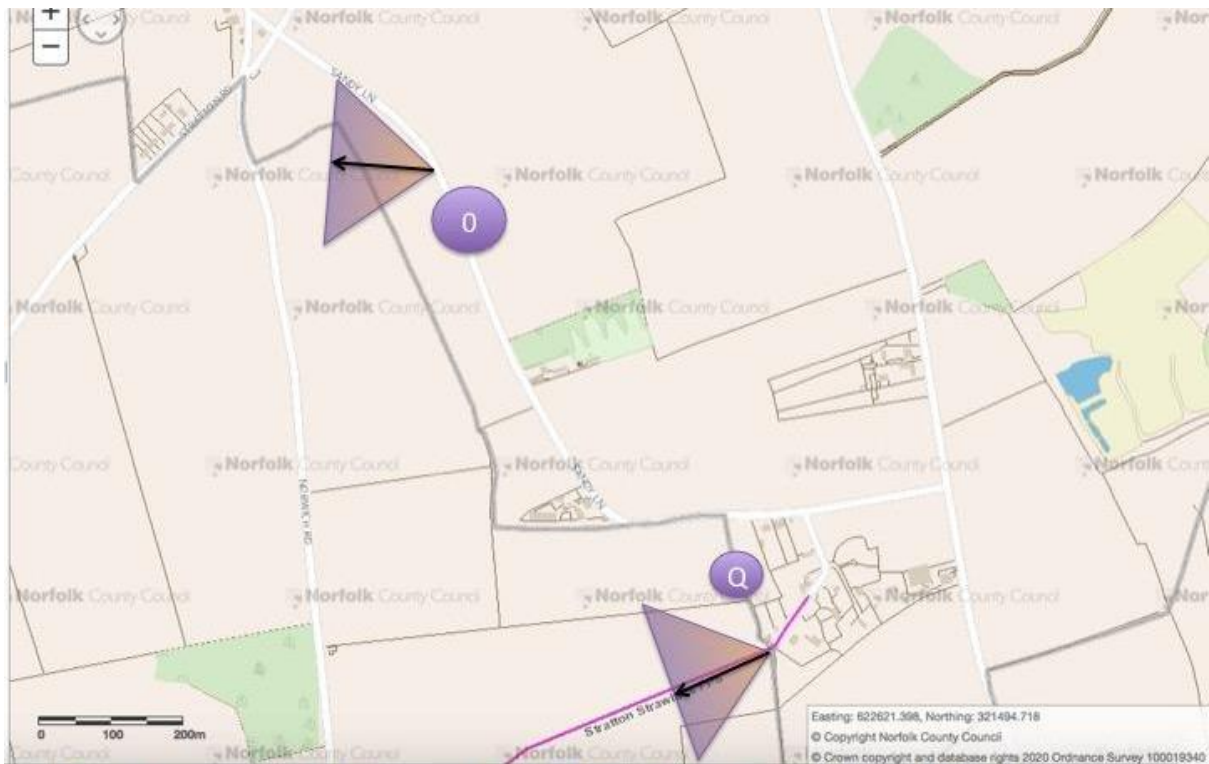
E: 624577, N: 322859

### **Description**

This view is from a number of positions along Footpath 2 as the path lies on the ridge. Walking towards the trees, the view is to the left, with the fields dominating the foreground and in the far distance the tower of St Andrew's in Lammas can be seen.

### **Key Features**

Open countryside with clear uninterrupted views of the village



## View O: Old Gallows Hill Sandy Lane

### Location

A good way down Sandy Lane, just at the crest of the small incline, where there is a farm gate entrance on the left hand side, when you look down the incline towards Buxton.

### Coordinates

E: 623061, N: 321737

## Description

Entrance to Buxton from the Heath, Sandy Lane winds through high hedgerows, these open up and the fields can be seen either side of the road, with green grass growing down the centre. As the road bends round and down into the crossroads at the bottom of the small incline to the left is what is left of Gallows Hill and it is at that point that the back of Brook St and The Dell can just about be seen to the right and the view sweeps round the water meadow fields to the entrance of Buxton and the last few houses can be seen across the fields.

## Key Features

Open fields with a line of houses in the far background. Tree-lined road. Cluster of trees to the right and after the empty open fields.



## View P: Dell Lane from Brook Street

### Location

Standing at the corner of Dell Lane in Brook Street, at the corner of the water meadow towards Sandy Lane direction.

### Coordinates

E: 622860, N: 322044

### Description

Standing at the corner of Dell Lane in Brook Street, the view starts at the corner of the water meadow, to the left is the back of the woodland of The Dell and the view takes the houses in the Sandy Lane triangle. In the distance is Sandy Lane with fields either side and the hedgerows, to the right at the incline zenith is Gallows Hill. There are often horses in the fields in front.

### Key Features

Open field that often has standing water on it. Cluster of trees to the left which is the side of the dell, then tree clusters that follow the line of the field, gaps in the hedges leading to more open fields. To the right is the hedge of a small bungalow.



### View Q: The Heath, Buxton

#### Location

At The Heath, Buxton there is a seat at the footpath that heads towards Stratton Strawless.

#### Coordinates

E: 622635, N: 320954

### Description

The large open expanse of fields stretches to the horizon with a boundary oak tree in the mid-distance. Trees and hedgerows tie in the boundary as the eye sweeps round to the right. This view is not strictly in Buxton, but is accessed via The Heath. There is a bench at the view point, just to the left of the footpath coming from the Heath going to Stratton Strawless.

### Key Features

Expansive open fields, with low hedges. A few mature oaks are scattered in the hedgerow line, the footpath is located in the middle of the view.



**View R: The Old Friends Meeting House, Lammas from Footpath 4**

## Location

From the road, just before 9 acre woods.

## Coordinates

E: 624060.588, N: 322035.665

## Description

Walking along Footpath 4 with Buxton Mill at your back and along the path just before the stile you stop and look across the River Bure and the water meadows and in the distance you can see the Old Friends Meeting House with its row of large dark yews trees at its back. Sweeping in a clockwise direction above the sluice gates are several other houses, spaciouly situated with a bank and treeline rising above them from behind. The view sweeps from the Old Friends Meeting House to Anchor Cottage.

## Key features

The clear space between each property, provides glimpses of the green, natural environment between and behind. Development in gardens is likely to spoil this view.

The trees throughout this view, both in the foreground along the water meadows and in the mid-distance and background, which gives the impression of wrapping the dwellings in a cloak of green.



