



CA1- Buxton: Aylsham Road



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This character area forms a key residential area of Buxton. The area is primarily residential, with a central convenience store and fish and chip takeaway. The area benefits from surrounding green recreational space, including the picnic area associated with the Bure Valley Railway and Balay Park.

Land Use	Primarily residential with central convenience store and a fish and chip takeaway.
Pattern Of Development	Nucleated development centred along Sewell Road and Stracey Road, with main access via Aylsham Road.
Building Line/Plot Arrangement	Plots within this character area are generally of a generous size. Properties along Sewell Road and Stracey Road have relatively small setbacks and large back gardens, whereas properties fronting Aylsham Road to the south have large setbacks capable of accommodating long driveways and large back gardens.
Boundary Treatment	Boundary treatments comprise a mix of low wooden fencing, manicured hedges, railings and low red brick walls. Development fronting Aylsham Road to the south has a low enclosure due to the larger setbacks and single-storey properties, with boundary treatments comprising hedges, shrubs, low wooden fencing and red brick walls.
Heights & Roofline	Properties are a mixture of 1-2-storey, with hipped and pitched roofs.
Public Realm	Public realm within this character area includes informal roadside verges and the picnic area associated with the Bure Valley Railway. The character area is adjacent to Balay Park.
Materials	Red brick, mixed blend red brick, concrete plain tiles, concrete interlocking tiles, white render finish, red clay tile and slate tile.

CA2- Buxton: Edge Developments



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This character area comprises of five modern cul-de-sac developments, including Bulwer Road, Mead Close, Levishaw Close, Manor Close and Church Close, all of which are accessible via the main roads of Crown Road and Brook Street.

Land Use	This character area is wholly residential and comprises modern dwellings in cul-de-sacs.
Pattern Of Development	Modern cul-de-sac developments centred along Mead Close, Church Close and Levishaw Close.
Building Line/Plot Arrangement	Plot sizes are well-proportioned and well-balanced along Levishaw Close, Church Close and Mead Close, providing adequate back garden and front gardens and driveway space. In comparison, plot sizes in Manor Close are considerably smaller, with properties including small back gardens that roughly match respective property footprint area, in addition to a thin front driveway space and integrated side garage.
Boundary Treatment	Boundary treatments in Mead Close, Levishaw Close and Church Close comprise a mix of low wooden fencing, red brick and gault brick walls, hedges, shrubbery and picket fencing. In Manor Close, properties have minimal boundary treatments, with boundaries typically demarcated with soft landscaping and differing paving materials.
Heights & Roofline	Properties along Levishaw Close are predominantly single-storey bungalows with pitched roofs, whereas properties in Mead Close, Manor Close and Church Close are typically two-storey with pitched roofs and shed dormers.
Public Realm	Public realm includes roadside verges, including the pocket open space along Bulwer Road, mature trees, the footpath into The Dell just off Woodland Walk and the Camping Beck drainage channel.
Materials	Gault brick, mixed blend yellow brick, painted brick (multi-colour), concrete interlocking tiles, plain clay tile, mixed blend red brick, timber cladding in white painted finish, white render finish.

CA3- Buxton: Brook Street



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This character area includes a range of residential typologies, including both terraced properties and detached homes setback from Brook Street. This area is also a historic entrance into the village and includes notable heritage assets such as Dudwick Lodge and The Thatched Cottages which date back to the seventeenth and eighteenth centuries.

Land Use	Primarily residential, with green spaces in the south eastern parcel of the character area and The Black Lion pub at the Brook Street/Crown Road intersection.
Pattern Of Development	An elongated linear development centred along Brook Street.
Building Line/Plot Arrangement	Plot sizes in the southern parcel of this character area are relatively spacious and can accommodate a front driveway and back gardens. Plot sizes in the north of the character area are typically more compact, with properties fronting directly onto Brook Street. Back gardens are well-proportioned.
Boundary Treatment	Boundary treatments vary considerably within this character area and comprise a mix of low red brick boundary walls, timber fencing, hedges, shrubbery, flint walls and thick grass verges.
Heights & Roofline	The majority of properties within this character area are two-storey with pitched roofs, although there are some examples of hipped roofs adjacent to the Brook Street/Bulwer Road junction. There is also an example of a Dutch gable end in the southern part of the character area.
Public Realm	Public realm is limited within this character area and comprises narrow roadside verges. There is a public footpath that links Brook Street with The Dell (a public open space designated as national priority habitat containing deciduous woodland) and a restricted byway (BR7) which links Brook Street to Dudwick House to the west.
Materials	Red brick, red pantile, painted brick, flint masonry, thatched roof, concrete interlocking tiles, slate tiles, timber cladding, mixed blend, multi-coloured render finishes and gault brick.

CA4- Buxton Village Historic Core



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This character area includes a mix of residential and community uses. The area forms a natural central node of Buxton, as community uses such as the St Andrew’s Church, Buxton Village Hall and recreation ground are all located on the Coltishall Road/Mill Street road junction. The southern half of the character area (particularly along Back Lane) also includes agricultural buildings and traditional Norfolk materials such as red brick and red pantile roofs.

Land Use	A mix of residential and community uses, including St Andrew’s Church, Buxton Primary School, Buxton Village Hall and the Buxton Recreation Ground. The westernmost part of the character area also contains water meadows and open spaces.
Pattern Of Development	Irregular and relatively dispersed clusters of development centred along the Coltishall/Mill Street and Coltishall/Back Lane intersections.
Building Line/Plot Arrangement	Plots are irregular across the character area. Smaller plots exist along Mill Street, with limited front garden space and back garden space that roughly matches the blueprint of the property. Properties along Coltishall Road and Back Lane have sizeable plots which accommodate both front driveway space and well-proportioned back gardens.
Boundary Treatment	A mix of hedges, low timber fencing, railings, low red brick walls, flint and stone walls.
Heights & Roofline	A mix of 1- and 2-storey properties, predominantly with pitched roofs. There are some examples of hipped roofs in the southern part of the character area.
Public Realm	Public realm within this character area consists of the St Andrew’s Churchyard, the Buxton Recreation Ground and play area, Coltishall Road/Mill Street junction green space and roadside verges.
Materials	Red brick, flint walls, corrugated metal roof, timber cladding, red pantile, mixed blend gault brick, plain tile, slate tile, off-white render finish and pebble dash finish.

CA5- Buxton Mill Historic Core



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This character area is relatively narrow and mainly comprises a row of residential properties along Mill Street, plus some additional larger houses to the north. Properties include traditional Norfolk materials such as flint, red brick and red pantiles.

Land Use	A row of residential dwellings and a farmstead setback from the main thoroughfare of Mill Street.
Pattern Of Development	A relatively enclosed linear settlement orientated east-west, with isolated development protruding northwards via a narrow lane.
Building Line/Plot Arrangement	Properties adjacent on the northern side of Mill Street have regular plots, with narrow setbacks facing Mill Street and back garden space that backs onto the open countryside. Clusters of properties north and south of Mill Street that are accessed by narrow lanes are arranged informally on large plots, allowing ample space for front gardens, driveway space and rear gardens inset in the open countryside.
Boundary Treatment	Boundary treatments include a mix of low picket fencing, stone and brick walls, shrubs and metal railings.
Heights & Roofline	Predominantly 2-storey properties with pitched roofs. There are some hipped roofed properties in eastern part of the character area.
Public Realm	Public realm consists roadside verges and the public footpath which follows the path of the River Bure (intersecting at Buxton Mill) that passes through the character area. Buxton Mill is a striking visual feature and is central to the historic development of this area. The evolution of this area has also been influenced by the River Bure and its surrounding meadowland.
Materials	Red brick, red pantile, flint (rough cut), flint pebble, concrete interlocking tiles, white render finish and painted brick finish.

CA6- Lammas



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Lammas is a historic settlement which stretches along The Street in an east-west orientation. Lammas contains a cluster of listed buildings, including the grade II* Church of St Andrew, grade II listed Bure House and grade II* listed Lammas with Little Hautbois War Memorial.

Land Use	This character area is predominantly residential and also includes agricultural uses and the Bure Valley Business Centre which accommodates a mix of commercial and light industrial uses
Pattern Of Development	An elongated linear development centred along The Street/Scottow Road in an east-west orientation. Isolated development also protrudes north of The Street/Little Hautbois Road junction into the open countryside.
Building Line/Plot Arrangement	Plot sizes vary within this character area, however the majority of plots accommodate ample space for a front driveway and a back garden. Properties along The Street in the eastern half of the character area tend to have narrow frontages and side driveways. In the eastern half of the character area, properties north of The Street tend to sit on larger plots well setback from the road. Properties south of The Street tend to front onto the road, whereas properties north of The Street are either perpendicular to or parallel to the road. This character area also accommodates the Bure Valley Business Park, which is accommodated on a large plot in a loose courtyard form with a wide central yard area.
Boundary Treatment	Boundary treatments comprise a mix of building frontages, flint walls, red brick walls, hedges and low timber fencing.
Heights & Roofline	Predominantly 2-storey properties with either pitched or hipped roofs.
Public Realm	Public realm consists of the Saint Andrew's Churchyard and burial ground and the pocket open space at the Little Hautbois Road/Scottow Road junction. The character area benefits from Public Rights of Way which cuts through the area in a north-south orientation along Little Hautbois Road and the lane adjacent to Anchor Cottage. There is a pocket open space at the Little Hautbois Road/Scottow Road junction and at the other end of the village close to Buxton Mill where a Lammas village sign is situated. The River Bure and surrounding meadowland influenced this area's development and provide a distinctive visual backdrop.
Materials	Red brick, red pantile, flint (rough cut), flint pebble, concrete interlocking tiles, white render finish and painted brick finish.

CA7- The Heath



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This character area comprises a compact cluster of residential properties set within open countryside. The Heath is relatively isolated from Buxton and Lamas and comprises detached homes on irregular shaped plots. The traditional telephone box along Sandy Lane is a distinctive landmark within this character area.

Land Use	Isolated pockets of residential development with open spaces and isolated agricultural and light industrial uses.
Pattern Of Development	A nucleated settlement with development splaying off The Heath and Sandy Lane. The Heath is relatively isolated from nearby development and is a considerable distance from the main built-up area of Buxton.
Building Line/Plot Arrangement	Plots are irregularly shaped and arranged within this character area, with properties setback and orientated perpendicular to The Heath, whereas properties on Sandy Lane front onto the lane. Plot sizes are fairly well-proportioned and accommodate front garden space, a private driveway and rear garden space.
Boundary Treatment	Boundary treatments include a mix of low red brick walls, hedges and low timber fencing.
Heights & Roofline	Predominantly 2-storey properties with either pitched or hipped roofs.
Public Realm	Public realm is limited to the roadside verges. A Public Right of Way links The Heath to Norwich Road to the west.
Material	Red pantile, concrete interlocking tiles, red brick, flint, timber cladding, multi-blend red brick and white render finish.

CA8- Little Hautbois



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This character area is a compact settlement set within the open countryside. It comprises a small number of residential properties along Old Cromer Road and Hautbois Road. It also includes Hautbois Hall, a historic building with adjoining courtyard and converted farm buildings, which currently provide event space and accommodation.

Land Use	Isolated pockets of residential development and agricultural and light industrial uses.
Pattern Of Development	Scattered and dispersed groups of dwellings inset within the open countryside comprising irregularly-arranged developments.
Building Line/Plot Arrangement	Irregular plot sizes. Loose courtyard forms exist where farmyards abut dwellings. Plots provide ample space for front driveways and spacious rear gardens. Properties both front onto and lie perpendicular to the roadside.
Boundary Treatment	Boundary treatments comprise a mix of red brick and flint walls, hedges and tree lines.
Heights & Roofline	Properties range from 1.5-2.5-storey with a mix of hipped and pitched roofs.
Public Realm	Public realm includes the Public Rights of Way and verges which follow the course of the River Bure and roadside verges, the footpath along driveway to Hautbois Hall, former site of St Mary's Church, to link with Bure Valley Path and field paths to Lammas.
Materials	Red brick, flint, red pantile, brown clay tile, painted brick and mixed blend.

CA9- The Barnby Road area of Badersfield



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Badersfield comprises the former residential quarters for Royal Air Force (RAF) personnel associated with the RAF Coltishall airbase. It is a distinctive character area that is arranged as in a campus style, with large detached properties and formal open space lawn areas.

Land Use	Formerly accommodation for Royal Air Force personnel, this character area is now private civilian housing. The Jaguar Building in the south of the character area accommodates community uses.
Pattern Of Development	Campus-style residential development, with residential development centred along Barnby Road. As former officers' accommodation, this area has a distinctive design and layout which differs to the rest of Badersfield village. The remainder of Badersfield village now falls in Scottow parish.
Building Line/Plot Arrangement	Large, repetitive plots which provide large front and back gardens, including additional space for front driveways.
Boundary Treatment	Boundary treatments are minimal, creating a sense of openness and low enclosure. Soft landscaping and shrubs create a degree of separation between public and private space.
Heights & Roofline	Properties are typically two-storey with a mix of hipped and pitched roofs.
Public Realm	Badersfield contains a number of interlinking open green spaces which create natural breaks between the properties. All green spaces are well-maintained and contain some mature trees.
Materials	Yellow brick, multi-blend yellow brick, concrete plain tiles, concrete interlocking tiles and white render finish.

CA10- Countryside



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The countryside character area is the largest character area within the parish and predominantly comprises open agricultural fields and small clusters of buildings designated for residential, healthcare or agricultural uses. This area contains a number of landscape character areas including wooded estatelands, the Bure River valley and tributary farmland.

Land Use	Predominantly open agricultural fields and natural landscapes, including mature hedgerows and water meadows. There is some limited development along roads such as Coltishall Road, Cawston Road and Little Hautbois Road which accommodates residential and agricultural uses.
Pattern Of Development	There is minimal development within this character area. Development consists of isolated farmsteads and rows of residential development.
Building Line/Plot Arrangement	Properties along Coltishall Road have regular plots and are well setback from the roadside. These plots allow ample space for front and rear gardens. Other development within this area consists of agricultural buildings off Lion Road, what is currently Norfolk Clinical Park (between Buxton and Marsham) and the adjacent row of terraced properties. Agricultural buildings and the Norfolk Clinical Park are arranged in a loose courtyard form, with buildings fronting a central open space.
Boundary Treatment	A mix of low hedges, shrubs, tree lines and timber fencing.
Heights & Roofline	Properties are typically two-storey with a mix of hipped and pitched roofs.
Public Realm	A number of Public Rights of Way cross this character area.
Materials	Red brick, red pantile and timber cladding.