

# Appendix 2: Non-designated heritage assets



## (Policy BUX 11)

### 1. Introduction

There is evidence of human activity within the parish dating back to the paleolithic era (old stone age), with numerous finds ranging from stone tools to mediaeval and later metalware and coins. The Norfolk Historic Environment Record is one source of information for this register, as it lists 150 archaeological find spots or noteworthy historic places.

To assist with the implementation of Policy BUX 11, the detail on the non-designated heritage assets and their significance is provided below.

The identified assets have been agreed following an assessment of a longer list of buildings and structures that had been identified as being of potential interest.

All items have been assessed in terms of their potential significance in relation to age, rarity, architectural and artistic interest, group value, archaeological interest, historic interest, landmark status and social and communal value. All meet one or more of the criteria below, consistent with advice provided by Historic England in its Advice Note 7 (Second Edition 2021) "Identifying and Conserving Local Heritage".

## 2. Criteria

An asset has been considered if it meets the following Buxton with Lamas-specific criteria:

**Age** - broadly, built before 1880 when our parish was in its rural hey-day. 1880 was when the railway was opened in Buxton; it was a time when the River Bure was still busy with wherry traffic, the Mill was in use, and was well after Buxton school had been endowed. However some assets created after 1880 may well earn a place in this list, on merit and due to other criteria.

**Rarity** - The asset is rare to Buxton with Lamas area and probably to neighbouring areas.

**Architectural and Artistic Interest** - The asset has intrinsic design and aesthetic value due to styles, materials, constructions and craft techniques which exemplify the north Norfolk / Broadland area, or demonstrate some other feature of regional/national worth.

**Group value** - The asset has been selected due to its value as being part of a group of assets with clear visual design or historic relationship.

**Archaeological interest** - The asset provides evidence about past human activity in the parish, telling part of the story of civilisation here and having a role in the development of the current built and natural heritage. It may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape.

**Historic interest** - The asset has a significant historic association in Buxton with Lamas or wider/regional/national level, including links to locally important figures and to the story of our parish. Within this criteria, an asset may be selected if it has social or communal interest for example by providing meaning to the community through contributing to the collective experience of our parish.

**Landmark status** - An asset is selected if it has a strong communal or historic association to Buxton with Lamas or because it has an especially striking aesthetic value or can be singled out as a local landmark in the parish.

### 3. Asset list

#### Malan House



mature garden

Location: 1 Barnby Road, Badersfield.

Description: Malan House was built in 1938-1939 on the former RAF Coltishall base, and is a “standard type” senior Officer’s House as designed by the government working group. It is an imposing private residence in a historic area, featuring seven bedrooms and four reception rooms, with an extensive private

#### Significance:

- Architectural and Artistic Interest - Malan House is a striking example of the distinctive architectural style employed during the 1930s and 40s as prestigious senior officer homes on military bases. The property and gardens are protected along with the rest of Badersfield by an Article 4 Direction under the Conservation Act.
- Group value – Barnby Road is where all senior officers were housed when RAF Coltishall was operational. They form a unique grouping within the Parish, of which Malan House is pre-eminent architecturally and in scale.
- Historic interest - No.1 Barnby Road is an integral part of the history of the RAF Station and surrounding villages in the parish of Buxton with Lamas. It became known as 'Malan House', named after the renowned WW2 fighter pilot, Adolph Gysbert “Sailor” Malan, who was briefly based at RAF Coltishall with 74 Squadron and was one of the undoubted heroes of the Battle of Britain and many other engagements.

1 Barnby Road was formally assigned to the Commanding Officer, and is unique (as far as the current owners can verify) in having been the only RAF CO’s residence to have been handed over (temporarily) to the Polish when it became a Polish station immediately at the cessation of European hostilities.

Doubtless many very senior leaders from the RAF and the government have passed through its doors, not least Douglas Bader himself, as a Senior

Squadron Officer stationed at RAF Coltishall.

- Landmark status – Malan House is the distinctive pre-eminent officer's house within Barnby Road. The RAF Ensign flag still flies at the front of this landmark building denoting its history and former status.

## **Neolithic causewayed enclosure      NHER Number 7690**



Location: Field to the north west of Little Hautbois: to the west of Little Hautbois road and north of the Bure Valley Railway.

Description: Aerial photography from 1956 to 1996 has revealed the crop marks of a Neolithic (new stone age) causewayed enclosure, bisected by later field boundaries.

A causewayed enclosure generally comprises an irregularly circular enclosing ditch, interrupted by frequent causeways, and often accompanied by an internal bank, also causewayed.

Significance:

- Age - Prehistoric
- Rarity - Neolithic causewayed enclosures are rare in Norfolk
- Archaeological value – First revealed in the 1950s by aerial photography; further aerial photography in 1992 revealed more of the circular nature of the site and that it is a causewayed enclosure. This suggests it may have had greater importance than a usual domestic farmstead. In 1996 aerial photography showed two elongated rectangular shapes, possibly indicating where structures have stood.
- Historic interest – Confirms early human habitation in this part of Broadland, together with many other prehistoric archaeological finds in the parish. Early settlement along the River Bure may have played a significant part in the development of local villages, i.e. Little Hautbois, Lammas and Buxton, which now are part of the municipal parish.

This property is included in the [Norfolk Historic Environment Record](#) database.

**Site of St Mary's Church, Little Hautbois      NHER Number 7695**



Location: Field between Little Hautbois Hall and Mayton Road.

Description: Now an open field, but Blomefield [1805] records 'substantial remains'. The site remains chiefly undisturbed in modern times

Significance:

- Age – mediaeval, probably 12<sup>th</sup> century.
- Rarity - The village of Little Hautbois is listed as a 'decayed mediaeval settlement'.
- Archaeological value – Flint barns within Little Hautbois are reputedly built from materials taken from the ruined church.
- Historic interest - In the 12<sup>th</sup> century, Little Hautbois was a large enough settlement to support its own church. The loss of the church indicates that the village population had declined significantly, probably badly affected by the Black Death. The church served the village of Little Hautbois but closed in the late 15<sup>th</sup> century and the parish was joined to Lammas in 1489.

This property is included in the [Norfolk Historic Environment Record](#) database.

**Bridge Farm, Little Hautbois**



Location: Mayton Bridge Road, Lt Hautbois

Description: A farm including an 18/19C red brick farmhouse, with some diapering pattern in header bricks to the older, northern face. The barns are of traditional red brick and steep-pitched roof design with flint sections.

Significance:

- Age – 18/19<sup>th</sup> century
- Architectural and Artistic Interest - Unmodernised group of farm buildings including a formerly thatched barn, visible from three local footpaths (the riverbank walk to Coltishall, the Bure Valley Path, and the Little Hautbois Circular Path).  
The external appearance remains unchanged from at least the 1950s
- Historic interest - the buildings are a remainder of when Little Hautbois was a larger, more flourishing community with a staithe at Upper Mayton bridge.

### Lammas Village Hall



Location: The Street, Lammas.

Description: The village hall and neighbouring properties form a landmark courtyard grouping in the centre of the village. The hall is of red brick/flint and tile construction, consisting of one room containing a stage, lavatories and sink area. It was renovated in 1900 and further renovated by collective village effort in 2012. It was re-dedicated to the village by the late actor

Robert Hardy.

Significance:

- Age - 1800s
- Group value - whilst the building itself is typical of this part of North Norfolk and, it's probably fair to say architecturally unremarkable, it forms an important courtyard grouping in the centre of the village. It was part of the commercial heart of the village - The Malthouse opposite is a former Post Office. The location is on the edge of an area now described as the 'historic centre' of Lammas.
- Historic interest – the group used to form Maltings, served by wherries which plied the adjacent River Bure and therefore played a part in the economic and cultural heritage of this part of Norfolk.
- Landmark status – this is a building which has been the focus of community activity for more than 100 years, having first been renovated to be a Boys Club boxing and activity venue at the turn of the 20<sup>th</sup> century. It has been cherished and maintained by village effort for more than 100 years and is a visual landmark on The Street.

### **The centre of The Street, Lammas**



Location: The Street, Lammas, from the St Andrew's Church burial ground to the distinctive flint and red brick barn on the frontage of Bure Valley Business Centre.

Description: The flint / brick walls and buildings stretching from the church to the business centre form an important and distinctive cluster which sets itself apart from other areas of the parish. It contains building materials and styles which are traditional for this part of Broadland and North Norfolk.

Whilst there are several modern structures and dwellings along this section of The Street, the old flint / brick structures create a pleasing and timeless streetscape. The cluster begins with the front wall of Bure House (listed building). Further on there are the cluster of dwellings next to Lammas Village Hall which were originally part of a malthouse, the walls and building of Lammas Old House and the front wall of Tanner's Reach. On the other side of The Street, the cluster runs from the front wall of The Limes (listed building), Redacres, River View, Lammas Cottage and the wall of The Gables. It ends with a flint/red brick 1-storey barn, converted to an office as part of the Bure Valley Business Centre, which fronts The Street and is an important element of the streetscape.

- Age – Circa 1800s
- Architectural and Artistic Interest – this cluster of buildings and walls uses traditional local building materials and styles in a small, well defined area.
- Group value – together, this cluster of walls and buildings forms part of the natural heritage centre of the village. Any loss or harm to these structures through deliberate act or neglect is likely to be to the detriment of the “olde-worlde” feel of Lammas, which is valued by residents and noted by visitors.

### **Two Lammas village signs together with the green close to Buxton Mill**



Location: The Street, Lammas, opposite Buxton Mill and Scottow Road, Lammas.

Description: The Lammas village signs were manufactured and erected in 1953 to celebrate the coronation of HM Queen Elizabeth II. Made of painted ironwork and mounted on a wooden pole, they feature a Lamb and an Ass. The green on which one stands helps form an ‘open’ space at the junction of Buxton with

Lammas and is being reclaimed by the parish with aspirations to plant it and tend it. The other is located close to a hedge at Luke's Loke, Scottow Road

### Significance:

- Age - 1953
- Rarity – the signs are of a unique village design. They reinforce Lammas’s separate and independent identity, as distinct from Buxton.
- Group value – the signs were placed at either end of the village by community effort.
- Historic interest – Commemoration of the 1953 coronation; a legacy of the independent, community spirit that thrived in Lammas village.
- Landmark status – the space and the sign are together an important marker-point separating the villages of Lammas and Buxton.

### Site of Buxton Manor      NHER Number 7625



Location: Fields, north of the River Bure and east of Buxton Lodge.

Description: The site of a moated manor house, which has produced numerous finds dating from early mediaeval times.

### Significance:

- Age – mediaeval – 1600s
- Archaeological value – Archaeological remains from a broad period have been discovered on this site. It is the site of a moated house, probably mediaeval. According to Norfolk Heritage Explorer, aerial photography shows the cropmarks of the moat and associated enclosures outside it. Within the moat are cropmarks that are probably where buildings stood.

- Historic interest – The Manor House was demolished before 1600.

This property is included in the [Norfolk Historic Environment Record](#) database.

### Mill Street – heritage street scene in Buxton



Location: Mill Street, Buxton from Avenue Cottage to The Old Butchers Shop.

Description: A charming and important street-scene opposite the River Bure Meadows, stretching from close to the Bure Valley Railway bridge to the Buxton Mill area. It comprises chiefly of a row of multicoloured former workers' cottages with the striking, tiny "Avenue Cottage" at the eastern end close to the Mill and a group of larger, traditional red brick or rendered dwellings to the western end.

This area is designated within the parish Design Code as "CA5 Buxton Mill Historic Core". The narrative says: "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.... Public realm consists of roadside verges and the public footpath which follows the path of the River Bure (intersecting at Buxton Mill) that passes through the character area.... the evolution of this area has also been influenced by the River Bure and its surrounding meadowland

Significance:

- Age – circa 1800s
- Architectural and Artistic Interest – this area demonstrates a rich mix of architecture, with former workers' cottages at the eastern end and a number of larger, detached dwellings which are likely to have been occupied by middle class families at the western end.

The smaller cottages at the eastern end are arranged in two richly coloured terraces, which are visually striking and form a landmark from across the water meadows opposite.

- Group value – visually, the properties in this cluster form a coherent picture along Mill Street. Together they tell part of the story of the development of Buxton, within the economic focus of the railway and the river.

These, together with two groups of coloured terraces in Brook Street, form an important part of the architectural history and design within Buxton village.

### **Buxton Mill Stone**



Location: Between Buxton Village Hall and St Andrew's Church, at the junction of Mill Street and Coltishall Road.

Description: A millstone and village sign commemorating the Silver Jubilee in 1977 of Queen Elizabeth II. It measures just over 1m diameter and is set on a flint plinth. The village name is set in ironwork

Significance:

- Age – Erected 1977
- Rarity – Mill stones are no longer common artefacts.
- Archaeological value - A time capsule is buried under the stone.
- Historic interest - Erected in 1977 to mark the Silver Jubilee of Queen Elizabeth II and the 50th anniversary of the founding of the Women's Institute (WI) in Buxton.

Two concrete plaques commemorate the Queen's Silver Jubilee in 1977 and two metal plaques were placed by Buxton WI for the Silver Jubilee and also the Golden Jubilee in 2002.

The Mill has played a major and central part in the economic development of the parish. The Mill Stone actually comes from Tharston but was erected to record the fact that there had been a mill at Buxton for 1,000 years.

- Landmark status - the sign is a landmark within the centre of the village, commanding a position between the church and village hall and sitting at an important junction.

## Buxton Village Hall



Location: At the junction of Mill Street and Coltishall Road.

Description: Much more than a longstanding community facility, this building was gifted by an important local Quaker family, the Sewells, and retains architectural features of importance to the parish. It is chiefly of red brick and tile construction

Significance:

- Age – 1926
- Historic interest – The four acres of land was gifted by Philip Edward Sewell of Dudwick House, Buxton. He and his sister Margaret Sewell, of the local Quaker family (Wrights/Sewells), had the hall built and the rest of the land set up for village recreation. Shares were sold to local people to raise funds for further development.

The terms of the deed state that the hall was provided to be used by the inhabitants of Buxton as a place of recreation and social intercourse. It has fulfilled that function for generations of Buxton people of all ages for (as of 2024) 99 years.

- Architectural and Artistic Interest – The hall has 2 series of side windows which are reflective of the older 19<sup>th</sup> Century buildings and school in the village. The original hall was seriously damaged by fire and largely rebuilt in 1937.
- Landmark status – The hall is in a commanding situation within the heart of the village, and is known as a landmark by all villagers.

### **Buxton Primary School NHER Number 57186**



Location: Aylsham Road, Buxton

Description: A red-brick and grey-tiled multi-gabled building in the centre of Buxton. It sits back from the road and is surrounded by a considerable extent of land, both hard surface and grass. The building originally dates from 1833 but has been much changed and extended over the past 180 years. It is situated between St Andrew's Church and the Bure Valley railway, placing it in the historic heart of the community of Buxton.

Significance:

- Age - 1833
- Rarity – the school was endowed by the Buxton Quakers, the Wrights of Dudwick Park, whose family included Anna Sewell, the author of “Black Beauty”.
- Historic interest - John Wright (1794 - 1871), a banker, lived at Dudwick Hall; he left money in his will to build the school and his name is still shown on the original building – endowed in 1796 and built in 1833. It is understood that in 1845 it was attended by 120 children.

In 1882 the building was considerably enlarged and improved by Philip Sewell, nephew of John Wright and brother of Anna Sewell. The school was taken over by Norfolk County Council in 1903 and in 1922 the school was substantially altered to accommodate 150 children, some of whom transferred from a former infants school building in Back Lane (which is now a private dwelling).

- Landmark status – The school, set next door to the church and with its distinctive historic design is a landmark building within the village - and has been regarded as such by many generations of children and parents who have passed through its doors.

This property is included in the [Norfolk Historic Environment Record](#) database.

## Bure Valley Railway and the former Railway Station house

NHER Number 13587



Location: Stracey Road, Buxton

Description: The Bure Valley Railway is formed from the track bed of the former Great Eastern Railway between Wroxham and Aylsham.

The former station house is of a unique design in the parish, a traditional railway station office and house from the later 1880s.

Significance:

- Age - 1879
- Architectural and Artistic Interest - This former station house is very typical of railway buildings of the late Victorian era. Its architecture is distinctive within the parish.
- Historic interest – The Wroxham to Aylsham stretch of the railway line officially opened on 1<sup>st</sup> January 1880. The line was operated originally by the

East Norfolk Railway, then the Great Eastern Railway, the London North Eastern Railway, and from 1948 by British Railways.

It was closed to passengers in 1952, but remained open for freight traffic until 1982. The Bure Valley Railway was built along the line in 1989 and opened on 10th July 1990.

This property is included in the [Norfolk Historic Environment Record](#) database.

### **Cluster of cottages which form the corner of Crown Road and Brook Street, Buxton**

Location: From Rainbow Cottage in Crown Road to Willowbee (no 7) Brook Street, Buxton

Description: A heritage streetscape on a busy corner which is a gateway into the centre of Buxton from Aylsham.

This terrace of charming 18<sup>th</sup> century cottages fronts the street edge in Crown Road, and turns the corner into Brook Street with a continuation of period houses ending at Rainbow Cottage. The corner is highly visible in Buxton and is opposite Dudwick Park and a striking thatched, pink rendered cottage across the road



Significance:

- Age – Early 1800s
- Architectural and Artistic Interest – this area includes former workers' cottages which are very similar in style to those found in Mill Street and to those further south on Brook Street close to the former White Hart. The cottages are colour-washed in different colours, making it a visually striking feature of the

village.

- Group value – The properties form an important street scene on one of the main entrances to the village.
- Historic interest – In any village there were large numbers of poorer people in the past, inhabiting smaller dwellings and more prosperous people residing in grander homes. These cottages, and those further south in Brook Street and in Mill Street are evidence of that economic divide 150+ years ago. It may well be the case that people living in these cottages in the Victorian era worked on the Dudwick estate, which together with the railway and river were key sources of local employment.

### **Cluster of former workers' cottages, Brook Street leading to the Old Forge. NHER Number 25821**



Location: 35-53 Brook Street, Buxton and then from Blacksmith's Cottage to The Old Forge.

Description: The southern end of Brook Street contains a row of former workers cottages. They abutt the road and form an important part of the character of this approach into the village. They are of brick construction with red pantile roof. Number 43, Mole End Cottage,

features a large archway which was the entrance for horses and carriages to the former White Hart coaching inn. A modern dwelling breaks up the row of older, heritage properties and the cluster ends at The Old Forge

Significance:

- Age – Early 1800s
- Architectural and Artistic Interest – this area includes former workers' cottages which are very similar in style to those found in Mill Street and to those further north on Brook Street at the junction with Crown Road. The cottages are colour-washed in different colours, making it a visually striking feature of the village.

- Group value – The properties form an important street scene, on one of the main entrances to the village.
- Historic interest – In any village there were large numbers of poorer people in the past, inhabiting smaller dwellings and more prosperous people residing in grander homes. These cottages, and those further north in Brook Street and Mill Street are evidence of that economic divide 150+ years ago. It may well be the case that people living in these cottages in the Victorian era worked either for the White Hart coaching Inn (see below) or on the nearby Dudwick estate, which together with the railway and river were key sources of local employment.

**Bure Navigation, including WW2 anti tank defences at upper Mayton Bridge & Buxton Mill, and Lammas sluice gates      NHER Number 3554**



Location: Little Hautbois, Lammas, Buxton

Description: The River Bure is perhaps the most important geographic feature within the parish. It has shaped the landscape and shaped economic activity over the centuries as well.

Its flood meadows form an important habitat for wildlife and are cherished as an unspoilt, undeveloped and uninterrupted landscape.

Buxton Mill (listed building) strides the main route of the river. To its east, on the Lammas side, a channel controlled by the old sluice gates bypasses the Mill and rejoins the main course of the River by the Pile Bridge.

The concrete blocks which appear to be haphazardly perched on the banks of the river by the millpond are in fact WW2 anti-tank obstacles. The blocks are NHER number 3554.

#### Significance:

- Age – 1790s – 1940s
- Group value – Whilst there are three distinct elements described here (the river, sluice gates and WW2 blocks), they form a group that tell a story of the development of Buxton and of Lammas.
- Archaeological value - The river was considered significant enough to require defence in WW2, and concrete block tank traps remain adjacent to the bridges in Little Hautbois and Buxton.  
The sluice gates are the remains of a lock used to raise wherries on the river; the lock was destroyed in the floods of 1912.
- Historic interest - River improvements in late 18C to allow wherries to reach Aylsham included straightening the river, requiring a new bridge south of Little Hautbois (the original Mayton bridge still exists over the original course of the river)

A Second World War anti-tank defence, consisting of five anti-tank blocks positioned on the north bank of the River Bure opposite Buxton Mill, is visible as extant structures on 1940s aerial photographs although most or all of them appear to have been moved from their original position.

Evidence of the importance of the river for transport prior to the railway, names of neighbouring houses in Lammas reflect their importance for the river traffic: the Anchor of Hope former pub, and Weir and Lock cottages. Early 21C has produced an increase in river use linked to tourism, with canoes and paddleboards.

The anti-tank defences are included in the [Norfolk Historic Environment](#)

[Record](#) database. The Norfolk Historic Environment Record also notes that a camouflaged pillbox is built into No. 6 Mill Reach, Buxton, converted into a shower room although loopholes and walls were preserved internally and notes that this was probably linked to anti tank defences.

- Landmark status - The river is arguably the biggest and most important landmark in the parish, forming its geography and having contributed so much to its history and economic development. It is the feature that links Buxton, Lammas and Little Hautbois. As a 'group' within the parish they are also an important feature of the built environment.

## **Roman roads      NHER Number 7598**

Location:

1. Brampton to Smallburgh: running WSW to ENE across the Bure Valley path, north of Buxton Lodge and Hall Farm, Lammas and on through Badersfield.

2. Brampton to Caistor St Edmund: running NW to SE broadly aligned with Lion Road, Brook Street and to the west of The Heath.

Description: Two Roman Roads, both underground.

Significance:

- Age – Pre- 450 AD.
- Rarity – The only known Roman roads in Broadland and North Norfolk.
- Archaeological value - Evidence of activity within the parish in Roman era includes numerous Roman coins found through metal detecting. Buried archaeology also reveals links to important Roman tile/pottery works in Brampton.

The exact routes of the two Roman roads do not appear to be agreed upon by all authoritative sources. This Neighbourhood Plan has taken evidence from the Norfolk Heritage database and sought advice from an expert in the subject, who has undertaken extensive research using LIDAR (laser imaging, detection, and ranging) to determine the routes of the roads. The findings are published at - <http://www.twithr.co.uk/norfolk/>

Regarding Roman Road 1, Brampton to Smallburgh, the source says: “There was no doubt about the existence of the road - just its destination. Brampton was a major pottery production centre so a connection with the sea for transport would have been highly desirable and it seems likely that Smallburgh at that time was at the head of an estuary.”

Regarding Roman Road 2, Brampton to Caister St Edmund, the source writes:

“Brampton was the Roman equivalent of the Potteries with around 130 kilns currently known there so communications to and from it would have been essential. The accepted and widely published route of the road south from Brampton was to Thorpe St. Andrew, a small settlement on the eastern side of Norwich. I had long been suspicious of this as surely the primary market for the goods from the potteries would have been the Roman walled city of Venta Icenorum. Venta after all means market-place. Sure enough this was found to be the case.”

This property is included in the [Norfolk Historic Environment Record](#) database.

### **Traditional Red Telephone Box, The Heath**



Location: Sandy Lane, The Heath, Buxton

Description: The traditional red telephone box on Sandy Lane, The Heath, is owned by Buxton with Lamas Parish Council.

Significance:

- Age – circa 1950s

- Rarity – It is the only remaining example in this parish of the phone boxes that were once an essential feature of village life.
- Architectural and Artistic Interest - Designed by Sir Giles Gilbert Scott in response to a national competition in the 1920s, the red phone box is often seen as a British cultural icon throughout the world. The phone box at The Heath is a K6 model, which was rolled out from 1935 onwards.
- Historic interest – Traditional red telephone boxes are now less common but retain a very special place in the historic environment of the UK.
- Landmark status - The community felt strongly that it should remain in the parish and asked the parish council to be the custodians. The community worked together to make it a micro museum about the history of The Heath within it.

**Group of buildings and walls which form a distinct heritage cluster, close to the junction of Coltishall Road and Back Lane, Buxton.**



Location: Coltishall Road / Back Lane, Buxton

Description: This is a distinctive group of houses and walls made using flint, red brick or both. This part of Buxton sits on the southern edge, along Coltishall Road and into Back Lane and comprises:

- Tower House, on Coltishall Road, which is much extended now but made with flint from the former tower of St Andrew's Church.
- The wall of Birds Place Farm (opposite) in red brick and flint and presenting an imposing structure to the street.
- Birds Place Farmhouse with its red brick buttressing, a splendid, old red brick barn within the curtilages
- Birds Place, an imposing dwelling with a red brick and flint wall.
- The Old School House (on the other side of Back Lane) is of red brick with red brick buttressing (NHER number 57185).

Together they form a distinctive part of Buxton, incorporating heritage materials and designs and giving a distinct impression of development from the 18th/19th centuries

#### Significance:

- Age – 1882
- Rarity – this house is visually striking in this part of the village.
- Architectural and Artistic Interest - Rebuilt by the Rev William Stracey in 1882, local cleric and landowner, using flints left over after the reconstruction of the Church Tower - hence its name. The building has been extended but still retains a traditional cottage feel and original church flint walls. The typical Victorian design is similar to the former station house.
- Group Value: The house forms part of a group of flint and red brick buildings at this part of Coltishall Road.