

## Grimston Character Assessment

Main areas of development and population are concentrated around:

- Gayton Road/ Massingham Lane;
- Vong Lane; and
- Lynn Road/ Low Road/ Bracken Way;

Low Road, southern side – northern side is in the parish of Congham, Lynn Road and Bracken Way



Highway/street pattern

Relatively wide estate type roads subject to 30mph speed limit, with pavements on both sides. Grimston only has footway lighting and no street lighting. Buildings set back some way from highway boundary with modest front gardens. Generally linear settlement pattern along Low Road and Lynn Road, although estate development served off Bracken Way and The Walnuts. Boundary treatment primarily hedging and/or low brick walls. Some use of low wooden fencing.

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Natural features/landscape/ views	Some limited long views southward over Vong Farm from Lynn Road towards Vong Lane, but otherwise just close views of buildings and street
Land use	Residential, and some small commercial uses

### Buildings

Use/age/ size	<p>Dwellings - mostly post world war II to late 20<sup>th</sup> C. Some older and traditional dwellings such as The Chapel on Lynn Road and Carstone Cottage, Chestnut Barn and Chestnut Cottage on Low Road.</p> <p>Mostly modest sized dwellings, but mixed.</p>
Form/style/materials	<p>Bungalows/earlier hipped roof forms and later simple duo pitch roofs predominantly of facing brick elevations, some render, large 'picture' windows. Concrete interlocking tile roofs with simple boxed eaves.</p> <p>Some modern two-storey dwellings of varying styles, especially on the north side of Lynn Road.</p> <p>Older two-storey dwellings comprising traditional material such as carstone and flint with clay pantiles.</p> <p>Mostly detached, but also some semi-detached and small rows of older cottages</p>
Architectural merit	Older traditional units such as The Chapel, Carstone Cottage, Chestnut Barn and Chestnut Cottage have considerable merit, although this is lessened by the immediate unsympathetic context of post-war development
Extension and modifications	Extensive extension and modifications

### Summary

Characterised by wide estate roads with homes set back some-way from the carriageway. Mostly detached properties including bungalows, but also some modern two-storey homes.

# Grimston Character Assessment

## Vong Lane



Highway/street pattern	South side of Vong Lane comprising some linear rows and cul-de-sac (Church Close), mainly local authority housing stock, some in private ownership. Larger private, more modern dwellings towards Gayton Road. Pavement with wide verge only on south side of the road outside of the houses, but pavement continues on north side towards Pott Row. Road mainly rural in character with no white lining although subject to 30mph speed limit immediately outside the dwellings, and national speed limit beyond. Boundary treatment mainly hedging, but some wooden fencing.
Natural features/landscape/ views	Very open and attractive views northward over field towards Lynn Road. Generally, a very open feel.  Good view of the church just east of the local authority housing, from the road.
Land use	Residential south side, agricultural north side. Agricultural use west of the dwellings on south side towards Pott Row.

## Grimston Character Assessment

### Buildings

Use/age/ size	<p>Dwellings post-war, some very new towards Gayton Road.</p> <p>Mostly modest sized, but larger newer dwellings toward the junction.</p>
Form/style/materials	<p>Two distinct housing groups. First, local authority housing stock comprising modest, two-storey, semi-detached. Red brick, different roof styles of gable and hipped with chimney stacks, no response to local vernacular. Some rendering on Church Close and some terraced rows.</p> <p>Private dwellings to the east towards Gayton Road junction – larger, detached, two-storey and one and half storey. Greater use of traditional materials such as flint and clay pantiles. Chimney stacks. Reasonable overall response to local vernacular.</p>
Architectural merit	<p>Only modest towards Gayton Road due to use of traditional materials</p>
Extension and modifications	<p>Limited from public view from Vong Lane, but a number of flat-roof single storey extensions at the rear of the local authority dwellings. Some flat roof side extensions on Church Close.</p>

### Summary

Characterised by as two distinct areas and forms of housing. A mix of local authority housing stock, mainly comprising red brick semi-detached homes of modest size, and larger, detached dwellings that are more likely to comprise traditional building materials. Housing is confined to the south side of the road, allowing for views across the fields towards Lynn Road, which give it an open and rural feel.

## Grimston Character Assessment

### Gayton Road/Massingham Lane



<p>Highway/street pattern</p>	<p>Gayton Road is the B1153 and has the feel of a main road, being quite wide at over 7m with kerbed pavements, white lining and subject to a 30mph speed limit. Buildings generally fronting the road and set back from highway boundary with modest front gardens. Generally linear settlement pattern. Boundary treatment primarily hedging and/or low brick walls, but some low fencing used. Some use of low wooden fencing. Significant and noticeable gaps for agriculture in the building line on both sides of the road reduce any feeling of enclosure.</p> <p>Two clusters that offer a greater sense of place are around the church/ old school house to the south, and the clock tower/ pub/ shops at the cross roads.</p> <p>Massingham Lane has the feel of a quieter older village lane, with housing much closer to the road and no road markings and no pavements.</p>
<p>Natural features/landscape/ views</p>	<p>Views through large gaps across agricultural fields including mature trees and hedgerows</p> <p>Attractive views of the church from the entrance to Manor Farm on Massingham Lane, and opposite this there is an attractive views across fields towards trees.</p>
<p>Land use</p>	<p>Residential mostly, The Old Bell (previously a pub, now a guest house), small retail and commercial units, and agricultural. Also the church of St Botolph, clock tower and war memorial.</p>

## Grimston Character Assessment

### Buildings

Use/age/ size	Dwellings - mostly post world war II to late 20 <sup>th</sup> C. Some older and traditional dwellings such as Ivy Farmhouse and Church Farmhouse (both listed), and around the church.  Mostly modest sized dwellings, but very mixed with larger ones towards the northern end.
Form/style/materials	Very mixed forms and heights including many bungalows but mostly two storey dwellings. Bungalows - hipped roof forms can be seen but mainly pitch roofs/ gable end predominantly of facing brick elevations though some timber boarding. Concrete interlocking tile roofs.  Use of traditional materials more evident in two storey dwellings, both modern and older, such as flint and carstone, and Norfolk clay pantiles. Use of dormer windows evident, and chimney stacks.  Mostly detached, but also small rows of older cottages.
Architectural merit	Older traditional units such as Ivy Farmhouse and Church Farmhouse (both listed), and those around the church have considerable merit.
Extension and modifications	Some evidence of extensions and modifications

### Summary

This part of Grimston has a linear form, with the streetscene characterised by the main B1153 road. Development is punctuated in places by gaps where it's possible to see agricultural fields. This is the main centre of Grimston and there's a mix of dwellings and commercial property. Housing is mixed in form and style, detached is most prominent, but there are also some older terrace cottages. Most buildings are modest in size but there are some larger ones towards the northern end. There buildings of heritage value, including 8 listed buildings, which includes a cluster around the Grade I Listed Church of St Botolphs.

### Primary access roads

- B1153 – Fast (speeding vehicles) road, no pavements, bounded by hedgerows and trees but some views across fields

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- Lynn Road – From the A149/ A148 through Roydon, already 30mph when it gets to Grimston. A few isolated dwellings on the south side but little on the north side. The ‘parkland’ of Congham Hall is evident with its established hedges and isolated trees followed by the cricket ground. Congham Hall is set well back from the road. Trees line the road to the north but more open feel to the south. No footway on the south side

### Footpaths/ bridleways

Grimston FP8 – Connects Gayton Road with Pott Row across Vong Farm, open fields and field boundaries

Grimston FP17 – Connects Low Road and Vong Lane across open field/ old field boundary.

Grimston FP18 – Connects low Road and Lynn Road between housing

### Heritage assets/listed buildings/structures



Grimston has the majority of the listed buildings in the neighbourhood plan area, including the Grade I listed church of St Botolph. Others, which are mostly on the B1153, are Grade II listed and are Ivy Farmhouse, the Clock Tower, Church Farm House, barns at Church Farm, Grimston War Memorial, Church Hill Cottages, the old School, White House Farmhouse, Elder Farmhouse. The roman villa to the south adjoining Watery Lane is a scheduled monument. Other scheduled monuments are Well Hall roman settlement, and the site at the old rectory.

Older farm buildings are an important feature throughout the area. There are also a number of non-designated heritage assets such as the chapel on Lynn Road, Carstone Cottage, Chestnut Barn and Chestnut Cottage on Low Road.

# Grimston Character Assessment

## Character summary

Three main settlement areas, the main B1145 with the village centre that contains a mix of residential and commercial uses and also has some of the older properties in the village; Vong Lane that's characterised mainly by local authority housing; and Lynn Road/Low Road to the west of the main road which contains more estate development with homes, a mix of bungalows and 2-storey, set back from the road. Throughout the settlement the building line is punctuated by views of agricultural fields that are a key feature of the surrounding landscape. Although many homes are post WW2 in origin there are some older properties and buildings of heritage value, including 8 Listed Buildings, most of which are situated on the main B1145. Older properties are constructed of more traditional materials including local Carrstone.