

## Congham Character Assessment

Main areas of development and population are concentrated in two areas:

- Low Road northern side
- & St Andrews Lane east of the property 'Deerwood' to Church Hill including Keepers Lane and the Church of St Andrews and former rectory

Low Road, northern side – southern side is in the parish of Grimstom



Highway/street pattern	Relatively wide estate type road with pavements and street lighting. Buildings set back from highway boundary. Linear settlement pattern to entire length of road
Natural features/landscape/ views	None
Land use	Residential

### Buildings

Use/age/ size	Dwellings/Post world war II to late 20 <sup>th</sup> C
Form/style/materials	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.
Architectural merit	-
Extension and modifications	Extensive extension and modifications
Pros	-
Cons	No defining character connecting with the vernacular

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### Keepers Lane



Highway/street pattern	Western side single row of 19 <sup>th</sup> C terrace two storey dwellings relatively tight and linear with highway boundary. No footpath
Natural features/landscape/ views	Open views over grassy paddocks to the east
Land use	Residential and to the north single farmhouse with associated agricultural buildings

### Buildings

Use/age/ size	Dwellings/19 <sup>th</sup> C
Form/style/materials	Two storey terrace/simple cuboidal form with punched in openings, random rubble including brick with brick quoins and arches, some elevations have been buttressed and some painted. Traditional clay pantiles roofs with chimney stacks
Architectural merit	Provides definition to lane and despite the extensions and modifications is of interest
Extension and modifications	Limited. Picture window enlargement on some properties.
Pros	Quiet location
Cons	On street parking but not to prejudice traffic flows

## Congham Character Assessment

St Andrew Lane from Deerwood in the west to Church Hill in the east



Highway/street pattern	Narrow single track lane with inadequate passing bays. Development has been made linear to north side by successive infilling commencing in the 1970/80s and large executive dwellings in the 21 century leading to the loss of its open countryside character. The older properties are set close to the highway edge whilst more recent properties have a more house 'estate' character. South side of the lane along this length is open countryside comprising small field enclosures.
Natural features/landscape/ views	Hedges bound the northern side of the lane on the more established dwelling.
Land use	Residential, single public house The Anvil and agricultural

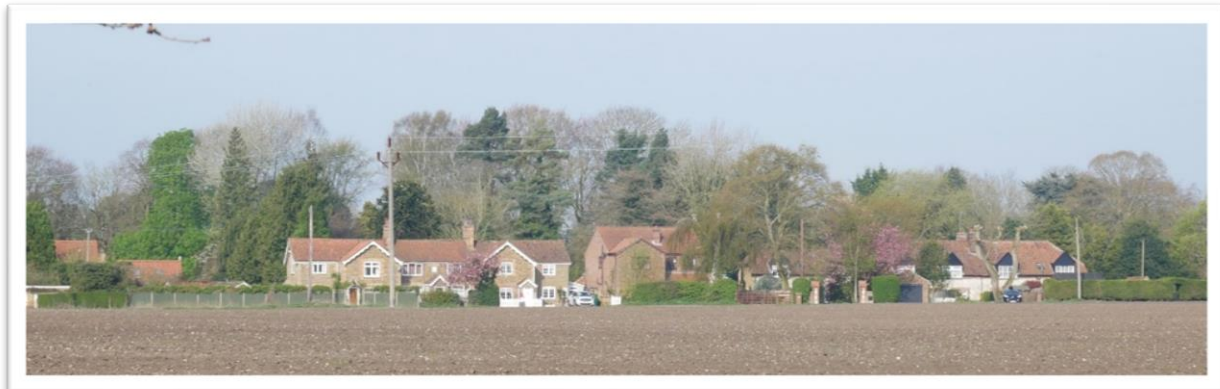
### Buildings

Use/age/ size	Pre 20 <sup>th</sup> century, 20 <sup>th</sup> and 21 <sup>st</sup> century
Form/style/materials	Traditional forms are of two storey simple cuboidal form with punched in openings, random rubble flint/chalk including brick with brick quoins and arches. Traditional clay pantiles roofs with chimney stacks. Late 20 <sup>th</sup> century and 21 <sup>st</sup> century development

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	is in a national style which does not relate to nor respond well to the vernacular.
Architectural merit	The original properties have some interest whilst the more recent development do not relate well to the rural character of the original village.
Extension and modifications	The Anvil appears to be of traditional form but has been extensively extended with the eaves height being raised. Other traditional properties have been extensively extended.
Pros	Quiet location. Leafy green lane for the most part
Cons	Excessive traffic speeds despite 30 mph limit. Inadequate passing opportunities, passing bays specifically installed for that purpose often have parked cars. No on street parking feasible

### Church Hill



Highway/street pattern	Bridleway with dwellings linear to the west side and open views over the countryside to the east
Natural features/landscape/ views	Modern agriculture has removed the hedges to the east side of the bridleway but the hedging is retained to west side leading up to Congham Wood
Land use	Residential and agricultural

### Buildings

Use/age/ size	Mixture of late 19 <sup>th</sup> century and early 20 <sup>th</sup> century dwellings of traditional nature with some more recent late 20 <sup>th</sup> century infill dwelling in the national style.
Form/style/materials	Traditional forms are of two storey simple cuboidal form with punched in openings, random rubble



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	flint/chalk including brick with brick quoins and arches. Traditional clay pantiles roofs
Architectural merit	
Extension and modifications	Minor extensions and modifications including large dormers terrace cottages to the north end
Pros	Quiet location.
Cons	Poor condition of bridle way serving 10 dwellings and St Andrews Church

### Secondary settlement clusters

#### St Andrew Lane eastern end



Highway/street pattern	Linear to north side with properties are set relatively close to the highway edge. South side of the lane along this length is open countryside.
Natural features/landscape/ views	Open fields to the south with a few remaining hedgerow
Land use	Residential and agricultural

### Buildings

Use/age/ size	
Form/style/materials	Traditional forms are of two storey simple cuboidal form with punched in openings, random rubble flint/chalk including brick with brick quoins and arches. Traditional clay pantiles roofs
Architectural merit	Some character due to the age of property in that they use local materials

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Extension and modifications	Limited extensions with flat roofs dormer breaking the eaves line to some
Pros	Quiet location.
Cons	

### St Andrew Lane eastern end at the Hillington Road B1153



Highway/street pattern	Sparse settlement of related converted agricultural building, farm house and workers cottages
Natural features/landscape/ views	
Land use	Residential and agricultural

### Buildings

Use/age/ size	19 <sup>th</sup> century
Form/style/materials	Traditional forms are of two storey simple cuboidal form with punched in openings, random rubble flint/chalk including brick with brick quoins and arches. Traditional clay pantiles roofs
Architectural merit	
Extension and modifications	Limited. Former agricultural buildings converted to dwellings
Pros	
Cons	Busy Hillington Road B1153 with speeding traffic which the courtesy speed signs have done little to address

Remainder of Congham Parish comprises isolated or groups of properties in open countryside.

# Congham Character Assessment

## Primary access roads

- Cromer Road A148 – Fast trunk road bounded by hedgerows and woodland section to part with White Hills Wood to the north and Gorse Moor to the south. Few isolated properties.
- Hillington Road B1153 – Fast (speeding vehicles) road, no footpaths bounded by hedgerows to large proportion
- Lynn Road – northern side. Apart from two, two storey late 20<sup>th</sup> C dwellings on the corner of Broadgate lane no development is readily apparent on the north side of Lynn Road. 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.



- Station Road – Straight road bounded by hedgerows. No footpaths

## Country lanes

- Grassy Lane - Important and well used route into the village, single track with hedges to both sides to most of its length, no footpaths. 21<sup>st</sup>C timber clad stables with calcium silicate slate roof to the south. Builders waste site adjacent to the stables, this site is bounded by a bund but the debris is clearly evident entering Grassy Lane from the east and is out of character with the rural nature of this village and detrimental to the vista entering into this part of Congham.
- Broadgate Lane - Narrow single-track lane with vegetative growth to centre, no footpaths. High hedges to part and no car passing opportunities.
- Eastgate Drove – Running north south parallel to the east of the Hillington Road B1153

## Bridleways

- Church Lane running north through Congham Woods leading up to the Cromer Road
- Railway bridge on At Andrews Lane up to the Cromer Road
- Manor Farm east towards Little Massingham

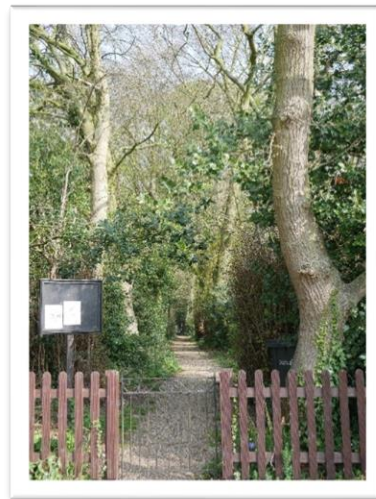
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## Footpaths

- Congham Hall/Cricket Pitch to St Andrews Lane – Well use footpath connecting Congham to Grimston
- The Anvil to the corner of Broadgate Lane
- Congham Lodge west by Wood Cottages
- South side of Congham Wood linking Church Hill round to The Anvil – short circuit popular with dog walkers

## Heritage assets/listed buildings/structures

Congham has three listed buildings/structures Church of St Andrews, Grade II\*, Congham Lodge, Grade II and The Manor House, Grade II



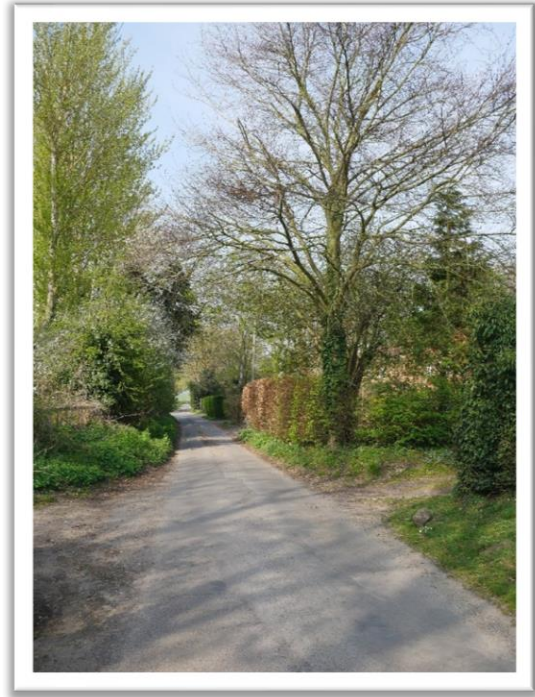
Congham Church and tree lined footpath leading to the church off St Andrews Lane

## Character summary

The older part of Congham is characterised by its sparse and isolated buildings separated by green agricultural spaces/gaps. These green separation spaces punctuate and define the character of Congham. Most of the original buildings except Congham Hall and the listed structures are of small size and scale either in the form of semidetached or terraces although recent decades many have been formed into single larger dwellings. Local vernacular materials include red facing brick, chalk, flint and carrstone elevations with clay pantiles or slate roofs. Eaves heights are low with tight floor to floor heights many with raised roof ties and the detail is of simple brick corbels with gutters on rise and fall brackets.



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Leafy green singletrack lane bounded by hedges, pre 20<sup>th</sup> century buildings close to highway boundary and limited visibility to late 20<sup>th</sup> century dwellings

Post-world war II development has infilled many of the green spaces with a degradation of the village original character spatial layout. The mid to late 20<sup>th</sup> century development is in the national style has no particular local defining character whilst the late 20<sup>th</sup> to 21<sup>st</sup> century in part use local feature stone elevations but are large executive dwellings.