

Roydon Character Assessment

Introduction

Roydon is a small village in the county of Norfolk. It is located approximately six miles east, north east of Kings Lynn. OS Grid Reference TF704228. It is recorded in the Domesday Book as Reidnua and in 1254 as Ridone.

The most significant buildings architecturally are:

- The Parish Church of All Saints;
- Roydon Hall;
- Home Cloisters Farm;
- The Old Rectory; and
- The Old Plough Public House.

Roydon shares key infrastructure and facilities with Grimston Parish amongst these are the Doctors Surgery and Village Store with Post Office. The village was served by the Grimston Road Railway Station of the Midland & Great Northern Railway Company. The station opened in 1879 and closed to passengers in 1959 however, freight traffic continued to pass through the village until it was closed in 1968.

Development in Roydon is predominantly linear along Station Road, Lynn Road, Low Road, Stoney Road, Birch Drive and Church Lane.

Station Road North from Union Jack Public House



Highway/street pattern	The west side of the road is mainly large detached properties with a small number of bungalows. Properties on the eastern side of the road are detached bungalows on individual plots. A large proportion of these properties have uninterrupted views of undeveloped countryside to the rear. 30mph restricted road through village centre.
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Natural features/landscape/ views	Many properties have substantial mature hedges and decorative trees fronting the highway boundary. Glebe Meadow at junction of Station Road & Church Lane. Mature trees within Home Cloisters Farm.
Land use	Residential/Business

Buildings

Use/age/ size	Residential/Business 19th & 20 th century.
Form/style/materials	Carstone, various brick & render. Traditional pantile and concrete tile.
Architectural merit	Older properties maintain traditional village character. Old Railway Ticket Office.
Extension and modifications	Extensive extension and modifications

Station Road Union Jack Public House to Roydon Cross Roads



Highway/street pattern	The eastern side of the road comprises of a mixture of property styles. There are traditional Carstone cottages, bungalows & detached houses. On the western side the only development is the Huntsman IFS complex.
Natural features/landscape/ views	The rest of the western road frontage is undeveloped, and a part of Roydon Common, designated a Priority Habitat and County Wildlife Site.
Land use	Residential/Business/Common land

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Buildings

Use/age/ size	Domestic, Commercial and Industrial 19th & 20 th century.
Form/style/materials	Carstone, brick and render, cladding to industrial units, pantile and concrete tile roofing.
Architectural merit	Older properties maintain traditional village character.
Extension and modifications	Limited extensions to some properties.

Lynn Road



Highway/street pattern	Lynn Road runs from near the junction with the A148 in the west to the junction with Broadgate Lane in the east. A large proportion of the length of this road is bordered by Roydon Common. From Roydon Crossroads towards Broadgate Lane, properties on the north side beyond the village green are cottages, bungalows, semi-detached and detached houses. The Three Horseshoes Public House and The Old Stores. On the southern boundary of the road there are a small number of terraced cottages. Straight 40mph limited road with village green to north.
Natural features/landscape/ views	Village Green features trees and pond.
Land use	Residential and Commercial

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Buildings

Use/age/ size	18th, 19th & 20 th century.
Form/style/materials	Carstone, brick and render. Traditional pantile, concrete tile.
Architectural merit	Provides traditional aspect to village green.
Extension and modifications	

Low Road



Highway/street pattern	Low Road is a single track road running between Station Road and Lynn Road forming the northern boundary of the Village Green. The properties to the north of Low Road are a mixture of semi-detached and detached houses, cottages and bungalows. There are a small number of properties on the south eastern side of Low Road.
Natural features/landscape/ views	Most properties enjoy views of Roydon Village Green to the front and uninterrupted views over farmland to the rear.
Land use	Residential/Recreational

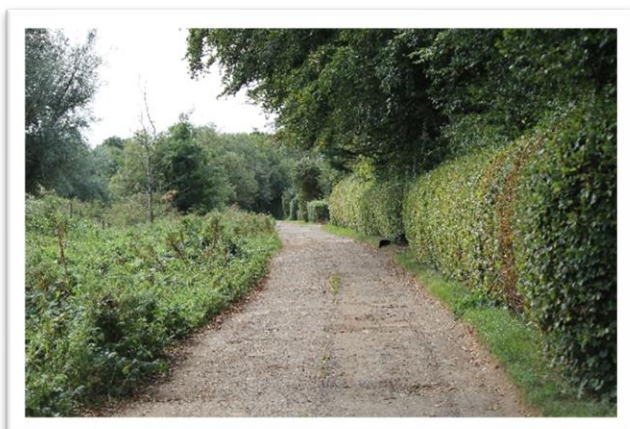
Buildings

Use/age/ size	Residential/Business 18th, 19th & 20 th century.
Form/style/materials	Carstone, various brick and render. Traditional pantile, concrete tile.

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Architectural merit	Carstone constructed properties and boundary walls maintain the traditional vistas.
Extension and modifications	Extensions and modifications to some properties.

Stoney Road



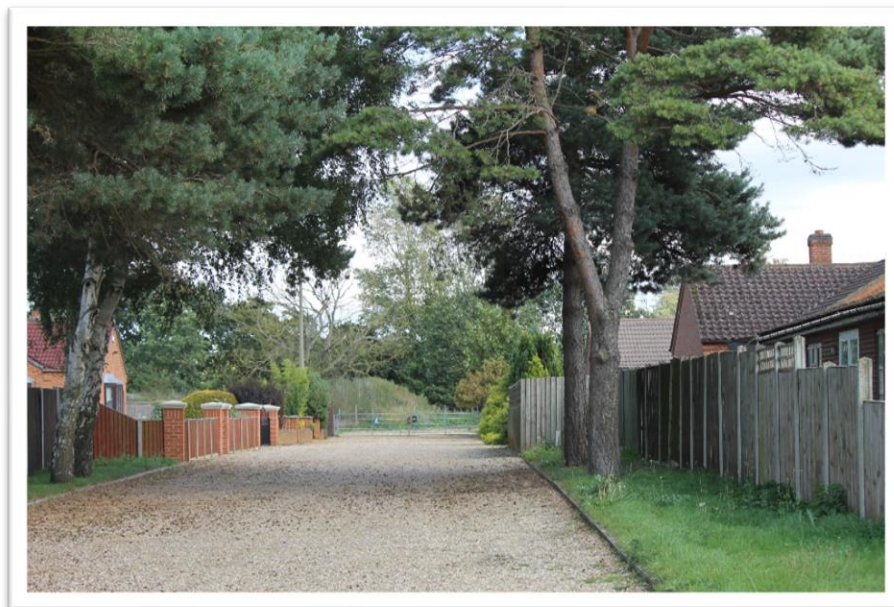
Highway/street pattern	Stoney Road is an unmade unadopted no through road to the west of Station Road. Semi-detached and detached residencies.
Natural features/landscape/ views	Many properties have mature hedges and trees to their boundaries with substantial front and rear gardens. The southern edge of Stoney Road is bounded by Roydon Common which is crossed by Roydon footpath number seven. To the rear of properties is a lightly wooded area leading to open agricultural land.
Land use	Residential/Commercial

Buildings

Use/age/ size	19 th & 20 th century
Form/style/materials	Carstone, brick, block and render. Pantile and concrete tile roofing.
Architectural merit	Various from traditional Carstone cottages to late 20 th century modern.
Extension and modifications	Small number of modifications

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Birch Drive



Highway/street pattern	Unmade unadopted private road. Property boundaries demarcated by brick walls and close board fencing.
Natural features/landscape/ views	Mature scots pine trees to both sides of road.
Land use	Residential and agricultural

Buildings

Use/age/ size	Residential bungalows late 20 th century
Form/style/materials	Brick with concrete tiles over.
Architectural merit	None
Extension and modifications	None

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Church Lane



Highway/street pattern	Properties on the northern side consist of bungalows, semi-detached and detached houses. To the rear of some of the properties is the site of the old forestry commission timber yard. This area has previously been known as Oak Estate. There are uninterrupted views of farmland to the side and rear. On the southern side of Church Lane at the junction of Station Road is Glebe Meadow. Adjacent to this is All Saints Church. Other properties are detached bungalows and a single detached house with outbuildings, The Old Rectory.
Natural features/landscape/ views	Glebe Meadow at the junction of Church Lane and Station Road is an important green space as well as contributing to an exceptional view of All Saints Church. Two trees on southside of Church Lane are subject to Tree Preservation Orders. (Nos: - OOO12 and OO203)
Land use	Residential/Recreational

Buildings

Use/age/ size	Church dating from the 12 th century. Residential properties 19 th & 20 th century.
Form/style/materials	Church: - Uncoursed random Sandringham sandstone with pink stone dressing.

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	Tower of uncoursed flint with limestone dressings. Plain tiles to roofing. Other properties of Carstone and various brick with pantile and concrete tiling with varying pitches to roofs.
Architectural merit	Church Grade II Listed. Old Rectory traditional north west Norfolk Carstone construction
Extension and modifications	Various extensions to bungalows and semi-detached houses.

Rectory Close



Highway/street pattern	Adopted road with pavements to all front aspects. Properties are set back from highway boundary and demarked by a mixture of hedges and brick walls.
Natural features/landscape/ views	None
Land use	Residential

Buildings

Use/age/ size	Residential bungalows late 20 th century
Form/style/materials	Bungalows are various coloured brick construction with interlocking concrete tiles.
Architectural merit	None

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Extension and modifications

Some properties have been extended in keeping with the general street scene.

Hall Lane, Roydon Hall and Hall Farm Complex



Highway/street pattern

Hall Lane runs from its eastern junction with Church Lane and north westward towards the A148.

Hall Lane is a single track country lane bounded by large established hedgerows on either side.

Natural features/landscape/ views

Arable farmland providing an important link between neighbouring wildlife sites at Roydon Common,

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	the Sandringham Estate and the Babingley Valley.
Land use	Residential, commercial and agriculture.

Buildings

Use/age/ size	Residential, commercial and agriculture 16 th , 17 th , 18 th , 19 th & 20 th century.
Form/style/materials	Elements of Roydon Hall can be traced to the mid-16 th century. It has undergone many alterations with a Georgian style façade added in 1805. The Hall is constructed from a mixture of materials, Carstone, recycled mediaeval brick (from The Rey demolished in the fourteen hundreds) and various styles of red brick with pantiles above. The farm buildings generally date from the mid nineteenth century with later additions.
Architectural merit	Grade II Listed Building
Extension and modifications	The Hall and associated farm buildings have been constructed over a long period of time.

Broadgate Lane



Highway/street pattern	Broadgate Lane runs northwards from Lynn Road Roydon to its junction with St Andrews Lane. This forms the boundary between Roydon and Congham Parishes. From this junction there are expansive views not only of Roydon and Congham but also of Grimston/Pott Row.
Natural features/landscape/ views	It is a narrow single track country lane with no passing places and bounded by established hedgerows.

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	Congham Hall parkland abuts the south eastern end of this lane.
Land use	Residential/parkland/agricultural

Buildings

Use/age/ size	The Old Stores circa 19 th century
Form/style/materials	Carstone and Brick
Architectural merit	Traditional Carstone construction adjoined with The Three Horseshoes Public House.
Extension and modifications	Current retail use believed to have previously been a bakery.

Roydon Common

Roydon Common is a 194.9 hectare Site of Special Scientific Interest and is one of the best examples of lowland mixed valley mire in Great Britain. It is also a Grade I Nature Conservation Review site, a National Nature Reserve and a Ramsar Site. It has diverse habitats including wet acid heath, calcareous fen and dry heath on acid sands. There are rare plants, birds and insects. The Common is administered by Norfolk Wildlife Trust.



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Primary access roads

- Lynn Road east from A148: - straight two-lane road, national speed limit which reduces to 40mph at Roydon Crossroads.
- Lynn Road west from Grimston village: - two lane road 30mph restricted. Residential area
- Station Road from A148 Hillington Road: - narrow country road, grass banks and hedgerows to both sides, no passing places.

Restricted Byways

- Roydon RB5 – Hall Lane to Station Road.

Footpaths

- Roydon FP1 – Hall Farm to Parish boundary, junction with Castle Rising Footpath FP15.
- Roydon FP2 – Lynn Road south across top of Roydon Common to Junction with Grimston Footpath FP4.
- Roydon FP3 – Lynn Road south across Roydon Common to Sandy Lane junction of Grimston Footpath FP5.
- Roydon FP4 – A148 Fakenham Road to junction with Roydon Footpath FP1
- Roydon FP6 – Church Lane to junction with Roydon Restricted Byway RB5.
- Roydon FP7 – Station Road to Restricted Byway RB5 Stoney Road.
- Roydon FP8 – Lynn Road to junction with Roydon Footpath FP7.
- Roydon FP9 – Lynn Road to Chapel Road.
- Roydon FP10 – Station Road to Broadgate Lane.

Listed buildings

- All Saints Church: Grade II Listed.
- Roydon Hall: Grade II Listed.



All Saints Church from Rectory Close



Roydon Hall, Hall Lane