

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 Grimston



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	None		
Land use	Residential		
Buildings			
Use/age	Form/style/materials	Architectural merit	Extension and modifications
Dwellings/Post world war II to late 20 th C	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.	-	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 th C terrace two storey dwellings relatively tight and linear with highway boundary. No footpath		
Natural features/landscape	Open views over grassy paddocks to the east		
Land use	Residential and to the north single farmhouse with associated agricultural buildings		
Buildings			
Use & age	Form/style/materials	Architectural merit	Extension and modifications
Dwellings/19 th C	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	Provides definition to lane and despite the extensions and modifications is of interest	Limited. Picture window enlargement on some properties.
Pros	Quiet location		
Cons	On street parking but not to prejudice traffic flows		

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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	Hedges bound the northern side of the lane on the more established dwelling.
Land use	Residential, single public house The Anvil and agricultural

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Buildings			
Use & age	Form/style/materials	Architectural merit	Extension and modifications
Pre 20 th century, 20 th and 21 st century	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 th century and 21 st century development is in a national style which does not relate to nor respond well to the vernacular.	The original properties have some interest whilst the more recent development do not relate well to the rural character of the original village.	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		

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Church Hill



Highway/street pattern	Bridleway with dwellings linear to the west side and open views over the countryside to the west		
Natural features/landscape	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	Form/style/materials	Architectural merit	Extension and modifications
Mixture of late 19 th century and early 20 th century dwellings of traditional nature with some more recent late 20 th century infill dwelling in the national style.	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		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		

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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	Open fields to the south with a few remaining hedgerow		
Land use	Residential and agricultural		
Buildings			
Use & age	Form/style/materials	Architectural merit	Extension and modifications
	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	Some character due to the age of property in that they use local materials	Limited extensions with flat roofs dormer breaking the eaves line to some
Pros	Quiet location.		
Cons			

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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			
Land use	Residential and agricultural		
Buildings			
Use & age	Form/style/materials	Architectural merit	Extension and modifications
19 th century	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		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 spaces and countryside. The open spaces of the agricultural fields separation between Low Road and Gassy/St Andrews Lane, Congham Hall Parkland and Grimston Cricket Pitch all contribute to its open countryside character.

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Primary access roads

- Cromer Road A148 – Fast truck 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 20th C dwellings on the corner of Broadgate lane no development is readily apparent on the north side of Lynn Road. Congham Hall Parkland is evident with glimpses through established hedges and isolated trees followed by the cricket ground. Congham Hall is set well back from the road and set in its open green space



- 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. 21stC 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.

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- Keepers Lane - Metalled section off St Andrews Lane
- Broadgate Lane - Narrow single-track lane with vegetative growth to centre, no footpaths. High hedges to part and no car passing opportunities. At the southern end of the lane extensive views across Congham Hall Parkland which contribute to the open rural character of the village

Maintained unsurfaced roads

- Eastgate Drove
- Keepers Lane – leading to footpath Congham FP8

Restricted Byeways

- Congham RB1 - Railway bridge on At Andrews Lane up to the Cromer Road
- Congham RB11 - Manor Farm east towards Little Massingham
- Congham RB12 - Low Road east through Grimston Carr & Congham Heath important well used route for dog walkers in wooded area

Bridleways

- Congham BR4 - Church Lane running north through Congham Woods an important green space enjoyed by walkers leading up to the Cromer Road

Footpaths

- Congham FP2 - Congham Lodge west by Wood Cottages
- Congham FP6 - South side of Congham Wood linking Church Hill round to The Anvil – short circuit popular with dog walkers
- Congham FP8 - The Anvil to the corner of Broadgate Lane passing through Congham Hall Parkland with extensive views across to the Hall to the east and Broadgate Lane to the west
- Congham FP9 - Congham Hall/Cricket Pitch to St Andrews Lane – Well use footpath connecting Congham to Grimston

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

Prepared June 2019 – revised March 2021

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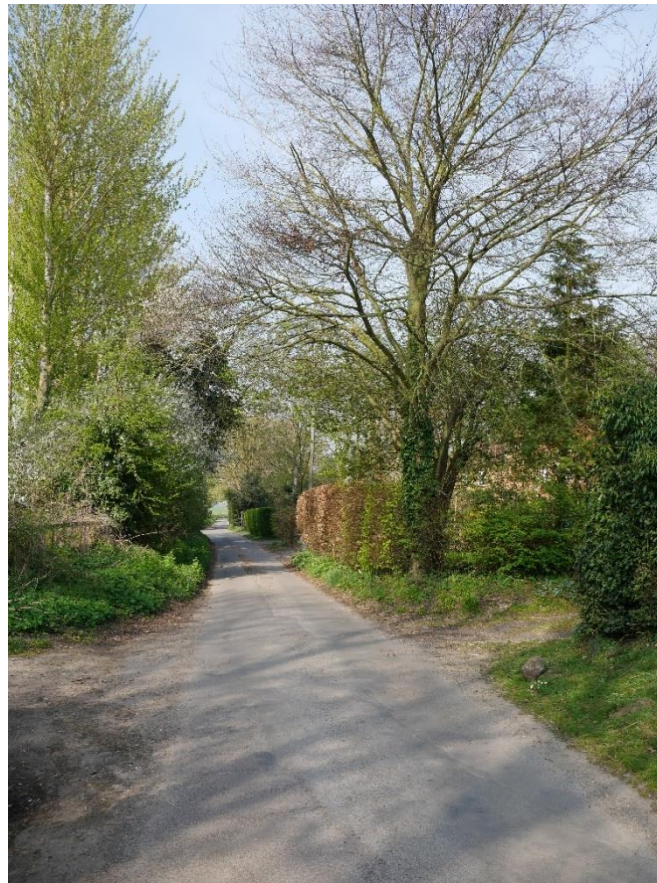
Congham Church and tree lined footpath leading to the church off St Andrews Lane

Character summary

The older part of Congham is characterised by its sparse and isolated buildings separated by green agricultural spaces/woodland and gaps including Congham Hall Parkland, Congham Wood and Congham Heath. These green separation spaces punctuate and define the character of Congham regrettably part of this character has been eroded by recent planning grants in the past decade 14/00988/F Land West of Holy Lodge St Andrews Lane, 15/01242/O Land Adjacent To Deerwood St Andrews Lane & 16/02012/O Land Between Shangri La And Bluebell Lodge St Andrews Lane creating a continuous linear development on the north side of the lane to the detriment of its former character. Similarly planning grant 17/00309/FM when implemented will erode the character of Congham Hall Parkland. 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

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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.



Leafy green singletrack lane bounded by hedges, pre 20th century buildings close to highway boundary and limited visibility to late 20th 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 20th century development is in the national style has no particular local defining character whilst the late 20th to 21st century in part use local feature stone elevations but are large executive dwellings.