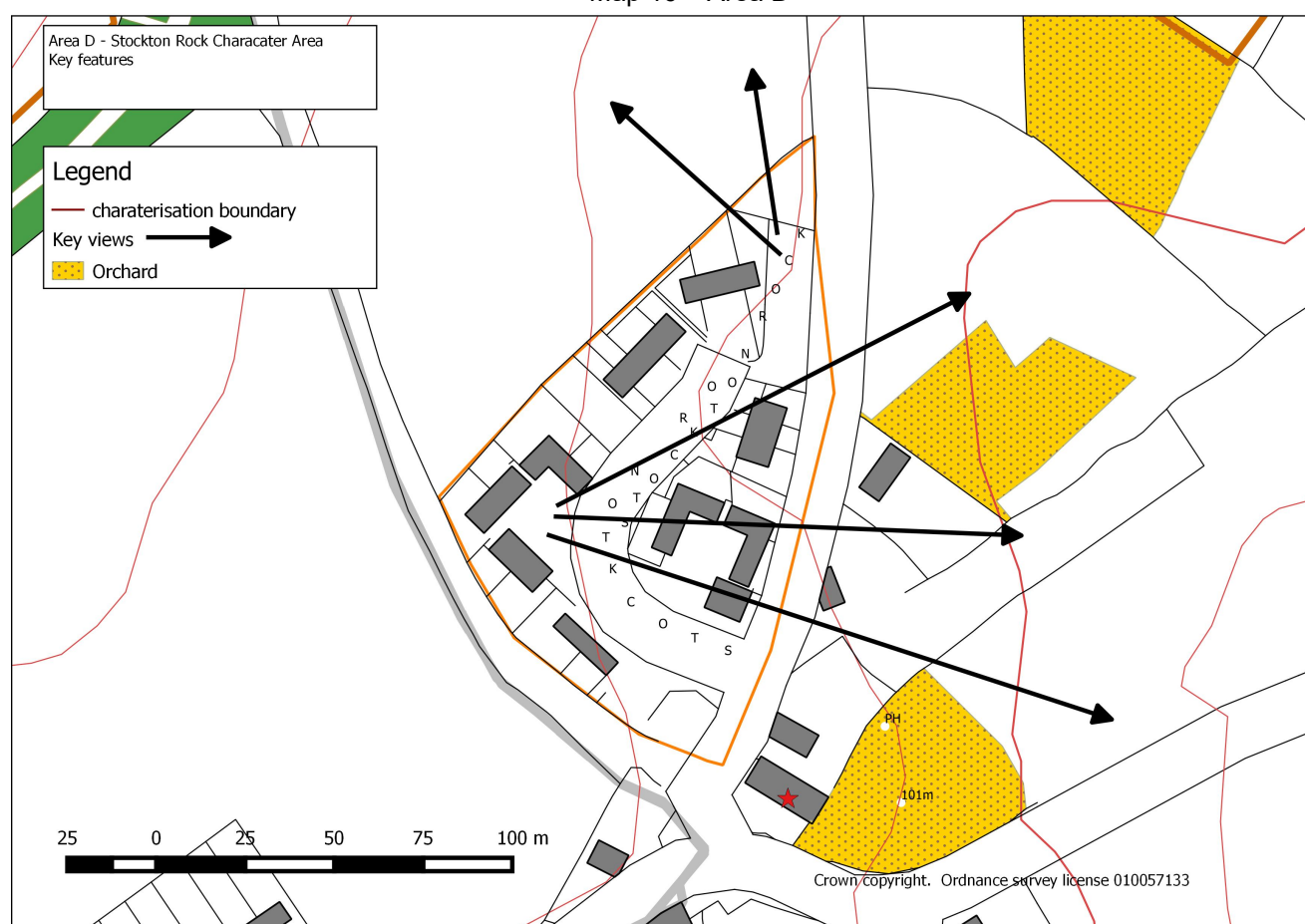


## 5.4 Area D – Stockton Rock

5.4.1 Stockton Rock is a small residential development built in two phases on the north-western edge of the built-up part of Kimbolton village. The housing is laid out into two distinct elements served by an internal estate road. Phase 1, first occupied in 1979, is made up of bungalows and forms the southernmost part of the development. The more recent element was built in 1987 and is made up of two storey terraced houses.

Map 16 – Area D



### 5.4.2 Topography, roads, layout and spaces

5.4.3 The properties are built on rising ground with areas of exposed rock to form banks with surrounding grass verges at the entrance to the development.

5.4.4 The roadway slopes upwards from the junction with the lane and then bends towards the right in a northerly direction, sloping downwards into the more recent phase of housing development.



**Image 79 – communal open space within the bungalow element of the development.**

- 5.4.5 The earlier bungalow development has mostly shared grassed areas to the frontages, some of which are raised to form banks. Properties are generally well maintained and provide an attractive landscaped setting for them. properties. There are generally no shared grass frontages to the houses in the second phase of the development, with small fenced gardens instead, some of which have been converted to gravelled parking areas. There is, however, a shared grassed area to the rear of the development separating the fenced off section housing the septic tanks for the site.
- 5.4.6 Views from the highest point of the development looking east and north-east are good stretching into open countryside with hills and the Bromyard plateau visible in the distance.
- 5.4.7 Roads, streets, routes
- 5.4.8 Two sign posts mark the entrance to the estates. The roads are tarmac and in good condition. There are pavements mainly to both sides. There are no cycle paths. The roadway acts as a central spine for both the bungalows and houses, with shared pedestrian access ways off the central road. There are no bridle ways or alleyways.



**Image 80 – the southern and more recent element of the development showing the internal estate road rising up to the bungalows, and the prevalence of on-street parking.**

5.4.9 There are dedicated parking spaces for both developments in separately defined areas - for the bungalows at the entrance to the development, and for the houses towards the rear. Both areas are inadequate for the numbers of cars present, with owners choosing to park close to/adjacent to their properties. The access road is not wide enough for street parking resulting in cars parking in the front garden areas and on the pavements. Light posts are present (LED), there are no telephone or electricity poles to the front areas.

#### 5.4.10 Buildings

5.4.11 The bungalows are attached in groups and arranged in an irregular but pleasing manner set around areas of communal open space. They are of a similar style, all with brick elevations and tiled roofs. All have entrance porches either with pitched or lean-to roofs and a single supporting post. All have chimneys and have double glazed PVC windows probably installed after the original construction. There are no clearly identifiable boundaries, although some occupiers have planted the gardens in close proximity to their boundaries. Some of the communal green areas planted with semi-mature trees and some hedging to break up their open character. One or two of the bungalows appear to have their own driveways, although most do not. There is evidence that some of the bungalows have rear or side gardens. Most of the occupiers have their own TV/satellite aerials, as there is no communal facility.





**Image 81 – the houses in the southern part of the development showing the mix of brick and render, boundary treatments and well-maintained and landscaped front gardens.**

5.4.12 The houses, arranged in three groups of four, are much less uniform in style and are a pleasing mix of brick and render. All houses have porches, some of which have been latterly enclosed. Windows and doorways are of a fairly uniform style, some have brick arches to the ground floor windows. Some occupiers have replaced front doors with more modern alternatives.

5.4.13 In contrast to the bungalows, most of the houses have fenced front gardens fenced off in no particular style being mostly picket, weather boarded or post-and-beam. Some of the frontages are planted, and most have paved/tarmac/gravel areas for parking.

5.4.14 Generally all buildings are well maintained.

5.4.15 At the far end of the development is a fenced off area housing the communal septic tanks separated from the houses by a small communal green area.

#### 5.4.16 Landmarks, views and natural features

5.4.17 The church spire is notably visible from most areas. Gaps between the buildings allow good southerly views towards Gorsty Hill. Due to their elevated position, the bungalows mainly benefit from views within the area although there are gaps between allowing some far reaching views of the surrounding countryside. The key views are shown on Map 16.

#### 5.4.18 Summary of key defining characteristics / other observations

5.4.19 The area is quiet and peaceful, with evident birdsong, and it generally provided a good, mature setting. There was a uniform feel to the materials used for construction, and the area has a mature strength of character, albeit in two distinct phases. The most significant feature which detracts from the character of the area is the prevalence of on-street parking.

#### 5.4.20 Management guidelines and priorities

5.4.21 The key priorities should be:

- Protect the distinctive uniform architectural integrity of the bungalow element of the dwellings, and the area of bungalows in particular by ensuring that any new development respects their setting, scale and massing, materials and fenestration.
- Consider opportunities to reduce on-street car parking.
- Retain the areas of communal green-space which forms an important part of the setting of the southern part of the development.