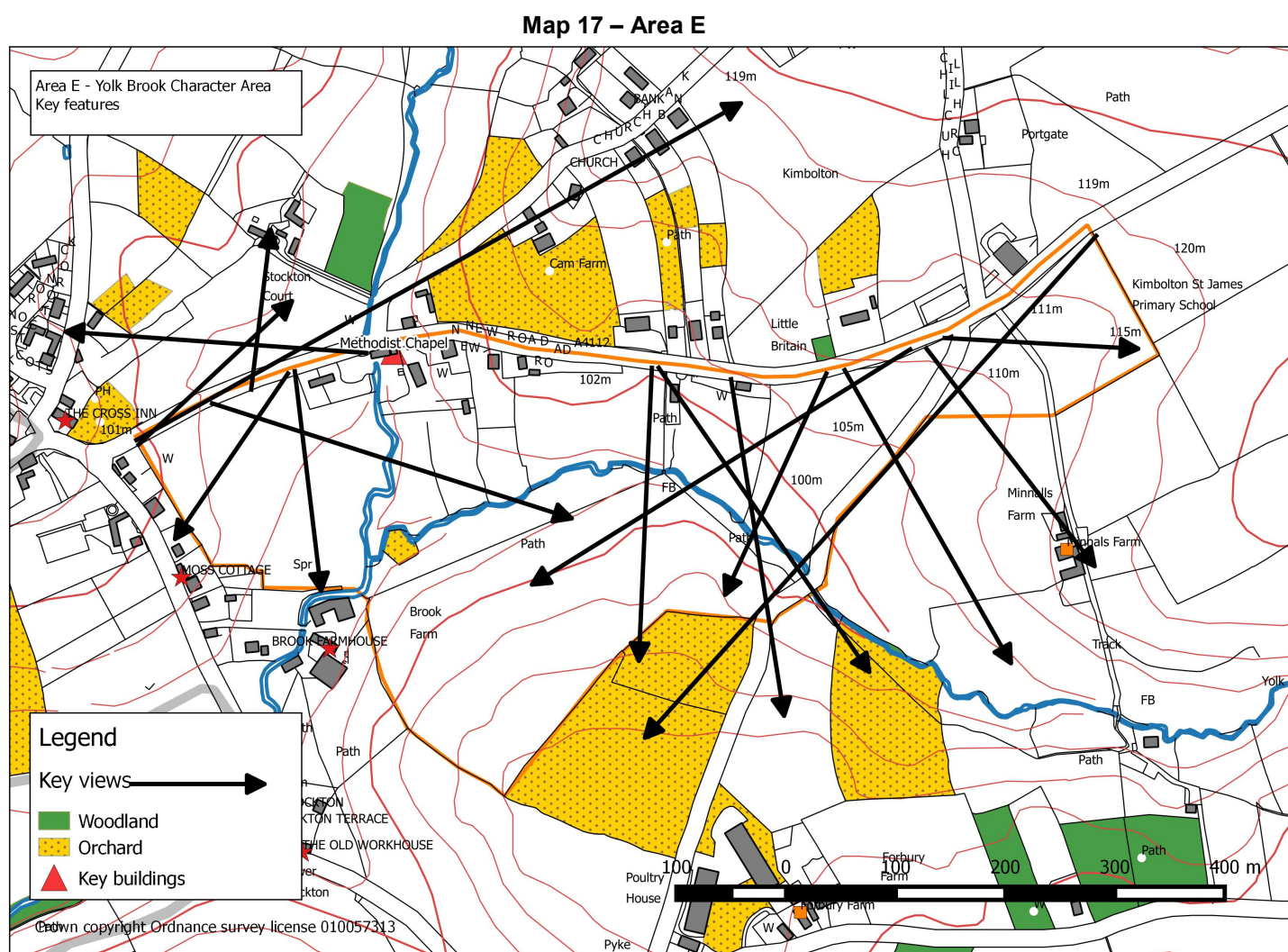


## 5.5 Area E – Yolk Brook

5.5.1 Area E is an area of predominantly mixed farmland and includes the south-eastern part of Kimbolton village. It is wholly within the Plateau Estate Farmlands Landscape CharacterType.



### 5.5.2 Topography, land use and layout

5.5.3 The topography of the area is characterised by gently rolling countryside bisected by the shallow valleys of the Yolk Brook and the Cogwell Brook which converge to the east of Brook House Farm. The principal land use is mixed farming with an extensive belt of woodland occupying the banks of the Yolk Brook.



**Image 82 – view of the Yolk Brook woodland corridor and gently sloping countryside from eastern boundary of the area on the A4112**

#### **5.5.4 Roads, streets, routes**

5.5.5 The A4112 (New Road) forms the northern boundary with the eastern boundary the minor road to Grantsfield. There is no pavement on the southern side of the A4112 and most of the frontage is bounded by mature hedgerows and well established trees. The central sections of New Road have an enclosed character by virtue of the narrowing of the carriageway and the overhanging trees on its southern side.





**Image 83 – the footpath on the southern side of Yolk Brook with the woodland corridor right.**

- 5.5.6 A popular and well used public footpath runs along a picturesque route on the southern side of the Yolk Brook, joined by another public footpath which starts to the south of Yolk Cottage and crosses the brook via a footbridge.
- 5.5.7 Settlement form and buildings
- 5.5.8 The settlement form of this part of the village is linear with all buildings either fronting onto, or side on to New Road. The buildings are concentrated into the middle section of the road, with open fields forming a 'gap' between this part of the village and Stockton Cross to the west. The eastern part of the area is also open in nature, forming an important element of the rural setting of the village.



**Image 84- the Methodist Chapel and Old Chapel House**

5.5.9 Buildings are of a mix of architectural styles and date from a variety of periods ranging from the former Methodist Chapel (erected 1830) to the late 20<sup>th</sup> century Yolk Cottage. Buildings are predominantly residential and two storey, set in their own grounds and domestic in scale and character. Brick and stone are the most common building materials, with a mix of slate and clay tile roofs. There are number of traditional rural cottages including Hainault, (built in stone with brick detailing), the core of Brookside (brick) and Old Chapel House (stone with a brick and timber single storey extension). Brookside includes a distinctive brick chimney.



**Image 85 – Hainault Cottage from the west showing the views of the surrounding countryside centre right.**

5.5.10 In January 2015 outline planning permission was granted for the erection of three dwellings on land to the west of Yolk Cottage (refp141920/O). The reserved matters application was subsequently granted in January 2016 (P153458/RM). This development will respect the linear nature of this part of the settlement with the three dwellings aligned with but backing on to New Road.

5.5.11 A further planning permission has been granted for a single dwelling to the west of the former Methodist Chapel (ref P151741/O).

#### 5.5.12 Landmarks

5.5.13 The principal landmark is the former Methodist Chapel - erected in 1830 and built of brick of a regular and well proportioned design.



#### 5.5.14 Green and natural features



**Image 86 – the ‘gap’ between the two parts of Kimbolton village with the substantial hedge an important feature on the left of the A4112.**

5.5.15 The heavily wooded streamside corridor of the Yolk Brook and the open fields to its north and south are key elements of the landscape setting of the village. The fields are enclosed by native mixed hedgerows with the hedgerow on the southern boundary of New Road in the ‘gap’ before the Stockton Cross area particularly impressive.

#### 5.5.16 Streetscape

5.5.17 New Road is largely free of signage and there is no street lighting, contributing to the rural character of this part of the village. A traditional red telephone box is located next to Yolk Cottage.

#### 5.5.18 Views

5.5.19 The elevated eastern part of the area provides far reaching views to the south and west. The Yolk Brook wooded corridor and the sloping fields to its north and south are important structural elements of the setting of Kimbolton village.

5.5.20 The gaps between the houses fronting on to New Road provide a number of views from the built-up part of the village into the open countryside beyond. The key views are shown on Map 17.

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

5.5.22 The area forms the south-eastern part of Kimbolton village and is a critical element of its setting. The key characteristics are the wooded corridor of the Yolk Brook and the 'gap' between the line of buildings fronting New Road and the Stockton Cross part of the village. Buildings are of a range of architectural styles, periods and building materials and recently granted planning permissions will add a further phase of development. However, the area has retained a linear form with buildings well related to the surrounding landscape and of a consistent domestic scale.

#### 5.5.23 Management guidelines and priorities

5.5.24 The key priorities should be:

- Resist development in the 'gap' between the two parts of Kimbolton village which forms one of the defining elements of its character
- Protect and manage the Yolk Brook wooded corridor
- Resist development in the highly visible fields to the north and south of the Yolk Brook wooded Corridor
- Ensure that any new development fronts on to New Road thereby respecting the linear settlement form, and is of a scale and massing consistent with the character and setting of the existing buildings.
- Conservation and management of existing hedgerows..