

5.6.1 Area F forms the north-eastern part of Kimbolton village. It includes part of the historic core of the settlement and areas of countryside which forms its setting. It is wholly within the Plateau Estate Farmlands Landscape Character Type.

Kimbolton Character Assessment
Area F - key features

Legend

- characterisation boundary
- ▲ Landmark Buildings
- ★ Listed buildings
- Key views
- Woodland
- Orchard

Map details include: Kimbolton CP, Grove Farm, Grove Dean, Weir, Church of St James, War Meml, Church of St Andrew, Kimbolton, Portgate, The Old Vicarage, Little Britain, Minnalls Farm, Stockton, Prospect Cottage, Methodist Chapel, Cam Farm, The Ryde, The Cross Inn, and various paths and roads like New Road A4112 and Rye Road.

Scale: 0 100 200 300 400 m

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5.6.3 The topography of the area is characterised by gently sloping countryside bisected by the steep sided valley of the Cogwell Brook. The land rises from south to north with the Church of St James the Great at the highest point in the north-east corner. The central part of the area forms part of the settlement of Kimbolton, laid out in linear form along Church Bank and includes elements of the historic medieval village. The eastern area is predominantly in mixed agricultural use, with a number of residential properties and Kimbolton Primary School fronting onto New Road. The western part of the area is largely used for mixed farming and includes Stockton Court.

5.6.5 Roads, streets, routes

5.6.6 The A4112 (New Road) forms the southern boundary, with the western boundary the minor road to Middleton on the Hill. There are two further narrow lanes which rise from junctions with New Road and which join to the north-east of the Church. Church Bank is the western of these lanes, with Church Hill to the east. There is a pavement on the northern 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.

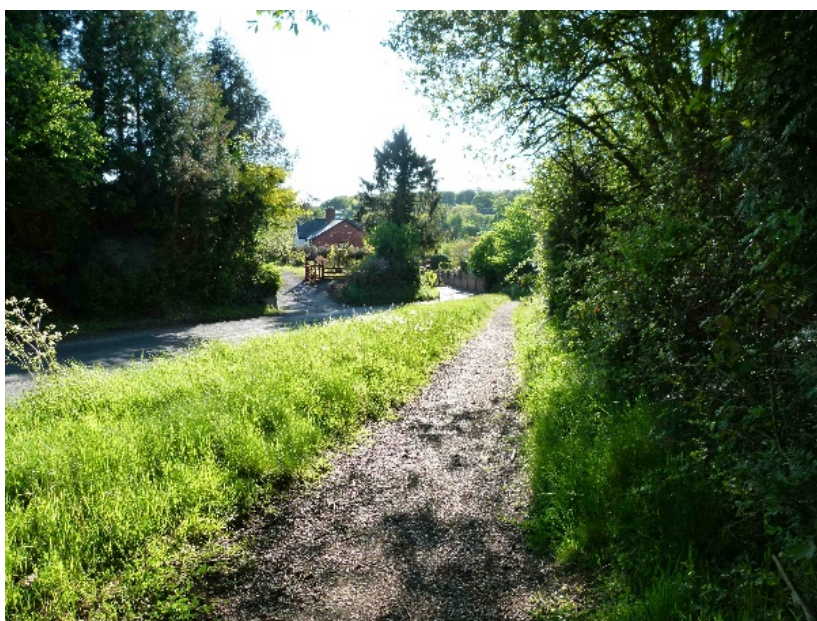


Image 87- The central section of New Road showing the enclosed character

5.6.7 Church Bank and Church Hill rise steeply from New Road and plateau to the south of Cam Farm and Portgate respectively. Church Bank is particularly sunken in nature with high hedgerows on both sides giving it an enclosed feel.

5.6.8 Settlement form and buildings

5.6.9 The settlement form of this part of the village is linear, with the buildings concentrated into two areas – firstly strung out along the eastern part of New Road and secondly, clustered into the middle part of Church Bank. The fields to the west of the Cogwell Brook forms an important ‘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.

5.6.10 The buildings are an interesting mix of architectural styles and date from a variety of periods.



Image 88 - The Parish Church from Church Hill showing the open setting

5.6.11 The most important building is the 12th century Church of St James the Great. The setting of the Church is free of buildings which adds to the feeling of it being slightly isolated from the main part of the village. However, this open setting, and elevated location of the Church provides far reaching views in all directions, with the Shropshire Hills, Black Mountains and hills of mid-Wales prominent.



Image 89 - Stockton Court and the fields which form its setting from the A4112 with the Cogwell Brook corridor to the right

5.6.12 There are two traditional farmsteads - Stockton Court and Cam Farm. Stockton Court stands in an elevated position on the northern side of the A4112 and forms the centrepiece of the 'gap' between the two parts of the village. Cam Farm is located off Church Bank.

5.6.13 There are a number of rural cottages along Church Bank and New Road which contribute to the country 'village' feel of the area. The most significant are Ivy Cottage (Church Bank), Little Britain (New Road) and Portgate (Church Hill), all built of sandstone with clay tile or slate roofs and set in well maintained, attractive grounds.

5.6.14 The core of the much-altered Primary School dates from 1856 and is one of a number of Victorian and Edwardian buildings in this part of the village including the Old Vicarage and Prospect Cottage. The Primary School is served by a car park on the western side of Church Hill and a small playing field to the north of the school buildings. This is the only formal play area in the whole of the Parish.



Image 90 - The Parish Hall

5.6.15 There are also a number of more modern 20th century buildings including the Parish Hall and limited residential infill on New Road and Church Bank. The collection of dwellings at the elevated section of Church Bank is particularly distinctive – consisting of five bungalows set back from the road and set in extensive gardens surrounded by hedgerows. The relationship of these hedgerows to the road gives the area an enclosed character.

5.6.16 With the exception of the Primary School, Parish Church and Parish Hall, the 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.

5.6.17 Landmarks and historic features

5.6.18 The area contains a number of important landmark buildings which make a significant contribution to the character of the settlement.

- 5.6.19 The principal landmark is the Parish Church of St James the Great, built of red sandstone and largely of early English perpendicular style. The Church is Grade I listed. The earliest parts of the building date from the early 12th century with extensive additions including the West Tower built around 150 years later. The Church spire with its distinctive shingle covering is visible from much of the Parish and can appear to shine and sparkle even on the greyest of days.
- 5.6.20 Prospect Cottage is located in a prominent position slightly elevated from New Road and accessed via an evergreen arch. It is of a well-proportioned double fronted-design with ornate bargeboards, stone detailing around the windows and distinctive chimney pots. Its walls are rendered and there is a large canopy porch.
- 5.6.21 The Old Vicarage is an imposing three storey Victorian house built of brick with a slate roof. It is located in extensive grounds containing mature beech and pine trees and attached single storey service buildings.
- 5.6.22 Stockton Court is one of the most prominent buildings in the whole village. it is accessed via a lane from Church Bank and commands the fields which separate the two parts of the village. It is of sandstone construction with a slate roof and a series of single storey extensions. To the east of the farmhouse is a substantial stone barn.



Image 91 - aerial view showing the curved furlongs between New Road and Church Bank

- 5.6.23 The field pattern behind the Parish Hall is a remnant of the medieval settlement – evident in the curved furlongs which run up to the properties fronting onto Church Bank.

5.6.24 Green and natural features



Image 92 - The Cogwell Brook near Prospect Cottage

5.6.25 The heavily wooded streamside corridor of the Cogwell Brook and the countryside around Stockton Court and to the west of Church Hill are key elements of the landscape setting of the village. The fields are enclosed by native mixed hedgerows, with the hedgerow on the northern boundary of New Road in the 'gap' before the Stockton Cross area particularly impressive.

5.6.26 There area has historically contained extensive orchards and a number of these remain - the largest occupying a prominent site on the land to the south of Cam Farm.

5.6.27 Streetscape

5.6.28 New Road, Church Bank and Church Hill are largely free of signage and there is no street lighting, contributing to the rural character of this part of the village.

5.6.29 Views

5.6.30 The elevated eastern part of the area provides far reaching views to the south and west. The Cogwell Brook wooded corridor and the fields around Stockton Court are important structural elements of the setting of Kimbolton village.

5.6.31 The gaps between the houses fronting on to New Road and Church Bank provide a number of views from the built-up part of the village into the open countryside beyond.

5.6.32 The view from Stockton into the area when travelling along New Road provides a particularly pleasing and quintessentially English composition formed by the tower and

spire of the Parish Church, the orchards around Cam Farm and the domestic scale of the buildings along Church Bank. These key views are shown on Map 18.

5.6.33 Summary of key defining characteristics / other observations

5.6.34 The area forms the north-eastern part of Kimbolton village and is a critical element of its setting. The key characteristics are the wooded corridor of the Cogwell 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 include the Parish Church, Parish Hall and Primary School. However, the area has retained a linear form, with buildings well related to the surrounding landscape and of a consistent domestic scale.

5.6.35 Management guidelines and priorities

5.6.36 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 Cogwell Brook wooded corridor.
- Protect the open, undeveloped setting of the Parish Church.
- Ensure that any new development fronts on to New Road and Church Bank 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 and orchards.

5.7 Summary of key features – Kimbolton village

- 5.7.1 The analysis identifies Kimbolton as an attractive and distinctive rural village with a historic medieval settlement at its core.
- 5.7.2 In common with the Parish as a whole, the topography is a defining feature. The village is located in a sheltered position and is surrounded by rising land to the south, east and north - making the immediate setting of the village very sensitive to development. The wooded corridor of the Yolk Brook and the fields which slope down to it, the steeply incised Cogwell Brook and the open 'gap' between the two parts of the village are hugely important and should remain undeveloped, with opportunities for habitat management and enhancement.
- 5.7.3 The built character of the village reflects the organic way it has developed over time. Buildings are focused on two key routes – the line of the Roman Road through Lower Stockton as it rises to Stockton Cross, and secondly along New Road (the modern A4112). The Stockton part of the village is particularly distinctive and sensitive to development, containing a number of important historic buildings and evidence of an extensive medieval settlement.
- 5.7.8 Post-war development has taken the form of limited infill and two larger 'extensions' – Chestnut Avenue and Stockton Rock. These developments are typical of their time, but are located and laid out in such a way that does not jar with the overall character of the village.
- 5.7.9 The proposed development to the side and rear of Chestnut Avenue presents both an opportunity and a threat to this character. When the applications for the siting, design, materials and layout are submitted, it is critical that the findings of this Report are considered.
- 5.7.10 The village presents opportunities for further limited infilling as long as this is compatible with the scale, massing, materials and design of existing buildings and spaces.