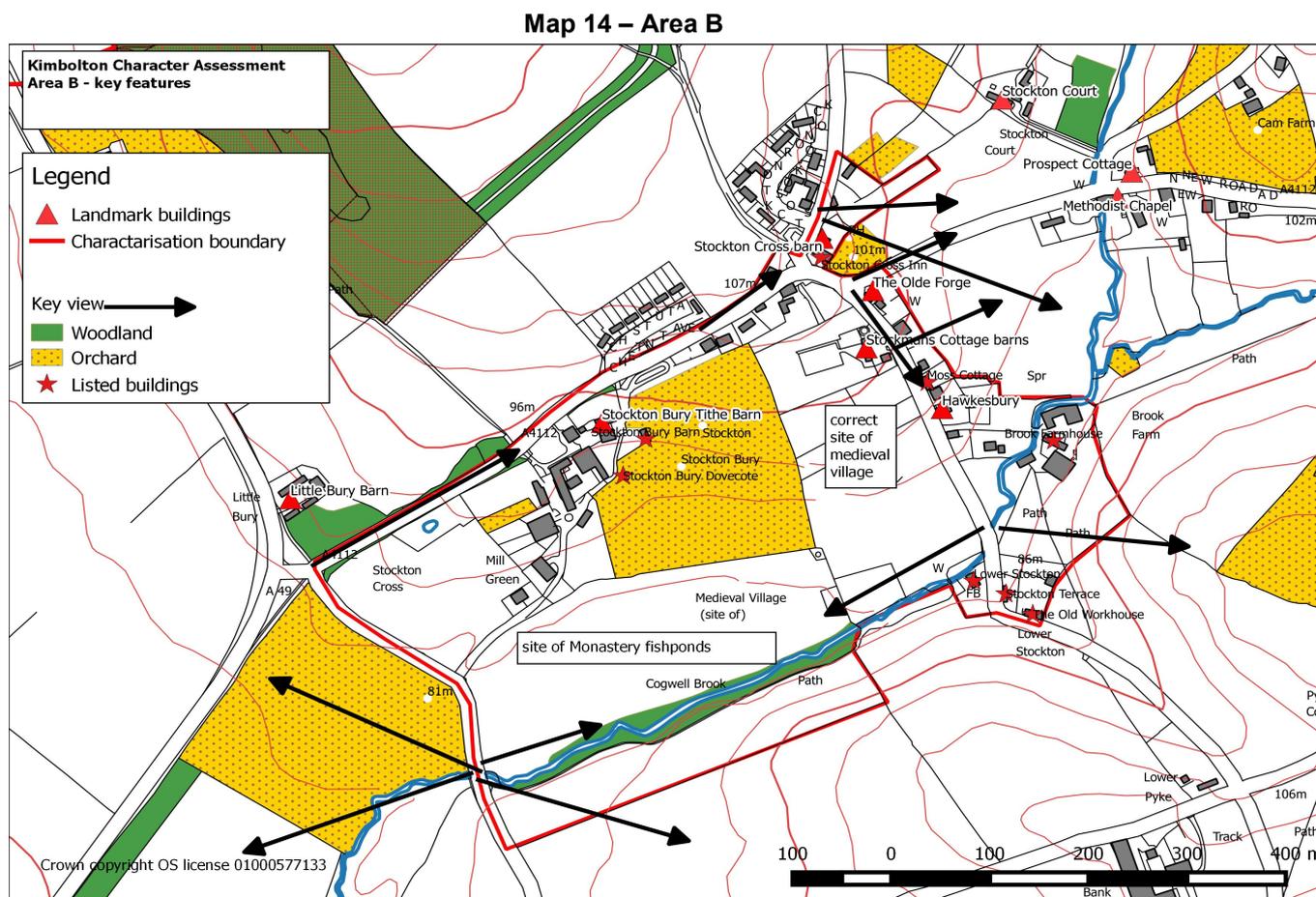


## 5.2 Area B – Stockton

5.2.1 Area B forms the south-western part of the settlement and contains the historic core of the village and the renowned Stockton Bury Gardens. The area contains an important group of listed buildings and the valley of the Cogwell Brook which forms a key topographical feature of the village.



### 5.2.2 Topography, land use and layout

5.2.3 The area is roughly rectangular in shape and bounded by the A4112 to the north, the Cogwell Brook to the south and the lane to Hamnish to the west. The rear gardens of the properties which front the lane to Lower Stockton mark the eastern boundary. A small part of the area is located to the north of the A4112 consisting of a number of properties which front onto the lane to Middleton on the Hill.

5.2.4 The majority of properties are residential but the area also contains a haulage yard – located mid-way along the lane to Lower Stockton, the village pub (the Stockton Cross) and the renowned Stockton Bury Gardens.



**Image 60 - the shallow valley of the Cogwell Brook (left) looking towards Lower Stockton**

5.2.5 This character area is the oldest part of the village – located in the shallow valley of the Cogwell Brook and surrounded by gently rising hills. The historic core of the settlement is strung out along the lane from Lower Stockton to Stockton Cross, evident in surviving historic buildings, in plot patterns and in archaeological remains particularly on the western side of this lane. Where the two lanes meet the A4112 at the Stockton Cross Inn is the highest part in this character area. Here the lane leading in the opposite direction to the Hundred and Middleton-on-the-Hill is flat.



**Image 61 - The lane descending to Lower Stockton from the A4112 junction showing the countryside beyond.**

5.2.6 At the junction of the A4112 Tenbury Road, the lane is wider than it is where the Cogwell Brook flows under the road, becoming very narrow. It descends sufficiently to warrant a

salt/grit box halfway down in case of need during winter time. Twisting and turning as it loses height makes it impossible to see the whole view of the lane and its houses.



**Image 62 - The lane near Stockton Court Cottage showing the verge and hedgerows**

5.2.7 Both lanes are bordered by banks, as is the area around the Stockton Cross Inn on the main road through the village; these being covered in grass, shrubs and/or trees. Further down the main road, towards the A49, the bank is significant on the Chestnut Avenue side, though absent on the opposite side.

5.2.8 The banks, trees and twisting lane gives a feeling of enclosure.

#### 5.2.9 Roads, streets, routes

5.2.10 There are no pavements or even footpaths on either side of the two lanes. On the A4112 there is some footpath provision but it is narrow or non-existent where it is really needed – in the area around the Stockton Cross Inn which is on a bend with a restricted view of traffic. It would be an improvement if it was provided on the approach from the Stockton Cross Inn to the junction of the A49.

5.2.11 A footpath is shown by a wooden signpost at the foot of a turnstile by the bridge. This leads by the side of the Cogwell Brook running through Brook House Farm property and leading to a field in section E's character area. Another wooden signpost on the opposite side of the bridge is close to a very old stone stile. This is a unique feature, the upright as well as the bases on either side being made of large single slabs of local stone. The sign shows the direction of the footpath continuing over the fields by the Cogwell Brook and ending in the lane not far from the junction of the A4112 and A49.

### 5.2.12 Settlement form and buildings

- 5.2.13 The core of the historic settlement is aligned along the sunken, winding lane from Lower Stockton to Stockton Cross. The improvement and widening of the A4112 at Stockton Cross resulted in the loss of a number of historic buildings and has severed the Stockton Cross Pub and the properties on the lane to the north from the rest of the medieval settlement.
- 5.2.14 The majority of houses in the area are detached, two-storey, apart from two bungalows and usually face on to the road. The exceptions are Hawkesbury, Stockman's and Ballard's Cottages which present a gable end to the road. When Brook House Farm was last sold, the access bridge was removed. Supports for it can still be seen in the banks of the Cogwell Brook. The property now has a long, modern, winding drive, emphasising how far from the lane the house is.
- 5.2.15 Building materials are a mixture of old and modern: timber-framed, stone, brick; slate, clay or fibre tiles; timber or plastic window frames and doors, though old buildings often retain their ancient oak doors and windows. A brick-walled garden at Stockton Bury is an unusual feature in Area B.
- 5.2.16 Front gardens are generally small and enclosed by walls, hedges or fences and sometimes with a mixture of these materials.
- 5.2.17 Properties are mainly detached two storey houses. The two bungalows and one row of four terraced cottages do not break the rhythm of the buildings along the lane. Most dwellings are on the west side in the lane. A minority of houses are built very close to the road; most are set back behind a stone wall or a mixed hedge; sometimes a combination of both. In the lane running down to Lower Stockton the majority are built on ground higher than the road; some are quite elevated (e.g. Elmleigh – the bungalow which fits well into the general building height of the rest of the two story houses there). Stockman's Cottage on the east side is very high above the lane.



**Image 63 - The Old Workhouse**

5.2.18 Probably the oldest building in this part of the village is the Grade II listed **Old Workhouse**, being dated by the RCHME to probably early sixteenth century. Originally four properties, it now comprises a timber-framed part facing the lane and a stone extension, having some brick in it. This has the gable end in-line with the oldest, timber-framed part. Used in its construction are very substantial timbers, with in-filled jettying supporting a huge bresummer beam. Wattle and daub fill the spaces between the timbers. The windows' frames are of timber and its roofs clad in slates. In the timber-framed part, the ground floor gently leans inwards while the top leans outwards in a similar manner. A stepped stone chimney, topped in brick is at the gable end. At the property's boundary with the lane is a stone wall, linking all of the buildings together.



Image 64 - Stockton Terrace

5.2.19 Around a very sharp corner, on the same side of the lane, is a row of eighteenth century terraced cottages, formerly homes for employees on the farm. Furthest away from the Old Workhouse the cottage is painted white, covering the stone from which it is built. This is the largest in the terrace. Next to it are three much smaller, timber-framed cottages, two having their front doors very close together. Wattle and daub infill is over much of these buildings, although a small part has been replaced with brick. Clay tiles are used for the roofing. As for the Old Workhouse, **Stockton Terrace** has a stone wall which unifies the whole – but this time, it is topped by a picket fence.



Image 65 - Brook House Farm showing the massive chimney stacks

- 5.2.20 Set well back from the lane is the Grade II listed **Brook House Farm**, another old, timber-framed and stone building, probably dating from the seventeenth century. Set in a valley, the house has the brook running by the side of it and on the opposite side, there is a quite steep grassy bank. Surrounding the front and the left-hand side of the property is a stone wall.
- 5.2.21 The old farmhouse is mainly built of stone on the ground floor and a mixture of stone or timber-framing on the first. The front of the building has much more timber framing with some stone at the base and to the gable which is mainly brick. At the back are two huge, straight stone chimneys; one being larger than the other. It has been joined to the house by stone infilling. The stacks at the top of each chimney are made from brick. The roofing material is clay tiles.
- 5.2.22 On the right-hand side of the house are several old stone barns, sometimes having timber-framing and brick infill, or feather-edge boarding in the upper parts. One barn was a granary and still retains the fixtures for a pulley for a gib (though this is missing). Clay tiles roof these buildings. There are other platforms where barns once stood and on the brook bank are two large timber barns.



Image 66 - Lower Stockton

5.2.23 On the opposite side of the lane is the Grade II listed **Lower Stockton**, set back from the lane by a small front garden, a seventeenth century timber-framed building having brick infill throughout. Its timbers are substantial. The roof line suggests it was built in two stages because it dips at the right-hand end. This change in the roof is very apparent at the rear. On the opposite end gable is a large, stepped stone chimney, finished in brick at the top. The front wooden entrance porch and door are solid and decorative. Slates are used for the roof and timber for the windows. At the rear of the property flows the Cogwell Brook. A stone wall retains the bank the house sits on. Another stone wall curves gracefully around the front of the house.



Image 67 - Moss Cottage

5.2.24 Further up the lane towards the crossroads is the Grade II listed **Moss Cottage**, probably built in the sixteenth century (RCHME) and situated very close to the lane. It has

exposed jettying, an oak front door and attractive carved details on the porch which has two stone steps at its base. The cottage is built of timber, wattle and daub, with a stone extension at the end nearest the crossroads. The base is built of stone and the roof truss at the gable end rests on it. From the truss to the roof ridge beam is timber framing. The chimney at this end is made of brick while that at the other end is a huge, stone one. Clay tiles roof the property. A picket fence sits on top of a concrete base.

5.2.25 At the entrance to Duggan's Yard is Ballard's Cottage which has been rendered. The outline of timber-framing can be detected underneath this. An undulating roof is clad in slate and at the roadside gable end is a stepped, rendered chimney, probably hiding stone beneath it. The chimney is finished at the top in brick. It has a modern, rendered, single-storey extension on the side of the house nearest the Yard entrance.

5.2.26 Duggan's Yard itself is a haulage yard, made up of hardstanding occupied by vehicles and containers and material associated with the business. The northern boundary of the operation is unclear and the scale and bulk of the material located in this part of the site detracts from the rural character of the area.



Image 68 - Hawkesbury

5.2.27 On the other side of the yard entrance is **Hawkesbury** and, like Ballard's cottage, presents its (brick built) gable to the lane. Its front is an imposing, possibly eighteenth century, four-bayed, stone built house. It has decorative brick detailing to the windows and under the roof. A bay window is on the ground floor and there is a later porch. At the rear, the ground floor is mainly of stone, brick for the upper, possibly being an extension to an original single storey building. The roof here has three gables. The whole building is roofed in clay tiles.



Image 69 - Stockton Forge

5.2.28 Where the lane meets the main A4112 road is the site of the old smithy, now known as Stockton Forge. This is a modern building blending in sympathetically with the other old buildings in the lane. The string course suggests there could be timber hidden beneath the house's rendering. Either modern handmade, or reclaimed clay tiles have been arranged in a rhythmic pattern of two different muted colours. A stepped stone chimney finished in brick echoes ones found in older properties in the lane. Timber cladding on the single storey relates well to that on the original, Old Forge building which has been sympathetically restored. Tucked away unobtrusively behind the Old Forge is a modern garage.



Image 70 - Old Shoppe Cottage

5.2.29 **Old Shoppe Cottage** is found on the main road. Built of stone, it has brick detailing over its windows and below the roof, with decorative bargeboards that are probably not

original. An extension to the side nearest the crossroads is sympathetic with the rest of the cottage. The whole building has been re-roofed fairly recently. A picket fence runs around the property which is right up to the road.



Image 71 - The Stockton Cross Inn

5.2.30 Also on the main road is the Grade II listed **Stockton Cross Inn**, a timber-framed, old drovers' inn, probably dating from the late sixteenth or early seventeenth century. It is situated on a bank at the crossroads of the village. At the front, it has three dormer windows, a large porch and a later extension which is rendered to the left-hand side. There is a stepped stone chimney topped in brick. To the side and slightly set back is another extension built of stone at the base, completed in brick on the upper part and the whole painted white. Decorative barge-boarding can be seen on the rear gable. Several old outbuildings/barns remain, some in poor condition; one built of stone and another mainly of brick with some timber framing. One has been restored fairly recently.

5.2.31 Next door to the inn is another old timber-framed cottage – Stockton Court Cottage. It probably dates from the seventeenth century, has a stepped stone chimney, wattle and daub infill and clay tiles. There is a small, brick-built extension.



Image 72 - The Barns at Stockman's Cottage

- 5.2.32 Stockman's Cottage, a modern, two-storey house, has two old, stone-built barns. The one facing the lane has a corrugated steel roof. On its left-hand side are openings for ventilation on the upper storey while below and to one side of these are two stable doors for horses. In the middle are two large wooden doors. Mainly built of stone, there is some feather-edge boarding either side of the doors and under the roof. Running at right-angles to this is a stone, single storey barn. It has some wooden boarding either side of an open area. The property is enclosed by stone and brick walls, a wooden fence and two large gates.
- 5.2.33 **Stockton Bury**, with its dovecote, fishponds, deserted medieval village site, tithe barn and mill are evidence of its status as a Grange belonging to the Priory (Reading Abbey being the owner). The fishponds south-east of the house, drained in the 1870s, still retain a boggy nature. It is just possible to discern a bank enclosing one of the ponds but the remaining division banks are impossible to see now. Therefore, it appears there were only two ponds when there were actually four. These ponds were fed by several springs a short distance away from Lower Stockton, marked on the map with a letter 'W'.
- 5.2.34 The mill was fed by the Cogwell Brook, although nothing remains of the building today. The Tithe Map field names of Near and Far Mill Meadows, the lease of the mill in 1554 to Agnes Vale (Letters and Papers of Henry VIII quoted in Hillaby page 259) and another in 1683 to John Phillips (HARC A63/III/II/I), plus the mention of it in the report of the Stockton Planning Appeal in May 1993 (Calendar of Patent Rolls referred to by Hillaby page 206), all lend support that one existed at Stockton.
- 5.2.35 Evidence of the medieval village is found in a field containing house platforms, though no excavation has been carried out. The map has the position of the deserted village in the wrong place – an arrow indicates where it should be shown.



**Image 73 - The House, Stockton Bury**

5.2.36 The present house was built in the 1970s and stands on much of the original house platform. It has wooden window frames and front door. Classical-type pillars support on either side the entrance porch. Slates from the original house were used to roof it.



**Image 74 - The dovecote, Stockton Bury**

5.2.37 The dovecote, a listed building, is referred to in the lease of 1554 to Agnes Vale mentioned above. The building is circular, stone built with a conical slate roof. On the apex of the roof is a wooden lantern where originally the pigeons would enter and exit. At the top is a weather vane. Inside are the holes for pigeons' nests all around the wall and a wooden ladder to access the nests for eggs, though it is not original. RCHME dates the building as probably medieval.

5.2.38 Built of stone, the Tithe Barn has triangular openings in the wall and traditional wooden double doors. Stone tiles are the roofing material. The guttering was replaced in keeping with the rest of the building in the year 2000. This is another building considered to be medieval by RCHME.

5.2.39 A very long, low stone building is the cattle shed. It has been reroofed with concrete tiles that on first glance could be mistaken for stone.

5.2.40 The Cider Press is a single storey building having solid wooden posts at either side of the entrance to support a clay-tiled roof. Inside, part of the floor has round stones laid as cobbles and edged with brick. This is around the cider press where an animal would have been driven around to rotate the large stone wheel that crushed the fruit. Either side of the cobbled area is concrete. The second cider press is of screw-type.

5.2.41 Now known as the Granary, this building was originally the Coach House. The Granary retains its three double wooden doors for the coaches. It is built of stone for the first storey and over the coach doors' arches. A different colour stone is used for the string course, the upper storey door and window sills. Brick is used for the upper floor and clay tiles for the roof. In the middle of the building is what appears to be the remains of the hoist for lifting laden sacks but was fairly recently a pigeon loft.

5.2.42 Attached at one end of the Granary are two Victorian hop kilns. Built of brick and slate roofed, they are still employed for drying grain. They retain their metal cowlings, recently made by a local craftsman. The cowling feature is rarely seen on Herefordshire hop kilns nowadays.

#### 5.2.43 Landmarks and key buildings

5.2.44 Kimbolton Church, standing on the top of a hill is very visible from several places in this area: in views between buildings in the lane and from the approach to the Inn from the A49. It stands majestically behind the Inn which is another landmark.

5.2.45 The key buildings within the area are:

- The Old Workhouse (Grade II listed)
- Stockton Terrace (Grade II listed)
- Lower Stockton (Grade II listed)
- Stockton Bury (elements Grade II listed)
- Moss Cottage (Grade II listed)
- Brook House Farm (Grade II listed) and stone barns
- Hawkesbury

- Stockton Cross Inn (Grade II listed) and stone barn
- The Old Forge
- Stockmans Cottage stone barn
- Old Shoppe Cottage
- Stockton Court Cottage

5.2.46 These buildings are described in detail above.

#### 5.2.47 Green and natural features

5.2.48 Mixed hedging material is very evident, as are large trees and shrubs. These are mainly on the east side of the lane though as it becomes narrower, there is vegetation on both sides. There are very old holly trees in the hedge line of Stockton Court Cottage. Mature clipped yew specimens are also in the hedge; there is one either side of the redundant front gate at Lower Stockton.

5.2.49 Several properties have the remains of old orchards, e.g. in the field to the rear of Stockton Cross Inn. Brook House Farm has a very old pear tree close to the lane, along with several old apple trees that are all that remain of the large area either side of the modern drive and up the hillside that once was completely covered by an orchard.

5.2.50 There are several *Leylandii* hedges being used as screens, e.g. in Duggan's Yard, Stockton Cross Inn's car park and on the boundary of Steps Cottage.



**Image 75 - View of the Cogwell Brook wooded corridor and fields to its north from Lower Stockton**

5.2.51 Along the footpath adjacent to the Cogwell Brook are fine ancient trees such as oak, beech, holly and ash interspersed with hawthorn, hazel and a few bird cherries. There is a large willow tree by Lower Stockton and another in the field containing the remains of the monastic ponds. Cogwell Brook rises in places to 20'-30' above the field containing the footpath. Some trees have fallen on the brook's banks and have been left as homes

for fauna. There are many wild flowers growing through the grass in the fields by the side of the footpath.

5.2.52 The sandstone used in buildings, walls and foundations is evident as outcrops in this area, e.g. in the driveway of Merchant House and is very close to the surface of the field next to Lower Stockton and Cogwell Brook.

5.2.53 Two impressive trees are in Stockton Bury Garden: the old monkey puzzle tree (*Araucaria araucaria*) and a newer tulip tree (*Liriodendron tulipifera*).

#### 5.2.54 Streetscape

5.2.55 Mostly minimum road signage: speed restriction/derestriction; highways road number/destination signs. However, there is a clutter of signs in front of the Stockton Cross Inn's wall, at the crossroads. The only ones necessary are the road destination and chevron signs to draw attention to the corner. At the crossroads on the opposite side of road to the Inn are found the Post Office collection box and the village notice board.

5.2.56 There is a mirror to aid heavy vehicles exiting from Duggan's Yard where the access is narrow and views along the lane restricted. A salt/grit box is on the same side of the road as the mirror, being a short distance away towards the crossroads.

#### 5.2.57 Views

5.2.58 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.



Image 76 - View from Stockmans Cottage east with the Old Vicarage in the distance

The key views are shown on Map 14 and are:

- In the lane close to Lower Stockton is a view of the trees along Cogwell Brook.
- From the crossroads, looking down the lane.
- In the drive of Stockman's Cottage, looking between two properties Kimbolton Church can be seen.
- From the main road, looking eastwards towards Stockton Cross with the church in the background.
- From the car park in Stockton Cross Inn looking towards the church, overlooking the open space of Stockton Court Meadow.
- From the car park looking along the main road towards the village hall.
- From the footpath by the Cogwell Brook, looking towards Leominster and the Priory Church in the distance.
- From the footpath by the Cogwell Brook, looking towards Eaton Hill.

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

5.2.60 A stranger turning off the A49 at the Stockton Crossroads would have an intimation of what lay ahead in this very old part of Kimbolton as he travelled along the road: the grassy, tree- or shrub-lined banks on either side of the road and the old brick wall on the right-hand side suggesting something interesting could lie behind it.

5.2.61 Down the sunken, twisting and narrow lanes are many old properties, some dating from the sixteenth or seventeenth centuries. These buildings are sometimes timber-framed, others of stone or a mixture of both. Stone is very evident everywhere: in the ground itself; as foundations for the old buildings, extensions, walls – either dry or mortar built; for barns most of which are ancient and in the old stepped chimneys which are such a feature.

5.2.62 The village has retained its inn and has a new shop by the side of it. The Olde Shoppe was mainly a baker's shop and the Merchant's House was a shop for general provisions. Both have become private homes.

5.2.63 However, it has lost its smithies shown on old maps: one has been transformed into a new building called the 'Old Forge'. The other site had an old house called the 'Salt Box' which was demolished when the road was improved at the crossroads in the 1970s. The field remaining by Merchant's House was the garden belonging to Salt Box and is now used to graze cows.

5.2.64 There are many mixed hedges and the remains of old orchards Herefordshire was famous for in the past; very old trees – especially oak.

5.2.65 Although much of Area B is in a valley, there are unexpected views between houses and trees. This is a village that not only retains its closeness to agriculture and historicity but also embraces modern buildings in between the old ones.

### 5.2.66 Management guidelines and priorities

5.2.67 The key priorities should be:

- Protect and manage the Cogwell Brook wooded corridor.
- Resist development in the highly visible fields to the north and south of the Cogwell Brook wooded Corridor.
- Ensure that any new development fronting on to New Road and the lanes to Lower Stockton and Middleton on the Hill respects the historic linear settlement form, and is of a scale and massing consistent with the character and setting of the existing buildings.
- Consider opportunities to improve pedestrian safety at the Stockton Cross cross-roads.
- Maintain the tranquil character of the lanes through the use of appropriate boundary treatments and protection of trees and hedgerows and walls.
- Conservation and management of existing hedgerows.