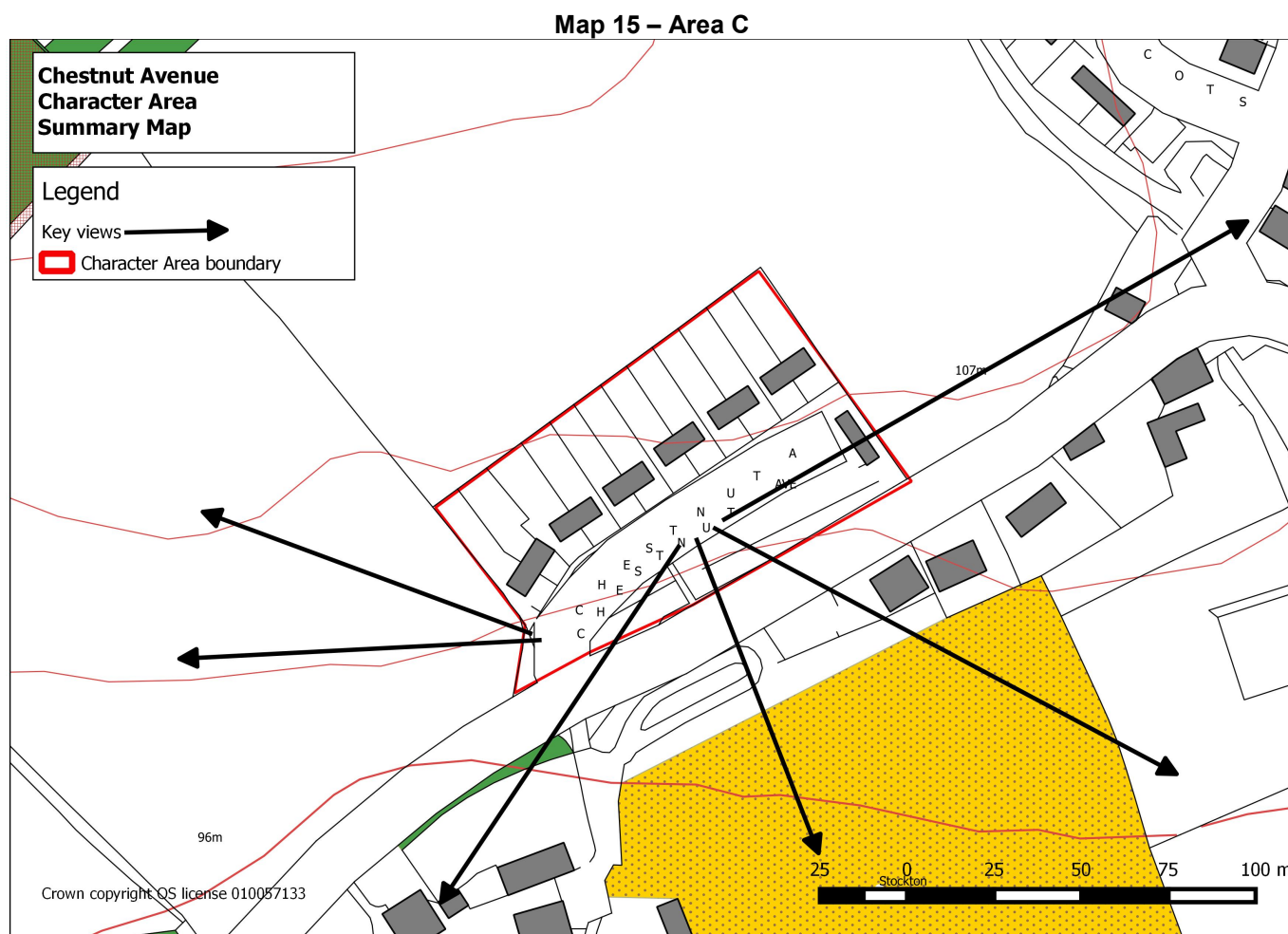


### 5.3 Area C – Chestnut Avenue

5.3.1 Chestnut Avenue is a distinctive cul-de-sac development of 12 semi-detached houses on the north-western edge of the built-up part of Kimbolton village.



#### 5.3.2 Topography, roads, layout and spaces

5.3.3 The area is generally flat with a slight incline but elevated from the main road with a steep grassed bank between.



**image 76 – Chestnut Avenue viewed from east showing the distinctive Chestnut tree centre, line of houses right and grass bank sloping down to the A4112 left.**

- 5.3.4 A post and rail fence separates the access road from the main A4112. The access road is further separated from the fence by a green area to both sides. The fencing has been recently extended. The access road is tarmac and in reasonable repair. There are no pavements but the wide adjacent grass areas allow safe pedestrian access away from the road. At the end of the road is a widened area to allow access to a row of garages. There is a pathway down the steep bank to a bus shelter (no longer operational), with a layby off the A4112 with short pavement adjacent. The pavement does not extend away from this area, so permitting local access only.
- 5.3.5 Gaps between the buildings allow views of the countryside behind, and there is a particularly good view to the front overlooking Stocktonbury Gardens. The view of the buildings from the entrance of the roadway shows them rising slightly, and on a slight curve.

### 5.3.6 Buildings



**Image 77 – the line of houses from the west, showing the slight curving alignment, uniformity of style and materials and the hedgerow forming the front boundary. The spire of Kimbolton Church is also visible in the distance.**

5.3.7 There are six pairs of houses, all semi-detached, all with brick elevations, tiled roofs, and entrance porches. They are all two storey, with dual pitch roofs and chimneys, regularly spaced and of similar appearance and specification. The houses were built between 1952-53 and were occupied predominantly by local families. All have double glazed window units set in concrete frames. All properties have similar sized front gardens, and are set well back from the road on similar sized plots. Most appear to have generous back gardens. There is a continuous hedgerow to the front providing a boundary for the gardens. One end property has replaced the hedge with fencing.

5.3.8 The single detached garage block is of concrete construction and divided into six separate garages, each with an up and over door, and all painted a similar colour. The roof is monopitched, and of corrugated fibre cement type construction. The garage block and semi-detached houses both provide a bold statement with strong character. In general the properties are well maintained.



### 5.3.9 Landmarks, views and natural features



**image 78 – expansive view south from the access road in front of the houses showing the roofs of the oast kiln of Stockton Bury centre right.**

5.3.10 At the entrance end of the development is a completely fenced off communal septic tank. There are far reaching views to the front of the properties, with the hop-kiln roof, dovecotes and apple trees of Stocktonbury Gardens nearby. Open countryside to the North of Leominster is visible, as are the Black Mountains in the far distance. These key views are shown on Map 15.

5.3.11 There is a mixture of mature and new trees to the frontages including appropriately two prominent mature Chestnut trees, and a hawthorn hedge behind the garages.

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

5.3.13 The Chestnut Avenue development is a typical early 1950s municipal housing scheme which has largely retained its original layout, design and appearance. The area is well maintained and the grass bank to the A4112, green space in front of the line of houses and two chestnut trees form important elements of the character of this part of the village.

### 5.3.14 Management guidelines and priorities

5.3.15 The key priorities should be:

- Retention and ongoing management of the two chestnut trees
- Protect the openness of both the green in front of the line of houses and the grass bank to the A4112.

- Encourage the retention of the hedgerow which forms the front garden boundary of the line of houses.
- Protect the distinctive uniform architectural integrity of the dwellings by ensuring that any new development respects their scale and massing, materials and fenestration.