

Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022

Huntingdonshire District Council | Huntingdonshire Landscape and Townscape Supplementary
Planning Document 2022

Chapter 11 - Kimbolton

11 Kimbolton Key Service Centre

- 11.1** Kimbolton is located on the B660 and B645 approximately 3 miles west of Grafham Water and 7 miles north-west of St Neots.

Landscape Setting

- 11.2** Kimbolton lies in the valley of the River Kym with the older part of the village at the lowest point. The valley is concave with shallow basin sides which slope increasingly steeply to the north and south. The majority of the village lies within the Northern Wolds Landscape Character Area although parts to the east fall within the Southern Wolds. The landscape around the village displays features associated with both landscape characters. To the north and west the topography of relatively steep sided valleys with arable agriculture on the valley sides and pasture in the valley bottoms is typical of the Northern Wolds. To the east the landform becomes gentler as the Kym Valley flattens out and the landscape becomes more consistent with the Southern Wolds.
- 11.3** However, the landscape immediately around Kimbolton has its own distinctive character. The extensive parkland associated with Kimbolton Castle which surrounds the village to the east and south dominates views from the main road approach from the east and from the eastern end of the High Street. This parkland is also visible from the majority of the many public rights of way around the village and mature trees, particularly giant redwoods, are very prominent. The parkland and River Kym corridor landscapes which surround Kimbolton are both of high quality although different in character. The parkland with its carefully designed avenues, rides, trees, woodland, copses and lakes represents the remains of an 18th century designed landscape. The river corridor is also of high visual and ecological quality with relatively dense vegetation giving a strong sense of enclosure and tranquility.
- 11.4** Within the village the landscape of the River Kym valley becomes more evident as it passes through the built up area and alongside Tilbrook Road which forms the main approach from the west. In these areas the river is narrow and meandering and is lined with wetland trees including alder and willow. Some areas of traditional pastoral land use remain. This vegetation provides a high degree of segregation and screening to the residential estates to the north. To the north east and north west of the village the landform rises relatively steeply towards a local ridgeline which contains the village visually and provides part of the rural setting to the church and housing at Newtown.

Edges and Visual Prominence

- 11.5** The valley floor location of Kimbolton means that it is not visually prominent in views from the surrounding landscape or from roads approaching the village. The edges of the older part of the village are screened by vegetation in the park and along the river. Most of the edges of Newtown are screened by mature hedgerows although there are some abrupt edges along the B660 and Stow Road to the north.
- 11.6** The north western edge of Kimbolton comprises agricultural land and includes the floodplain of the River Kym which is delineated by trees and shrubs along the river banks. The area falls gently towards the village. Vegetation levels become more substantial on approach to the village along both the B645 and the B660 restricting views inwards. Land to the north of Kimbolton comprises arable farmland rising towards the north. The existing edge of the village is clearly defined by Stow Road with the southern side of the road edged by trees, hedges and rear gardens of properties in Aragon Place and along Stow Road.
- 11.7** The eastern side of Newtown slopes relatively steeply northeast up to Over Hills and Warren Hill where the local ridgeline contains the village. The northern part of this landscape is dominated by a single very large arable field with limited screening. Further south smaller fields situated to the east of the cemetery and the allotments benefit from a greater level of tree and hedgerow screening limiting short distance views with substantial vegetation screening the river itself. Mature trees within the cemetery form a visually prominent feature in the local landscape. The river corridor forms a green wedge through the village and helps to protect the integrity of its historic core.

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- 11.8** The south eastern side of Kimbolton is dominated by the landscape of Kimbolton Park with long range views towards the north west from the B645 and the B660 through the playing fields and mature trees surrounding Kimbolton Castle. The edge of Kimbolton along the B660 sits closely within the river valley with the first indication of the village being the red brick boundary wall with a wide verge and mature trees bringing a sense of formality to this approach.
- 11.9** The south western side of the Castle grounds contain a mixture of school buildings, sports facilities and wooded grassland leading into open countryside rising significantly to the south west around Park Farm with a ridge of higher land running through woodland providing views across Kimbolton to St Andrew's Church spire and the river valley. The Butts playing fields provide an attractive area of open space at the western edge of the village across which there are long distance views over the rising agricultural landscape to the south west. The playing fields retain a parkland character and the northern and eastern boundaries contain significant vegetation which forms part of the green corridor along the River Kym.

Townscape Character

- 11.10** Kimbolton consists of two distinct parts to the north and south of the River Kym which flows through the centre of the village within a green corridor and acts as a green wedge between its old and new parts. As a whole, the village has 6 character areas (Figure 11.1 and can be viewed on the [interactive map](#)). Within the village the landscape of the River Kym valley becomes more evident as it passes through the urban area and alongside Tilbrook Road which forms the main approach from the west. Kimbolton's development has been strongly shaped by the natural landscape features which contributes strongly to the sense of place and distinctive character of the village.
- 11.11** The older part of the village lies to the south east and is characterised by the simple street pattern defined by High Street and East Street which are linked at either end and form the historic core to the village. The High Street is lined by highly distinctive Georgian fronted buildings including shops, houses and former inns to both sides framing views of the neo-classical gateway of Kimbolton School to the south eastern end, and St Andrews Church to the western end. This part of the village is surrounded to the east and south by parkland associated with Kimbolton Castle.
- 11.12** The area known as Newtown has developed on the rising land along the northern valley slopes of the River Kym. With the exception of a few older cottages, Newtown consists almost entirely of modern residential estates and includes the medical centre and primary school which serve the whole village. Two green links containing footpaths across the river connect the area to the village centre to the south east which provides a strong sense of place. The urban edge to the north west is clearly defined by existing housing beyond which the landform rises to a local ridgeline to the north.

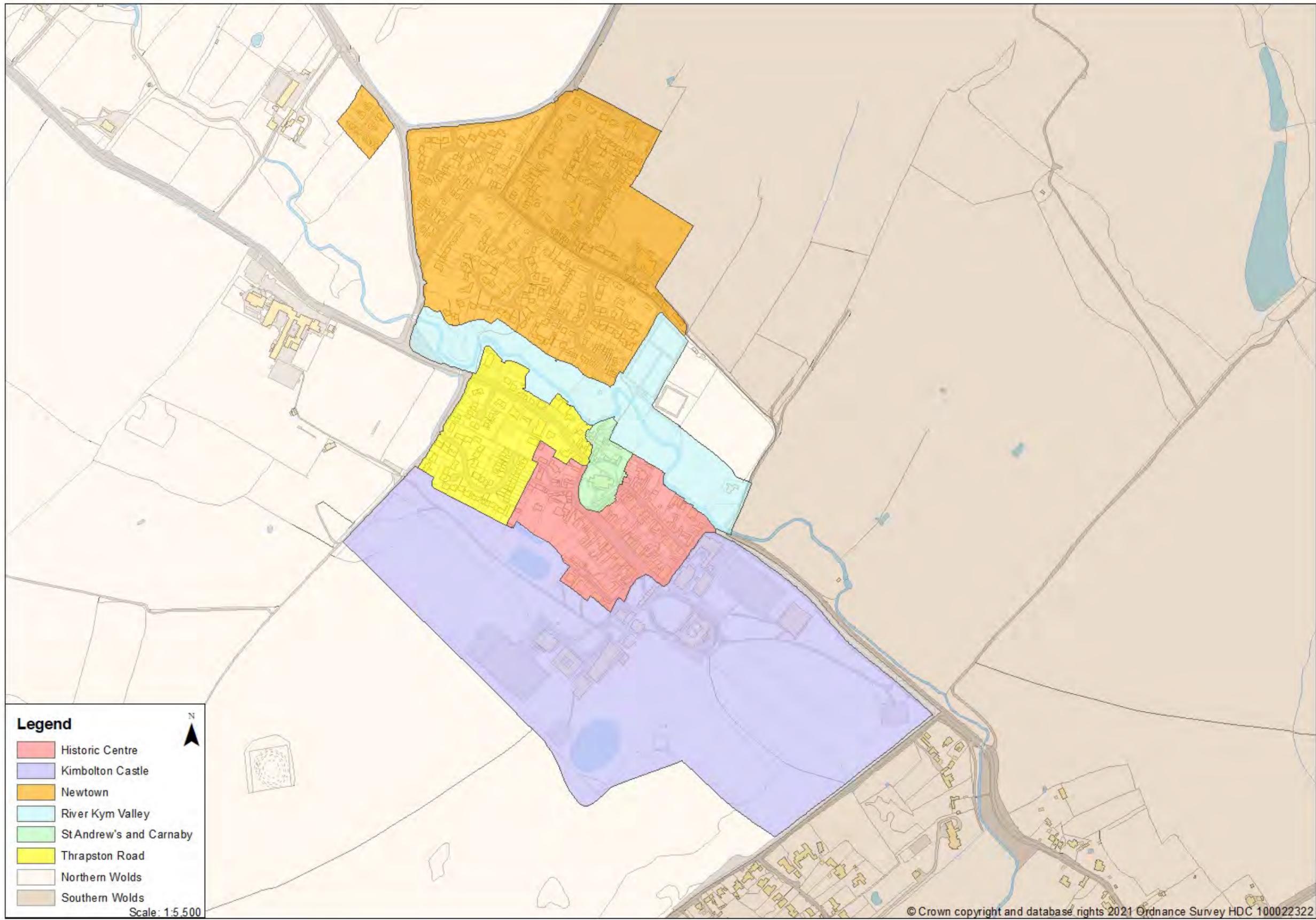


Figure 11.1 Kimbolton Character Areas

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Key Features

Historic route	High Street
Historic gateway	High Street
Landmarks	Kimbolton School and Castle
Memorable areas	The Parkland, the High Street and East Street
Key views	Views to Kimbolton Castle and of parkland surrounding the village to the east, south and west.



The wide High Street gives views to the entrance gates to Kimbolton Castle and Castle Green



The High Street contains a series of highly individual historic properties in a mix of commercial uses interspersed with homes



Sharp bends affects the eastern approach into the historic centre



Castle Green reveals views of the extensive parkland to the south and east of the village

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Kimbolton Character Area 1: Kimbolton Castle



Kimbolton Castle and its grounds dominate the southern end of Kimbolton



The old brick wall and mature trees dominate the approach to Kimbolton along the B645

- 11.13** Kimbolton Castle and its parkland dominate the south eastern townscape and landscape of the village. Kimbolton Castle which is grade I listed was extensively remodelled in 1707-10 to give the house seen today which comprises four ranges around a courtyard. The ashlar faced walls have a very smooth appearance complementing the regular window arrangement with each side topped by an embattled parapet. Low square towers can be seen on the corners of the west and north elevations. The Gatehouse with its flanking pavilions is also grade I listed. It fronts onto Castle Green and forms a dominant feature in the townscape when viewed from the High Street.
- 11.14** The red brick boundary wall dominates the approach into Kimbolton from the south east along the B645. Set well back from the road the approach also benefits from wide grass verges and incorporates many mature trees providing an attractive approach into Kimbolton.
- 11.15** While the Castle dominates this character area it is strongly influenced by its educational use with modern school buildings and sports facilities situated within its extensive grounds. The grounds contain numerous mature trees, including a distinctive avenue of Wellingtonias remaining from the Victorian country house gardens which reinforces the historic nature of the parkland landscape in this area. The tree lined Duchess Walk forms a soft landscaped boundary to Kimbolton paralleling the south western edge of the village and providing a strong link between the townscape and the surrounding parkland landscape.
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- 11.16** There are very limited development opportunities in this character area.

B645 frontage

Development proposals should:

- Enrich the area by reinforcing its special qualities and acknowledging its strong local character.
- Maintain and enhance physical and visual connections to key buildings and landscape views.
- Conserve or where appropriate enhance the significance of the heritage assets including any contribution made to significance by their settings.
- Maintain, and improve where possible, views to and from the Castle.
- Protect existing trees where they contribute to the high quality of the landscape setting of the Castle.
- Maintain the historic role of the parkland landscape.



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Kimbolton Character Area 2: The Historic Centre



The north western end of Kimbolton High Street contains a range of fine historic buildings, many refronted in the Georgian period and now finished with colourful render



East Street includes a mixture of timber framed and Georgian fronted properties with some retaining shop windows and archways indicating historic commercial uses

11.17 Kimbolton's Historic Centre comprises the wide High Street and the narrower East Street which was originally the service road running behind the more prestigious High Street properties. Properties are of two and three storeys and all of individual design creating significant interest in the townscape. Some 24 properties are listed reflecting the architectural and historic merit of this character area. Building types include 1A, 1B, 2B and 2D.

11.18 On the High Street the building frontages are continuous giving a sense of definition to the townscape. The wide street is heavily dominated by car parking to the detriment of the townscape. Buildings date from as far back as 1300 with a high proportion dating from the 16th and 17th centuries, many of which were refronted in the early 19th century in a neo-classical style. La Cote d'Or is a grade II* example of an early medieval town house of timber framed construction with an early 19th century street façade added including a distinctive large barrel shop window. Almost all buildings are painted and rendered with the wide variation in colours again adding significant interest to the townscape. Georgian styled sash windows dominate the upper floors of properties adding to a sense of coherence in the architectural detailing of the High Street. The High Street contains several current and former public houses, shops, cafes and other businesses adding to the vitality of the townscape.



La Cote d'Or

11.19 No. 40 High Street represents a typical example of Kimbolton High Street. Originally two 17th century ranges of buildings built at right angles to the street a single façade was added later. It comprises two storeys with attics set into a steeply pitched plain tile roof. The building is constructed in local brick then rendered and painted. The first floor demonstrates the sash windows frequently found along the High Street.



40 High Street

11.20 At the western end of the High Street facing the churchyard the road turns sharply north where the 18th century vicarage is set back from the road frontage. Grass Yard leads off this and contains a mixture of single and low two storey buildings with a footpath connecting between the Historic Centre and Castle Gardens within the Thrapston Road character area. This is a narrow lane with low brick built buildings generally fronting

directly onto the road. No. 2 Grass Yard is a grade II listed roughcast rendered 17th century cottage comprising a single storey plus attics reflecting the traditional construction of many buildings in the area prior to replacement of their façades.

11.21 East Street is significantly narrower with some breaks in the built frontage; car parking is concentrated along the north eastern side of the street. Properties are generally lower in scale than on the High Street. Listed buildings are clustered at the north-eastern and south-western sections of the street. Many properties are rendered, generally in white or cream, with plain tile roofing being a strong consistent feature in the streetscene along with windows having small panes of glass. Almost all properties are now residential although some retain features showing former commercial use, particularly with deep shop windows such as number 8. Most properties date from between the early 16th and the 19th centuries although there are a small number of 20th century infill developments although these have little impact on the overall quality of the streetscene.



East Street

11.22 There are very limited development opportunities within this area beyond changes of use.

Development proposals should:

- Enrich the area by reinforcing its special qualities and acknowledging its historic character.
- Support initiatives for the retention of existing or creation of additional services and community facilities.
- Conserve and reflect the intimate scale of the compact commercial centre on High Street.
- Maintain and enhance physical and visual connections to key buildings and landscape views.
- Reflect the existing materials, predominantly rendered walls and plain tile roofing, and soft colour palette.
- Retain the high quality of architectural detailing to properties and original architectural features coupled with promotion of high standards of design for new development.
- Reflect the existing built forms and relationship with the street in any new development.
- Protect and conserve the large number of buildings throughout the area.

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Kimbolton Character Area 3: St Andrew's and Carnaby



St Andrew's church spire and lychgate dominate the view to the north western end of the High Street



The junction of Thrapston Road with Carnaby leads to a distinctive cluster of historic cottages

11.23 St Andrew's Lane connects the northern ends of the High Street and East Street and has a close relationship with the Historic Centre character area with St Andrew's Church spire being visible throughout that area and the lychgate forming a focal point at the north-western end of the High Street. St Andrew's Church is mainly 14th century in external appearance and is grade I listed representing building type 6A. A mid-19th century listed gault and red brick wall surrounds most of the churchyard which includes a series of listed table tombs. A small number of residential properties face directly onto the churchyard with footpath accesses to the front. This unusual arrangement creates a very tranquil area within the townscape. Built in around 1800 no. 5 Church Yard is a two storey timber framed and plastered house with a plain tiled mansard roof which contributes positively to the streetscene in the immediate area. Properties broadly represent building type 1B. Materials and colours are highly varied although strongly coloured rendering is prominent.



3-5 Church Yard

11.24 Carnaby is a narrow street without separate pavements which continues north to provide a footpath link across the River Kym to Kimbolton cemetery situated at the eastern end of Newtown. Carnaby contains just five homes all of which are listed as being of historic interest. The earliest (no.4) dates from the 16th century with the newest (nos. 1 and 3) being from the early 19th century. Each property is of highly individual design with materials including timber framing, local red brick and roughcast plastering. Roofing presents a more unified picture with all being plain tile hung. These are reflective of building type 1B and 2A.



Pentargen House

11.25 There are very limited development opportunities in this character area.

Development proposals should:

- Enrich the area by reinforcing its special qualities and acknowledging its historic character.
- Maintain and enhance physical and visual connections to key buildings and landscape views.
- Reflect the existing materials, predominantly rendered walls and plain tile roofing, and soft colour palette.
- Retain the high quality of architectural detailing to properties and original architectural features coupled with promotion of high standards of design for new development.
- Support the retention of the tranquil nature of St Andrew's churchyard.

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Kimbolton Character Area 4: Thrapston Road



Tollfield is a distinctive cul de sac of spaciouly set semi-detached mid 20th century homes to the south of Thrapston Road built prior to much the Newtown expansion



Robnson's bus garage has been converted to include a local foodstore adding to the provision of local services and vitality along Thrapston Road

11.26 Thrapston Road has a mixed character reflecting its role as a historic route between Kimbolton and Northamptonshire. Buildings to the north side of the road take a linear form with development beyond this constrained by the River Kym. The north eastern end of Thrapston Road contains a small but very distinctive group of red brick terraced houses built directly onto the back of the pavement with bay windows and mock-Tudor panels and timber framing to the first floor decorating strong gables dating from the early 20th century and representing an example of building type 3A. Further west along the north side of Thrapston Road are several late 18th and 19th century listed cottages typically comprising two storeys plus attics with dormer windows being a common feature. Other building types include 1B, 2A and 4.



3-9 Thrapston Road

11.27 On the same side, Robinson's garage, incorporating a small supermarket, forms a dominant feature in the streetscape being set back behind a large forecourt. The final property is the former Methodist Chapel comprising building type 6B, now used as offices this is set well back from the road frontage with hardstanding to the front. The edge of the village is clearly defined as it is enclosed by the River Kym and a belt of woodland.

11.28 The southern side of Thrapston Road includes a cluster of civic buildings with a public hall, fire station and scout hut. Beyond these is Tollfield, a single cul-de-sac of semi-detached homes of type 3D, built immediately post WWII to a very symmetrical design with a distinctive semi-hexagonal bay window to the ground floor and steeply pitched brown tiled roofs. These are well set back from the road frontage and separated by side gardens.

11.29 The access road to Castle Gardens forms the edge of this character area and the village leading to an area of late 20th century housing of building type 3E built off a single cul-de-sac wrapping around the southern boundaries of Thrapston Road properties. Castle Gardens predominantly contains homes of pale or yellow brick, some painted in pastel shades, arranged in a mixture of detached and terraced forms. Garden depths are irregular with side and frontage parking being provided. The streetscene is softened by substantial tree and shrub planting in front gardens.



Castle Gardens

Development proposals should:

- Ensure that development responds positively to the specific opportunities available in the area.
- Maintain and enhance physical and visual connections to key buildings and views.
- Promote high standards of design and support creativity in architectural detailing.
- Maintain, and where possible improve, views to the River Kym and protect the accompanying woodland as a green backdrop to the village.
- Protect the surrounding areas of greenspace and woodland to the south and west of Castle Gardens which contribute to the character of the area.
- Support initiatives for the retention, expansion and creation of services and community facilities along Thrapston Road.

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Kimbolton Character Area 5: River Kym Valley



This footpath connects Carnaby to the cemetery at Newtown crossing the River Kym



The River Kym maintains natural banks with trees lining the river channel through the village

- 11.30** The River Kym Valley forms an integral component of Kimbolton by forming the northern boundary to the historic part of the village separating this from the Newtown character area. Trees follow the riverbanks all along the valley. The river meanders through a swathe of grassland with additional trees which contributes to the setting of built development to either side.
- 11.31** Within the village the only road connection across the River Kym Valley is the B660 Station Road at the north western end of the village with the river flowing under the road. Footpaths provide pedestrian bridges across the valley from Thrapston Road immediately west of the old Methodist chapel and from Carnaby to the cemetery in Newtown. On the northern side of the area the cemetery provides an extensive green space which, although much more formal in nature, relates well to the character of the river valley due to the dominance of the mature trees within it. The two cemetery lodges are listed; they are constructed of gault brick with red brick banding with unusual fishscale shaped roof tiles and represent building type 2C.

Development proposals should:

- Protect and conserve the River Kym and the grassland and trees of its valley and the landscape setting it provides to adjoining development.
- Provide increased opportunities for wildlife and nature conservation initiatives both along the river valley and in the cemetery to enhance the area's ecological value.
- Maintain and improve the pedestrian links across the river enhancing the connectivity between Newtown and the historic part of Kimbolton.

Kimbolton Character Area 6: Newtown



Mock Tudor detailing and brown pantile roofs are prevalent throughout Ashfield



Pale brick predominates in Aragon Place where mature trees add character to the area

11.32 Newtown Lane and the road called Newtown historically served Ashfield Cottage, a late 17th century listed farmhouse and some cottages and served as access to the cemetery remaining largely isolated until the early 1970s. Dukes Row is situated to the east of Ashfield and comprises a small group of mid-19th century cottages originally built to accommodate workers at Kimbolton Castle. Representing building type 2A, the cottages are built of buff brick with grey slate roofs but have very limited impact in the streetscene being situated south of properties facing onto the Newtown street frontage and well screened by trees.

11.33 Substantial growth in the Newtown area started in the 1970s mostly from the western end but also included construction of the primary school, building type 7B, which forms the north eastern boundary of the area. Amongst the earliest modern housing in the area is that on Aragon Place which contains large detached and semi-detached homes in generous plots with maturing trees. These properties represent the crossover period between mid and late 20th century housing, types 3D and 3E. Fronting Stow Road is a cluster of predominantly bungalows of type 3D. Maurice Close forms an enclave of mainly semi-detached homes built in yellow brick with pantile roofs in type 3E.

11.34 North of Newtown road, Hunters Way comprises mainly 1980s built homes. These are constructed predominantly in red brick with pantile roofs, representing type 3E. Mock-Tudor detailing is frequently used, especially on detached two storey properties. A group of semi-detached bungalows with brown window frames is situated at the northern end of Hunters Way. Front gardens and driveways directly abut the pavement throughout with no intervening grass verges. Homes are situated at a consistent set back from the pavement giving a regular appearance to the layout.



Hunters Way

11.35 South of Newtown road, Ashfield is a long cul-de-sac which comprises a similar group of 1980s built detached homes, type 3E, with mock-Tudor detailing being prevalent throughout. Low hedges frequently denote the boundary between front gardens and pavements, with both side and frontage on-plot parking being provided. The relationship to the street of houses is very varied on Ashfield with irregular plot depths and angles of property frontages to the street.

11.36 East of Dukes Row lies Constable Gardens which contains similar homes to those in Ashfield and Hunters Way although built slightly later. Both mock-Tudor detailing and rendered panels add variety. Constable Gardens contains a greater variety of housing with a mixture of detached, semi-detached and short terraced

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forms all being included. Front gardens are of variable depth depending on the disposition of plots relative to the road with many taken up at least in part for car parking. Accessed off Constable Leys is St Andrews Court which represents the only cluster of 21st century housing, type 3F, within the Newtown character area. The styling of St Andrews Court is very distinctive comprising flat fronted properties in a mixture of red or yellow brick and pale render. Accessed off a shared surface, the houses are built very close to the street frontage with only a few having front gardens.

- 11.37** Somewhat detached from the main part of the Newtown character area lies Montagu Gardens. Comprising 16 inter-war semi-detached properties this small sub-area has a very strong, distinctive character. Other than the two properties closest to the B660 which have both had side extensions built, these retain a very symmetrical appearance with flat fronts and hipped roofs. Constructed from yellow brick with concrete tiles the homes face onto a very narrow roadway from which they are separated by deep front gardens.
- 11.38** The southern edge of this character area directly abuts the River Kym Valley area which provides a green setting to properties, many of which have rear gardens adjoining the trees and grassland within the river valley. These contribute significantly to the backdrop of the housing whilst preventing views connecting the Newtown character area through to the Historic Centre.
- 11.39** On the edge of the character area are two site allocations: KB1 (West of Station Road) and KB2 (North of Station Road/Stowe Road). In combination these are allocated in the [Huntingdonshire Local Plan to 2036](#) for approximately 85 homes. KB1 has planning permission. KB2 is located on land that slopes down to the highway, therefore landscaping and the layout and density of proposals will need to respond to the topography of the land. Their development will result in changes to the boundary of the character area or may result in new character areas.
- 11.40** The area is likely to evolve through site allocations in the Local Plan on the edge of the character area, apart from these, development proposals are limited to extensions and alterations to existing properties.

Development proposals should:

- Ensure that new development responds positively to the specific opportunities available within the area.
- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.
- Be sympathetic to the materials and colour palette in the immediate vicinity.
- Maintain and enhance physical and visual connections to key buildings and landscape views.
- Ensure the adequate provision of car parking to minimise the impact on the street scene of on-street parking.
- Protect and enhance the limited green space provision and provide additional street trees where space and service restrictions permit.
- Support proposals for renewable energy and active modes of transport.
- Maintain and enhance connectivity between the Newtown character area and the historic village centre.