

# Simonsbath



## Natural Factors

A moorland village scattered along the southern slopes of the Barle Valley at around 320m above ordnance datum (AOD). The settlement is largely surrounded by open grassy moorland, with thin peaty soils, occasional exposed slate and spar stone. Set within Landscape Character Type (F) Enclosed Farmed Hills with Commons with Type (D) Open Moorland to the south.

## Cultural Factors

Mainly an estate village created by the Knight family in the 19th century, with some later additions. Centre of the former Exmoor Forest. Buildings of local slate and off white render. Shallow pitched slate roofs and slate hangings. Many stone boundary walls. Scale, mostly large (Victorian), with some smaller scale cottages. Domestic curtilages of some properties erode character.

## Aesthetic Factors

Elements of picturesque designed landscape with wild, open surroundings contrasting with relatively wooded character of village

(beech / evergreen shrubs). Framed views to south along river valley. Unity to settlement derived from estate character. Road has dominating influence.

## Landscape Character Sensitivity - HIGH

A simple, open and exposed landscape, vulnerable to damage from incongruous elements. Restricted opportunities to mitigate / camouflage.

## Visual Sensitivity - HIGH

Relatively high tourist numbers and visible in wider landscape.

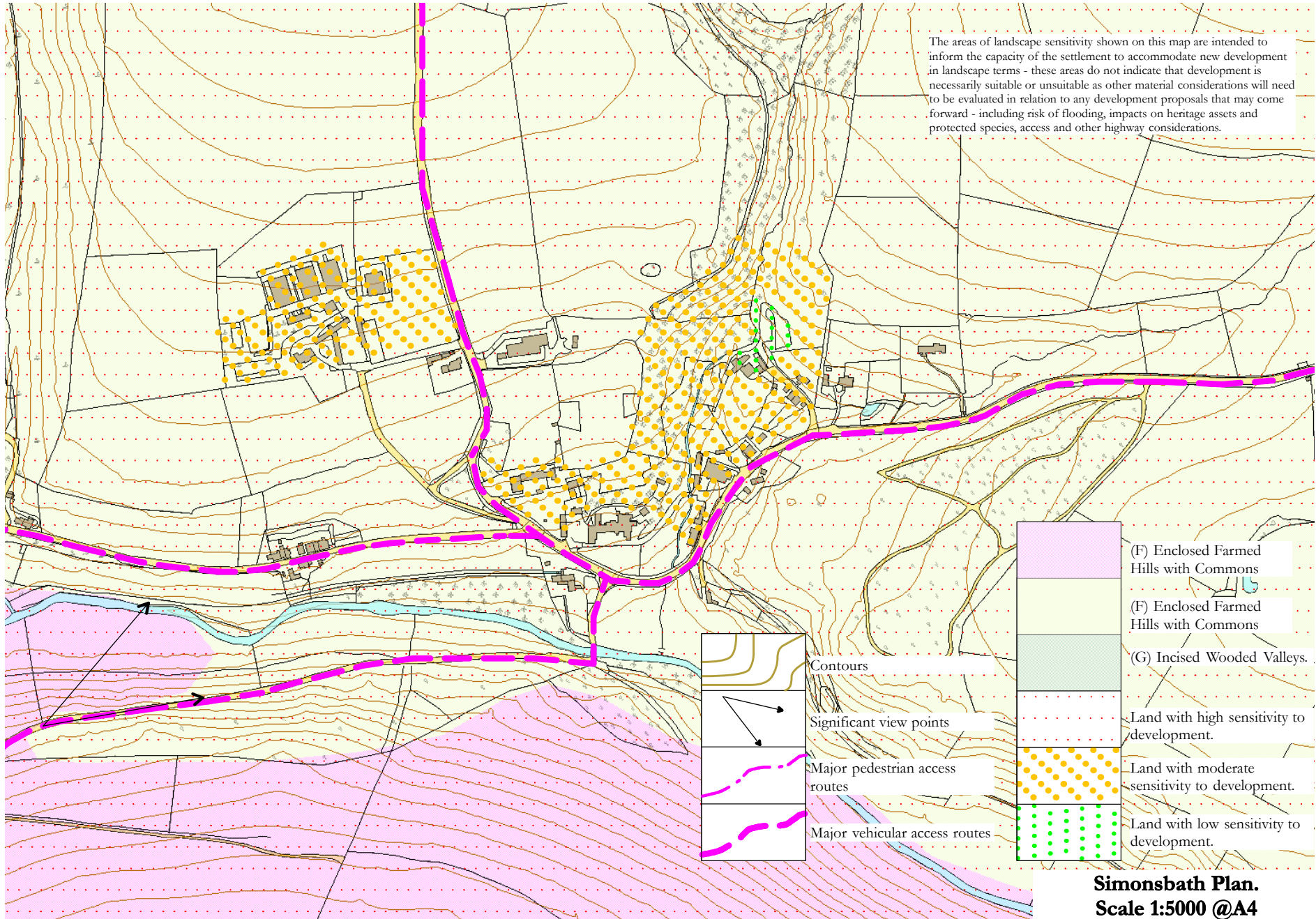
## Landscape/Settlement Value - HIGH

The settlement has a strong cultural identity and is highly valued as a tourist destination, however it is not a Conservation Area.

## Landscape / Settlement Capacity - LOW



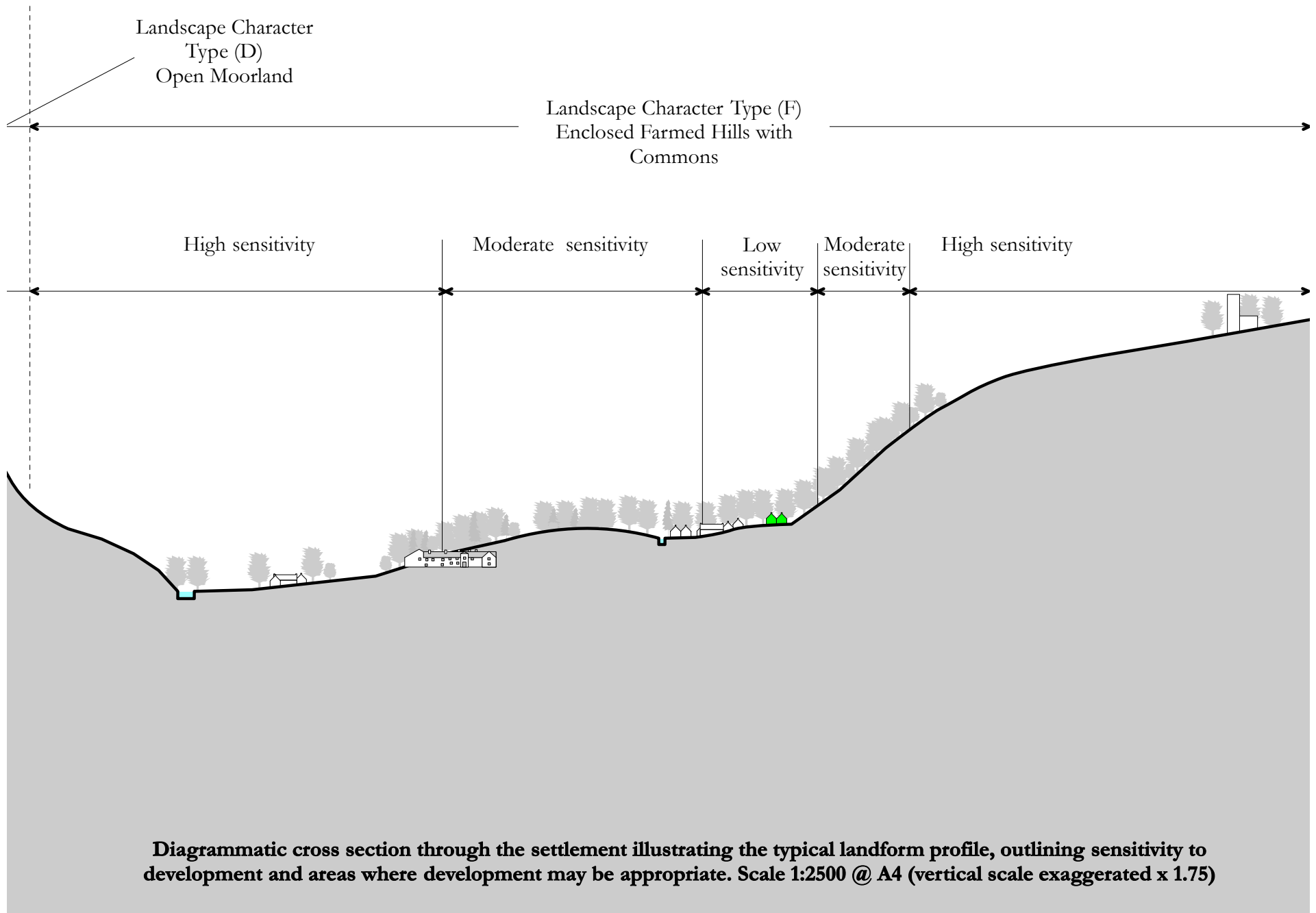
The areas of landscape sensitivity shown on this map are intended to inform the capacity of the settlement to accommodate new development in landscape terms - these areas do not indicate that development is necessarily suitable or unsuitable as other material considerations will need to be evaluated in relation to any development proposals that may come forward - including risk of flooding, impacts on heritage assets and protected species, access and other highway considerations.



- Contours
- Significant view points
- Major pedestrian access routes
- Major vehicular access routes

- (F) Enclosed Farmed Hills with Commons
- (F) Enclosed Farmed Hills with Commons
- (G) Incised Wooded Valleys.
- Land with high sensitivity to development.
- Land with moderate sensitivity to development.
- Land with low sensitivity to development.

**Simonsbath Plan.**  
**Scale 1:5000 @A4**



### **Land with Low Sensitivity to Development.**

Land with low sensitivity to development lies close to the existing settlement core, hidden within a wooded combe not easily seen from the wider landscape.

### **Land with Moderate Sensitivity to Development.**

Land with moderate sensitivity to development exists close to the existing settlement core but in locations that can be seen from the wider landscape. Appropriate development would need to reference the character of the Knight Estate cottages, with attention paid to keeping the curtilages of properties small and hidden from public view.

### **Land with High Sensitivity to Development.**

Land with high sensitivity to development includes the land in front of Simonsbath House, visible from the wider landscape and from within the settlement, where development would dilute the relationship between the house and its landscape setting. In addition to this, all land that is visually detached from the existing settlement.

### **Examples of the characteristics that reinforce character and local identity and provide models that could be referenced in future development.**



West Cottages (left), 19th century estate cottages that could be referenced in new development.



Buildings of “Knight Estate character”, low, with relatively shallow pitched slate roofs and Morte Slate walls. Small in scale.



Recent development that weakens character, largely through the suburban character and management of the curtilage. Keeping curtilages to a minimum and out of public view, behind buildings and stonewalls, would help to conserve character

<b>Settlement Name</b>	<b>Simonsbath</b>			
<b>Surveyor</b>	Paul Bryan		<b>Date</b>	8th June 2011
<b>Landscape Character Sensitivity (based on LCA &amp; verified in the field)</b>				
<b>Natural Factors</b>	Rivers	Cliff	Coast	<b>Landscape Character Types.</b>  Set within (F) Enclosed Farmed Hills with Commons with (D) Open Moorland to the south.  Stone outcrops, thin shale soil.
	Slopes	Scrub	Stream	
	Moorland	Woodland	Pond/wetland	
	Unimproved grassland	Hedges	Bracken	
Landform	Plateau	River Valley	Harbour	
	Rolling	Combe	Other	
<b>Cultural Factors</b>	Parkland	Gardens	Veteran trees	Stone walls, extensive farming system / “wilderness”.
	Prominent Archaeology	Designed landscapes	Farmland	
	Orchards	Specimen trees	Distinct enclosure patterns	
Settlement type	Hamlet	Village	Local rural centre	Small.
<b>Quality / Condition</b>	Low	Moderate	High	Spectacular setting.
<b>Aesthetic factors</b> (Pattern, shape, scale, form enclosure)	Large scale	Small scale	Enclosed	Scottish Estate character, bleak, wet. Monotone landscape.
	Planned	Organic	Open	
	Nucleated	Fragmented	Linear	
	Outward-looking	Inward-looking	Other	
Position	Hill top	Valley	Coast	
	On side of hill	River side	Aspect (describe)	
Settlement setting	Landscape dominates	Settlement nestles in landscape	Settlement dominates landscape	
Settlement edge (How does the settlement abut the landscape?)	Abrupt change to agriculture	Transition gardens	Transition wild	
			Poor transition	
Animation	Quiet	Busy	Depending on season	
Design Elements and Materials (Describe)	Morte slate and off white render. Shallow pitched slate roofs. Slate hanging. Stone boundary walls. Scale, mostly large (Victorian), some smaller scale cottages. Domestic curtilages of some properties that erodes character.			

<b>Overall Landscape Character Sensitivity</b>	<b>Low</b>	<b>Moderate</b>	<b>High</b>	A simple, open and exposed landscape, vulnerable to damage from incongruous elements. Restricted opportunities mitigate / camouflage.
<b>Visual Sensitivity</b>				
General visibility	Low (Hidden from most view points)	Moderate (Partially seen in open country)	High (Seen in open country from most view points)	
Mitigation potential	High	Moderate	Low	
Presence of tourist	Low	Moderate	High	
Sensitivity of the receiving landscape	Low	Moderate	High	
<b>Overall Visual Sensitivity</b>	<b>Low</b>	<b>Moderate</b>	<b>High</b>	
<b>Landscape Value</b>				
Presence of historic / landmark buildings.	None	Some	Many	
Designed Landscapes	No		Yes	Knight estate, mostly original.
Important trees	None/Few	Some	Many	
Cultural identity / associations	Weak	Moderate	Strong	
Tourism value	Low	Moderate	High	
Tranquillity	Not tranquil	Noted for its tranquillity	Extremely tranquil.	
Remoteness	Not remote		Remote	
Wildness	Urban	Rural	Wild	
Scenic beauty	Low	Moderate	High	
Significance to National Park character Does the settlement enhance the landscape?	Low significance	Significant	Very significant	
Wildlife value	Low	Some	High	
Other (describe)				
<b>Overall landscape value</b>	<b>Low</b>	<b>Moderate</b>	<b>High</b>	
<b>Overall Capacity</b>	<b>High</b>	<b>Moderate</b>	<b>Low</b>	
<b>Total number of units</b>	<b>Capacity within areas of low sensitivity: up to 3 units.</b>			
Notes: Little capacity for further development. Loss of character over recent decades through inappropriate development, property management and dominance of highway. Difficult to accommodate modern requirements for gardens, play equipment and parking in relatively wild setting.				