

# Luxborough



## Natural Factors

Set within (I) Wooded & Farmed Hills with Combes. Narrow combes, rounded landform, large plantations clothe higher land to north east, open hill tops to south and west, sinuous mixed woodland, clear pattern of field enclosure, settlements mainly in valleys.

## Cultural Factors

A farmed landscape with 20th century forestry and game shoots.

## Aesthetic Factors

Small compact settlements. Influence of Chargot estate evident in cottages, however no evident influence upon the wider landscape. Churchtown's setting; a small compact settlement set in a vast, sparsely populated landscape is simple and dramatic.

## Landscape Character Sensitivity - **HIGH**

Character is sensitive to development in inappropriate hilltop locations. Narrow palette of materials and design solutions.

## Visual Sensitivity - **HIGH**

A landscape of open hill tops and concealed combes. Very few open spaces exist within the settlement. Those that do provide relief from the

linear character and rural setting to village. There is potential to mitigate development in Kingsbridge and Pooltown, where the tree or woodland planting in the valley would be appropriate.

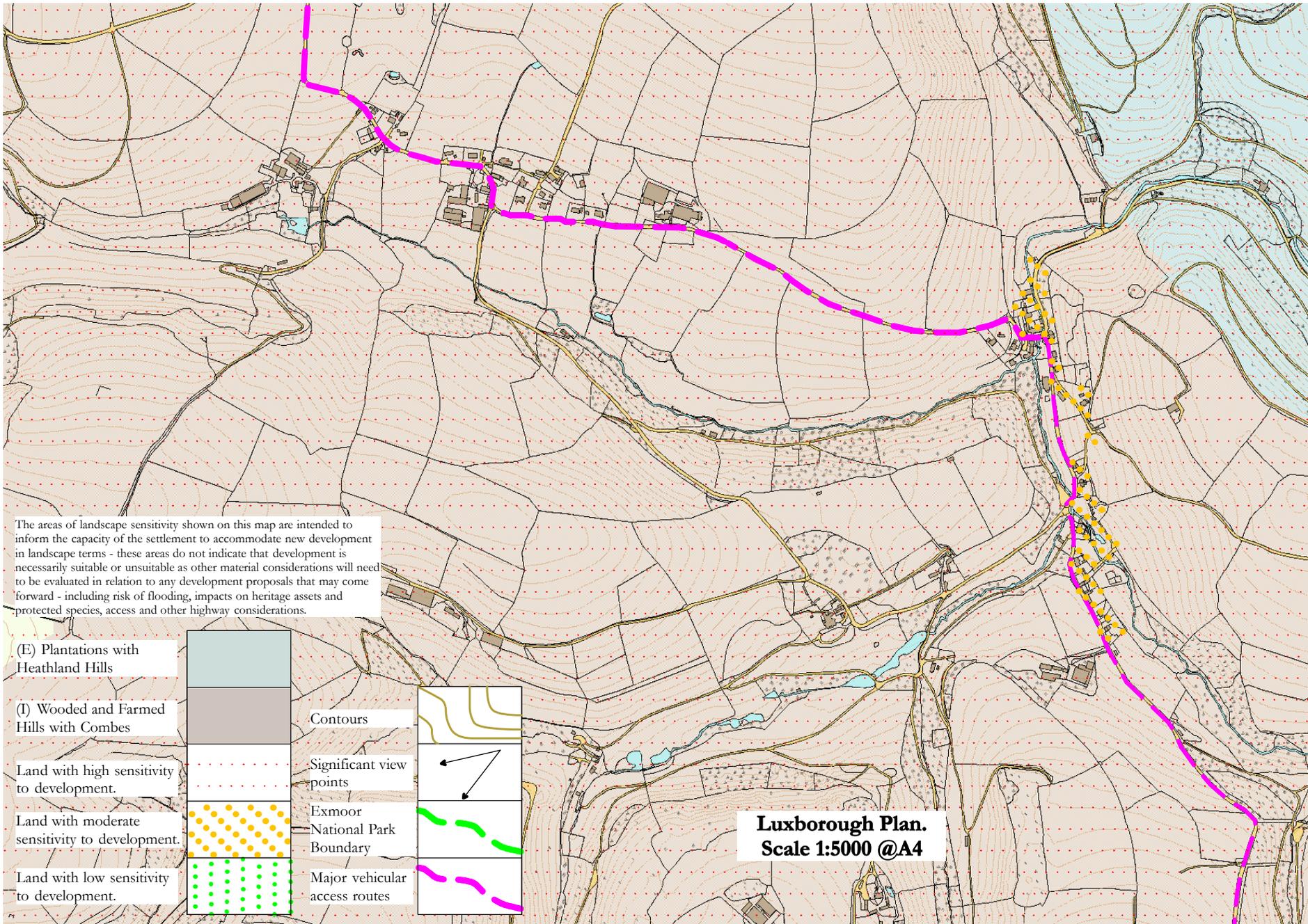
## Landscape/Settlement Value - **MODERATE**

Attractive cottages and landscape setting, not a designated Conservation Area.

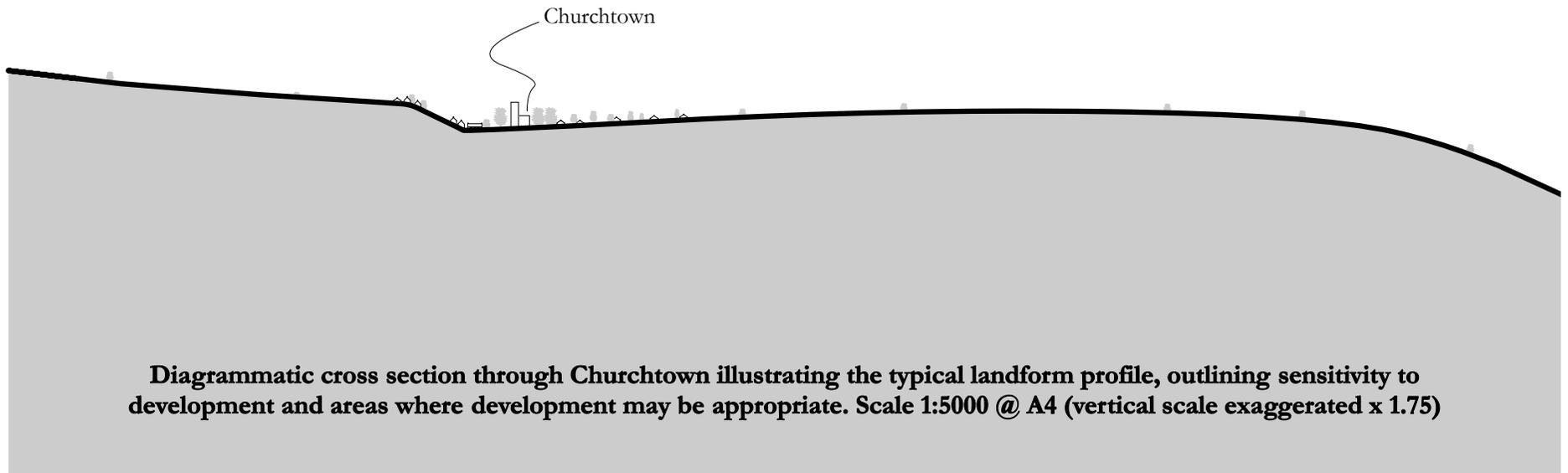
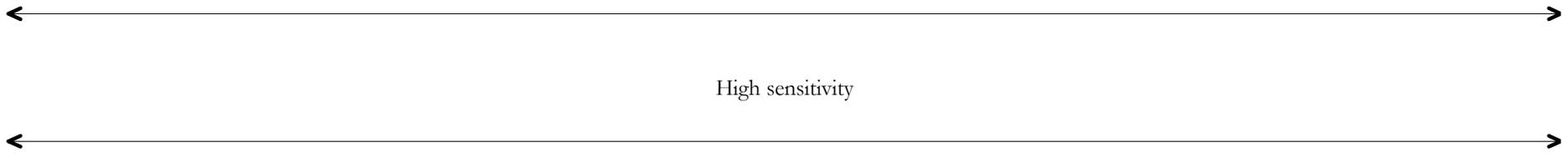
## Landscape / Settlement Capacity - **LOW**

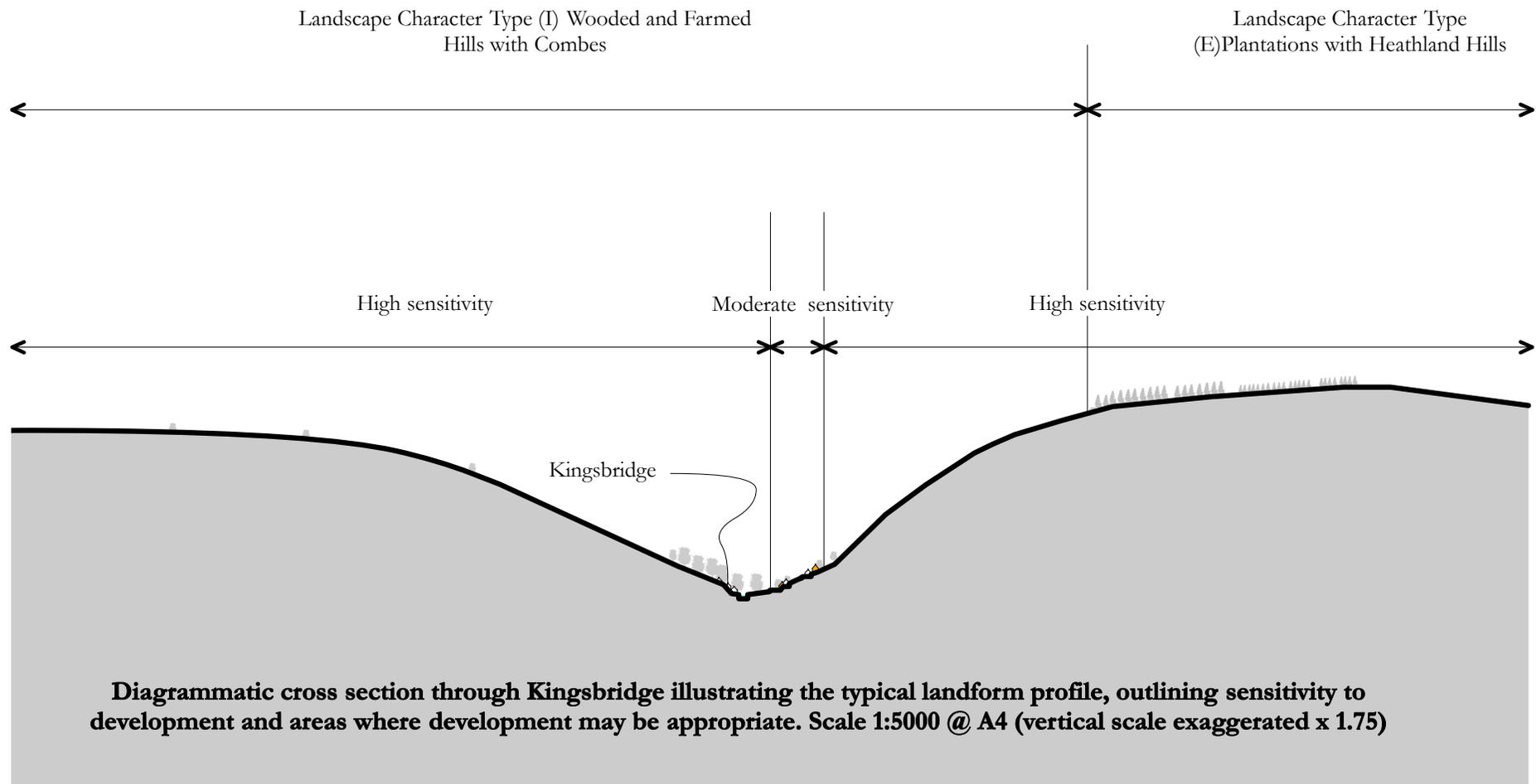
Churchtown – at capacity, important to retain small compact settlement in large-scale landscape, visually prominent. Kingsbridge – much recent development, some limited capacity where development of the appropriate character could reinforce landscape character. No capacity for further development similar to late 20th century and recent development near to Royal Oak Inn.





Landscape Character Type (I) Wooded and Farmed  
Hills with Combes





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

There is no land considered to have low sensitivity to development.

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

There is a limited amount of land, considered to have moderate sensitivity to development. This can be found in sheltered valley locations at Kingsbridge and Pooltown. Capacity has been identified where development of a scale, materials, curtilage and juxtaposition, similar to traditional development found in the settlement would be appropriate – such as small cottages, some terraced. Planting/ gardens should be small allotments or orchard in character. Domestic effects should be screened from view behind walls and hedges.

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

Most of the land is highly sensitive to development. Churchtown is considered to be at capacity, any further development here would erode the character of the settlement. There is capacity however to redevelop the existing properties to higher density and with building character similar to the traditional buildings found in Kingsbridge.

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



(above and below) Examples of good juxtaposition of building masses, dealing with slope and curtilage/ boundary treatment. (left) Recent development, showing reference to vernacular architecture. Seen from a distance, the development is successful, however up close, there are inappropriate structural details, boundary and curtilage treatment.



|   |   |                                 |                                |  |
|---|---|---------------------------------|--------------------------------|--|
| <b>Settlement Name</b>  | <b>Luxborough</b>   |                                 |                                |  |
| <b>Surveyor</b>   | Paul Bryan  | <b>Date</b>                     | 26 <sup>th</sup> May 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><br>Set within (I) Wooded & Farmed Hills with Combes. |
|   | 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                  |  |
|   | Prominent Archaeology   | Designed landscapes             | Farmland                       |  |
|   | Orchards  | Specimen trees                  | Distinct enclosure patterns    |  |
| Settlement type   | Hamlet  | Village                         | Local rural centre             |  |
| <b>Quality / Condition</b>  | Low   | Moderate                        | High                           |  |
| <b>Aesthetic factors</b><br>(Pattern, shape, scale, form enclosure)               | Large scale   | Small scale                     | Enclosed                       | Kingsbridge enclosed, linear - Churchtown open and nucleated.                          |
|   | 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<br>(How does the settlement abut the landscape?)                  | Abrupt change to agriculture  | Transition gardens              | Transition wild                |  |
|   |   |                                 | Poor transition                |  |
| Animation   | Quiet   | Busy                            |                                |  |
| Design Elements and Materials (Describe)  | Blocky red sandstone, slate / thatch roofs, cream render, some brick quoins and window surrounds, gabled windows, roadside, sloping sites, small scale clusters of buildings and variety of roof heights. |                                 |                                |  |
| <b>Overall Landscape Character Sensitivity</b>                                    | <b>Low</b>  | <b>Moderate</b>                 | <b>High</b>                    | Much recent inappropriate development eroding landscape character.                     |

| <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) | Notes |
| 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   |       |
| 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<br>Does the settlement enhance the landscape?  | Low significance  | Significant                               | Very significant                                  |       |
| Wildlife value   | Low   | Some                                      | High  |       |
| Other (describe)   | Simple, humble, Chargot estate  |   |   |       |
| <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 moderate sensitivity – up to 6 units.</b> |   |   |       |
| Notes:<br>Churchtown – at capacity, important to retain small compact settlement in large-scale landscape, visually prominent. Kingsbridge – much recent development, some limited capacity where development of the appropriate character could reinforce landscape character. No capacity for further development similar to late 20 <sup>th</sup> century and recent development near to Royal Oak Inn. |   |   |   |       |