

Allerford



Natural Factors

Set within Landscape Character Type E - Farmed and Settled Vale, and abutting B - High Wooded Coast (northeast of search area). "Medium scale landscape, with a variable landform (flat floodplain to undulating high vale with occasional small hills or hummocks)".

Cultural Factors

Conservation Area, part of the Holnicote estate, now in the ownership of the National Trust.

Aesthetic Factors

A relatively nucleated settlement with outlying clusters of cottages and farmsteads. Inward looking with short views to wooded back drop. Strong, historic and well unified character despite late 20th century developments.

Landscape Character Sensitivity - **HIGH**

Very cohesive settlement with strong character. The scale of the buildings and streetscape very important. Bold landscape setting. Unified materials and management, variety of scales and genres.

Visual Sensitivity - **HIGH**

The land close to the settlement is mostly visually prominent, seen from the surrounding high ground, the A39 and the lane to Bossington. More discrete locations are found at the rear of existing buildings, or between hedges and rising ground.

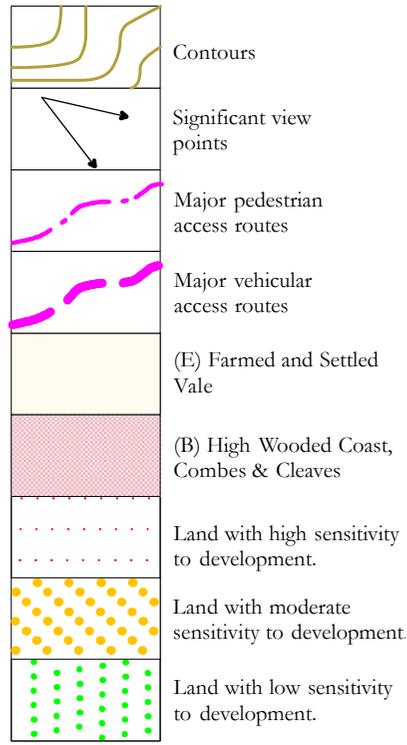
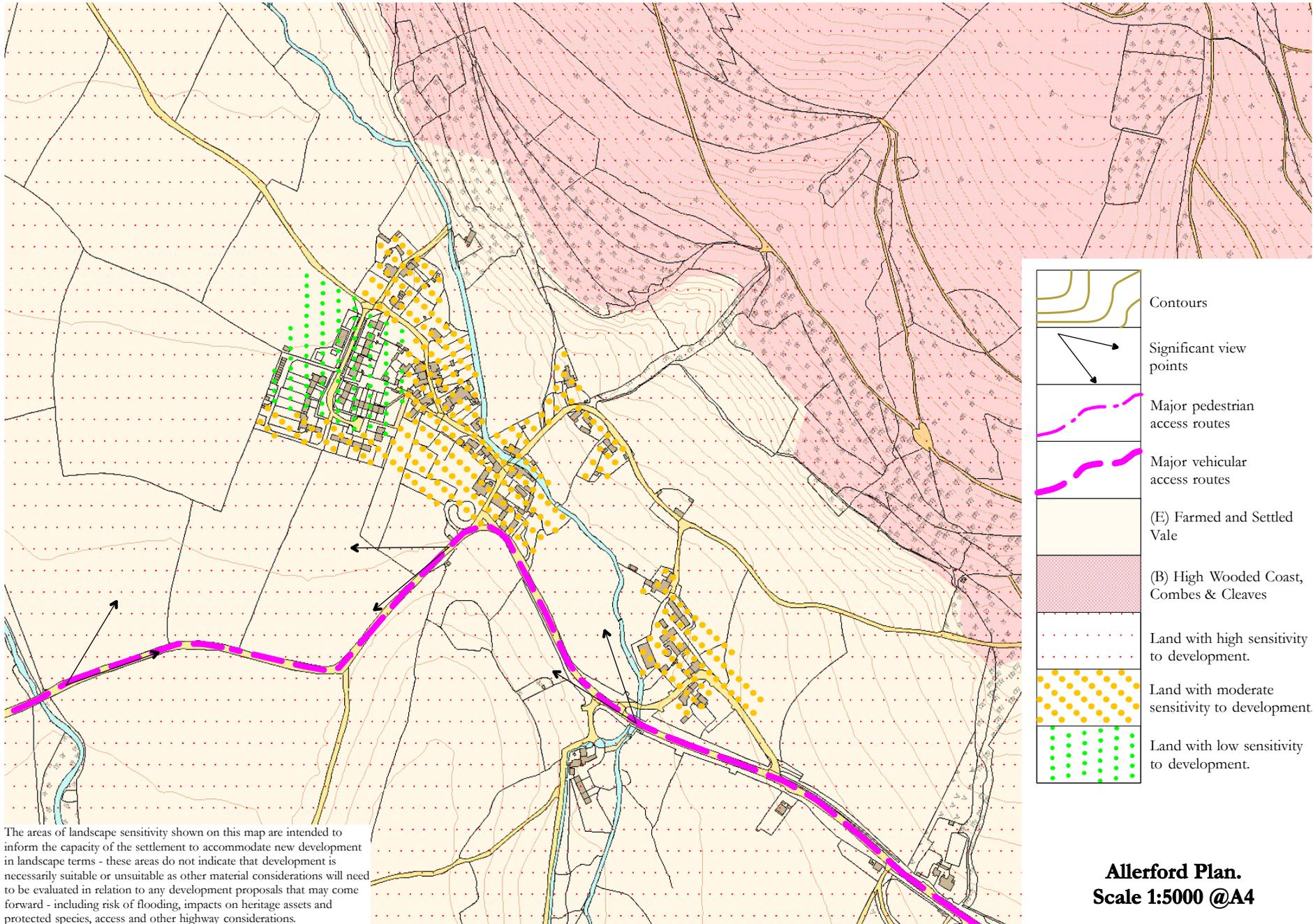
Landscape/Settlement Value - **HIGH**

A Conservation Area with high value buildings and landscape.

Landscape / Settlement Capacity - **LOW**

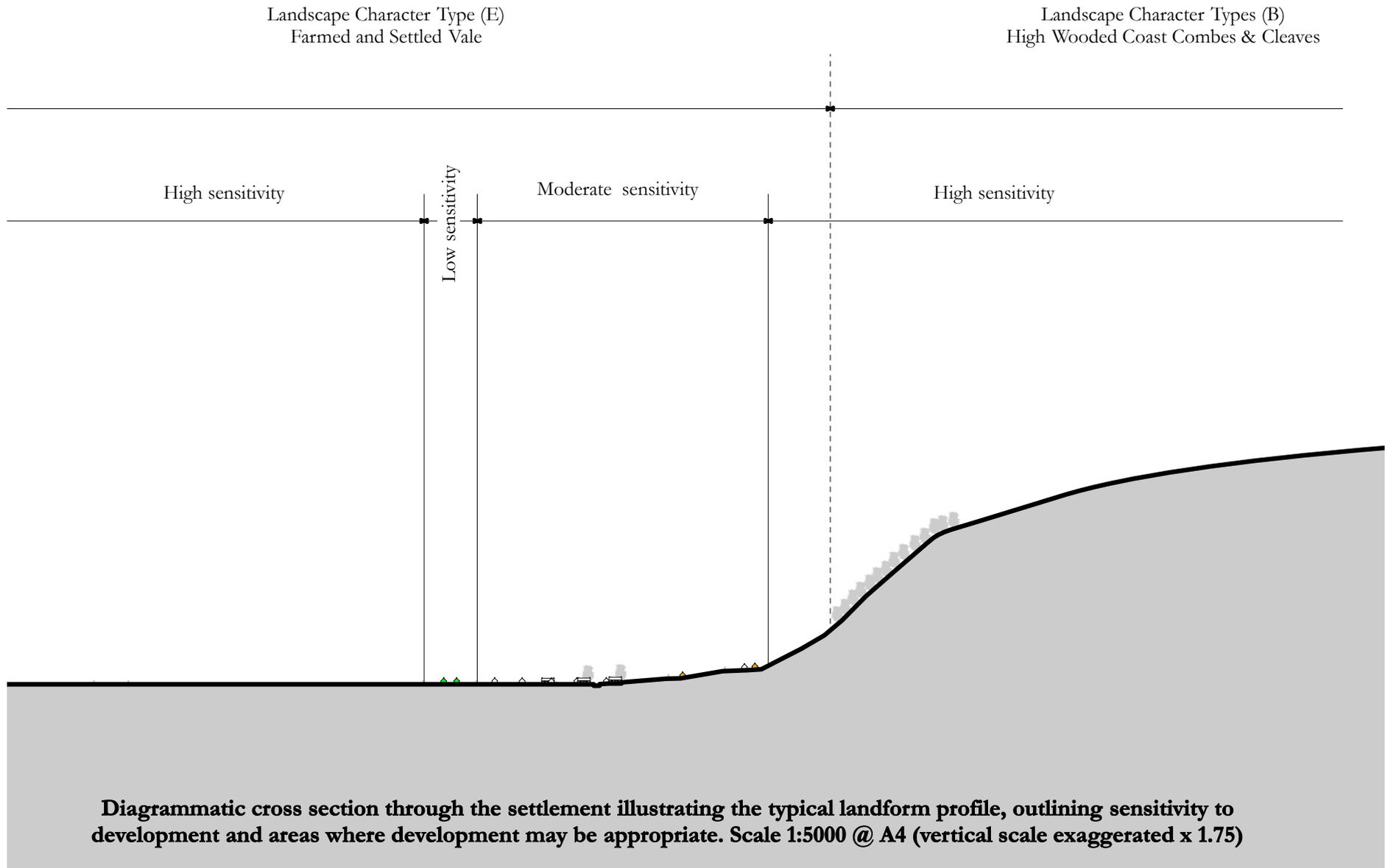
Very cohesive settlement with strong character. Variety in scale of buildings and streetscape (as distinct from modern standardised approach).





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.

Allerford Plan.
Scale 1:5000 @A4



Land with Low Sensitivity to Development.

Land that is of low sensitivity to development can be found in flat, low lying areas, abutting the existing settlement, where development would reinforce the nucleated character of the village. Existing development and low-level vegetation screen this land from the wider landscape and highway. Some of this area is prone to flooding.

Capacity for further development exists on the western fringe of the village, adjacent to late 20th century development. Here the existing housing would screen the development from the south. New hedgerow planting along the western boundary would screen it from the north. * The area is within the flood zone, however current initiatives to manage water flow in the upper catchment may result in reduced risk from flooding and make development possible. Should the flood risk not be improved, alternative approaches such as raising the ground level or bunding would not be satisfactory approaches.

Land with Moderate Sensitivity to Development.

Land with moderate sensitivity to development is found in more prominent, higher parts of the settlement and in roadside locations; these areas are more visible from the wider landscape.

Small-scale, cottage style development could be accommodated in Brandish Street. Development would need to be of a high standard with particular attention being paid to the context and relationship with the existing built environment. Appropriate designs could include rows of 2 or 3 cottages, parallel to, or at right angle to, the highway or the existing buildings. The building materials would need to be stone or render to match the existing with roofs in pantiles or thatch. The building scale should be diminutive to the existing.

Land with High Sensitivity to Development.

Land with high sensitivity to development includes higher land, significantly detached from the existing settlement and land abutting the A39.

Elements that Strengthen Character.



Pantiles, stone, yellow limewash and low-key highway infrastructure unify the settlement.

2



Late 20th century infill that relates well with vernacular development. Strong unified boundaries.

2



Late 20th century infill, diminutive, well concealed with rural curtilage.

Settlement Name	Allerford			
Surveyor	Paul Bryan		Date	30 th May 2011
Landscape Character Sensitivity (based on LCA & verified in the field)				
Natural Factors	Rivers	Cliff	Coast	Landscape Character Types. Set within (E) Farmed and Settled Vale, with the settlement abutting (B) High Wooded Coast (northeast of search area).
	Slopes	Scrub	Stream	
	Moorland	Woodland	Pond/wetland	
	Unimproved grassland	Hedges	Bracken	
Landform	Plateau	River Valley	Harbour	
	Rolling	Combe	Other	
Cultural Factors	Parkland	Gardens	Veteran trees	
	Prominent Archaeology	Designed landscapes	Farmland	
	Orchards	Specimen trees	Distinct enclosure patterns	
Settlement type	Hamlet	Village	Local rural centre	
Quality / Condition	Low	Moderate	High	
Aesthetic factors (Pattern, shape, scale, form enclosure)	Large scale	Small scale	Enclosed	Comprises a nucleated village group and 3 satellite farmsteads / hamlets. United in parts by large traditional orchard.
	Planned	Organic	Open	
	Nucleated	Fragmented	Linear	
	Outward-looking	Inward-looking	Other	
Position	Hill top	Valley	Coast	Vale rather than valley.
	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		
Design Elements and Materials (Describe)	Devonian Red Sandstone, frequently rendered and lime washed with soft, patchy yellow finish. Roofs, thatched or clay pantiles. Large chimneystacks, some brick. Stone boundary walls. Large beach cobbles as coping. Houses sit directly onto street or with very small walled garden, often with steps up. Pitched cobbled surfaces. 1½ storeys, gabled windows. Allerford house has above material vocabulary but is neoclassical in style with Georgian proportions and scale. Highway narrow.			
Overall Landscape Character Sensitivity	Low	Moderate	High	Very cohesive settlement with strong character. Variety in scale of buildings and streetscape (as distinct from modern standardised approach).

Visual Sensitivity				
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	
Overall Visual Sensitivity	Low	Moderate	High	Beside the A39 highway and on a bend in the road. Visually very prominent.
Landscape Value				
Presence of historic / landmark buildings.	None	Some	Many	
Designed Landscapes	No		Yes	Part of Holnicote Estate - managed for scenic qualities.
Important trees	None/Few	Some	Many	Conservation Area
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)	National Trust owned			
Overall landscape value	Low	Moderate	High	
Overall Capacity	High	Moderate	Low	
Total number of units	Capacity within low sensitivity area: 8 units * Capacity within moderate sensitivity area: 5 units*			
Notes: * Limited capacity for development within Allerford, however the continuation of well designed late 20 th century social housing may be appropriate within low sensitivity landscape areas; however low-lying land in the settlement is identified as at risk of flooding. There is capacity for new development in moderate sensitivity areas, in discrete locations, beside satellite hamlets and farmsteads in Brandish street. These would need to be of the highest design standards and adopt vernacular style, paying particular attention to scale, building materials and site planning to conserve the historic and aesthetic sensitivity of the settlement.				