

Landscape & Visual Appraisal

Walled Garden, Preston, Hertfordshire

On behalf of Mr Sat Lally

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1. Introduction

- 1.1. Pegasus Group have been commissioned by Mr Sat Lally to prepare a Landscape and Visual Appraisal (LVA) in support of a planning application in support of the construction of a single dwelling, access, and associated landscaping within a former walled garden on the outskirts of the village of Preston, Hertfordshire (the 'proposed development').
- 1.2. This LVA includes a Landscape and Visual Impact Assessment (LVIA) in the context of a project that is not subject to an Environmental Impact Assessment. The approach accords with the requirements set out in Table 3.1 of the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) published by the Landscape Institute in 2013.
- 1.3. The author of this appraisal is a Chartered Landscape Architect with over 25 years' experience of similar schemes including acting as a landscape expert witness on behalf of both developers and local planning authorities.
- 1.4. An initial desk-top study was carried out to review a range of published information relating to the site and its context, landscape designations, published landscape character assessments and the accompanying guidance. Site visits were carried out in Summer 2023 and Winter 2024 to review the findings of the desktop study and to determine the extent of the visual influence of the site and proposals.
- 1.5. Several online meetings were held between representatives from Historic England and the consultant team. These meetings were instrumental in defining the scope of the LVA, agreeing the locations of representative viewpoints, and providing important guidance to the team that has informed the design evolution of the proposed development.
- 1.6. The main objectives of this LVA are:
 - To describe the landscape character of the site and its surroundings, evaluate its sensitivity to change and, taking into account the magnitude of change, assess the effect that the proposal would have on landscape character.
 - To identify visual receptors (i.e. people who would be able to see the development), evaluate their sensitivity to change and, taking into account the magnitude of change, assess the effect that the proposal would have on visual amenity.
- 1.7. This LVA should be read in conjunction with the Architectural Design Statement, the Landscape Garden Statement, the Planning Statement, the Priory Heritage Historic Building Consultants Condition Inspection Report (April 2023) and the Heritage Impact Assessment, all prepared by others.
- 1.8. The Heritage Impact Assessment covers the specific heritage constraints and opportunities in relation to the Registered Park and Garden (RPG) and nearby listed buildings, noting both Temple Disney House and the RPG are designated heritage assets of highest significance (Grade II*). In addition, the setting of the nearby Dower House (Grade II listed) and the setting of the Preston Conservation Area are relevant from a heritage perspective. The walls to the former walled garden are a non-designated heritage asset, identified in the Preston Neighbourhood Plan (2019).

2. Assessment Approach and Methodology

- 2.1. The LVA has been undertaken with regard to the following best practice guidance:

- Guidelines for Landscape and Visual Impact Assessment (3rd edition) (hereafter referred to as GLVIA3) – Landscape Institute and Institute of Environmental Management and Assessment (2013).
- GLVIA3 Statement of Clarification 1/13, 2/13, 1/14, and 2/14 – Landscape Institute (2013 and 2014).
- An Approach to Landscape Character Assessment – Natural England (2014).
- An Approach to Landscape Sensitivity Assessment – to inform spatial planning and land management – Natural England (2019).
- Visual Representation of Development Proposals, Technical Guidance Note 06/19 – Landscape Institute (2019); and
- Assessing Landscape Value Outside National Designations, Technical Guidance Note 02/21 – Landscape Institute (2021).

2.2. The detailed methodology for the LVIA, adopted for this LVA is provided at **Appendix 1**.

2.3. The GLVIA3 states in paragraph 1.1 that:

“...Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people’s views and visual amenity.”¹

2.4. GLVIA3 also states in paragraph 1.17 that when identifying landscape and visual effects there:

“...is a need for an approach that is in proportion to the scale of the project that is being assessed and the nature of the likely effects. Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional.”²

2.5. GLVIA3 also recognises in paragraph 2.23 that:

“...professional judgement is a very important part of LVIA. While there is some scope for quantitative measurement of some relatively objective matters much of the assessment must rely on qualitative judgements”³

Limitations to the Assessment

2.6. In undertaking the LVA in relation to the outline proposed development, there are limitations and constraints affecting the outputs from this work. These include:

- The baseline assessment has been based on information readily available at the time of undertaking the assessment.
- Every effort has been made to ensure that the photographs and their locations represent a variety of receptors and views from a range of distances and directions.

¹ Paragraph 1.1, Page 4, GLVIA3rd Edition

² Paragraph 1.17, Page 9, GLVIA, 3rd Edition

³ Paragraph 2.23, Page 21, GLVIA, 3rd Edition

- Winter views (illustrating deciduous trees devoid of leaf cover) have been obtained for the key views only, as agreed with Historic England. The assessment assumes winter conditions, noting that in some views where deciduous planting does not play an important screening role, summer views only have been presented.
- The assessed development is based on the outline architectural design concept package prepared for the pre-application submission and includes a range of illustrative material including cross sections and landscape concept sketch views; and
- The operational stage of the proposed development only is assessed, as the construction stage would be short and temporary in duration. The likely effects are therefore assessed at Year 1, immediately post-completion. It is recognised, that an assessment is typically also undertaken at Year 15 to consider the growth of proposed mitigation planting, however given the early stage design development it was considered appropriate to omit the potential screening effects of new planting and simply assess the 'maximum effect' scenario that could result from the new built form as currently designed.

Nature of Effect

- 2.7. The degree of landscape or visual effect is identified by means of a descriptive scale as per the GLVIA 3rd Edition guidance. However, it is also necessary to consider the nature of the landscape and visual effects. GLVIA 3 assists on this point noting paragraph 5.37 concerning landscape effects which states that:

“One of the more challenging issues is deciding whether the landscape effects should be categorised as positive or negative. It is also possible for effects to be neutral in their consequences for the landscape. An informed professional judgement should be made about this, and the criteria used in reaching the judgement should be clearly stated. They might include, but should not be restricted to:

- ***The degree to which the proposal fits with existing character.***
- ***The contribution to the landscape that the development may make its own right, usually by virtue of good design, even if it is in contrast to existing character.***
- ***The importance of perceptions of landscape is emphasised by the European Landscape Convention, and others may of course hold different opinions on whether the effects are positive or negative, but this is not a reason to avoid making this judgement, which will ultimately be weighed against the opinions of others in the decision making process.”***

- 2.8. A preliminary 3km radii study area was initially identified to review the baseline condition and planning policies that may be relevant to the proposed development. This study area captures the nearby settlements and publicly accessible locations that may offer views of or towards the site.

3. Baseline Conditions

Landscape planning background

- 3.1. The North Hertfordshire Local Plan 2011–2031 was adopted in November 2022. The Site is in the Green Belt which is a planning not a landscape designation; however, the impact of a development on openness has been briefly considered. Further consideration of the Green Belt designation and associated planning policies is provided in the Pre-Application Planning Statement by Hughes Planning.
- 3.2. The Preston Neighbourhood Plan (2019) contains policy HD1 that states proposal for residential development will be supported within the settlement boundary (the Site is outside the settlement) where (inter alia): *“their height, scale and massing reflect the character of the village and its rural setting and their density and layout take account of other buildings in their immediate locality; and they incorporate vernacular, materials and characteristic design features found within the village as appropriate to the scale and location within the village”*. Policy EH6 identifies important views and vistas. Viewpoint I (*‘across the fields to Wain Wood’*) has been reviewed in the field and is represented by Viewpoint 5 (see **Appendix 2**). No other views or vistas identified would include the site or proposed development.
- 3.3. The Preston Conservation Area Character Statement (December 2019) also identifies several key views. View KV5 is located near the entrance to the Dower House but is directed southwest, away from the walled garden i.e., the proposed development would not affect this key view.
- 3.4. The North Hertfordshire and Stevenage Landscape Character Assessment (2011) identifies the site as lying within Area 211 – Offley – St. Paul’s Walden. The baseline description highlights the scattered nature of settlements and farmsteads and notes that parkland is a distinctive feature, with specific reference to Temple Dinsley. In the section covering capacity to accommodate development, it is stated that *“there may be some limited capacity for sympathetically located and designed individual large buildings, particularly if they were of a vernacular style and in keeping with a rural character”*. The relevant Built Development Guidelines for Area 211 are reproduced below:
 - *Conserve and enhance the Registered Parks and Gardens at Temple, Dinsley and St Pauls, Waldren Bury.*
 - *Avoid the location of new developments in visually intrusive locations, such as on the edges of the ridge, or where they would be visible on currently undeveloped skylines.*
 - *Encourage the planting of appropriate broadleaf woodland and vegetation to screen development that could intrude in panoramic views.*
 - *Ensure that any development located within or on the edge of the village uses appropriate vernacular, materials and features to avoid inappropriate visual intrusion.*
 - *Ensure that lighting necessitated by new development, minimises the impact on the Character Area.*
- 3.5. The North Hertfordshire Design SPD (2011) provides limited guidance that is helpful when considering the development of a single dwelling. Notwithstanding these limitations, section 5.14 highlights the limited views into and out of Preston village due to the abundance of tree cover and identifies that most detached buildings are brick and set back from the road. Apart from the village green cluster, buildings are *‘otherwise spread out’*.

Site condition

- 3.6. The site contains no apparent physical constraints to development with a landcover of ruderal vegetation and patches of bare ground. Further information is provided in the Pre-Application Heritage Impact Assessment, and in summary historic map evidence indicates that the walled garden has its origins in the late 19th century, but the condition survey identifies the existing structure as being early 20th century in date. Until recent years a Scots pine plantation covered the site.
- 3.7. The perimeter wall is in a poor state of repair with sections collapsed (Priory Heritage Historic Building Consultants Condition Inspection Report – April 2023), however the walled garden is designated in the Preston Neighbourhood Plan as a non-designated heritage asset. It was agreed with Historic England that there is no evidence of any direct association with Lutyens/Jekyll who remodelled Temple Disney House and gardens in the early 20th century.
- 3.8. The most important section of wall from a landscape and visual perspective is the northern section abutting Preston Road as it the first built feature approaching the village from the northwest and includes the tallest and most intact sections of the wall (see Photoviews 2, 3, and 4 – **Appendix 2**). Other parts of the walled boundary are not readily discernible from publicly accessible locations. The recently constructed section of the wall at the northwest corner of the Site, that include the brick piers and gated access to Dower House, extends part way along Preston Road, screening the electricity substation within the walled garden.
- 3.9. Private views from within the RPG and the adjacent conservation area have been assessed in the Heritage Impact Assessment by Bourne Heritage, as the focus of this LVA is on publicly accessible views. As the proposed development has the potential to impact landscape character, an outline analysis is set out below with reference to the viewpoint location plan at **Figure 2** and the photoviews and visualisations from selected locations at **Appendix 2**.

4. Effects On Landscape Character

- 4.1. This section seeks to establish how the proposals would have a bearing on landscape character locally. The effects on landscape character consider how the introduction of a new building physically alters the landform, landcover, landscape pattern, and perceptual attributes of the site and/or how the visibility of the proposals changes the way in which landscape character is perceived. Landscape character is defined in GLVIA3 as the:

“Distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.”

Assessment of the Landscape Character of the Site

- 4.2. The site is located within the Temple Dinsley Grade II* Registered Park and Garden. The site is currently overgrown with ruderal vegetation and the perimeter walls are in poor condition, with sections collapsing in places as outlined in the Priory Heritage Historic Building Consultants Condition Inspection Report (April 2023). The relationship of the Site to the nearby listed buildings of the Dower House and further afield Temple Dinsley House and other landscape features within the RPG is covered in the Heritage Impact Assessment by Bourne Heritage.
- 4.3. Paragraph 180 of the NPPF notes that the planning policies and decisions should contribute to and enhance the natural and local environment by “**...(a) protecting and enhancing valued landscapes...**” in a manner commensurate with their statutory status or identified quality in the Development Plan with 180 b) stating: “**recognising the intrinsic character and beauty**

of the countryside, and the wider benefits from natural capital and ecosystem services (...) and of trees and woodland...".

- 4.4. Whilst located within the Temple Dinsley RPG, the site does not contain any landscape features that would be considered rare or unique, and as part of the proposed development the perimeter walls as currently present would be rebuilt.
- 4.5. Based on the analysis, whilst the condition of the site is poor, the overall value of the site within the RPG is assessed as high and the susceptibility of the site is assessed as high; resulting in a high overall sensitivity.
- 4.6. The architectural and landscape design strategy has been formulated to conserve the long term enclosure of the site with a new wall, within the Temple Dinsley RPG, as perceived from both public and private vantage points. The proposed development would include new landscape gardens that would respect the key design principles of the original walled garden including rebuilding of the perimeter wall to the north and east and restoring a specific historic path alignment. The overall proposed development layout reflects the general patchwork grid seen in historic photographs. The proposals would establish a sense of partial enclosure along the southern and western boundaries. This would be achieved by the rebuilding of the remaining sections of lower wall along the southern boundary, and the redefinition of the western boundary using a combination of estate railings, new hedgerows, and pleached trees.
- 4.7. The changes proposed to the landform within the site, including the excavation to accommodate the new dwelling, would ensure that the new built form would remain subservient to the nearby Dower House and the replacement wall would be of a similar height to the existing wall adjoining the Preston Road. Inert material from the excavation would be deposited off-site, well beyond the boundary of the RPG. Material is likely to be deposited at a 'receiver site', or restoration sites rather than being sent to landfill. The appraisal of these changes, as perceived from private locations within the RPG has been assessed from a historic landscape perspective in the Heritage Impact Assessment by Bourne Heritage. The immediate landscape context from an LVIA perspective is defined as the Preston Road corridor where the proposals would be visible to members of the public.
- 4.8. The proposed development would involve the conservation and enhancement of the perimeter wall to the site. The new build dwelling within the site would be effectively screened by the perimeter wall, as perceived from the Preston Road, and this is set out in more detail in the visual assessment section of the LVA below.
- 4.9. The proposed development would secure the long term future of the perimeter wall as a locally valued feature in the landscape, perceived from the Preston Road, as a key route into and out of the village.
- 4.10. The magnitude of change on landscape character, as perceived from the public domain, would be negligible with a minimum neutral effect. As a non-designated heritage asset, there is no legal obligation on the landowner to maintain the existing wall, and consequently without intervention it would ultimately collapse. In this context, the nature of effect arising from the replacement wall, could be considered beneficial.

Effect upon Landscape Character of the wider countryside

- 4.11. Beyond the site, there would be no changes to any of the key characteristics listed in the North Hertfordshire and Stevenage Landscape Character Assessment. Beyond the immediate vicinity of the site, the opportunity to perceive any indirect effects upon landscape character including potential effects from domestic lighting, would be negligible. The effects upon visual amenity and longer range views are set out in the following section 5 of the LVA below.
- 4.12. An assessment of the effects upon the Green Belt are outside the scope of this report, however it is noted that there would be very limited visibility of the proposals within the walled garden from the wider landscape, and spatially with the location of the new dwelling at the northern end of the site, the remainder of the site would remain open. The overall effect upon the spatial and visual components of openness of the Green Belt designation would therefore be negligible.

5. Effects On Visual Amenity

Zone of Theoretical Visibility

- 5.1. The **Zone of Theoretical Visibility (ZTV)** – **Figure 1** has modelled the proposed development. but does not account for existing hedgerow vegetation or tree cover beyond woodland blocks. Consequently, the resulting plan provides an exaggerated depiction of likely visibility that requires review in the field.
- 5.2. It should be considered that most of the land covered by the ZTV is private farmland, whilst the LVA is only focussed on publicly accessible locations including public roads, public rights of way and settlement edges. The bare-earth component of the ZTV is included to illustrate the important role of woodland and significant tree belts in screening the proposed development from view.

Visual Effects

- 5.3. The ZTV at **Figure 1** has been used to inform the selection of representative public viewpoints from all directions and distances from the site as agreed with Historic England (see **Photoview Location Plan – Figure 2**). A series of photoviews taken from public locations are included from Viewpoints 1–5, and from private locations within the RPG from Viewpoints A to F. Viewpoints G–I were captured from the grounds of Temple Dinsley House to provide a record of the Lutyens/Jekyll landscape design that has informed the landscape design approach for the proposed development. Survey verified visualisations, illustrating an accurate depiction of the overall scale and massing of the proposed building and key boundary treatments are included from locations agreed with Historic England at **Appendix 2**.
- 5.4. It is an established planning principle that there is "no private right to a view", and appropriate privacy distance between the Dower House and the Walled Garden proposals would be maintained to ensure there would be no potential for intervisibility, let alone any "overbearing" effects. The privacy of both existing and future residents would be secured. The following visual appraisal has been carried out in accordance with the methodology at **Appendix 1**.

Viewpoint 1

- 5.5. The view was selected to illustrate how the walled garden is initially perceived from the Preston Road, noting that closer to the village centre the walled garden is fully screened by a combination of buildings and intervening planting. People travelling along the Preston Road and leaving the village of Preston approach the Site from the southwest. The northern façade of the Dower House faces onto the Preston Road and there are small windows facing onto the road corridor. A lower wall section encloses the curtilage of the Dower House and there are narrow glimpses towards the walled garden below the canopy of mature trees within the garden of the Dower House. The northern boundary of the walled garden, comprising a taller brick wall with piers is visible along the highway verge before the road drops in elevation and becomes hidden from view.
- 5.6. Road users are considered to have a medium susceptibility to change, and the value of views is medium, resulting in a medium sensitivity. At this location the proposed development would be fully screened from view, being obscured by the existing walled garden, with the built form of the Dower House preventing views towards the western boundary of the site. There would be no change and consequently no effect.

Viewpoint 2

- 5.7. The view was selected to illustrate how the walled garden is initially perceived on the Preston Road approach to the village from the north. Further north along the road, views of the walled garden are prevented by the lower elevation of the road and its curved alignment, with the notably higher road verges and planting in the form of the roadside hedgerow to the east and Wain Wood to the west, reinforcing the level of screening, even in winter. At the selected location close to a field access, the Preston village sign is visible, and most of the walled garden is screened in summer by roadside planting. In winter, when the planting is not in leaf, visibility of the walled garden is notably increased.
- 5.8. Road users are considered to have a medium susceptibility to change, and the value of views is medium, resulting in a medium sensitivity. The verified visualisation, indicates that almost the full extent of the proposed building would be fully screened from view, largely as a result of the retained wall, reinforced by the planting within the road verge. If this planting was to be removed, then there is the potential for the uppermost edge of a small part of the building (as a brick façade) to be visible above the top of the perimeter wall. As this built form is unlikely to be perceptible in fleeting views for passing motorists it causes no planning concern. In order to cover the potential scenario of planting within the highway verge that is not in the control of the applicant being removed in the future, the perimeter wall could be slightly increased in height, e.g. by two courses of bricks to completely screen the new building from view, as the wall would likely need to be rebuilt in any event. Depending on the option selected there would either be a negligible magnitude of change with a negligible effect that is neutral in nature, or no change with no effect if the option to fully screen a partial glimpse of the proposed dwelling was considered to be important to achieve.

Viewpoint 3

- 5.9. The view was selected to illustrate the main gated entrance to the Site off the Preston Road that was recently formed as part of the Dower House redevelopment. The brick wall that dominates the view was constructed around the electricity substation as part of the Dower House redevelopment and in terms of general design, includes piers and simple coping that is broadly similar to the remaining historic wall sections. The original wall bordering the Preston Road can be seen flanked with roadside vegetation, along a notable highway embankment.
- 5.10. Road users are considered to have a medium susceptibility to change, and the value of views is medium, resulting in a medium sensitivity. The proposed building would be fully screened from view at this location because of the proximity of the wall. There would be the potential for oblique glimpses through the metal entrance gates of the new western boundary to the property that would step down the slope, where a low brick wall had historically partially enclosed the walled garden. The preliminary design for the western boundary includes a combination of a fence and planting, that would provide security but would appear visually recessive and fully integrate with the surrounding landscape context. The magnitude of change at this viewpoint would be negligible and the overall effect negligible and neutral.

Viewpoint 4

- 5.11. The view was selected to illustrate the nature of the views directly adjacent to the northern boundary of the site on the Preston Road. The poor condition of the wall, overgrown with ivy is apparent, noting that on the other side of the road, directly north of the site the route is flanked by Wain Wood.
- 5.12. Road users are considered to have a medium susceptibility to change, and the value of views is medium, resulting in a medium sensitivity. The proposed building would be fully screened

from view at this location because of the proximity of the wall. As part of the proposed development the poor condition of the wall and the requirement for rebuilding was agreed with Historic England, and consequently whilst the proposed development would result in changes to the view it would be of a new brick wall, similar to the design of the original wall. It should be noted that without intervention, the wall would eventually completely collapse and consequently the proposed development would represent an enhancement, relative to the baseline situation. The magnitude of change would be low and the overall effect minor and beneficial.

Viewpoint 5

- 5.13. The view was selected to illustrate the nature of the oblique views available for a very short section of a track that has public access. The viewpoint is approximately 850m southwest of the proposed development. The southern end of the walled garden is visible, with the northern end closest to the Preston Road.
- 5.14. People walking along the track are considered to have a high susceptibility to change, and the value of views is medium, resulting in a high sensitivity. The proposed building would likely be fully screened from view at this location, even in winter, because of multiple layers of intervening planting. The magnitude of change would be negligible and the overall effect negligible and neutral.

Summary of Visual Effects

- 5.15. **Table 1** below, provides a summary of the likely visual effects from publicly accessible locations.

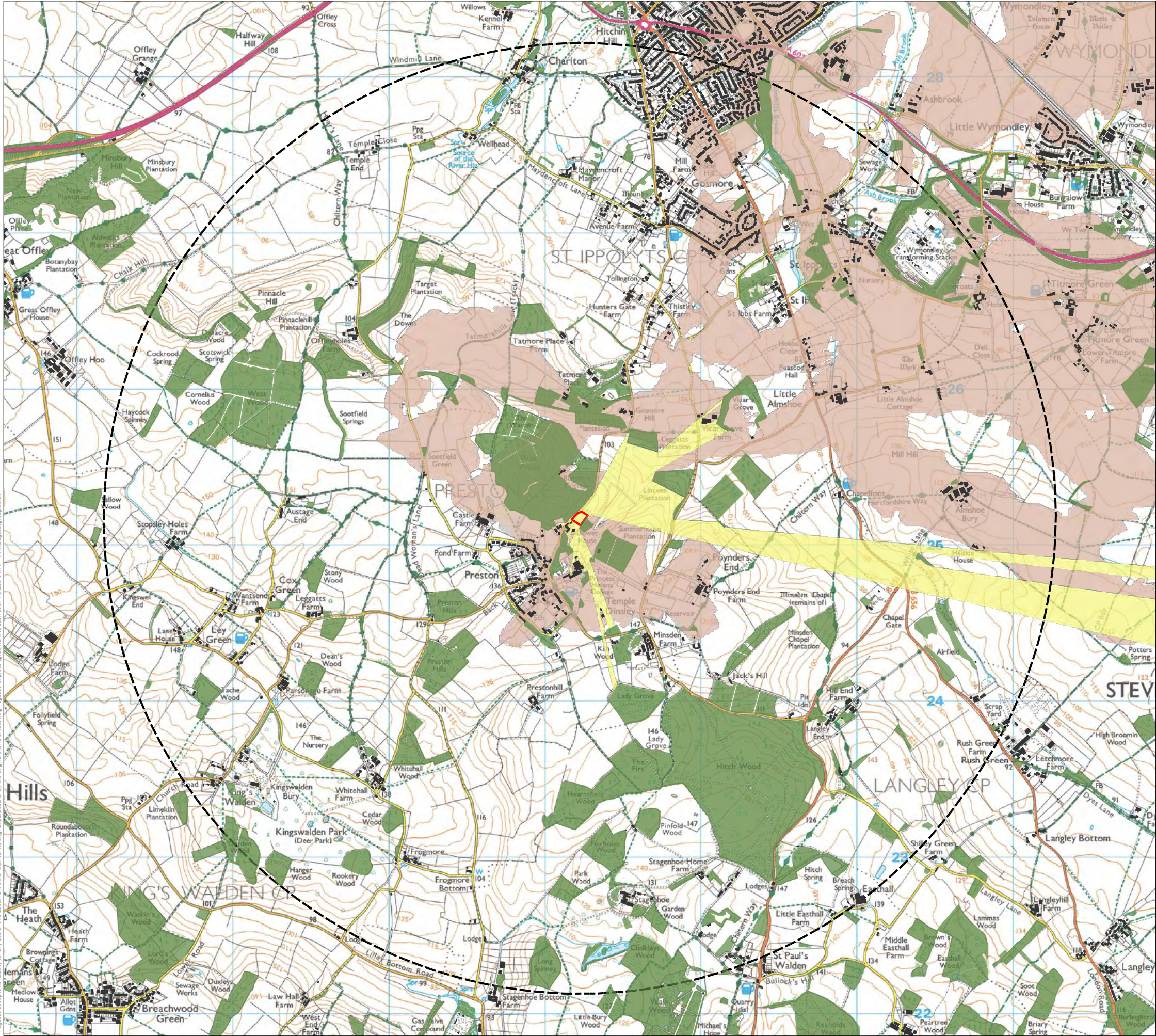
Table 1: Summary of Effects upon Visual Receptor Groups

Viewpoint Receptor	Sensitivity	Magnitude of Change (winter)	Overall Effect
1: Preston Road near the Dower House	Medium	No change	No effect
2: Preston Road northeast of Site	Medium	Negligible to no change	Negligible neutral to no effect
3: Preston Road: Site access	Medium	Negligible	Negligible neutral
4: Preston Road: north of Site	Medium	Low	Minor beneficial
5: Track with public access near Vicars Grove Farm	High	Negligible	Negligible neutral

6. Summary and Conclusions

- 6.1. Pegasus Group have been commissioned by Mr Sat Lally to prepare a Landscape and Visual Appraisal (LVA) in support of a planning application for the construction of a single dwelling, access, and associated landscaping within a former walled garden on the outskirts of the village of Preston, Hertfordshire (the 'proposed development').
- 6.2. The author of this appraisal is a Chartered Landscape Architect with over 25 years' experience of similar schemes including acting as a landscape expert witness on behalf of both developers and local planning authorities.
- 6.3. Site visits were carried out in Summer 2023 and Winter 2024 to review the findings of the desktop study and to determine the extent of the visual influence of the site and proposals.
- 6.4. Several online meetings were held between representatives from Historic England and the consultant team. These meetings were instrumental in defining the scope of the LVA, agreeing the locations of representative viewpoints, and providing important guidance to the team that has informed the design evolution of the proposed development.
- 6.5. The LVA has been undertaken with regard to published best practice guidance.
- 6.6. A preliminary 3km radii study area was initially identified to review the baseline condition and planning policies that may be relevant to the proposed development. This study area captures the nearby settlements and publicly accessible locations that may offer views of or towards the site.
- 6.7. The Site is in the Green Belt which is a planning not a landscape designation; however, the impact of a development on openness has been considered.
- 6.8. Policy EH6 of the Preston Neighbourhood Plan (2019), identifies important views and vistas. Viewpoint 1 (*'across the fields to Wain Wood'*) has been reviewed in the field and is represented by Viewpoint 5 in **Appendix 2**. No other views or vistas identified would include the site or proposed development.
- 6.9. The North Hertfordshire and Stevenage Landscape Character Assessment (2011) identifies the site as lying within Area 211 – Offley – St. Paul's Walden. The baseline description highlights the scattered nature of settlements and farmsteads and notes that parkland is a distinctive feature, with specific reference to Temple Dinsley. In the section covering capacity to accommodate development, it is stated that *"there may be some limited capacity for sympathetically located and designed individual large buildings, particularly if they were of a vernacular style and in keeping with a rural character"*.
- 6.10. The site contains no apparent physical constraints to development with a landcover of ruderal vegetation and patches of bare ground. Further information is provided in the heritage appraisal, however in summary the walls of the walled garden were constructed in the early 20th century and until recent years a Scots pine plantation covered the site. The site is located within the Temple Dinsley Grade II* Registered Park and Garden.
- 6.11. The site is currently overgrown with ruderal vegetation and the perimeter walls are in poor condition, with sections collapsing in places as outlined in the Priory Heritage Historic Building Consultants Condition Inspection Report. The walled garden, however, is designated in the Preston Neighbourhood Plan as a non-designated heritage asset. It was agreed with Historic England that there is no evidence of any direct association with Lutyens/Jekyll who remodelled Temple Disney House and gardens in the early 20th century.

- 6.12. The most important section of wall from a landscape and visual perspective is the northern section abutting Preston Road as it the first built feature approaching the village from the northwest and includes the tallest and most intact sections of the wall.
- 6.13. Private views from within the RPG and the adjacent conservation area have been assessed in the Pre-Application Heritage Impact Assessment by Bourne Heritage, as the focus of this LVA is on publicly accessible views.
- 6.14. Whilst located within the Temple Dinsley RPG, the site does not contain any landscape features that would be considered rare or unique, and as part of the proposed development the perimeter walls as currently present would be rebuilt.
- 6.15. Whilst the condition of the site is poor, the overall landscape value of the site within the RPG is assessed as high and the susceptibility of the site is assessed as high; resulting in a high overall sensitivity.
- 6.16. The preliminary architectural and landscape design strategy has been formulated to conserve the long term enclosure of the walled garden, within the Temple Dinsley RPG, as perceived from both public and private vantage points. The new build dwelling within the site would be effectively screened by the perimeter wall, as perceived from the Preston Road.
- 6.17. The proposed development would secure the long term future of the perimeter wall as a locally valued feature in the landscape, perceived from the Preston Road, as a key route into and out of the village.
- 6.18. The magnitude of change on landscape character, as perceived from the public domain, would be negligible with a minimum neutral effect. As a non-designated heritage asset, there is no legal obligation on the landowner to maintain the wall, and consequently without intervention it would ultimately collapse. In this context, the nature of effect arising from the replacement wall could be considered beneficial.
- 6.19. Beyond the site, there would be no changes to any of the key characteristics listed in the North Hertfordshire and Stevenage Landscape Character Assessment. Beyond the immediate vicinity of the site, the opportunity to perceive any indirect effects upon landscape character including potential effects from domestic lighting, would be negligible.
- 6.20. A Zone of Theoretical Visibility (ZTV) has modelled the proposed development. but does not account for existing hedgerow vegetation or tree cover beyond woodland blocks. Consequently, the resulting plan provides an exaggerated depiction of likely visibility that requires review in the field.
- 6.21. A series of photoviews taken from public locations are included from Viewpoints 1-5, and from private locations within the RPG from Viewpoints A to F. Viewpoints G-I were captured from the grounds of Temple Dinsley House to provide a record of the Lutyens/Jekyll landscape design that has informed the landscape design approach for the proposed development. Survey verified visualisations, illustrating an accurate depiction of the overall scale and massing of the proposed building and key boundary treatments are included from locations agreed with Historic England.
- 6.22. At the publicly accessible viewpoint locations assessed the visual impact would typically range from no effect, to negligible neutral.
- 6.23. It is concluded that the proposed development, following a design process that has followed extensive consultation with Historic England, could be satisfactorily accommodated on the site from a landscape and visual perspective. The proposals would provide a positive solution to the long term future of the walled garden as a locally designated heritage asset.



KEY

Site Boundary

3km Buffer

OS Local Buildings

OS Local Woodland

Screened Zone of Theoretical Visibility - 140.8m AOD Development Height

Bare Earth Zone of Theoretical Visibility - 140.8m AOD Development Height

Screened ZTV Production Information -

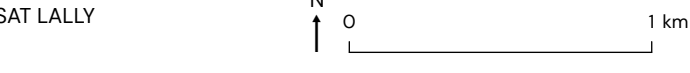
- DTM data used in calculations is OS Terrain 5 that has been combined with OS Open Map Local data for woodland and buildings to create a Digital Surface Model (DSM).
- Indicative woodland and building heights are modelled at 15m and 8m respectively.
- Viewer height set at 1.7m (in accordance with para 6.11 of GLVIA Third Edition)
- Calculations include earth curvature and light refraction

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the proposed development may be visible from, assuming 100% atmospheric visibility, and includes the screening effect from woodland and buildings, based on the assumptions stated above.

NOTES:
REVISIONS:

FIGURE 1: ZONE OF THEORETICAL VISIBILITY

OLD WALLED GARDEN



DATE	SCALE	TEAM	APPROVED
26/01/2024	1:25,000@A3	CS	NF
SHEET	REVISION		
-	-		
DRAWING NUMBER			
P24_0199_EN_01			

1. LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

- 1.1 This Landscape and Visual Impact Assessment (LVIA) has been undertaken with regards to best practice as outlined within the following publications:
- Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013) - Landscape Institute / Institute of Environmental Management and Assessment (hereafter referred to as GLVIA3).
 - An Approach to Landscape Character Assessment (2014) - Natural England.
 - An Approach to Landscape Sensitivity Assessment - To Inform Spatial Planning and Land Management (2019) - Natural England.
 - Technical Guidance Note (TGN) 06/19 Visual Representation of Development Proposals, 17 September 2019 by the Landscape Institute.
 - Technical Guidance Note (TGN) 2/21 Assessing landscape value outside national designations, May 2021 by the Landscape Institute.
 - Draft Technical Guidance Note 05/23 - Notes and Clarifications on aspects of GLVIA3, July 2023 by the Landscape Institute.
- 1.2 GLVIA3 states within paragraph 1.1 that "Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity."¹
- 1.3 GLVIA3 also states within paragraph 1.17 that when identifying landscape and visual effects there is a "need for an approach that is in proportion to the scale of the project that is being assessed and the nature of the likely effects. Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional."²
- 1.4 GLVIA3 recognises within paragraph 2.23 that "professional judgement is a very important part of LVIA. While there is some scope for quantitative measurement of some relatively objective matters much of the assessment must rely on qualitative judgements"³ undertaken by a landscape consultant or a Chartered Member of the Landscape Institute (CMLI).
- 1.5 GLVIA3 notes in paragraph 1.3 that "LVIA may be carried out either formally, as part of an Environmental Impact Assessment (EIA), or informally, as a contribution to the 'appraisal' of development proposals and planning applications."⁴
- 1.6 The effects on cultural heritage and ecology are not considered within this LVIA.
Study Area
- 1.7 The preliminary study area for this LVIA covered a 3km radius from the site.

¹ Para 1.1, Page 4, GLVIA, 3rd Edition

² Para 1.17, Page 9, GLVIA, 3rd Edition

³ Para 2.23, Page 21, GLVIA, 3rd Edition

⁴ Para 1.3, Page 4, GLVIA, 3rd Edition

Effects Assessed

- 1.8 Landscape and visual effects are assessed through professional judgements on the sensitivity of landscape elements, character and visual receptors combined with the predicted magnitude of change arising from the proposals. The landscape and visual effects have been assessed in the following sections:
- Effects on landscape elements.
 - Effects on landscape character.
 - Effects on visual amenity.
- 1.9 Sensitivity is defined in GLVIA3 as “a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or development proposed and the value related to that receptor.”⁵ Various factors in relation to the value and susceptibility of landscape elements, character, visual receptors, or representative viewpoints are considered below and cross referenced to determine the overall sensitivity as shown in Table 1 below.

Table 1: Overall sensitivity of landscape and visual receptors				
	VALUE			
SUSCEPTIBILITY		HIGH	MEDIUM	LOW
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Medium
	LOW	Medium	Medium	Low

- 1.10 Magnitude of change is defined in GLVIA3 as “a term that combines judgements about the size and scale of the effect, the extent over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.”⁶ Various factors contribute to the magnitude of change on landscape elements, character, visual receptors, and representative viewpoints.
- 1.11 The sensitivity of the landscape and visual receptor and the magnitude of change arising from the proposals are cross referenced in Table 11 to determine the overall degree of landscape and visual effects.

2. EFFECTS ON LANDSCAPE ELEMENTS

- 2.1 The effects on landscape elements are limited to within the site and includes the direct physical change to the fabric of the land, such as the removal of woodland, hedgerows or grassland to allow for the proposals.

⁵ Glossary, Page 158, GLVIA, 3rd Edition

⁶ Glossary, Page 158, GLVIA, 3rd Edition

Sensitivity of Landscape Elements

- 2.2 Sensitivity is determined by a combination of the value that is attached to a landscape element and the susceptibility of the landscape element to changes that would arise as a result of the proposals – see pages 88-90 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.
- 2.3 The criteria for assessing the value of landscape elements and landscape character is shown in Table 2:

Table 2: Criteria for assessing the value of landscape elements and landscape character	
HIGH	Designated landscape including but not limited to World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty considered to be an important component of the country's character experienced by a high number of people. Landscape condition is good and components are generally maintained to a high standard. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence of major infrastructure, the landscape has an elevated level of tranquillity. Rare or distinctive landscape elements and features are key components that contribute to the landscape character of the area.
MEDIUM	Undesignated landscape including urban fringe and rural countryside considered to be a distinctive component of the national or local landscape character. Landscape condition is fair and components are generally well maintained. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence of major infrastructure, the landscape has a moderate level of tranquillity. Rare or distinctive landscape elements and features are notable components that contribute to the character of the area.
LOW	Undesignated landscape including urban fringe and rural countryside considered to be of unremarkable character. Landscape condition may be poor and components poorly maintained or damaged. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence of infrastructure, the landscape has limited levels of tranquillity. Rare or distinctive elements and features are not notable components that contribute to the landscape character of the area.

- 2.4 The criteria for assessing the susceptibility of landscape elements and landscape character is shown in Table 3:

Table 3: Criteria for assessing landscape susceptibility	
HIGH	Scale of enclosure – landscapes with a low capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc. Nature of land use – landscapes with no or little existing reference or context to the type of development being proposed. Nature of existing elements – landscapes with components that are not easily replaced or substituted (e.g. ancient woodland, mature trees, historic parkland, etc). Nature of existing features – landscapes where detracting features, infrastructure or industry is not present or where present has a limited influence on landscape character.
MEDIUM	Scale of enclosure – landscapes with a medium capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc. Nature of land use – landscapes with some existing reference or context to the type of development being proposed. Nature of existing elements – landscapes with components that are easily replaced or substituted. Nature of existing features – landscapes where detracting features, infrastructure or industry is present and has a noticeable influence on landscape character.
LOW	Scale of enclosure – landscapes with a high capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc. Nature of land use – landscapes with extensive existing reference or context to the type of development being proposed. Nature of existing features – landscapes where detracting features or infrastructure is present and has a notable characterising influence on the landscape.

- 2.5 Various factors in relation to the value and susceptibility of landscape elements are assessed and cross referenced to determine the overall sensitivity as shown in Table 1.
- 2.6 Sensitivity is defined in GLVIA3 as “a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or development proposed and the value related to that receptor.”⁷ The definitions for high, medium, low landscape sensitivity are shown in Table 4:

⁷ Glossary, Page 158, GLVIA, 3rd Edition

Table 4: Criteria for assessing landscape sensitivity	
HIGH	Landscape element or character area defined as being of high value combined with a high or medium susceptibility to change. Landscape element or character area defined as being of medium value combined with a high susceptibility to change.
MEDIUM	Landscape element or character area defined as being of high value combined with a low susceptibility to change. Landscape element or character area defined as being of medium value combined with a medium or low susceptibility to change. Landscape element or character area defined as being of low value combined with a high or medium susceptibility to change.
LOW	Landscape element or character area defined as being of low value combined with a low susceptibility to change.

Magnitude of Change on Landscape Elements and Landscape Character

- 2.7 Professional judgement has been used to determine the magnitude of change on individual landscape elements and landscape character as shown in Table 5:

Table 5: Criteria for assessing magnitude of change for landscape elements and landscape character	
HIGH	Total loss/gain of a landscape element. Major changes to key characteristics of the landscape which are critical to its distinctive character. Proposed development would likely result in a high degree of contrast with baseline landscape elements in terms of form, scale and mass, line, height, colour and texture. Geographical extent likely to include a large extent of the LCA/LCT (receptor) over which the changes would be perceived. Large changes to baseline tranquillity likely
MEDIUM	Partial loss/gain or alteration to part of a landscape element. Moderate changes to key characteristics of the landscape which are critical to its distinctive character. Proposed development would result in a moderate degree of contrast with baseline landscape elements in terms of form, scale and mass, line, height, colour and texture. Geographical extent likely to include a moderate extent of the LCA/LCT (receptor) over which the changes would be perceived. Moderate changes to baseline tranquillity likely.

LOW	Minor loss/gain or alteration to part of a landscape element. Minor changes to key characteristics of the landscape which are critical to its distinctive character. Proposed development would result in a minor degree of contrast with baseline landscape elements in terms of form, scale and mass, line, height, colour and texture. Geographical extent likely to include a small extent of the LCA/LCT (receptor) over which the changes would be perceived. Modest changes to baseline tranquillity may occur.
NEGLIGIBLE	Very limited alteration to part of a landscape element. Very small changes to key characteristics of the landscape which are critical to its distinctive character. Proposed development would result in a small degree of contrast with baseline landscape elements in terms of form, scale and mass, line, height, colour and texture. Geographical extent likely to include a very small extent of the LCA/LCT (receptor) over which the changes would be perceived. Changes to baseline tranquillity unlikely to occur.

3. EFFECTS ON VISUAL AMENITY

- 3.1 Visual amenity is defined within GLVIA3 as the “overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.”⁸
- 3.2 The effects on visual amenity considers the changes in views arising from the proposals in relation to visual receptors including settlements, residential properties, transport routes, recreational facilities and attractions; and representative viewpoints or specific locations within the study area.

Sensitivity of Visual Receptors

- 3.3 Sensitivity is determined by a combination of the value that is attached to a view and the susceptibility of the visual receptor to changes in that view that would arise as a result of the proposals – see pages 113-114 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.
- 3.4 The criteria for assessing the value of views are shown in Table 6:

⁸ Page 158, Glossary, GLVIA3

Table 6: Criteria for assessing the value of views

HIGH	Views with high scenic value, typically within designated landscapes including but not limited to World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty, etc. Likely to include key viewpoints on OS maps or reference within guidebooks, provision of facilities, presence of interpretation boards, etc.
MEDIUM	Views with moderate scenic value, typically within undesignated landscape including rural countryside but may include views from designated landscapes where scenic value is degraded.
LOW	Views with unremarkable scenic value within undesignated landscape with partly degraded visual quality and detractors.

3.5 The criteria for assessing the susceptibility of views are shown in Table 7:

Table 7: Criteria for assessing visual susceptibility

HIGH	Includes occupiers of residential properties and people engaged in recreational activities in the countryside using public rights of way (PROW).
MEDIUM	Includes people engaged in outdoor sporting activities and people travelling through the landscape on minor roads and trains.
LOW	Includes people at places of work e.g., industrial and commercial premises and people travelling through the landscape on major roads and motorways.

3.6 Sensitivity is defined in GLVIA3 as “a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or development proposed and the value related to that receptor.”⁹ The definitions for high, medium, low visual sensitivity are shown in Table 8:

Table 8: Criteria for assessing visual sensitivity

HIGH	Visual receptor defined as being of high value combined with a high or medium susceptibility to change.
	Visual receptor defined as being of medium value combined with a high susceptibility to change.
MEDIUM	Visual receptor defined as being of high value combined with a low susceptibility to change.
	Visual receptor defined as being of medium value combined with a medium or low susceptibility to change.
	Visual receptor defined as being of low value combined with a high or

⁹ Glossary, Page 158, GLVIA, 3rd Edition

	medium susceptibility to change.
LOW	Visual receptor defined as being of low value combined with a low susceptibility to change.

Magnitude of Change on Visual Receptors

- 3.7 Professional judgement has been used to determine the magnitude of change criteria¹⁰ on visual receptors as shown in Table 9. The duration and reversibility of effects is also considered, and separate clarification provided in the main assessment.

Table 9: Criteria for assessing magnitude of change for visual receptors	
HIGH	Major scale of change in the view with respect to a substantial loss and/or addition of features, major changes in the view composition and/or a large horizontal/vertical proportion of the view occupied by the proposed development. Proposed development would likely result in a high degree of contrast with baseline landscape elements in terms of form, scale and mass, line, height, colour and texture. Nature of the view likely to be full (not partial or glimpsed). Geographical extent likely to include a large extent of the area or length of the route (receptor) over which the changes would be visible and likely to comprise direct views of the proposals in relation to the main activity of the receptor and at a distance where the middle ground and potentially foreground of the view would be dominated by the development.
MEDIUM	Moderate scale of change in the view with respect to some loss and/or addition of features, changes in the view composition and a moderate horizontal/vertical proportion of the view occupied by the proposed development. Proposed development would result in a moderate degree of contrast with baseline landscape elements in terms of form, scale and mass, line, height, colour and texture. Nature of the view likely to be full or partial (not glimpsed). Geographical extent likely to include a moderate extent of the area or length of the route (receptor) over which the changes would be visible and are likely to comprise direct views of the proposals in relation to the main activity of the receptor and at a distance where the development would likely be a notable element in the middle ground of the view.
LOW	Small scale of change in the view with respect to limited loss and/or addition of features, some changes in the view composition and/or a minor horizontal/vertical proportion of the view occupied by the proposed development. Proposed development would likely result in a

¹⁰ Para 6.38-6.41, page 115, GLVIA, 3rd Edition

	minor degree of contrast with baseline landscape elements in terms of form, scale and mass, line, height, colour and texture. Nature of the views likely to be partial and/or glimpsed (not full). Geographical extent likely to include a minor extent of the area or length of the route (receptor) over which the changes would be visible and are likely to comprise oblique views of the proposals in relation to the main activity of the receptor and at a distance where the development would likely be a minor element in the middle ground and/or background of the view.
NEGLIGIBLE	Very small scale of change in the view with respect to very limited loss and/or addition of features, very small changes in the view composition and/or a very small horizontal/vertical proportion of the view occupied by the proposed development. Proposed development would likely result in a very small degree of contrast with baseline landscape elements in terms of form, scale and mass, line, height, colour and texture. Nature of the views likely to be glimpsed (not partial or full). Geographical extent likely to include a very small extent of the area or length of the route (receptor) over which the changes would be visible and are likely to comprise oblique views of the proposals in relation to the main activity of the receptor and at a distance where the development would likely be a barely discernible element in the background of the view.

4. DEGREE OF LANDSCAPE AND VISUAL EFFECTS

- 4.1 The likely degree of effect is dependent on all of the factors considered in the sensitivity and the magnitude of change upon the relevant landscape and visual receptors. The variables considered in the evaluation of the sensitivity and the magnitude of change is reviewed holistically to inform the professional judgement of the overall degree of effect.
- 4.2 An effect typically greater than a Moderate level will occur where the combination of the variables results in the proposed development having a definitive effect on landscape character and/or the view. A Moderate effect or less will occur where the appearance of the proposed development is not definitive, and the effect continues to be defined principally by its baseline condition.
- 4.3 The cross referencing of the sensitivity and magnitude of change on the landscape and visual receptor determines the degree of effect as shown in Table 12 below. Major effects highlighted in dark grey are always considered to be important if they are adverse or beneficial in nature. Moderate effects highlighted in pale grey may or may not be considered important and it is for the assessor to justify the conclusions either way in the narrative text.
- 4.4 It should be noted that whilst an individual effect may be important, it does not necessarily follow that the proposed development would be unacceptable in the planning balance.

Table 12: Degree of landscape and visual effects

		Sensitivity		
		HIGH	MEDIUM	LOW
Magnitude of Change	HIGH	Major	Major	Moderate
	MEDIUM	Major	Moderate	Minor
	LOW	Moderate	Minor	Minor
	NEGLIGIBLE	Minor	Minor	Negligible

- 4.5 The GLVIA3 recognises that: **“There are no hard and fast rules about what makes a significant [important] effect, and there cannot be a standard approach since circumstances vary with the location and landscape context and with the type of proposals. (...) major loss or irreversible effects, over and extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes are likely to be of greatest significance...”**¹¹ Similar conclusions are drawn in the GLVIA3 in relation to the visual effects (paragraphs 6.42- 6-45, pages 115 – 116 of the GLVIA3).

5. TYPICAL DESCRIPTORS OF LANDSCAPE EFFECTS

- 5.1 The typical descriptors of the landscape effects are detailed within Table 13:

Table 13: Typical Descriptors of Landscape Effects	
MAJOR	The landscape resource has a high or medium sensitivity with the proposals representing a high or medium magnitude of change. The proposed changes would: - Substantially enhance or be at complete variance with the character of the landscape; - enhance the restoration of characteristic features and elements lost, or have a notable adverse effect on existing characteristic features or elements; - enable a sense of place to be substantially enhanced or completely lost.
MODERATE	The landscape resource has a medium sensitivity with the proposals representing a medium magnitude of change and/or the proposed changes would: - enhance or conflict with the character (including value) of the landscape; - enable the restoration of characteristic features and elements partially lost or diminished, or have some adverse effect on some characteristic features and elements;

¹¹ Para 5.56, Page 92, GLVIA, 3rd Edition

	- enable a sense of place to be restored or would diminish a sense of place.
MINOR	The landscape resource has a low sensitivity with the proposals representing a low magnitude of change and/or the proposed changes would: - complement the character of the landscape or not quite fit the character of the landscape; - maintain or enhance characteristic features or elements or be at slight variance with characteristic features or elements; - enable some sense of place to be restored or slightly detract from a sense of place.
NEGLIGIBLE	The proposed changes would (on balance) maintain the character (including value) of the landscape and would: - be in keeping with landscape character and blend in with characteristic features and elements; - Enable a sense of place to be maintained.
NO CHANGE	The proposed changes would not change any landscape features/elements and/or there would be no discernible change to landscape character.

6. TYPICAL DESCRIPTORS OF VISUAL EFFECTS

6.1 The typical descriptors of the visual effects are detailed within Table 14:

Table 14: Typical Descriptors of Visual Effects	
MAJOR	The visual receptor is of high sensitivity with the proposals representing a high or medium magnitude of change, or the visual receptor is of medium sensitivity with the proposals representing a high magnitude of change.
MODERATE	The visual receptor is of medium sensitivity with the proposals representing a medium magnitude of change, or the visual receptor is of high sensitivity with the proposals representing a low magnitude of change, or the visual receptor is of low sensitivity with the proposals representing a high magnitude of change.
MINOR	The visual receptor is of low sensitivity with the proposals representing a low or medium magnitude of change or the visual receptor is of medium sensitivity with the proposals representing a low magnitude of change.

NEGLIGIBLE	The proposed changes would be barely perceptible.
NO EFFECT	The proposed changes would not be visible and there would be no change to the view.

7. NATURE OF EFFECTS

- 7.1 GLVIA3 states: **“as with landscape effects an informed professional judgement should be made as to whether visual effects can be described as positive or negative (or in some cases neutral) in their consequences for views and visual amenity.”**¹² GLVIA3 does not, however, state how the nature of effects should be assessed, and this therefore becomes a matter of professional judgement supported by receptor specific justification within the LVIA.

¹² Para 6.29, Page 113, GLVIA 3rd Edition



WALLED GARDEN TEMPLE DINSLEY HERTFORDSHIRE

Verified Views - Document Reference No. V3D 240201

July 2024

Content

Introduction

Methodology

Viewpoint Location Plan

Site Masterplan

Viewpoint 2

Viewpoint B

Viewpoint C

Viewpoint E

Viewpoint F

Introduction

1.1. Verified View / Accurate Visual Representation

- 1.1.1. A Verified View (VV) or Accurate Visual Representation (AVR) is “a still image, or animated sequence of images, intended to convey reliable visual information about a proposed development to assist the process of visual assessment”.¹
- 1.1.2. This document applies current good practice in preparing verified views of a proposed development. Views are from what is considered to be the most representative viewpoints in the area surrounding the site.
- 1.1.3. The current practice guides this process is informed by include:
- The Landscape Institute’s, ‘Technical Guidance Note 06/19 : Visual Representation of Development Proposals’
 - ‘Guidelines for Landscape and Visual Impact Assessment’ Third edition April 2013, The landscape institute and Institute of Environmental Assessment and Management.
 - ‘London View Management Framework’, (March 2012) Published by Greater London Authority.
- 1.1.4. When displaying images taken with a 50mm lens at A3, It is advised (within the Landscape Institute’s Technical Guidance Note 06/19) that the viewing distance for the montages from eye to paper should be ‘at arms length’ between 50 and 55cm (Landscape Institute TGN 06/19 para 3.8.3) with a Horizontal Field of View of around 39.6°.

In this document, for practical tabled discussions, the viewing distance has been set at 50cm so that the images display a wider HFOV of 90° when printed at extended A3. Extended A3 pages to be printed at 29.7x84.1cm (at 100% scaling) so that the image size width is 80cm.

Methodology

2.1. Overview

- 2.1.1. In preparing the verified views/photomontages, accurate photography is required, with survey information recorded, and an accurate model of the application parameters prepared. In simple terms, this allows a ‘virtual’ viewpoint to be constructed that accurately reflects an actual photograph, which in turn allows a wireline (representing the outline of the proposed development form) or fully rendered image of the proposed development to be accurately superimposed on the existing photograph.

2.2. Photography

- 2.2.1. In accordance with current guidance, on-site photography records the position (as a grid reference), height of camera lens, camera used, lens type and focal length, field of view, date and time. Photographs were recorded at 1.6 metres above ground level to reflect the pedestrian eye height and are taken with a fixed 50mm focal length lens attached to a SLR camera (Canon EOS 5D MKIV FFS), mounted to a tripod (Manfrotto 475 with a Manfrotto levelling base).
- 2.2.2. In assessing the impact of development on the landscape it is often necessary to record a panoramic view. A panorama made up from planar photographs is not strictly a ‘true panorama’ due to distortion encountered from the rectilinear projection of the lens. This is best described by looking through the viewfinder as you rotate the camera, the objects near the centre get larger as they approach the edge of the frame. Accurate ‘stitching software’ overcomes this effect by distorting each image into a cylindrical projection before aligning and blending, to reflect as accurately as possible the experience of the human eye.

2.3. Survey Information

- 2.3.1. On site surveying is carried out at the same time that the photographs are taken to record the position and height (Above Ordnance Datum) of the camera and its tripod alongside a range of 6 to 10 physical reference points per viewpoint (such as telegraph poles, road signs, or in the absence of sufficient existing reference points, ranging poles). To ensure the accuracy, the surveyed data was cross-referenced against OS information as well as the topographical site survey. This data is subsequently transferred into computer modelling software to produce an accurate ‘virtual’ view reflecting the actual panoramic photograph. Reference points are captured by a Total Station (the surveyors on-site equipment) with an electronic distance meter (EDM) which reads slope distances from the instrument to a particular point. These points are used to align the computer image against the photography.

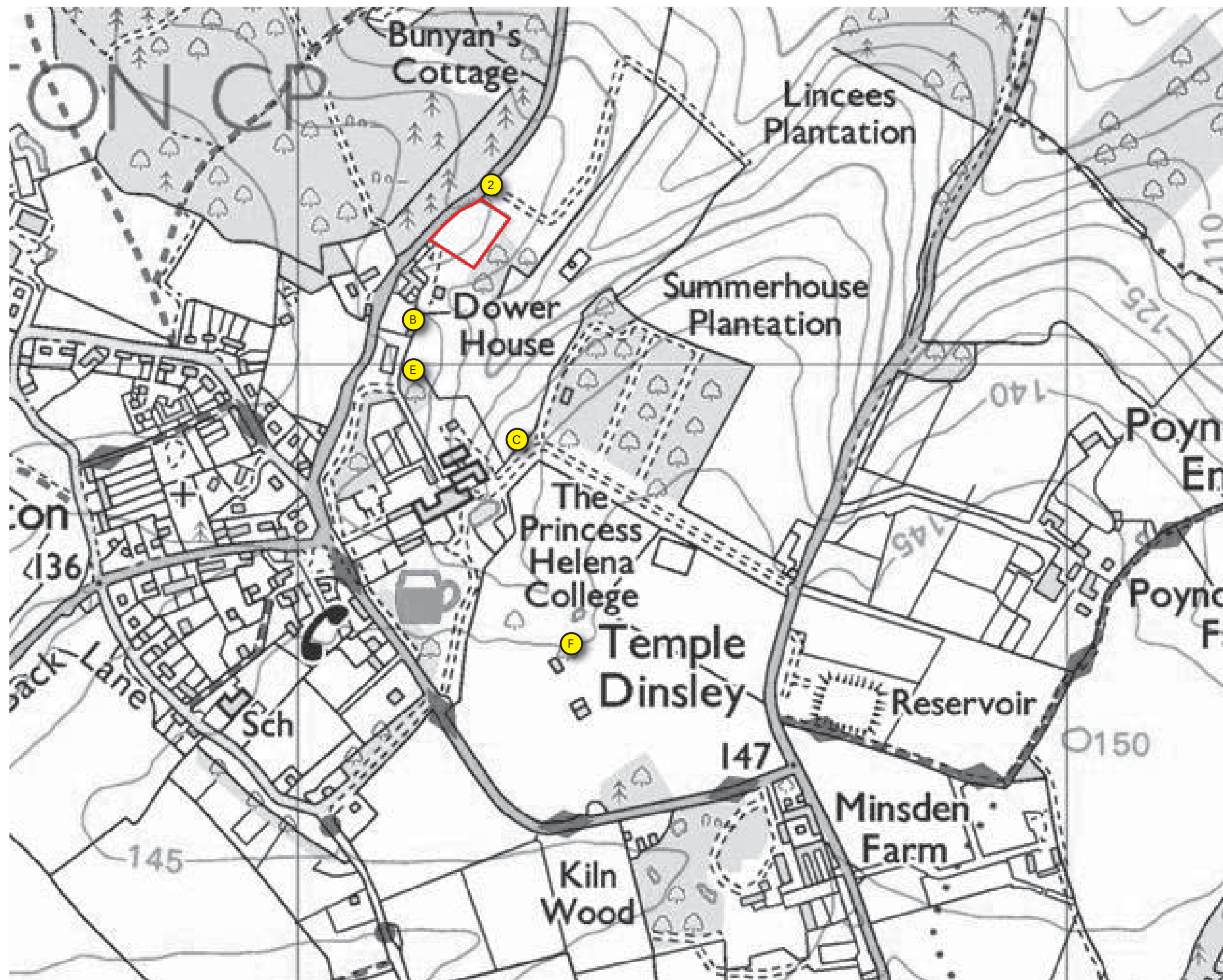
2.4. Scheme Parameters Modelling

- 2.4.1. The Site Masterplan provides a layout that is reflective of how the proposed application could be realised, and is therefore considered to be an acceptable basis for verified view production.
- The 3D model produced by Modern Architecture Workshop has been prepared in line with the plan and elevation drawings AL(O).

2.5. Camera Matching

- 2.5.1. Having accurately modelled the scheme, a series of computer generated images are constructed from the exact viewpoint locations and have cylindrical projection applied before photo-stitching to match the panoramic photographs, thus creating a ‘virtual’ panorama of the proposed development. With the virtual and photographic images overlaid with each other, common (surveyed) reference points are used to align both the virtual and photographic image and the wireline drawn / foreground clipping applied.

¹ London View Management Framework March 2012



Legend



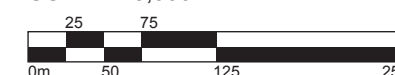
Site Location

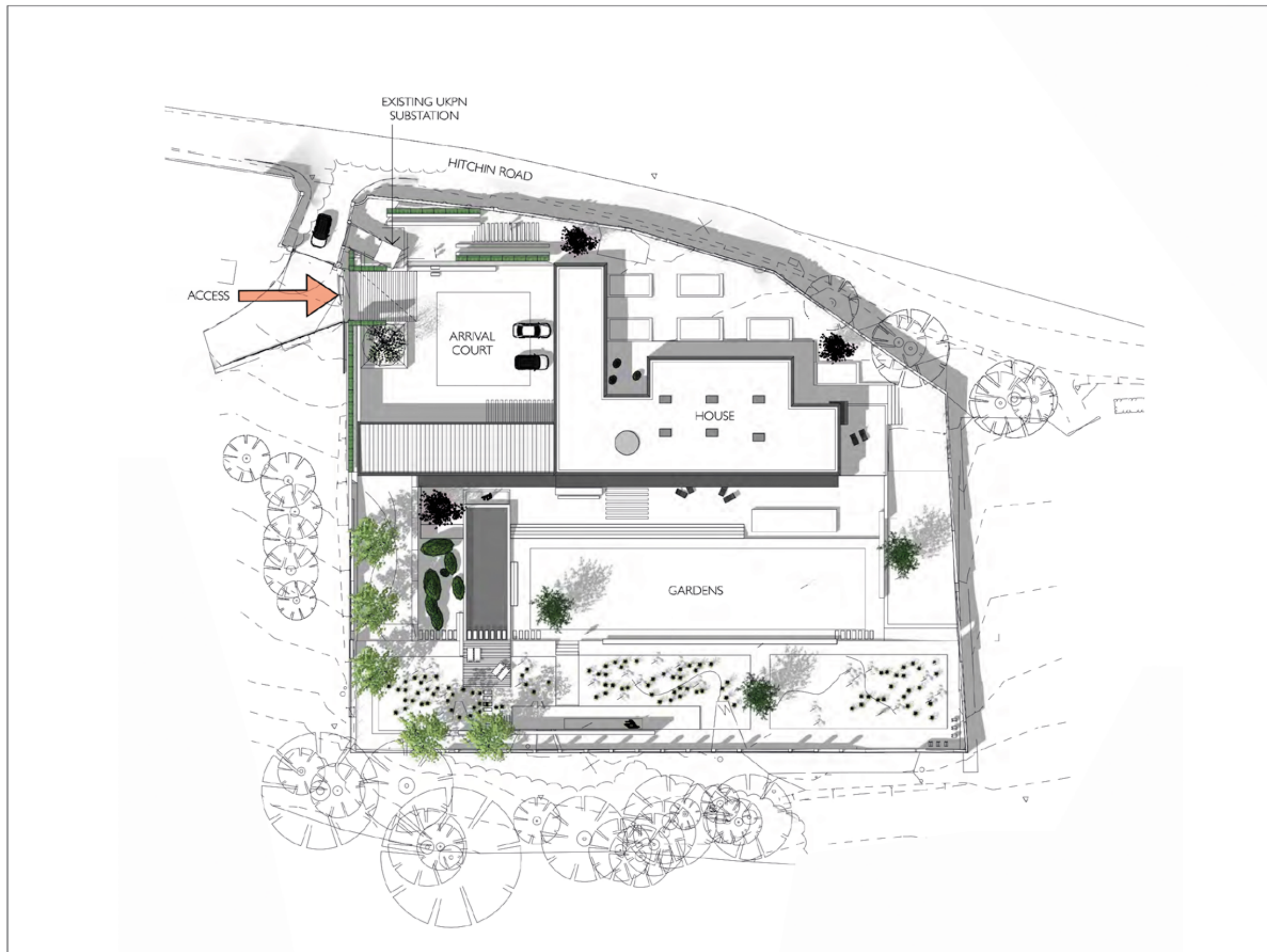


Viewpoint Location



SCALE 1:5,000





Notes:		
Do not scale from this drawing, except for the purposes of planning. Refer to dimension information where shown. All copyrights reserved, no copying without prior permission		
Drawing Revision Information:		
Rev:	Date:	Description:
A	03.11.23	PV array added to roof
B	16.11.23	General arrangement reconfigured
C	07.12.23	Topographical survey added
D	18.12.23	Changes to GA at both levels
E	12.06.24	DRAFT PLANNING DRAWING
F	12.07.24	Landscape updated

MODERN ARCHITECTURE WORKSHOP
Bedford Heights
Brickhill Drive
Bedford
MK41 7PH

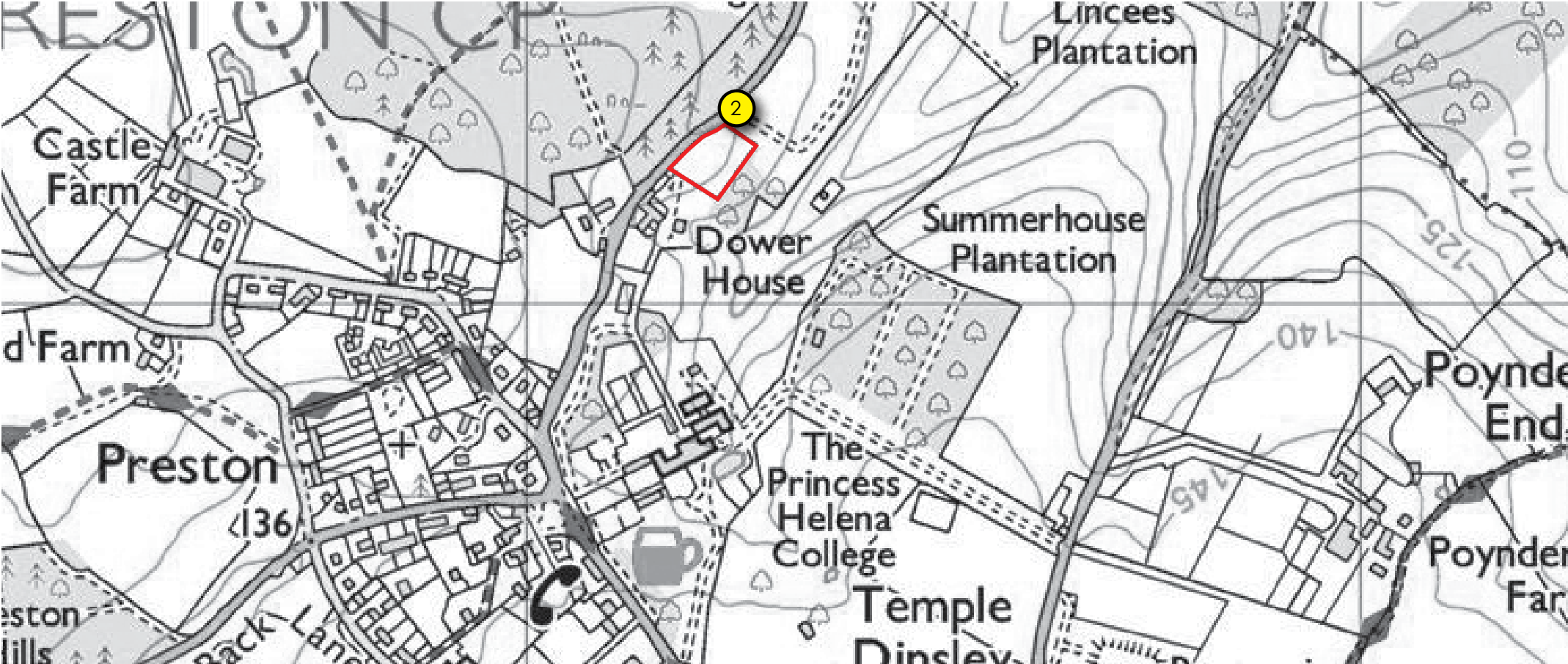
01234 339286
www.maw.design

Client: MR SAT LALLY	
Project / Address: WALLED GARDEN, PRESTON, HERTS	
Drawing Title: SITE MASTERPLAN	
Date: JULY 2024	Scale @ A3 1:500
Drawn By: -	Checked By: MB
Drawing Number: AL(0)010	Revision: F
Drawing Status: PLANNING	RIBA Stage: STAGE 2+

Tripod Locaion



Viewpoint Locaion



Extended Panorama



Camera make & model
Lens make & focal length
Date & time of photograph
OS grid reference

- Canon 5D MKiv
- Canon EF 50mm, f/1.4 USM
- 07/03/2024 @ 12:08
- 518244.044, 225231.197

Viewpoint lens height (AOD)
Distance from site
Projection

- 136.41m
- 20m
- Cylindrical

VIEWPOINT 2
Preston Road, northeast of Site



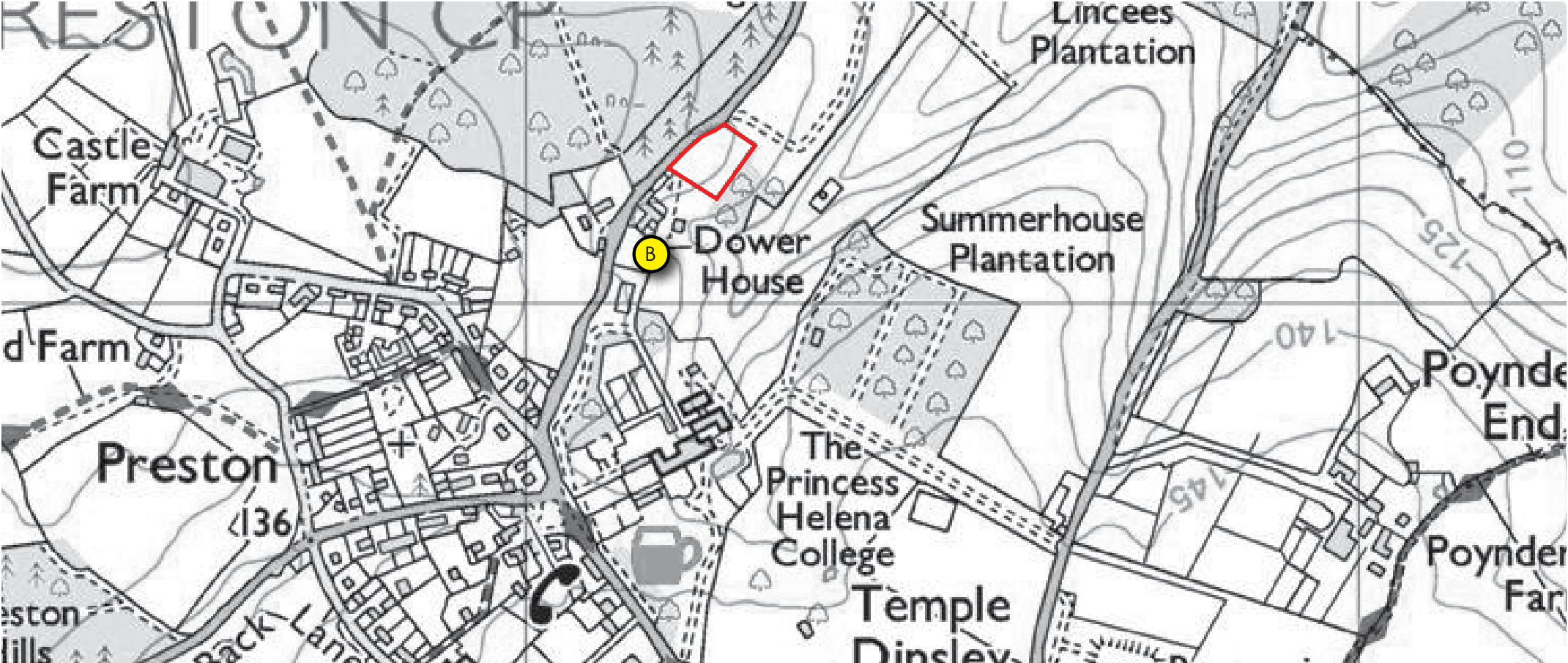




Tripod Locaion



Viewpoint Locaion



Extended Panorama



Camera make & model
Lens make & focal length
Date & time of photograph
OS grid reference

- Canon 5D MKiv
- Canon EF 50mm, f/1.4 USM
- 07/03/2024 @ 13:40
- 518155.210, 225063.283

Viewpoint lens height (AOD)
Distance from site
Projection

- 138.85m
- 94m
- Cylindrical

VIEWPOINT B
Preston Road, northeast of Site



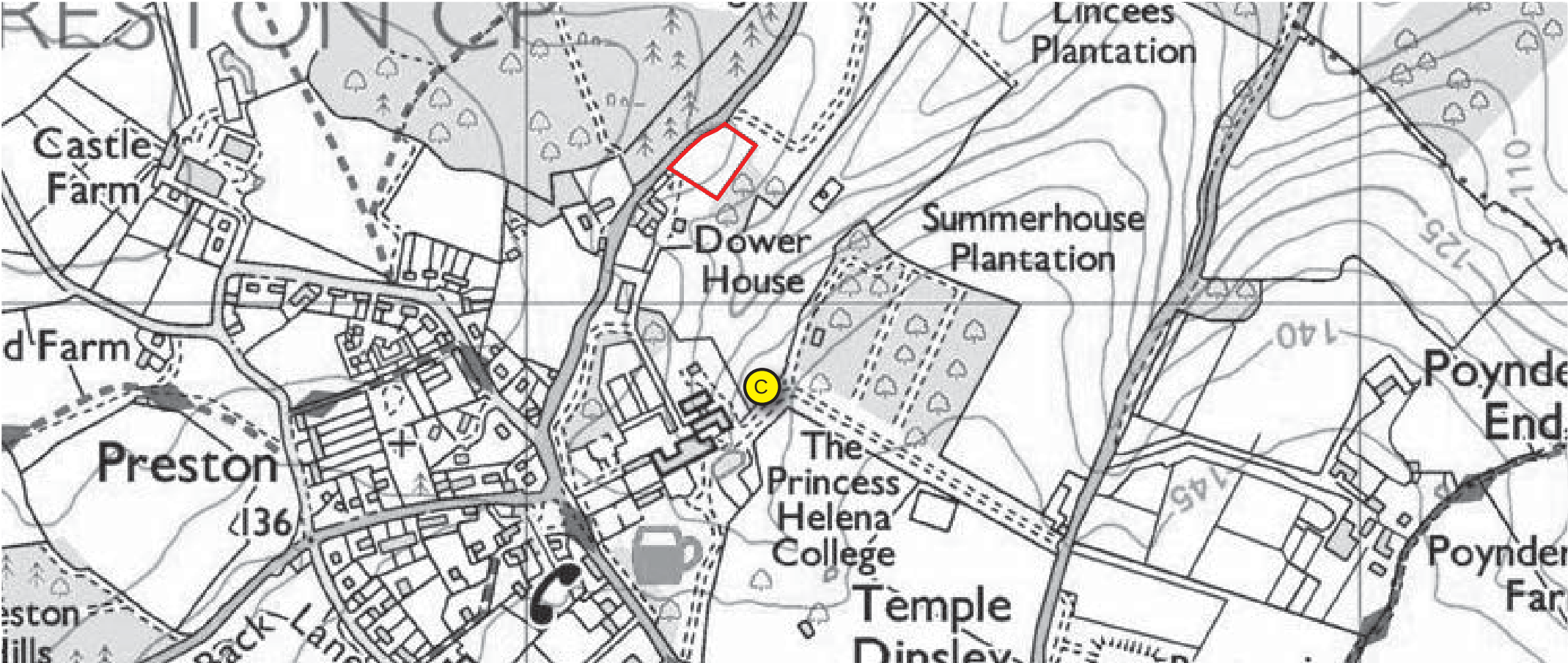




Tripod Locaion



Viewpoint Locaion



Extended Panorama

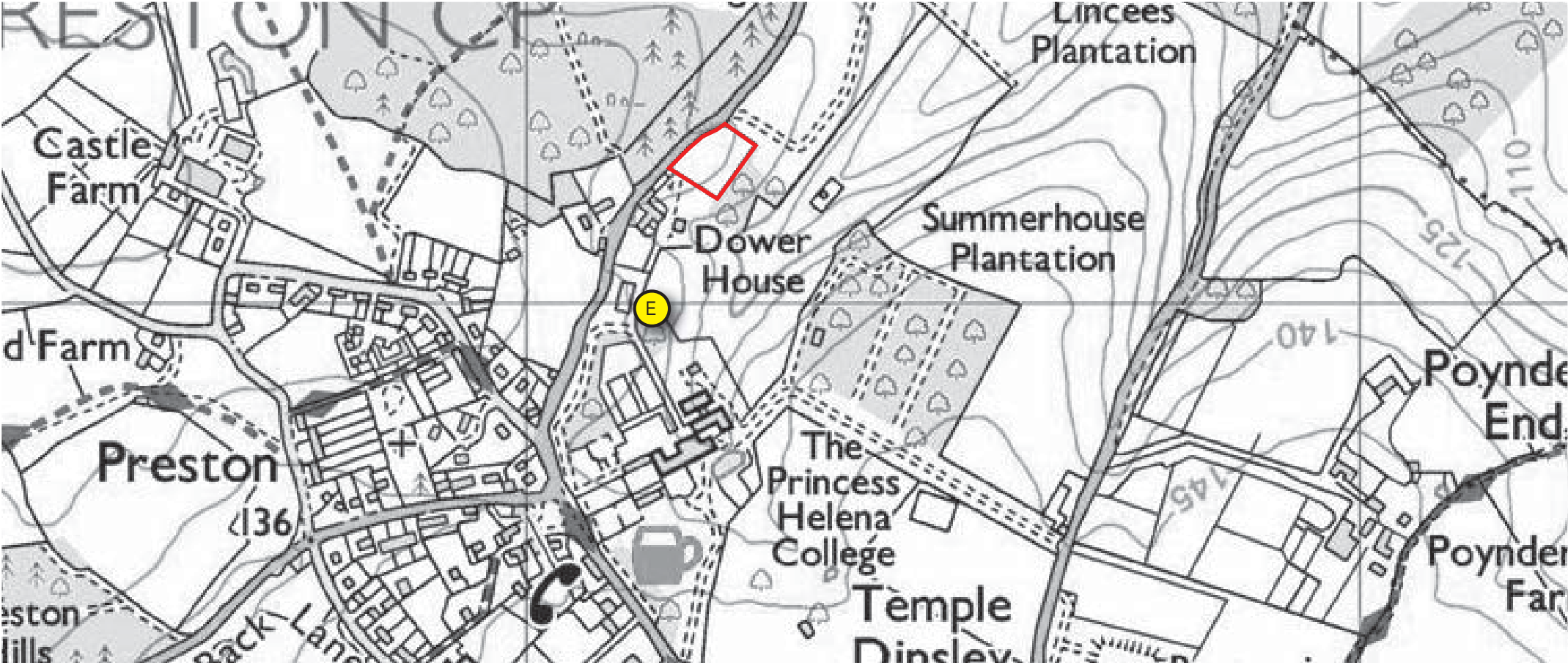




Tripod Locaion



Viewpoint Locaion



Extended Panorama



Camera make & model
Lens make & focal length
Date & time of photograph
OS grid reference

- Canon 5D MKiv
- Canon EF 50mm, f/1.4 USM
- 07/03/2024 @ 12:45
- 518194.703, 224957.032

Viewpoint lens height (AOD)
Distance from site
Projection

- 134.73m
- 176m
- Cylindrical

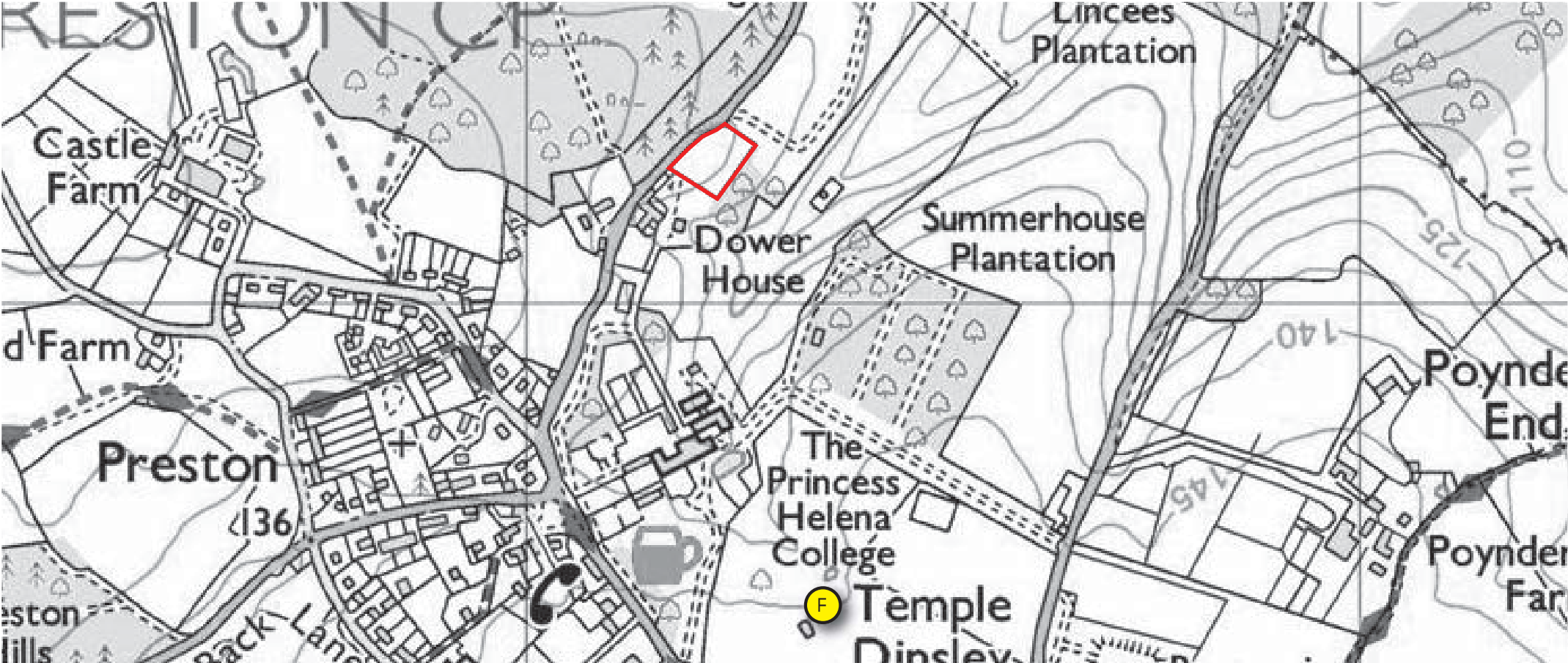
VIEWPOINT E
Northern end of RPG



Tripod Locaion



Viewpoint Locaion



Extended Panorama





Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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