

Current Local Plan Policy 114 St Albans City Centre, Building Height, Roofscape and Skyline (1994)

Viewpoint Review

Paper to accompany St Albans Local Plan 2041

Regulation 19 Public Consultation

September 2024

Current Local Plan Policy 114 St. Albans City Centre, Building Height, Roofscape and Skyline (1994) - Viewpoint Review

Background

1. St Albans City centre sits on a hill adjacent to the Ver valley which allows for long-distance views of the historic city and its skyline. While the Cathedral and Abbey Church of St Albans dominates, there are other landmarks which punctuate the skyline, and the traditional clay and slate pitched roofs create a varied and interesting roofscape. The skyline is considered to be an important characteristic of the city which contributes to the significance of the St Albans Conservation Area, St Albans Abbey and other heritage assets; and the Council seeks to protect the most important skyline views.
2. The Council, in preparing evidence to inform a new Local Plan, identified a need to review and update the current planning policy that protects the roofscape and skyline.

Current Local Plan Policy (1994)

3. The current skyline policy is part of the St Albans District Local Plan Review 1994 (Local Plan)¹. Local Plan Policy 114 ‘St. Albans City Centre, Building Height, Roofscape and Skyline’ identified a need for guidance on building heights in St Albans City Centre, and the supporting text briefly describes why the skyline policy was established. The text discusses the dominance of the Cathedral tower, the prominence of the other historic landmarks within the City Centre and how this contributes to a historic roofscape. Local Plan Figure 16 and the Proposals Map contain viewpoints that are considered as part of the policy. The policy sets out a Building Height Control Area (BHCA) and defined zones of visibility from middle distance public viewpoints, to protect important views. The Policy is worded as follows:

Applications to exceed existing eaves, parapet or ridge heights will generally be permitted only if the scale of the proposed building is appropriate to the street scene. Water tanks, plant rooms, ventilation equipment etc. shall be within the building envelope and will not be acceptable if they impair the roofscape or exceed the height limitations.

Within the Building Height Control Area shown on the Inset Map, proposals shall be compatible with the local roofscape and not break the skyline or mask the skyline features shown on Figure 16.

Within the Zones of Visibility as shown on the Proposals Map (Sheets 3 and 4, St. Albans City Centre Inset Map and Fleetville Inset Map) and Figure 16, proposals shall not obscure or detract from views of the historic roofscape of the Building Height Control Area.

¹ Current Local Plan (1994) available via: <https://www.stalbans.gov.uk/current-local-plan>

Current National Guidance and Other LPA Approaches

4. A review of current national guidance and the approach of comparable Local Planning Authorities (LPAs) has been undertaken, in order to assess the way forward for St Albans' new Local Plan
5. The National Design Guide 2021² (NDG) sets out that proposals for tall buildings (and other buildings with a significantly larger scale or bulk than their surroundings) require special consideration; including in relation to their location and siting, relationship to context, impact on local character, views and sight lines. Historic England's 2022 Advice Note 4 on Tall Buildings³ sets out guidance in relation to tall buildings, including their impacts on views and skyline; and states that a tall building policy should address a development's impact on local character, views and sight lines.
6. Cambridge City Council protect their skyline under Policy 60 'Tall buildings and the skyline in Cambridge' of the Local Plan⁴, adopted 2018. Supporting text sets out the characteristics of the skyline and reasons why it is considered worthy of protection, including a brief description of the heritage assets within the historic core. There is a separate appendix for tall buildings and the skyline which is very detailed, and contains maps illustrating the historic core, landmark buildings, and important long, medium and short range views. The document also includes guidance on the documents required to assess the impact, including the need for clear and accurate images.
7. Oxford City Council use a combination of detailed guidance documents and policy in their Local Plan⁵, adopted 2020. Local Plan Policy DH2 'Views and building heights' sets out specific requirements for proposals within an identified 'Historic Core Area' or within identified 'view cones' that may impact on roofscape and the foreground part of views; and requires development to be assessed against the characteristics and significance of the skyline and view cones identified in the guidance notes. The 'Assessment of the Oxford View Cones' 2015 Report⁶ discusses 10 separate view cones and analyses each view in depth. The history, values and significance as well as the physical characteristics are set out for each view.

² National Design Guide 2021:

https://assets.publishing.service.gov.uk/media/602cef1d8fa8f5038595091b/National_design_guide.pdf

³ Historic England 2022 Tall Buildings: Historic England Advice Note 4:

<https://historicengland.org.uk/images-books/publications/tall-buildings-advice-note-4/heag037-tall-buildings-v2/>

⁴ Cambridge Local Plan 2018 (Policy 60: Tall buildings and the skyline in Cambridge and Appendix F: Tall buildings and the skyline): <https://www.cambridge.gov.uk/media/6890/local-plan-2018.pdf>

⁵ Oxford Local Plan 2020 (Policy DH2: Views and building heights): <https://www.oxford.gov.uk/downloads/file/1637/adopted-oxford-local-plan-2036>

⁶ Assessment of the Oxford View Cones' 2015 Report: <https://www.oxford.gov.uk/downloads/file/395/oxford-view-cones-study-full-report->

8. York City Council uses the York 'Central Historic Core' Conservation Area Appraisal (YCHCCA)⁷ to identify key views and describe the significance and characteristics of the skyline. The YCHCCA frames the skyline policy around the designated and non-designated heritage assets within the city and how this forms part of their setting. The LPA then assess whether or not proposals would impact upon the setting of these heritage assets using the relevant sections of the NPPF.

Approach for St Albans new Local Plan

9. Following a review of current Local Plan Policy, current National Guidance and other LPA approaches, as summarised above, the Council considers that the general approach to protecting the skyline of central St Albans under the current Local Plan policy is robust. The current approach in St Albans with the identified BHCA, viewpoints and the zones of visibility; is comparable to the approach taken by Oxford City Council with its identified 'Historic Core Area' and 'View Cones', which is cited as best practice in the Historic England guidance. However, there is a need to review and amend the viewpoints and zones of visibility to take account of development in the intervening period. This 'Viewpoint Review' provides such a review and recommends how the viewpoints should be amended for the new Local Plan.
10. There may, in future, be a combination of policy plus guidance on how to use the Local Plan policy, including information on what is required for an adequate visual impact assessment and links to national guidance. This would allow the skyline to be protected under policy, whilst supported by guidance which can be updated more easily and regularly than policy. This flexibility would allow the document to respond to development pressures, changes in technology, and national policy and guidance. However, such guidance would follow adoption of the new Local Plan.

Scope

11. This report presents the analysis and recommendations of the 'Viewpoint Review.' It comprises a review of the 'Public Viewpoint' locations and the visibility of the 'Skyline Features' as shown on the current policy 'Figure 16 – St. Albans City centre, Building Height Control Area and Zones of Visibility.'
12. The 'Building Height Control Area' was not considered as part of the review, and will remain unchanged within the new policy, as shown on the current Figure 16.
13. New views were not identified, unless closely associated with an existing viewpoint. There may be other sensitive visual receptors and valued views from elsewhere within the townscape and its landscape setting, and the new policy will require that these are addressed accordingly.

Methodology

⁷ York Central Historic Core Conservation Area Appraisal (YCHCCA):
<https://her.york.gov.uk/Source/SYO1335>

14. The methodology was informed by current guidance and other local planning authority approaches, as referenced above.
15. The visual analysis was carried out in line with industry good practice guidance for visual appraisal 'Guidelines for Landscape and Visual Impact Assessment, Third edition,' (Landscape Institute and Institute of Environmental management and Assessment).
16. The review was carried out by the Council's Landscape Team, and the findings and recommendations were discussed and ratified by Spatial Planning and Design and Conservation Officers.
17. A total of 16 no. viewpoints (A-P) were assessed as shown on Figure 1 and listed in the table below.
18. Site visits were carried out to each viewpoint on 14th February 2024, when the trees were not in leaf and therefore provided the least visual screening, in order to represent the worst-case scenario.
19. A 'Viewpoint Survey Sheet' was completed at each viewpoint. A template survey sheet and guidance are provided in Appendix 1.
20. Photographs were taken at each viewpoint. The photos are not to scale and are provided for context only. The completed survey sheets and photographs are provided in Appendix 2.
21. The area surrounding each viewpoint was also surveyed, and photos were taken from any additional sensitive receptors from which the view was considered to be of value.
22. Recommendations were made for each existing viewpoint, including retain / extend / relocate / remove, and are summarised in the table below.
23. Where views have become interrupted or screened by intervening vegetation, which are not protected by TPO or Conservation Area designation (and therefore could be removed in the future without a further consent) then only limited weight is given to the current presence of this vegetation. Therefore, in such cases it is generally recommended to retain and protect the view, albeit a judgment is made on a case-by-case basis.

Viewpoints and Summary of Recommendations

24. The viewpoint recommendations are summarised in the table below and shown on Figure 2:

Viewpoint	Recommendation
A. Batchwood - Hall	Remove , view no longer present due to screening by layers of intervening vegetation.
B. Batchwood – Bridleway	Retain and extend viewpoint eastwards along bridleway to include views B1 and B2.
C. Batchwood – Access Road - Bridleway	Retain and extend viewpoint southwards along access road.
D. Redbourn Road	Retain and extend viewpoint along highway in both directions.
E. Verulamium Park	Retain and relocate to follow line of footpath (St Albans City 033).
F. Mud Lane - Footpath	Retain and extend along Mud Lane to meet The Causeway at terminus of Viewpoint E in the west and Holywell Hill in the east; and ensure that zone of visibility extends across all areas from which views are experienced.
G. St Stephens - Footpath	Retain and extend viewpoint northwards and southwards along highway. Extend viewpoint G or create new viewpoint to include 'St Stephens Hill Pond' open space.
H. Doggett's Way	Retain and extend viewpoint southwards (uphill) along highway.
I. Abbey View Retail Park	Retain
J. Footpath South of Abbey View Retail Park	Remove , view no longer present due to layers of intervening vegetation.
K. Berners Drive – Footpath	Retain and relocate to publicly accessible location.
L. Sopwell – Junction of Cottonmill Lane and Nuns Lane	Retain and extend viewpoint northwards (downhill) along highway and southwards to junction of Abbots Avenue.
M. Marlborough Open Space – car park	Remove , view no longer present due to screening by intervening vegetation and view N is also representative of views from here.
N. Marlborough Open Space – open space	Retain
O. Verulam Golf Course	Retain and extend either side of public right of way
P. Cunningham Hill Green Space	Retain

FIGURE 1 – ST ALBANS CITY CENTRE, BUILDING HEIGHT CONTROL AREA AND ZONES OF VISIBILITY (EXISTING, 1994)

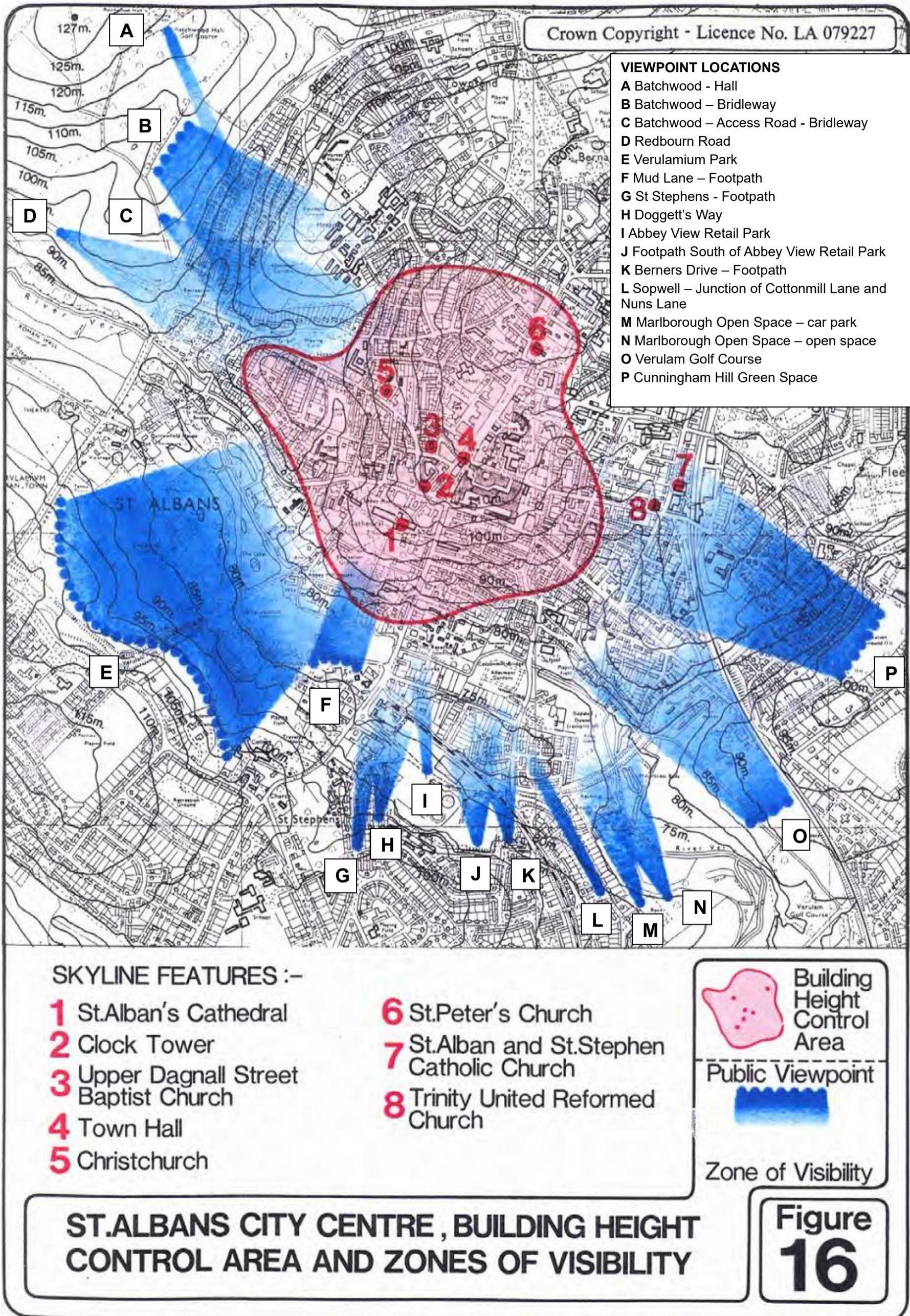
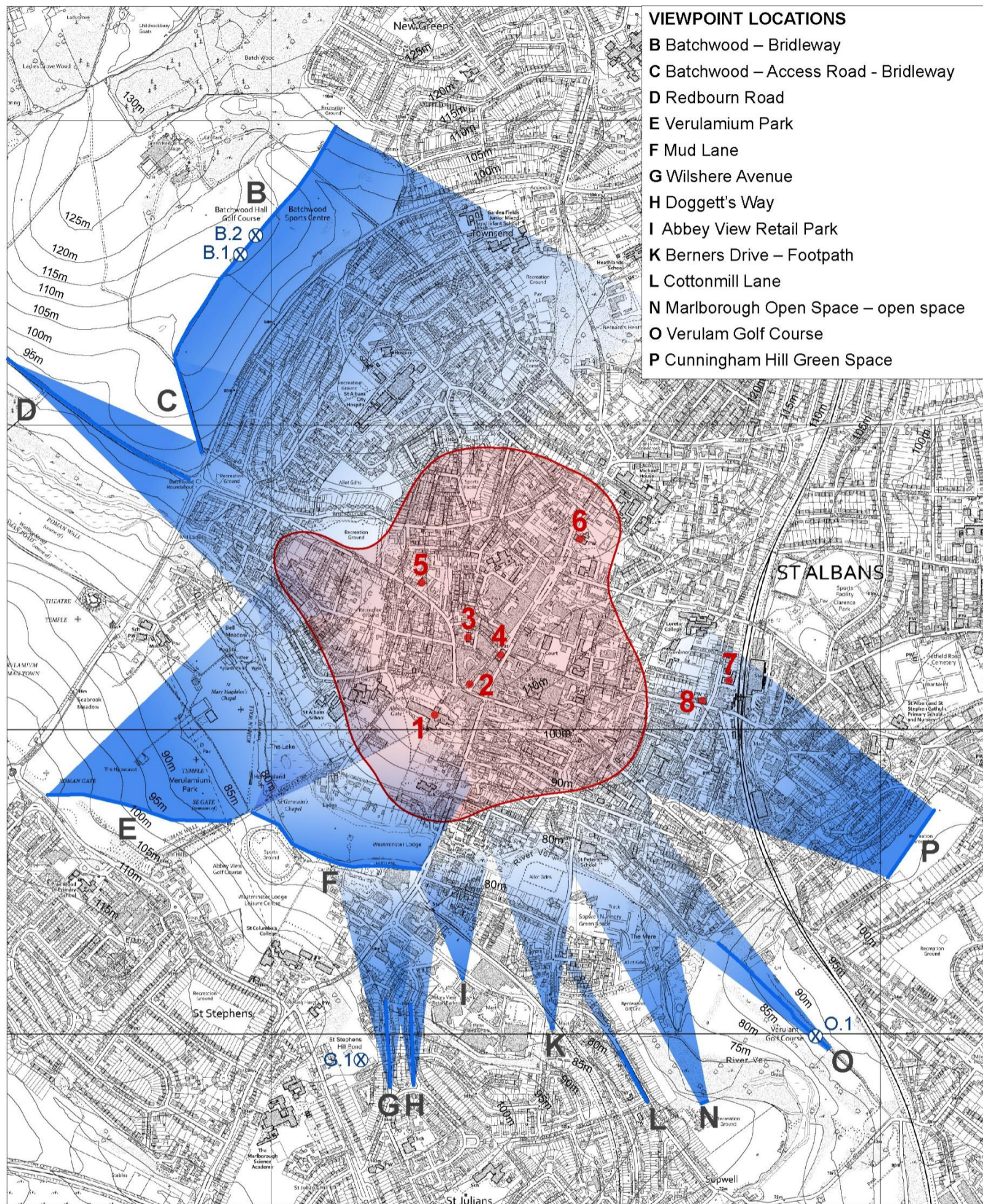





FIGURE 2 – ST ALBANS CITY CENTRE, BUILDING HEIGHT CONTROL AREA AND ZONES OF VISIBILITY (PROPOSED STUDY VERSION ONLY)



- VIEWPOINT LOCATIONS**
- B Batchwood – Bridleway
 - C Batchwood – Access Road - Bridleway
 - D Redbourn Road
 - E Verulamium Park
 - F Mud Lane
 - G Wilshire Avenue
 - H Doggett's Way
 - I Abbey View Retail Park
 - K Berners Drive – Footpath
 - L Cottonmill Lane
 - N Marlborough Open Space – open space
 - O Verulam Golf Course
 - P Cunningham Hill Green Space

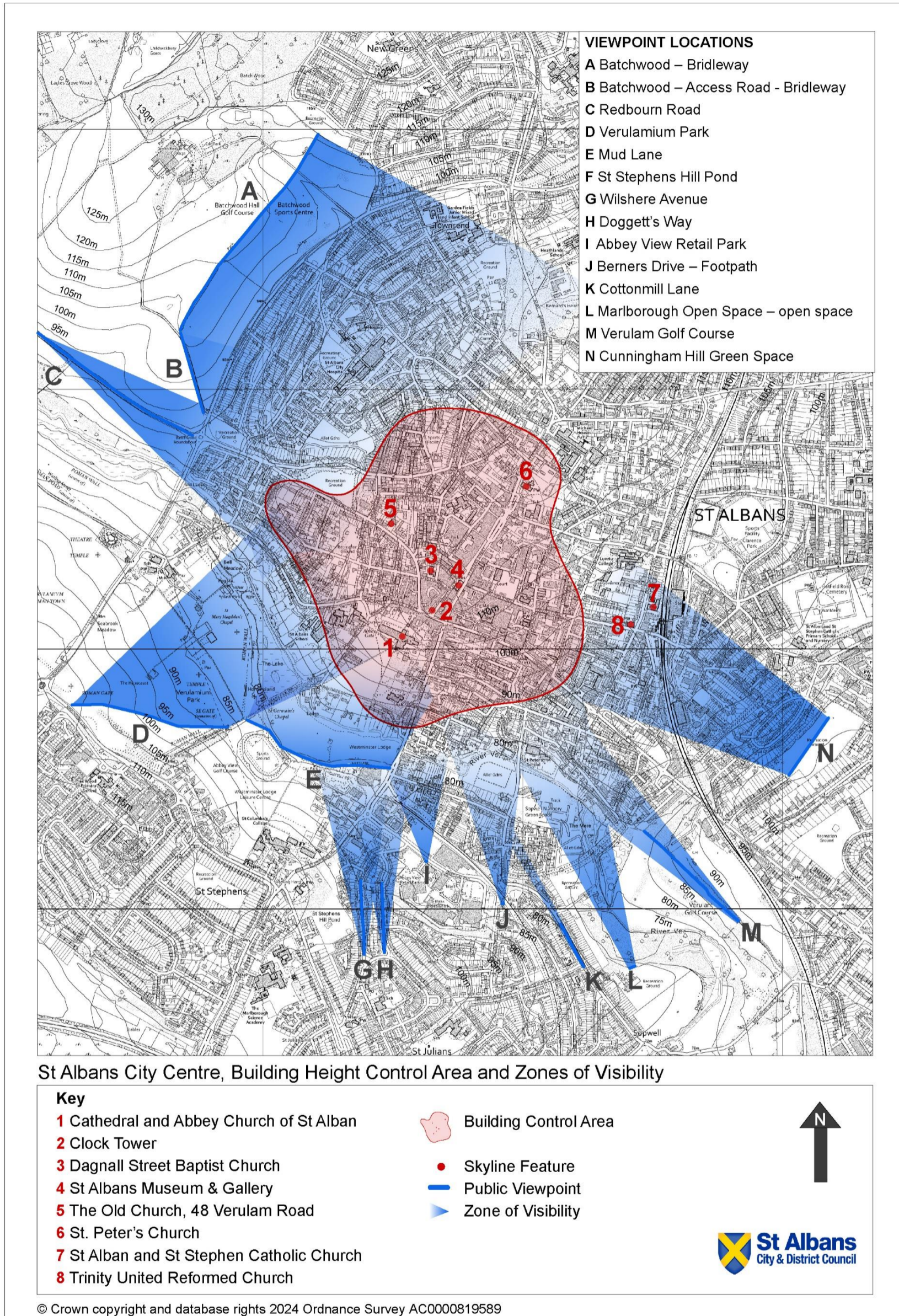
St Albans City Centre, Building Height Control Area and Zones of Visibility

Key		
1 St Albans Abbey	 Building Control Area	
2 Clock Tower	 Skyline Feature	
3 Dagnall Street Baptist Church	 Public Viewpoint	
4 St Albans Museum & Gallery	 Zone of Visibility	
5 The Old Church, 48 Verulam Road	 Additional Viewpoint / Photograph Location	
6 St. Peter's Church		
7 St Alban and St Stephen Catholic Church		
8 Trinity United Refromed Church		

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N.B. The Regulation 19 Local Plan “Figure 12.1: St Albans Building Height Control Area” is materially the same as the above, but omits the ‘Additional Viewpoint / Photograph Location’ symbols, and relabels the final set of viewpoints A-N. See Figure 3 below.

FIGURE 3 – ST ALBANS CITY CENTRE, BUILDING HEIGHT CONTROL AREA AND ZONES OF VISIBILITY (PROPOSED, LOCAL PLAN PUBLISHED VERSION)



APPENDIX 1 - VIEWPOINT SURVEY SHEET - GUIDANCE

VIEWPOINT SURVEY SHEET	
VIEWPOINT	Date: <i>Date of site visit</i>
Name:	<i>Name of viewpoint – refer to figure 1</i>
Location:	<i>Description of viewpoint location</i>
VISUAL ANALYSIS	
Receptor:	<p><i>Judgements of value, susceptibility, and sensitivity</i></p> <p><i>Where multiple receptors are present (for example drivers, cyclist and pedestrians) the sensitivity assessment should consider the most sensitive user group in order to represent the worst-case scenario.</i></p>
Skyline Features (1-8):	<p><i>Visible skyline features</i></p> <p><i>Dominant = Notable feature that draws the eye</i> <i>Prominent = Notable feature, often visible extending above the treeline / roofscape against the sky</i> <i>Subordinate = Not highly noticeable, often in the background or discreet in the foreground</i></p>
Other Skyline + Landmark Features:	<p><i>Other features such as the following:</i></p> <ul style="list-style-type: none"> <i>– historic roofscape</i> <i>– skyline features</i> <i>– landmarks</i> <i>– notable tree cover</i> <i>– notable new development</i>
Description:	<p><i>Distance – short, medium, long</i> <i>Nature - static, transient, sequential</i> <i>Type – Panorama/full, partial, glimpse</i></p> <p><i>The composition of the view and the relationship between important features, positive and negative.</i></p>
Other Visual Receptors and/or Views:	<i>Additional receptors and/or views in the area</i>
Recommendation:	<i>Retain / extend / remove / relocate</i>

APPENDIX 2 - VIEWPOINT SURVEY SHEETS & PHOTOGRAPHS

VIEWPOINT SURVEY SHEET				
VIEWPOINT			Date: 14/02/2024	
Name:	A – BATCHWOOD – HALL			
Location:	Rear of Batchwood Hall and immediate curtilage, overlooking golf course to the southeast.			
VISUAL ANALYSIS				
Receptor:	Value	<i>low</i>	<i>medium</i>	<i>high</i>
	Susceptibility	<i>low</i>	<i>medium</i>	<i>high</i>
	Sensitivity	<i>low</i>	<i>medium</i>	<i>high</i>
	View A is experienced by users of the golf course (golfers).			
Skyline Features (1-8):	1 – St Albans Abbey	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	2 – Clock Tower	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	3 – Dagnall Street Baptist Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	4 – St Albans Museum & Gallery	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	5 – The Old Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	6 – St. Peters Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	7 – St Alban and St Stephen Catholic Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	8 – Trinity United Reformed Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
Other Skyline + Landmark Features:	N/A			
Description:	Distance	<i>short</i>	<i>medium</i>	<i>long</i>
	Nature	<i>static</i>	<i>sequential</i>	
	Type	<i>panorama</i>	<i>vista</i>	<i>glimpse</i>
	Short distance static view - established golf course vegetation in the foreground screens longer distance views of the townscape beyond.			
Other Visual Receptors and/or Views:	Viewpoint B is representative of views from this area.			
Recommendation:	Remove, view no longer present due to screening by layers of intervening vegetation.			



VIEWPOINT A – BATCHWOOD – HALL – not to scale – for context only.

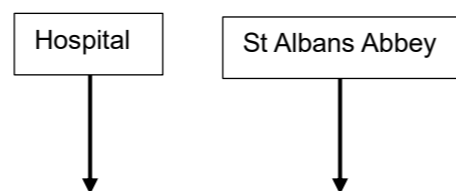
VIEWPOINT SURVEY SHEET				
VIEWPOINT			Date: 14/02/2024	
Name:	B – BATCHWOOD – BRIDLEWAY (St Albans City 075)			
Location:	Western section of bridleway running between Batchwood Hall access road (to the east) and Bridleway St Albans City 075 (to the west) - refer to plan.			
VISUAL ANALYSIS				
Receptor:	Value	<i>low</i>	<i>medium</i>	<i>high</i>
	Susceptibility	<i>low</i>	<i>medium</i>	<i>high</i>
	Sensitivity	<i>low</i>	<i>medium</i>	<i>high</i>
	View B is experienced by users of the bridleway (walkers/horseriders) and the golf course (golfers).			
Skyline Features (1-8):	1 – St Albans Abbey	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	2 – Clock Tower	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	3 – Dagnall Street Baptist Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	4 – St Albans Museum & Gallery	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	5 – The Old Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	6 – St. Peters Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	7 – St Alban and St Stephen Catholic Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	8 – Trinity United Reformed Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
Other Skyline + Landmark Features:	N/A			
Description:	Distance	<i>short</i>	<i>medium</i>	<i>long</i>
	Nature	<i>static</i>	<i>sequential</i>	
	Type	<i>panorama</i>	<i>vista</i>	<i>glimpse</i>
	The section of public footpath adjacent to the viewpoint is currently largely screened by a row of trees, but views are more open further eastwards along the bridleway. Short distance sequential view travelling along the bridleway - established golf course vegetation in the foreground screens longer distance views of the townscape beyond, in particular a distinct row of trees.			
Other Visual Receptors and/or Views:	There is a view B.1 of St Albans Abbey further eastwards along the bridleway. There is a view B.2 of the Abbey yet further eastwards along the bridleway as it emerges from a small, vegetated section.			
Recommendation:	Retain and extend viewpoint eastwards along bridleway to include views B1 and B2.			



VIEWPOINT B.1 – BATCHWOOD – BRIDLEWAY (St Albans City 075) – not to scale – for context only.



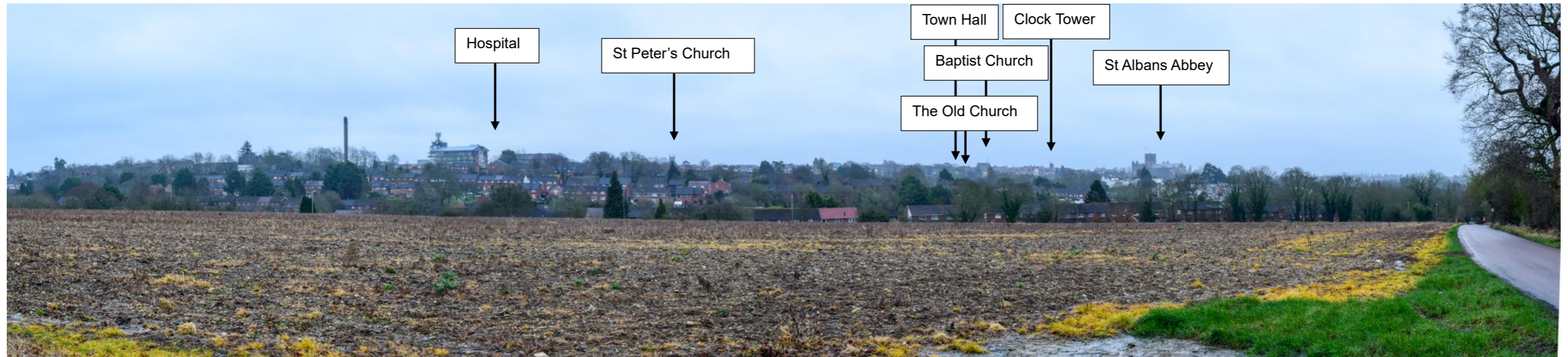
VIEWPOINT B.2 - BRIDLEWAY (St Albans City 075)



VIEWPOINT SURVEY SHEET				
VIEWPOINT			Date: 14/02/2024	
Name:	C – BATCHWOOD – ACCESS ROAD - BRIDLEWAY (St Albans City 075)			
Location:	Section of bridleway running along the access road between Batchwood Drive and junction with bridleway St Albans City 088.			
VISUAL ANALYSIS				
Receptor:	Value	<i>low</i>	<i>medium</i>	<i>high</i>
	Susceptibility	<i>low</i>	<i>medium</i>	<i>high</i>
	Sensitivity	<i>low</i>	<i>medium</i>	<i>high</i>
	<p>The view is experienced by users (walkers/cyclists/horseriders) of the access road/bridleway, travelling southwards towards St Albans.</p> <p>Users are of high sensitivity to change due to the recreational nature of the bridleway and their focus on the enjoyment of the landscape and views.</p> <p>A medium to long distance, transient and panoramic view, experienced as a sequence of views from a wider network of rural public rights of way (including the Hertfordshire Way national trail) that extend northwest of the town into the countryside beyond.</p>			
Skyline Features (1-8):	1 - St Albans Abbey	<i>Dominant</i>	<i>Prominent</i>	<i>Minor</i>
	2 - Clock Tower	<i>Dominant</i>	<i>Prominent</i>	<i>Minor</i>
	3 - Dagnall Street Baptist Church	<i>Dominant</i>	<i>Prominent</i>	<i>Minor</i>
	4 - St Albans Museum & Gallery	<i>Dominant</i>	<i>Prominent</i>	<i>Minor</i>
	5 - The Old Church	<i>Dominant</i>	<i>Prominent</i>	<i>Minor</i>
	6 - St. Peters Church	<i>Dominant</i>	<i>Prominent</i>	<i>Minor</i>
	7 - St Alban and St Stephen Catholic Church	<i>Dominant</i>	<i>Prominent</i>	<i>Minor</i>
	8 - Trinity United Reformed Church	<i>Dominant</i>	<i>Prominent</i>	<i>Minor</i>
Other Skyline + Landmark Features:	<ul style="list-style-type: none"> ▪ Mature tree canopy cover is <i>predominant</i> and provide a <i>positive</i> enhancement throughout townscape. ▪ Views of St Michaels Church at Verulamium Park views of St Michaels Church at Verulamium Park (not on the skyline) ▪ St Albans City Hospital – 2 no. utilitarian buildings of poor architectural merit are <i>dominant</i> and <i>detracting</i> features. ▪ Hospital chimney/smokestack – despite the height of the structure, its narrow form means it is less <i>prominent</i> and <i>detracting</i> than the adjacent more visually dominant hospital buildings. ▪ Opus Court development (undergoing remedial works and visible due to temporary blue sheet covering.) 			

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	Distance	<i>short</i>	<i>medium</i>	<i>long</i>
	Nature	<i>static</i>	<i>transient</i>	<i>sequential</i>
	Type	<i>panorama</i>	<i>partial</i>	<i>glimpse</i>
Description:	<p>A medium to long distance panoramic view of the townscape, taking in 6 of the town's skyline features.</p> <p>The Abbey is a dominant and attractive feature that extends above the tree canopy and sits proud against the skyline.</p> <p>The notable towers/spires of the clock tower, Dagnall Street Baptist Church, and St Peters Church also extend above the treeline and are visible against the skyline and serve to enhance the interest of historic roovescape.</p> <p>Mature tree canopies permeate throughout the townscape and when in full leaf will serve to further enhance the prominence of the skyline features. It is likely that they will partially screen views of the Museum and Gallery and The Old Church.</p> <p>The hospital buildings are a dominant and detracting feature of the view, indeed the hospital buildings and the Abbey 'bookend' views of the historic townscape. The hospital buildings are of a similar scale and prominence to the Abbey, encroaching upon its setting, and reducing its perceived importance as the towns 'centre piece' historic landmark to an extent.</p>			
Other Visual Receptors and/or Views:	<p>This view is maintained moving southwards along the access road.</p> <p>It is noted that there are also views of St Michaels Church at Verulamium Park.</p>			
Recommendation:	<p>Retain and extend viewpoint southwards along access road.</p>			



VIEWPOINT C – BATCHWOOD – ACCESS ROAD - BRIDLEWAY (St Albans City 075) – not to scale – for context only.



VIEWPOINT SURVEY SHEET				
VIEWPOINT			Date: 14/02/2024	
Name:	D – REDBOURN ROAD (A5183)			
Location:	Section of Redbourn Road running between a point just north of the entrance to The Prae Wood Arms and Batchwood Roundabout.			
VISUAL ANALYSIS				
	Value	<i>low</i>	<i>medium</i>	<i>high</i>
	Susceptibility	<i>low</i>	<i>medium</i>	<i>high</i>
	Sensitivity	<i>low</i>	<i>medium</i>	<i>high</i>
Receptor:	<p>The view is experienced by users (walkers/cyclists/drivers) of Redbourn Road travelling southwards along the highway or pavement towards St Albans.</p> <p>User of the footpath are of high sensitivity to change due to the 'gateway' and recreational nature of the route that is part of the Ver Colne Valley Walk national trail, and their focus on the enjoyment of the landscape – as part of a wider rural network of public rights of way (including the Hertfordshire Way national trail) that extends northwest of the town into the countryside beyond.</p>			
Skyline Features (1-8):	1 - St Albans Abbey	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	2 - Clock Tower	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	3 - Dagnall Street Baptist Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	4 - St Albans Museum & Gallery	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	5 - The Old Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	6 - St. Peters Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	7 - St Alban and St Stephen Catholic Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	8 - Trinity United Reformed Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>

<p>Other Skyline + Landmark Features:</p>	<ul style="list-style-type: none"> ▪ Good tree canopy cover throughout townscape ▪ Highway and associated infrastructure (signs/light columns) and moving traffic in the foreground are <i>prominent</i> features that <i>detract</i> from the quality of this view. ▪ St Albans City Hospital – 2 no. utilitarian buildings of poor architectural merit are <i>prominent detracting</i> features. The buildings extend above the sloping topography in the foreground and are visible within a section of undeveloped skyline (other buildings are screened by the topography as far as St Peters Church). ▪ Hospital chimney/smokestack – generally well screened by mature trees and <i>subordinate</i> in the foreground. 												
<p>Description:</p>	<table border="1" data-bbox="488 734 1390 846"> <tr> <td>Distance</td> <td><i>short</i></td> <td><i>medium</i></td> <td><i>long</i></td> </tr> <tr> <td>Nature</td> <td><i>static</i></td> <td><i>transient</i></td> <td><i>sequential</i></td> </tr> <tr> <td>Type</td> <td><i>panorama</i></td> <td><i>partial</i></td> <td><i>glimpse</i></td> </tr> </table> <p>A medium to long – distance panoramic view of the townscape, taking in 6 of the town’s skyline features.</p> <p>View D is an important ‘gateway’ view - the Abbey is a dominant and attractive feature that extends above the tree canopy and sits proud against the skyline.</p> <p>Other skyline features generally come in and out of view due to the filtering effect of the mature trees in the foreground. In addition mature tree canopies permeate throughout the townscape and when in full leaf will serve to partially screen the skyline features – with the exception of St Peters Church that is likely to remain prominent.</p> <p>It was also noted at the time of the site visit that the roadside hedgerows had been recently trimmed allowing open views, however, it is suggested that they may provide a degree of additional screening during the summer months once they have grown out.</p>	Distance	<i>short</i>	<i>medium</i>	<i>long</i>	Nature	<i>static</i>	<i>transient</i>	<i>sequential</i>	Type	<i>panorama</i>	<i>partial</i>	<i>glimpse</i>
Distance	<i>short</i>	<i>medium</i>	<i>long</i>										
Nature	<i>static</i>	<i>transient</i>	<i>sequential</i>										
Type	<i>panorama</i>	<i>partial</i>	<i>glimpse</i>										
<p>Other Visual Receptors and/or Views:</p>	<p>This view is maintained moving along the highway in both directions.</p>												
<p>Recommendation:</p>	<p>Retain and extend viewpoint along highway in both directions.</p>												



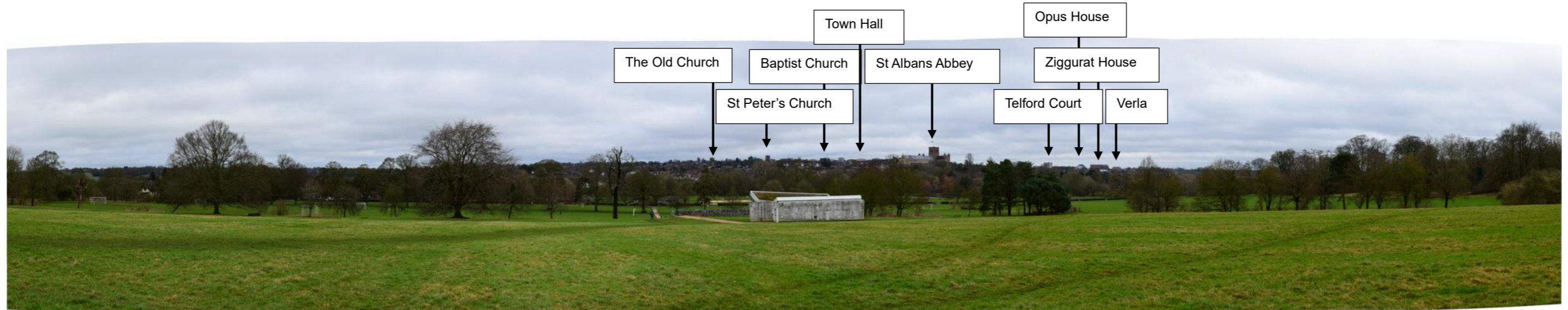
VIEWPOINT D – REDBOURN ROAD (A5183) – not to scale – for context only.

VIEWPOINT SURVEY SHEET				
VIEWPOINT			Date: 14/02/2024	
Name:	E – VERULAMIUM PARK			
Location:	Tract of parkland, across north facing valley slope broadly located between the river Ver to the north and King Harry Lane to the south, and Redbourn Road to the west and Westminster Lodge to the east.			
VISUAL ANALYSIS				
Receptor:	Value	<i>low</i>	<i>medium</i>	<i>high</i>
	Susceptibility	<i>low</i>	<i>medium</i>	<i>high</i>
	Sensitivity	<i>low</i>	<i>medium</i>	<i>high</i>
	Views are experienced by users of the open parkland (pedestrians) and the network of public rights of way that cross it. Users are of high sensitivity to change due to the historic and recreational nature of the parkland and public rights of way, and their focus on the enjoyment of the landscape and views. Short to medium distance, transient, panoramic to partial views, experienced as a sequence of views from across the wider parkland and network of rural public rights of way (including the Hertfordshire Way national trail) that extend northwest and south along the river corridor into the countryside beyond.			
Skyline Features (1-8):	1 - St Albans Abbey	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	2 - Clock Tower	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	3 - Dagnall Street Baptist Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	4 - St Albans Museum & Gallery	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	5 - The Old Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	6 - St. Peters Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	7 – St Alban and St Stephen Catholic Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	8 – Trinity United Reformed Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>

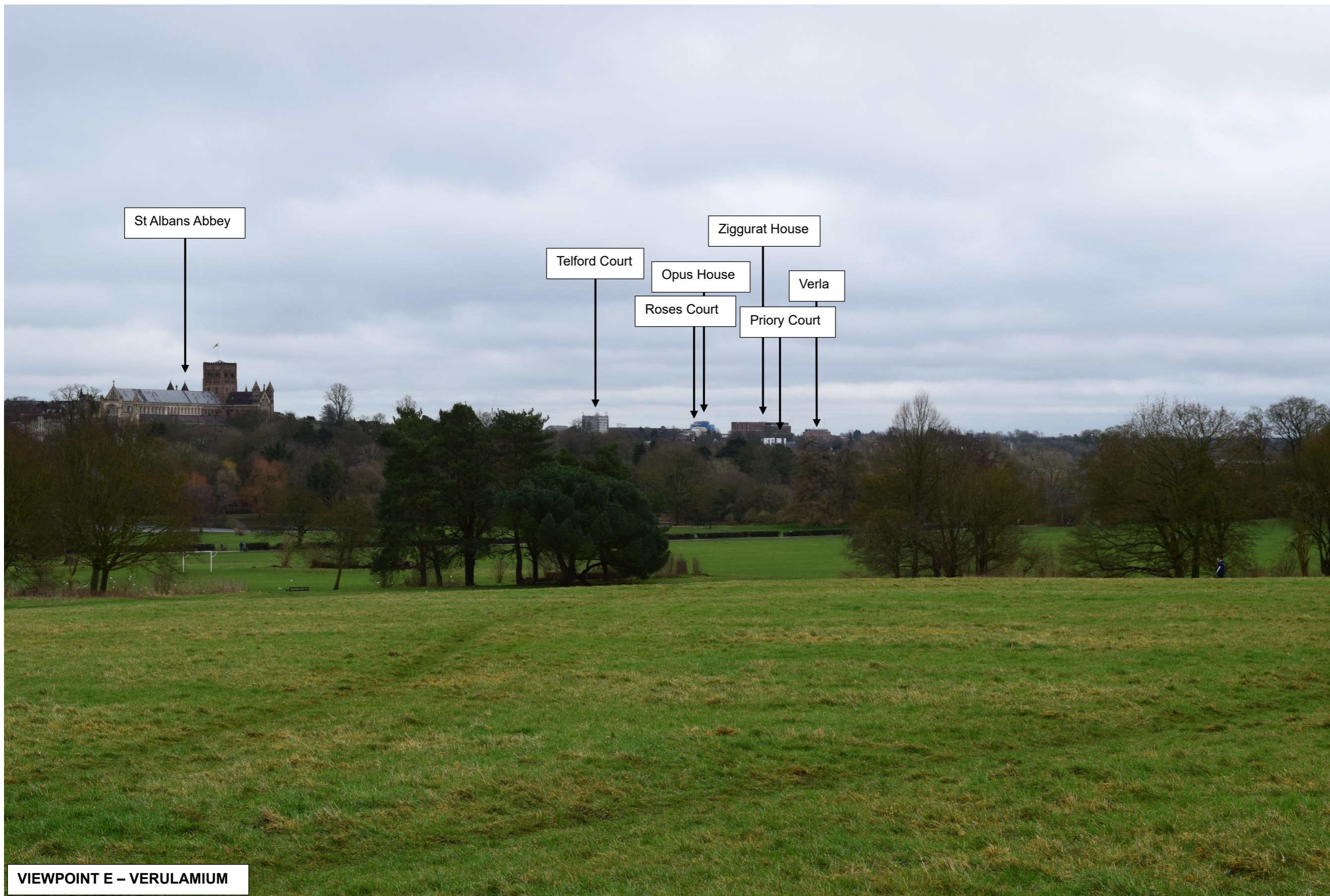
<p>Other Skyline + Landmark Features:</p>	<ul style="list-style-type: none"> ▪ Telford Court – 1960s concrete residential block, with notable roof top communications structures, extends above the relatively flat roofscape of the neighbouring Victoria Street multi storey car park and is <i>prominent</i> against the skyline. ▪ A cluster of modern developments comprising Opus House, Ziggurat House, and Verla, also extend above the roofscape and are <i>prominent</i> against the skyline. ▪ The modern developments of Roses Court and Priory Court are subordinate features, visible in the foreground of the more prominent buildings (noted above), largely due to their bright highly visible pale render finish. 												
<p>Description:</p>	<table border="1" data-bbox="486 678 1391 790"> <tr> <td>Distance</td> <td><i>short</i></td> <td><i>medium</i></td> <td><i>long</i></td> </tr> <tr> <td>Nature</td> <td><i>static</i></td> <td><i>transient</i></td> <td><i>sequential</i></td> </tr> <tr> <td>Type</td> <td><i>Panorama</i></td> <td><i>partial</i></td> <td><i>glimpse</i></td> </tr> </table> <p>Viewpoint E is a short - medium distance transient view of the townscape, taking in 6 of the town's skyline features.</p> <p>The view also takes in a notable grouping of 6 relatively modern developments focused within an area to the south of St Albans City train station (it is noted that the 'Building Height Control Area' extends within the foreground of these features).</p> <p>Mature parkland trees are present within the foreground of the view, and mature tree canopies permeate throughout the townscape. When in full leaf the tree canopies will serve to further enhance the visibility of the more <i>dominant/prominent</i> skyline features. It is likely that they will partially/fully screen views of the more <i>subordinate</i> features.</p>	Distance	<i>short</i>	<i>medium</i>	<i>long</i>	Nature	<i>static</i>	<i>transient</i>	<i>sequential</i>	Type	<i>Panorama</i>	<i>partial</i>	<i>glimpse</i>
Distance	<i>short</i>	<i>medium</i>	<i>long</i>										
Nature	<i>static</i>	<i>transient</i>	<i>sequential</i>										
Type	<i>Panorama</i>	<i>partial</i>	<i>glimpse</i>										
<p>Other Visual Receptors and/or Views:</p>	<p>Retain - Viewpoint E is currently taken from along the upper elevation of the north facing valley side. However, it should be relocated to follow the line of footpath (St Albans City 033).</p> <p>There also important sensitive views from across the majority of the parkland and public rights of way that cross it, as described above, and they should also be recognised as important sensitive receptors and covered by the zone of visibility.</p> <p>On surveying the area it is apparent that there are views from across a wide tract of the parkland as follows:</p> <ul style="list-style-type: none"> ▪ Open views of the Abbey, other skyline features, and historic roofscape are present across the elevated valley slopes in the area broadly defined by the footpath (St Albans City 032) to the northwest, the footpath (St Albans City 031) to the northeast, the footpath (St Albans City 034) to the southeast, and King Harry Lane to the southwest. There are also views of St Michaels Church from western corner of this area. 												

ST ALBANS POLICY 114 – VIEWPOINT REVIEW

	<ul style="list-style-type: none"> ▪ Filtered views of the Abbey, other skyline features, and historic roofscape, often partially or fully screened by mature trees in the foreground, are present at lower elevations in the area broadly between the footpath (St Albans City 031) and the river Ver/lake. ▪ Views from along the footpath (St Albans City 032) to the northwest are well screened by the established field boundary vegetation between the footpath and the wider park. There are also views of St Michaels Church from here.
<p>Recommendation:</p>	<p>Retain and relocate to follow line of footpath (St Albans City 033).</p>



VIEWPOINT E – VERULAMIUM PARK – not to scale – for context only.



VIEWPOINT E – VERULAMIUM



VIEWPOINT SURVEY SHEET				
VIEWPOINT			Date: 14/02/2024	
Name:	F – MUD LANE – FOOTPATH (St Albans City 038)			
Location:	Section of footpath running along Westminster Lodge between Holywell Hill (A5183) in the east and Westminster Lodge car park to the west.			
VISUAL ANALYSIS				
Receptor:	Value	<i>low</i>	<i>medium</i>	<i>high</i>
	Susceptibility	<i>low</i>	<i>medium</i>	<i>high</i>
	Sensitivity	<i>low</i>	<i>medium</i>	<i>high</i>
	Views are experienced by users of the footpath and adjacent open parkland (walkers).			
	Users are of high sensitivity to change due to the historic and recreational nature of the parkland and public rights of way, and their focus on the enjoyment of the landscape and views.			
	Short distance, transient, glimpsed views, experienced as a sequence of views from across the wider parkland and network of rural public rights of way (including the Hertfordshire Way national trail) that extend northwest and south along the river corridor into the countryside beyond.			
Skyline Features (1-8):	1 - St Albans Abbey	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	2 - Clock Tower	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	3 - Dagnall Street Baptist Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	4 - St Albans Museum & Gallery	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	5 - The Old Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	6 - St. Peters Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	7 - St Alban and St Stephen Catholic Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	8 - Trinity United Reformed Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
Other Skyline + Landmark Features:	N/A			
Description:	Distance	<i>short</i>	<i>medium</i>	<i>long</i>
	Nature	<i>static</i>	<i>transient</i>	<i>sequential</i>
	Type	<i>Panorama/full</i>	<i>partial</i>	<i>glimpse</i>

ST ALBANS POLICY 114 – VIEWPOINT REVIEW

	<p>A short distance, transient and glimpsed view of the Abbey.</p> <p>During winter views of the Abbey are filtered and partially screened by the established vegetation along the river Ver corridor in the foreground. Despite the screening effect of the vegetation the large scale and outline of the Abbey is perceptible, and there is a sense of its presence.</p> <p>It is likely that during the summer months, when the trees are in full leaf, the Abbey will be screened to views.</p>
<p>Other Visual Receptors and/or Views:</p>	<p>Viewpoint F is currently focused on users of the public footpath.</p> <p>It is recommended that the viewpoint is also representative of users of the adjacent open parkland that should also be recognised as important sensitive receptors.</p>
<p>Recommendation:</p>	<p>Retain and extend along Mud Lane to meet The Causeway at terminus of Viewpoint E in the west and Holywell Hill in the east; and ensure that zone of visibility extends across all areas from which views are experienced.</p>

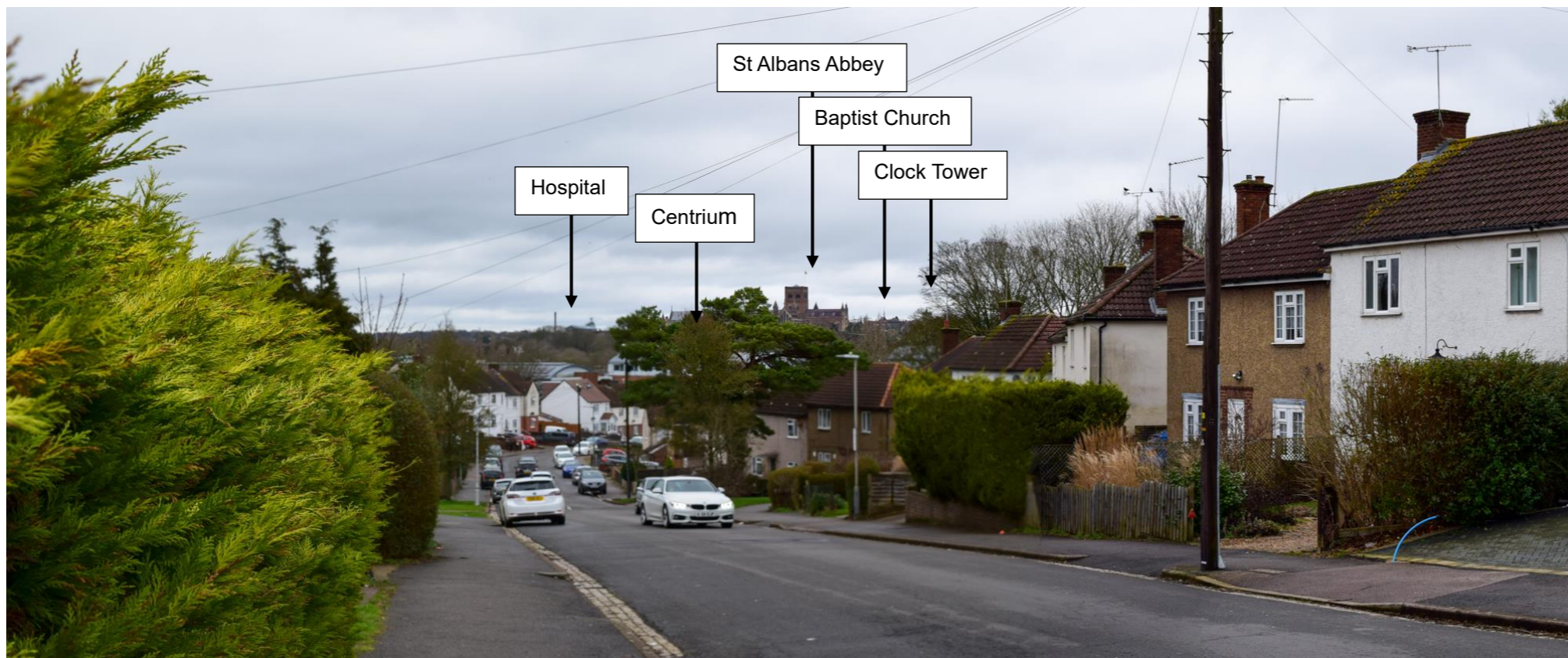


VIEWPOINT F – MUD LANE – FOOTPATH (St Albans City 038) – not to scale – for context only.

VIEWPOINT SURVEY SHEET				
VIEWPOINT			Date: 14/02/2024	
Name:	G – ST STEPHENS – FOOTPATH (St Albans City 040)			
Location:	Highway at junction of Praetorian Court, Wilshere Avenue and Vesta Avenue			
VISUAL ANALYSIS				
Receptor:	Value	<i>low</i>	<i>medium</i>	<i>high</i>
	Susceptibility	<i>low</i>	<i>medium</i>	<i>high</i>
Receptor:	Sensitivity	<i>low</i>	<i>medium</i>	<i>high</i>
	<p>The view is experienced by users (pedestrians/cyclists/drivers) of Wilshere Avenue travelling northwards.</p> <p>Users are of medium to low sensitivity to change due to their relatively high-speed transient nature and their focus isn't likely to be on the enjoyment of the landscape or views.</p>			
Skyline Features (1-8):	1 - St Albans Abbey	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	2 - Clock Tower	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	3 - Dagnall Street Baptist Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	4 - St Albans Museum & Gallery	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	5 - The Old Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	6 - St. Peters Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	7 - St Alban and St Stephen Catholic Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	8 - Trinity United Reformed Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
Other Skyline + Landmark Features:	<ul style="list-style-type: none"> St Albans City Hospital – 1 no. utilitarian building of poor architectural merit – view of rooftop and telecoms mast - <i>prominent detracting</i> feature. Hospital chimney/smokestack – highly visible and <i>prominent</i> against skyline. <p>At the northern end of Wilsher Avenue the four storey Centrium building is a <i>dominant</i> feature at odds with the more domestic scale housing in the foreground and <i>detracts</i> from views of the Abbey. The Centrium building is located in front of the 'Building Control Area' that extends across the townscape between it and the Abbey.</p>			
Description:	Distance	<i>short</i>	<i>medium</i>	<i>long</i>
	Nature	<i>static</i>	<i>transient</i>	<i>sequential</i>

ST ALBANS POLICY 114 – VIEWPOINT REVIEW

	Type <i>Panorama/full</i> <i>partial</i> <i>glimpse</i>
	<p>A medium distance, transient and partial view , taking in 3 of the town’s skyline features.</p> <p>The Abbey is a dominant and attractive feature that sits proud against the skyline.</p> <p>Other skyline features, come in and out of view, the Clock Tower, Dagnall Street Baptist Church, and the hospital building do extend above the wider roofscape but are much less prominent due to their long distance.</p>
<p>Other Visual Receptors and/or Views:</p>	<p>Viewpoint G is currently taken from a static point on the highway; however it is recommended to extend the viewpoint as far north along the avenue as no. 25, and as far south as no. 16.</p> <p>It is also recommended to extend or add an additional viewpoint to include highly sensitive view (G.1) of the Abbey from the adjacent public open space ‘St Stephens Hill Pond.’</p>
<p>Recommendation:</p>	<p>Retain and extend viewpoint northwards and southwards along highway.</p> <p>Extend viewpoint G or create new viewpoint to include ‘St Stephens Hill Pond’ open space.</p>



VIEWPOINT G – ST STEPHENS – FOOTPATH (St Albans City 040) – not to scale – for context only.



VIEWPOINT G.1 – ST STEPHENS HILL POND OPEN SPACE – not to scale – for context only.

VIEWPOINT SURVEY SHEET				
VIEWPOINT			Date: 14/02/2024	
Name:	H – DOGGETT’S WAY			
Location:	Doggett’s Way (no.49)			
VISUAL ANALYSIS				
	Value	<i>low</i>	<i>medium</i>	<i>high</i>
	Susceptibility	<i>low</i>	<i>medium</i>	<i>high</i>
Receptor:	Sensitivity	<i>low</i>	<i>medium</i>	<i>high</i>
	<p>The view is experienced by users (pedestrians/cyclists/drivers) of Doggett’s Lane travelling northwards.</p> <p>Users are of medium to low sensitivity to change due to their relatively high-speed transient nature and their focus isn’t likely to be on the enjoyment of the landscape or views.</p>			
Skyline Features (1-8):	1 - St Albans Abbey	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	2 - Clock Tower	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	3 - Dagnall Street Baptist Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	4 - St Albans Museum & Gallery	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	5 - The Old Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	6 - St. Peters Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	7 - St Alban and St Stephen Catholic Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	8 - Trinity United Reformed Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
Other Skyline + Landmark Features:	<ul style="list-style-type: none"> The four storey Centrium building is a <i>dominant</i> feature at odds with the more domestic scale housing in the foreground and <i>partially screens</i> and <i>detracts</i> from views of the Abbey. The Centrium building is located in front of the ‘Building Height Control Area’ that extends across the townscape between it and the Abbey. 			
Description:	Distance	<i>short</i>	<i>medium</i>	<i>long</i>
	Nature	<i>static</i>	<i>transient</i>	<i>sequential</i>
	Type	<i>Panorama/full</i>	<i>partial</i>	<i>glimpse</i>
	<p>A medium distance, transient and partial view , taking in 3 of the town’s skyline features.</p> <p>The Abbey is a dominant and attractive feature that sits proud against the skyline however the Centrium building dominates the foreground and <i>partially screens</i> and <i>detracts</i> from views of the Abbey.</p>			

ST ALBANS POLICY 114 – VIEWPOINT REVIEW

	Other skyline features, come in and out of view, the Clock Tower, Dagnall Street Baptist Church, but are much less prominent due to their long distance.
Other Visual Receptors and/or Views:	Viewpoint H is currently taken from a static point on the highway; however it is recommended to extend the viewpoint as far south as no. 10 Tavistock Avenue (H.1).
Recommendation:	Retain and extend viewpoint southwards (uphill) along highway.



VIEWPOINT H – DOGGETT’S WAY – not to scale – for context only.



VIEWPOINT H.1 – DOGGETT’S WAY, SOUTH OF VIEWPOINT H – not to scale – for context only.

VIEWPOINT SURVEY SHEET				
VIEWPOINT			Date: 14/02/2024	
Name:	I – ABBEY VIEW RETAIL PARK			
Location:	Corner of Unit 5 (Pets at Home) fronting Griffiths Way			
VISUAL ANALYSIS				
	Value	<i>low</i>	<i>medium</i>	<i>high</i>
	Susceptibility	<i>low</i>	<i>medium</i>	<i>high</i>
	Sensitivity	<i>low</i>	<i>medium</i>	<i>high</i>
Receptor:	<p>The view is experienced by users (pedestrians/cyclists/drivers) of Griffiths Way and visitors to the retail park.</p> <p>Users are of medium to low sensitivity to change due to their relatively high-speed transient nature and their focus isn't likely to be on the enjoyment of the landscape or views.</p>			
Skyline Features (1-8):	1 - St Albans Abbey	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	2 - Clock Tower	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	3 - Dagnall Street Baptist Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	4 - St Albans Museum & Gallery	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	5 - The Old Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	6 - St. Peters Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	7 - St Alban and St Stephen Catholic Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	8 - Trinity United Reformed Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
Other Skyline + Landmark Features:	<ul style="list-style-type: none"> N/A 			
	Distance	<i>short</i>	<i>medium</i>	<i>long</i>
	Nature	<i>static</i>	<i>transient</i>	<i>sequential</i>
	Type	<i>Panorama/full</i>	<i>partial</i>	<i>glimpse</i>
Description:	Medium distance transient view travelling along Griffiths Way and the around the retail park - established vegetation in the foreground along Griffiths Way and around the edges of the retail park screens views of the Abbey and townscape beyond.			
Other Visual Receptors and/or Views:	There are views of the Abbey from other locations around the retail park, such as from McDonalds car park.			

Recommendation:	Retain
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VIEWPOINT I – ABBEY VIEW RETAIL PARK – not to scale – for context only.

VIEWPOINT SURVEY SHEET				
VIEWPOINT			Date: 14/02/2024	
Name:	J – FOOTPATH SOUTH OF ABBEY VIEW RETAIL PARK			
Location:	Point along footpath opposite end of Graham Close that runs between two retail units.			
VISUAL ANALYSIS				
	Value	<i>low</i>	<i>medium</i>	<i>high</i>
	Susceptibility	<i>low</i>	<i>medium</i>	<i>high</i>
Receptor:	Sensitivity	<i>low</i>	<i>medium</i>	<i>high</i>
	<p>The view is experienced by users (pedestrians/cyclists/drivers) of the footpath.</p> <p>Users are of medium to low sensitivity to change due to their relatively high-speed transient nature and their focus isn't likely to be on the enjoyment of the landscape or views.</p>			
Skyline Features (1-8):	1 – St Albans Abbey	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	2 – Clock Tower	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	3 – Dagnall Street Baptist Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	4 – St Albans Museum & Gallery	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	5 – The Old Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	6 – St. Peters Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	7 – St Alban and St Stephen Catholic Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	8 – Trinity United Reformed Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
Other Skyline + Landmark Features:	<ul style="list-style-type: none"> N/A 			
Description:	Distance	<i>short</i>	<i>medium</i>	<i>long</i>
	Nature	<i>static</i>	<i>transient</i>	<i>sequential</i>
	Type	<i>Panorama/full</i>	<i>partial</i>	<i>glimpse</i>
Medium distance sequential view travelling long the footpath - established vegetation in the foreground heavily screens views of the townscape beyond.				
Other Visual Receptors and/or Views:	N/A			
Recommendation:	Remove, view no longer present due to layers of intervening vegetation.			



VIEWPOINT J – FOOTPATH SOUTH OF ABBEY VIEW RETAIL PARK – not to scale – for context only.

VIEWPOINT SURVEY SHEET				
VIEWPOINT			Date: 14/02/2024	
Name:	K – BERNERS DRIVE - FOOTPATH (ST ALBANS CITY 063)			
Location:	Viewpoint location as shown on plan is not publicly accessible, therefore viewpoint taken from footpath/small area of public open space opposite railway crossing point.			
VISUAL ANALYSIS				
Receptor:	Value	<i>low</i>	<i>medium</i>	<i>high</i>
	Susceptibility	<i>low</i>	<i>medium</i>	<i>high</i>
Receptor:	Sensitivity	<i>low</i>	<i>medium</i>	<i>high</i>
	<p>The view is experienced by users (pedestrians/cyclists) of the footpath.</p> <p>Users are of medium to low sensitivity to change due to their relatively high-speed transient nature and their focus isn't likely to be on the enjoyment of the landscape or views.</p>			
Skyline Features (1-8):	1 - St Albans Abbey	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	2 - Clock Tower	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	3 - Dagnall Street Baptist Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	4 - St Albans Museum & Gallery	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	5 - The Old Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	6 - St. Peters Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	7 - St Alban and St Stephen Catholic Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	8 - Trinity United Reformed Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
Other Skyline + Landmark Features:	<ul style="list-style-type: none"> N/A 			
Description:	Distance	<i>short</i>	<i>medium</i>	<i>long</i>
	Nature	<i>static</i>	<i>transient</i>	<i>sequential</i>
Description:	Type	<i>Panorama/full</i>	<i>partial</i>	<i>glimpse</i>
	<p>Medium distance transient view travelling along the footpath - established vegetation in the foreground partially screens views of the townscape beyond.</p> <p>The Abbey is a prominent and attractive feature visible against the skyline. During the summer months trees in the foreground will be in full leaf and partially screen views of the Abbey and reduce its prominence.</p>			

ST ALBANS POLICY 114 – VIEWPOINT REVIEW

	The notable towers/spires of the clock tower are just visible. During the summer months trees in the foreground will be in full leaf and will fully screen views.
Other Visual Receptors and/or Views:	See Location description.
Recommendation:	Retain and relocate to publicly accessible location.



VIEWPOINT K – BERNERS DRIVE - FOOTPATH (ST ALBANS CITY 063) – not to scale – for context only.

VIEWPOINT SURVEY SHEET				
VIEWPOINT			Date: 14/02/2024	
Name:	L – SOPWELL – JUNCTION OF COTTONMILL LANE & NUNS LANE			
Location:	Location just north of green open space and junction between Cottonmill Lane and Nuns Lane, as far as no.89.			
VISUAL ANALYSIS				
Receptor:	Value	<i>low</i>	<i>medium</i>	<i>high</i>
	Susceptibility	<i>low</i>	<i>medium</i>	<i>high</i>
	Sensitivity	<i>low</i>	<i>medium</i>	<i>high</i>
	The view is experienced by users (pedestrians/cyclists/drivers) of Cottonmill Lane travelling northwards.			
	Users are of medium to low sensitivity to change due to their relatively high-speed transient nature and their focus isn't likely to be on the enjoyment of the landscape or views.			
Skyline Features (1-8):	1 - St Albans Abbey	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	2 - Clock Tower	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	3 - Dagnall Street Baptist Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	4 - St Albans Museum & Gallery	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	5 - The Old Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	6 - St. Peters Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	7 - St Alban and St Stephen Catholic Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	8 - Trinity United Reformed Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
Other Skyline + Landmark Features:	<ul style="list-style-type: none"> Telegraph poles and lighting columns in foreground along Cottonmill Lane are <i>prominent</i> and <i>detracting</i> features. 			
Description:	Distance	<i>short</i>	<i>medium</i>	<i>long</i>
	Nature	<i>static</i>	<i>transient</i>	<i>sequential</i>
	Type	<i>Panorama/full</i>	<i>partial</i>	<i>glimpse</i>
	A medium distance, transient and partial view, taking in the Abbey.			
	The Abbey is a dominant and attractive feature that sits proud against the skyline however telegraph poles and lighting columns in the foreground are detracting features.			
Other Visual Receptors and/or Views:	The Clock Tower comes into view further down the road.			
Recommendation:	Retain and extend viewpoint northwards (downhill) along highway (as far as house no.69) and southwards to junction of Abbots Avenue.			

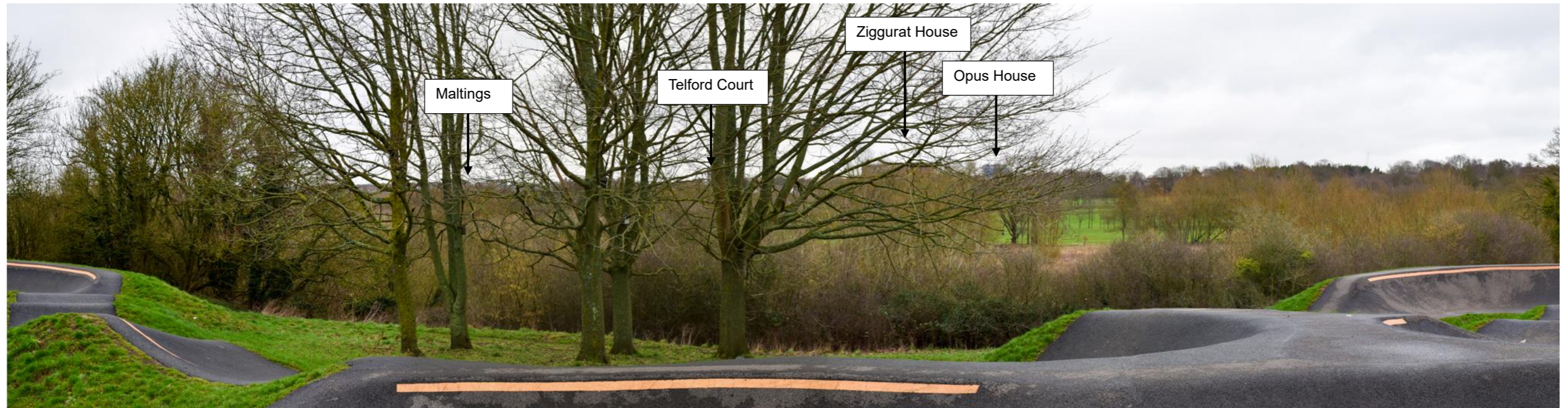


VIEWPOINT L – SOPWELL – JUNCTION OF COTTONMILL LANE & NUNS LANE– not to scale – for context only.

VIEWPOINT SURVEY SHEET				
VIEWPOINT			Date: 14/02/2024	
Name:	M – MARLBOROUGH OPEN SPACE – CAR PARK			
Location:	View from cycle centre car park overlooking pump track in foreground.			
VISUAL ANALYSIS				
	Value	<i>low</i>	<i>medium</i>	<i>high</i>
	Susceptibility	<i>low</i>	<i>medium</i>	<i>high</i>
	Sensitivity	<i>low</i>	<i>medium</i>	<i>high</i>
Receptor:	The view is experienced by users (pedestrians/cyclists/drivers) visiting St Albans Cycle Hub.			
	Users are of medium to high sensitivity, lower sensitivity users will be focused on using the pump track and other cycle facilities, whereas other visitors are likely to be focused on the enjoyment of the landscape or views.			
Skyline Features (1-8):	1 – St Albans Abbey	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	2 – Clock Tower	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	3 – Dagnall Street Baptist Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	4 – St Albans Museum & Gallery	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	5 – The Old Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	6 – St. Peters Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	7 – St Alban and St Stephen Catholic Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	8 – Trinity United Reformed Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
Other Skyline + Landmark Features:	<ul style="list-style-type: none"> Relatively recent tall development including Ziggurat House, Opus House, Telford Court, and other high density tall buildings at The Maltings towards the town centre (within the Building Height Control Area), are <i>prominent</i> extending above the townscape and are visible against the skyline. 			
	Distance	<i>short</i>	<i>medium</i>	<i>long</i>
	Nature	<i>static</i>	<i>transient</i>	<i>sequential</i>
	Type	<i>Panorama/full</i>	<i>partial</i>	<i>glimpse</i>
Description:	A medium distance, transient and partial view , taking in several relatively recent tall developments.			
	<p>The pump track detracts from the quality of the more rural view extending beyond it. Layers of vegetation in the fore, middle and background heavily screen or filter views, with scattered pockets of green open space.</p> <p>During the summer months when the trees are in full leaf, views are likely to be almost entirely screened by vegetation.</p>			

ST ALBANS POLICY 114 – VIEWPOINT REVIEW

Other Visual Receptors and/or Views:	View N is representative of views from here
Recommendation:	Remove, view no longer present due to screening by intervening vegetation and view N is representative of views from here.

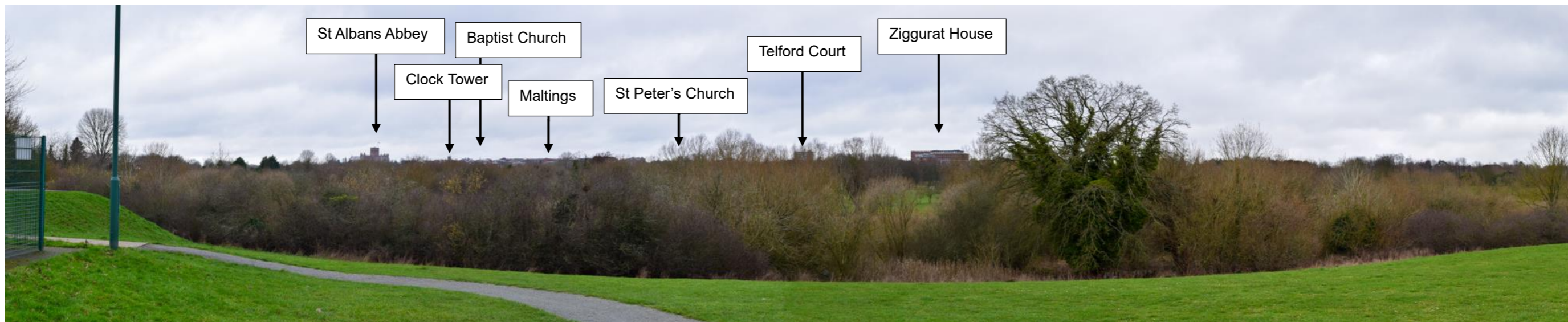


VIEWPOINT M – MARLBOROUGH OPEN SPACE – CAR PARK – not to scale – for context only.

VIEWPOINT SURVEY SHEET				
VIEWPOINT			Date: 14/02/2024	
Name:	N – MARLBOROUGH OPEN SPACE – OPEN SPACE			
Location:	View from open space, on footpath to northeastern end of multi-use games area.			
VISUAL ANALYSIS				
	Value	<i>low</i>	<i>medium</i>	<i>high</i>
	Susceptibility	<i>low</i>	<i>medium</i>	<i>high</i>
	Sensitivity	<i>low</i>	<i>medium</i>	<i>high</i>
Receptor:	The view is experienced by users (pedestrians/cyclists/drivers) visiting St Albans Cycle Hub.			
	Users are of medium to high sensitivity, lower sensitivity users will be focused on using the pump track and other cycle facilities, whereas other visitors are likely to be focused on the enjoyment of the landscape or views.			
Skyline Features (1-8):	1 - St Albans Abbey	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	2 - Clock Tower	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	3 - Dagnall Street Baptist Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	4 - St Albans Museum & Gallery	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	5 - The Old Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	6 - St. Peters Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	7 - St Alban and St Stephen Catholic Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	8 - Trinity United Reformed Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
Other Skyline + Landmark Features:	<ul style="list-style-type: none"> Relatively recent tall development including Ziggurat House and Telford Court, and other high density tall buildings at The Maltings towards the town centre (within the Building Height Control Area), are <i>prominent</i> extending above the townscape and are visible against the skyline. 			
	<ul style="list-style-type: none"> Heavily treed fore, middle and background. 			
	Distance	<i>short</i>	<i>medium</i>	<i>long</i>
	Nature	<i>static</i>	<i>transient</i>	<i>sequential</i>
	Type	<i>Panorama/full</i>	<i>partial</i>	<i>glimpse</i>
Description:	A medium-long distance, transient, panoramic view , taking in 4 skyline features and several relatively recent tall developments.			
	The scale and massing of the more modern town centre development erodes the character and quality of the historic roofscape.			
	During the summer months when the trees are in full leaf, views of some features are likely to be almost entirely screened by			

ST ALBANS POLICY 114 – VIEWPOINT REVIEW

	vegetation, however the Abbey and Ziggurat house will remain prominent above the treed horizon.
Other Visual Receptors and/or Views:	Views are experienced across the wider cycle hub site.
Recommendation:	Retain



N – MARLBOROUGH OPEN SPACE – OPEN SPACE – not to scale – for context only.

VIEWPOINT SURVEY SHEET				
VIEWPOINT			Date: 14/02/2024	
Name:	O – VERULAM GOLF COURSE			
Location:	View from golf course in a distinct triangular area of open land defined by the railway line, public footpath (St Albans City 060), and clubhouse. Representative viewpoint (O.1) taken from south of public footpath provided instead.			
VISUAL ANALYSIS				
Receptor:	Value	<i>low</i>	<i>medium</i>	<i>high</i>
	Susceptibility	<i>low</i>	<i>medium</i>	<i>high</i>
	Sensitivity	<i>low</i>	<i>medium</i>	<i>high</i>
	The view is experienced by users of the golf course. Users are of medium to high sensitivity as they are focused on a recreational activity however within a landscaped setting.			
Skyline Features (1-8):	1 - St Albans Abbey	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	2 - Clock Tower	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	3 - Dagnall Street Baptist Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	4 - St Albans Museum & Gallery	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	5 - The Old Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	6 - St. Peters Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	7 - St Alban and St Stephen Catholic Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	8 - Trinity United Reformed Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
Other Skyline + Landmark Features:	<ul style="list-style-type: none"> ▪ Tree cover 			
Description:	Distance	<i>short</i>	<i>medium</i>	<i>long</i>
	Nature	<i>static</i>	<i>transient</i>	<i>sequential</i>
	Type	<i>Panorama/full</i>	<i>partial</i>	<i>glimpse</i>
	Public footpath is well-screened by a line of trees. However from just beyond the public footpath to either side, a short/medium-distance, transient, full view of the Abbey framed by existing tree cover associated with golf course. Due to the topography of the area and the elevated location of the Abbey, it stands alone dominant against the skyline. The Building Height Control Area extends across a relatively large area of the townscape between the Abbey and the golf course.			

ST ALBANS POLICY 114 – VIEWPOINT REVIEW

Other Visual Receptors and/or Views:	<p>There are similar views from across a wider area of the golf course, to the southwest of the public footpath (St Albans City 060).</p> <p>There are currently no public views along the public footpath due to the established vegetation that encloses the route and screens views beyond the route. However, the trees are not protected by TPO or Conservation Area designation.</p>
Recommendation:	Retain and extend along the public right of way.



O.1 – VERULAM GOLF COURSE – not to scale – for context only NB. Photograph is taken from just beyond the public footpath

VIEWPOINT SURVEY SHEET				
VIEWPOINT			Date: 14/02/2024	
Name:	P – CUNNINGHAM HILL GREEN SPACE			
Location:	Elevated viewpoint from centre of public open space			
VISUAL ANALYSIS				
Receptor:	Value	<i>low</i>	<i>medium</i>	<i>high</i>
	Susceptibility	<i>low</i>	<i>medium</i>	<i>high</i>
Receptor:	Sensitivity	<i>low</i>	<i>medium</i>	<i>high</i>
	<p>The view is experienced by users (pedestrians/cyclists) passing through or recreating in the public open space.</p> <p>Users are of high sensitivity as they are likely to be focused on enjoyment of landscape and views.</p>			
Skyline Features (1-8):	1 – St Albans Abbey	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	2 – Clock Tower	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	3 – Dagnall Street Baptist Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	4 – St Albans Museum & Gallery	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	5 – The Old Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	6 - St. Peters Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	7 – St Alban and St Stephen Catholic Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
	8 – Trinity United Reformed Church	<i>Dominant</i>	<i>Prominent</i>	<i>Subordinate</i>
Other Skyline + Landmark Features:	<ul style="list-style-type: none"> ▪ More recent development including Ziggurat House and Opus House and others <i>dominate</i> the foreground of the view. ▪ Tree cover 			
Description:	Distance	<i>short</i>	<i>medium</i>	<i>long</i>
	Nature	<i>static</i>	<i>transient</i>	<i>sequential</i>
Description:	Type	<i>Panorama/full</i>	<i>partial</i>	<i>glimpse</i>
	<p>A short/medium- distance, transient, panoramic view taking in 1 skyline feature (St Peter's) as well as several more dominant more recent developments,</p> <p>In the summer months when the trees are in full leaf many buildings will be fully or partially screened by established tree cover within the townscape and/or in the foreground of the public open space.</p> <p>The Building Height Control Area is located beyond the visible skyline features.</p>			

ST ALBANS POLICY 114 – VIEWPOINT REVIEW

Other Visual Receptors and/or Views:	Views are experienced from across the public open space.
Recommendation:	Retain



P – CUNNINGHAM HILL GREEN SPACE – not to scale – for context only.

