

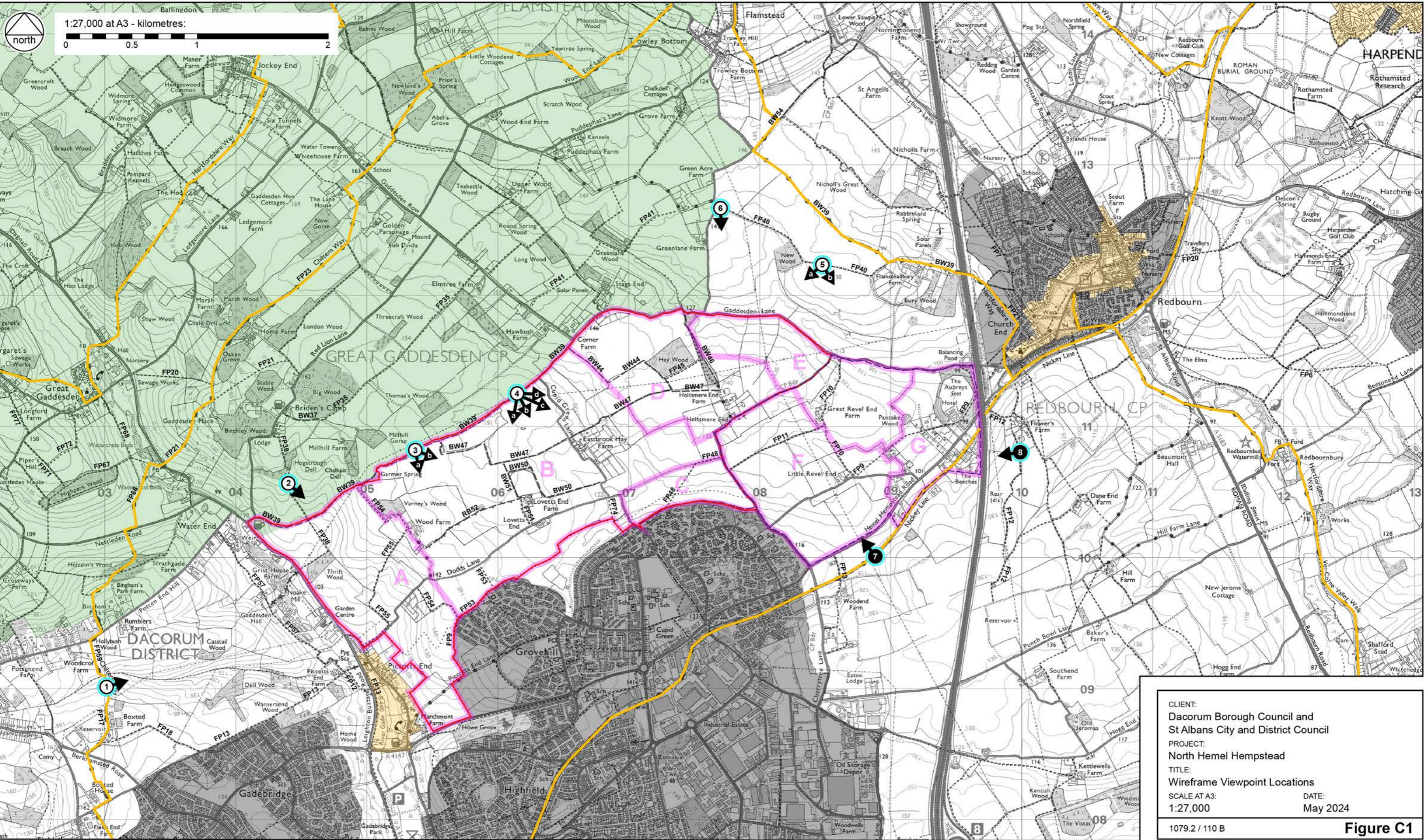
NORTH HEMEL HEMPSTEAD LANDSCAPE ASSESSMENT

APPENDIX C: Wireframe Testing

Rev G

1 WIREFRAME TESTING

- 1.1 Wireframe testing has been undertaken to ascertain the likely visibility of different extents of development in views towards the study area. Wireframe photomontages representing three potential extents of development and landscape structure, seen from key viewpoints 1, 2, 3a, 3b, 4a, 4b, 4c, 4d, 5a, 5b, 6, 7 and 8 are presented in this appendix for reference. The viewpoints are located on Figure C1 within this appendix. The wireframe photomontages demonstrate the testing process only and do not represent any intended proposals.
- 1.2 The three extents presented are as follows:
- **Maximum:** This is the Maximum extent of development tested. It would unlikely be considered acceptable from a landscape and visual perspective, but is included to demonstrate the effect.
 - **Intermediate:** This represents the approximate extent of build development indicated on the Hemel Garden Communities draft concept plan prevailing at commencement of the wireframe testing. Potential landscape structure has been included to provide an additional photomontage for each viewpoint which demonstrates how planting could reduce the visual effect of the built development of this scenario, 15 years post construction.
 - **Alternative:** The Alternative extent is an evolution of the development extent as part of the testing process and is more akin to an extent of development, which in combination with proposed landscape structure, is likely to be more acceptable from a landscape and visual perspective, than the Intermediate extent. The Alternative extent testing is intended to inform evolution of the Hemel Garden Communities draft concept plan, however, given other influencing factors and the iterative nature of the concept design, the Alternative extent presented in this appendix does not represent a 'final' recommended development scenario in its entirety. The Alternative extent includes revisions to the Intermediate such as a greater off-set from the southern edge of the AONB, less development on the Gade valley side, but also tests additional areas compared to the Intermediate extent, such as towards the south-east of the study area. Potential landscape structure has been included to provide an additional photomontage for each viewpoint which demonstrates how planting could reduce the visual effect of the built development of this scenario, 15 years post construction.
- 1.3 An inset plan accompanies each wireframe to indicated the extent of development and potential landscape structure of the extent being tested in the corresponding wireframe. It should be noted that the effect of different extent may be the same from certain viewpoints. However, all extents for all the tested viewpoints are included for completeness. There are explanatory notes where necessary, and further testing of development and planting extents may be appropriate as noted on relevant wireframes.
- 1.4 Wireframes are indicative only to give an impression of built form and planting as a working tool for testing purposes, but have regarding to the Landscape Institute's Technical Guidance Note 06/19: Visual Representation of Development Proposals and accord to Type 2/3 of the guidance. Existing landform is modelled from Ordnance Survey Terrain 5 DTM data. It should be noted that crops growing in fields have hindered located the ground in certain views, however it is considered that wireframes have been positioned on the corresponding photographs to a satisfactorily level of accuracy for the type of visualisations prepared.
- 1.5 Assumptions have been made about the height of proposed buildings and planting indicated in the wireframes. Assumptions made are conservative, but are considered an achievable average. These assumptions are as follows:
- Orange coloured blocks indicate 2 storey development modelled as 9m high above existing ground levels. There may be the opportunity to reduce building heights at sensitive edges.
 - Potential structural planting is likely to include a mixture of mainly 'whips' (1m high at the time of planting) and 'feathers' (2m high at the time of planting), along with some 'standards' (3m high at the time of planting) and 'extra heavy standards' (4m high at the time of planting). Planting blocks below are modelled as 'feathers'. It assumed no gain in height for the first year, then growth of 0.35m each subsequent year. Therefore structure planting is indicated as 6.9m after 15 years. Additional groups of Standard trees (7.9m high after 15 years) and Extra Heavy Standards (8.9m high after 15 years) have been included within areas of open space/SANG to indicate their possible effect.
- 1.6 Photographs for each wireframe were taken on the following dates:
- Viewpoints 1, 2, 3a, 3b, 4a, 4b, 4c, 4d, 5a, 5b and 6: June 2023
 - Viewpoints 7 and 8: December 2023



CLIENT:
Dacorum Borough Council and
St Albans City and District Council

PROJECT:
North Hemel Hempstead

TITLE:
Wireframe Viewpoint Locations

SCALE AT A3: 1:27,000 DATE: May 2024

1079.2 / 110 B **Figure C1**

KEY	
	General study area - Dacorum
	AONB
	Conservation area
	Assessment parcels
	Settlement policy area
	Long Distance Path
	Public rights of way numbers BW = Bridleway FP = Footpath RB = Restricted Byway

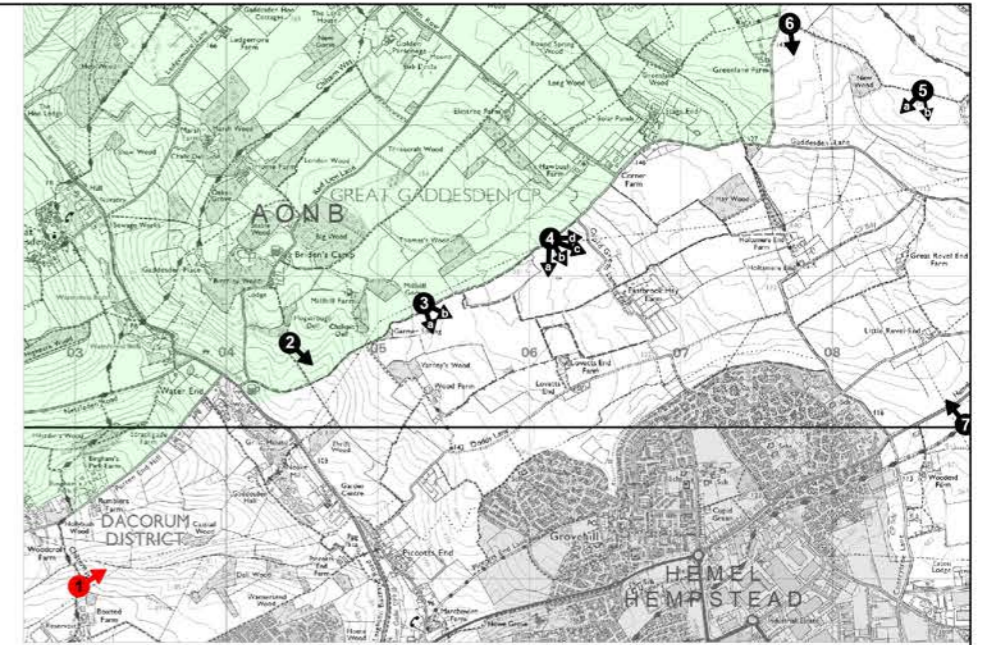
- Wireframe viewpoint location (summer photo)
- Wireframe viewpoint location (winter photo)

Based on Ordnance Survey mapping with permission of Her Majesty's Stationery Office
Licence no. AR187372

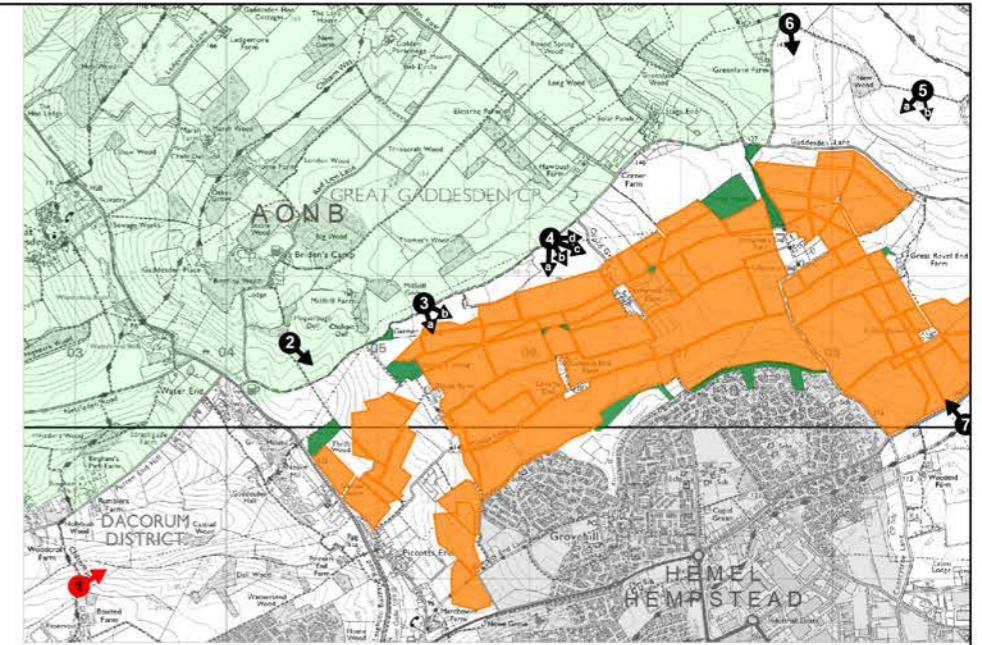
hankinson duckett associates
The Stables, Howbery Park, Benson Lane, Wallingford, OX10 8BA
t 01491 838175 e consult@hda-enviro.co.uk w www.hda-enviro.co.uk

Landscape Architecture Masterplanning Ecology

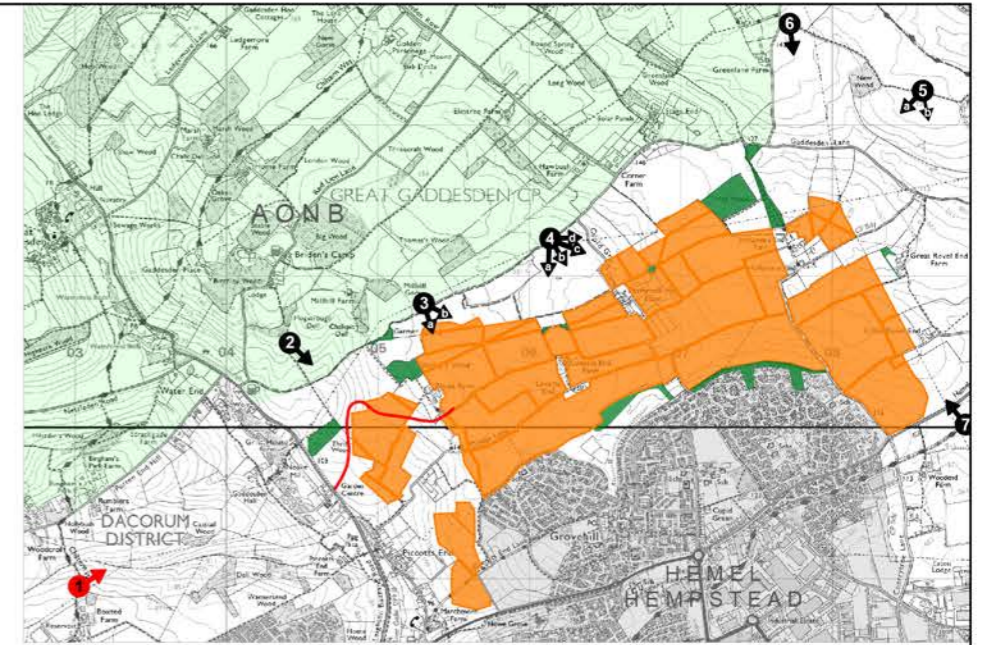
VIEWPOINT 1: EXISTING VIEW



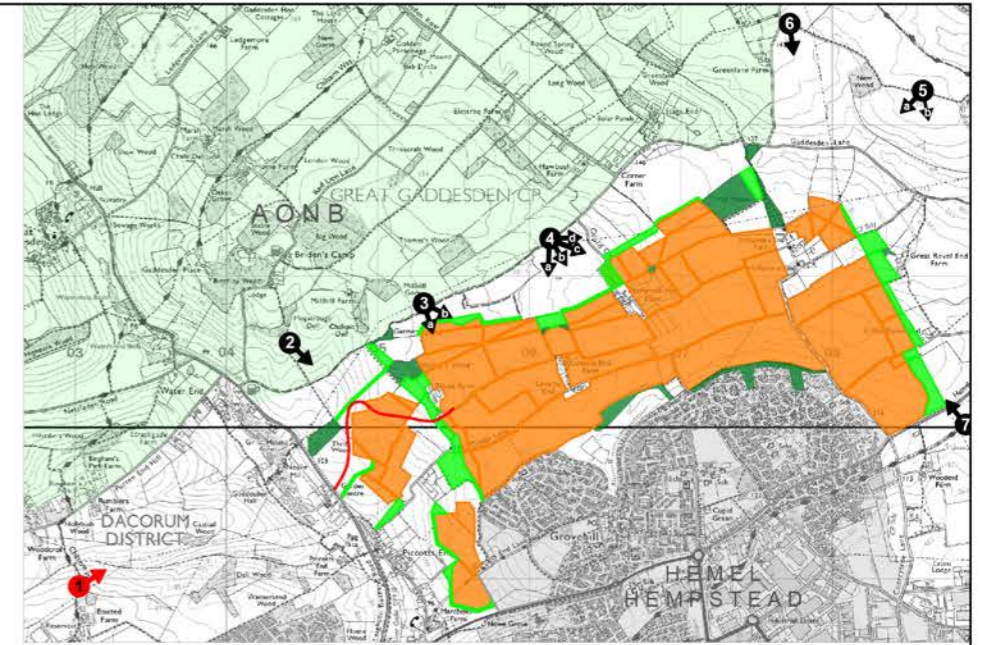
VIEWPOINT 1: MAXIMUM



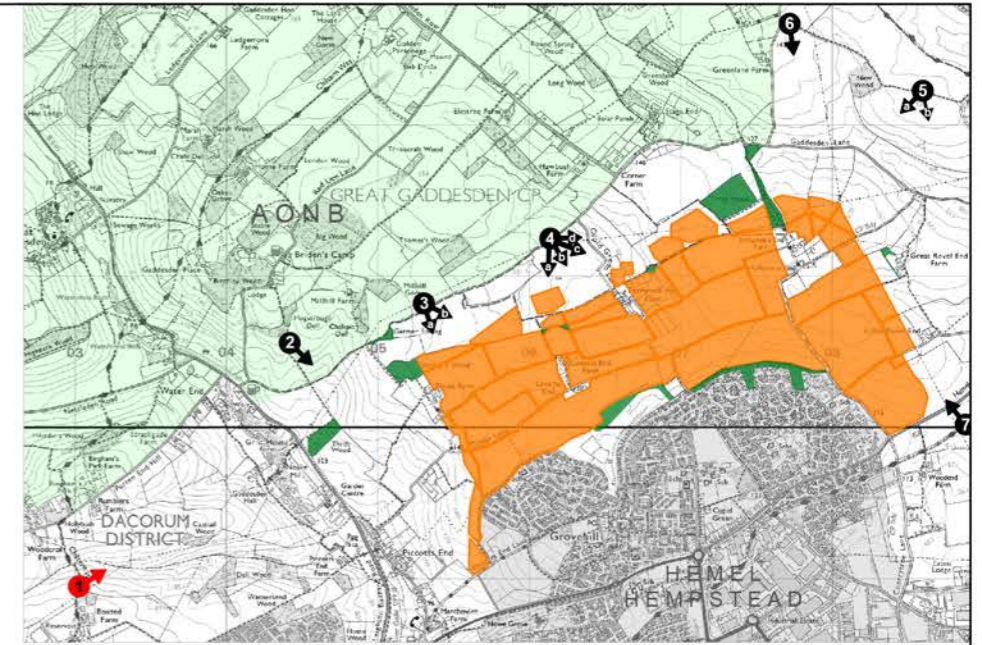
VIEWPOINT 1: INTERMEDIATE



VIEWPOINT 1: INTERMEDIATE
With indicative planting after 15 years

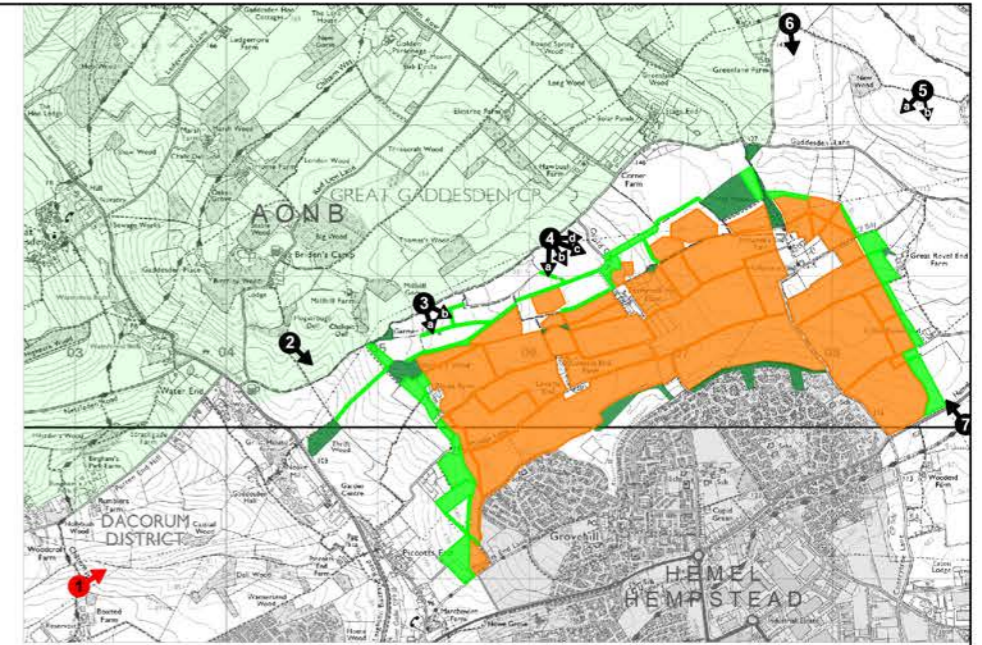


VIEWPOINT 1: ALTERNATIVE



Grey tone represents
allocated development

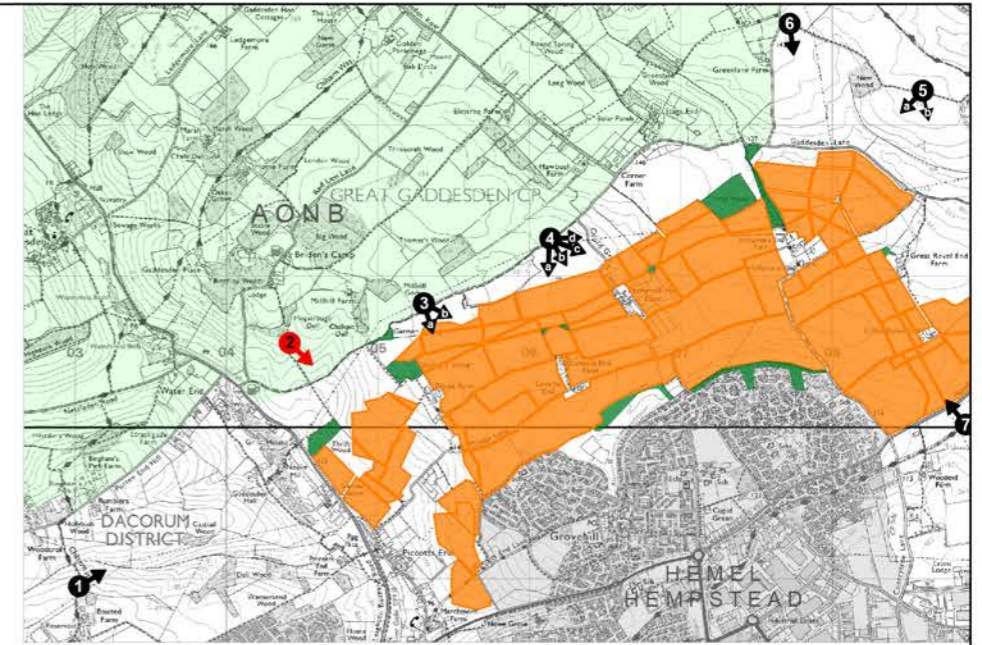
VIEWPOINT 1: ALTERNATIVE
With indicative planting after 15 years



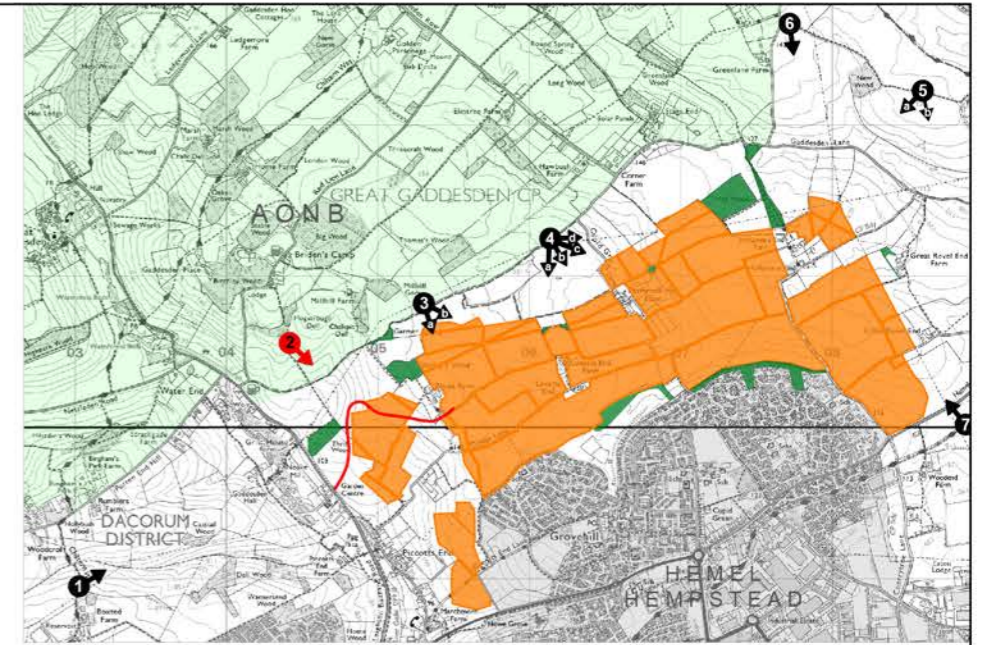
VIEWPOINT 2: EXISTING VIEW



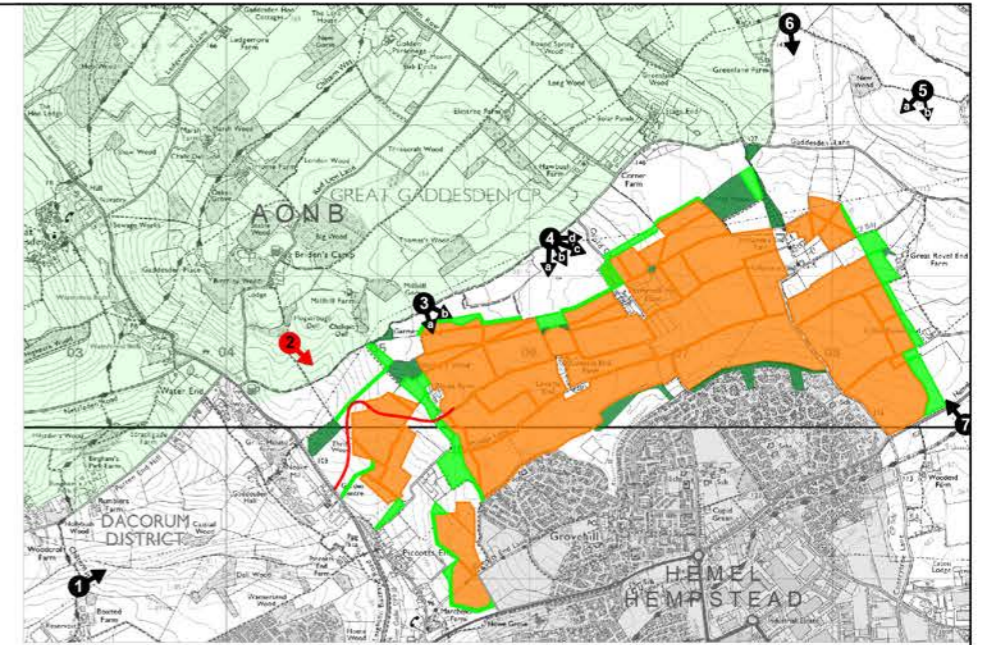
VIEWPOINT 2: MAXIMUM



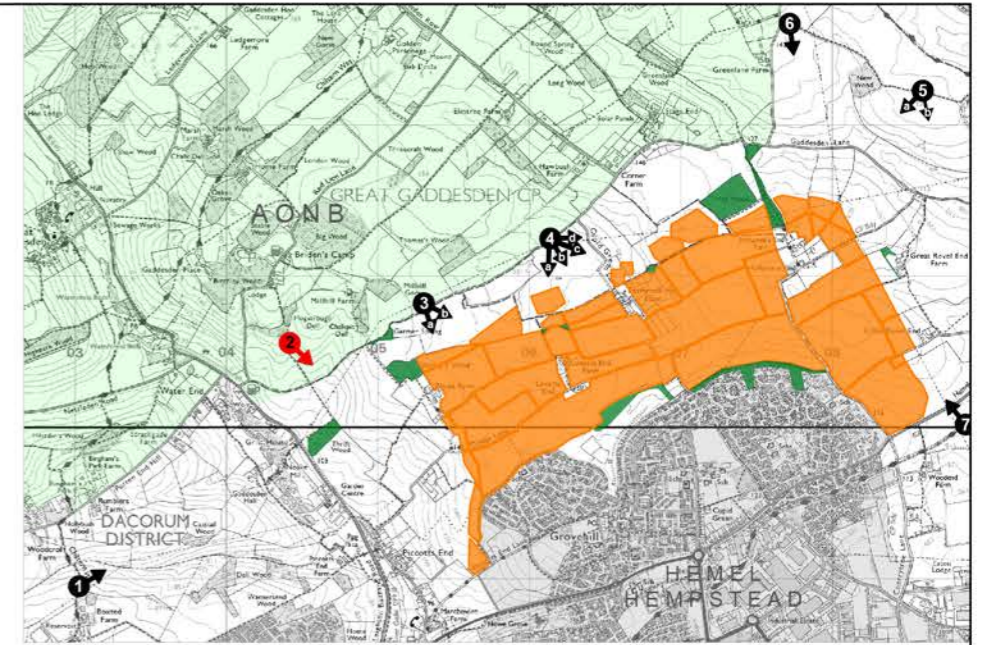
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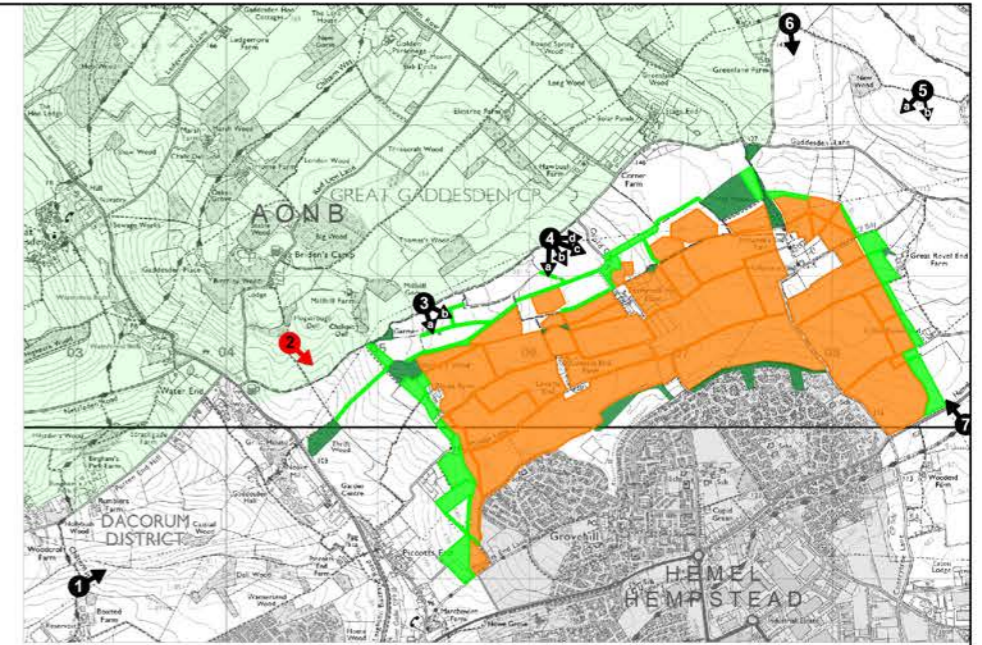
VIEWPOINT 2: INTERMEDIATE
With indicative planting after 15 years



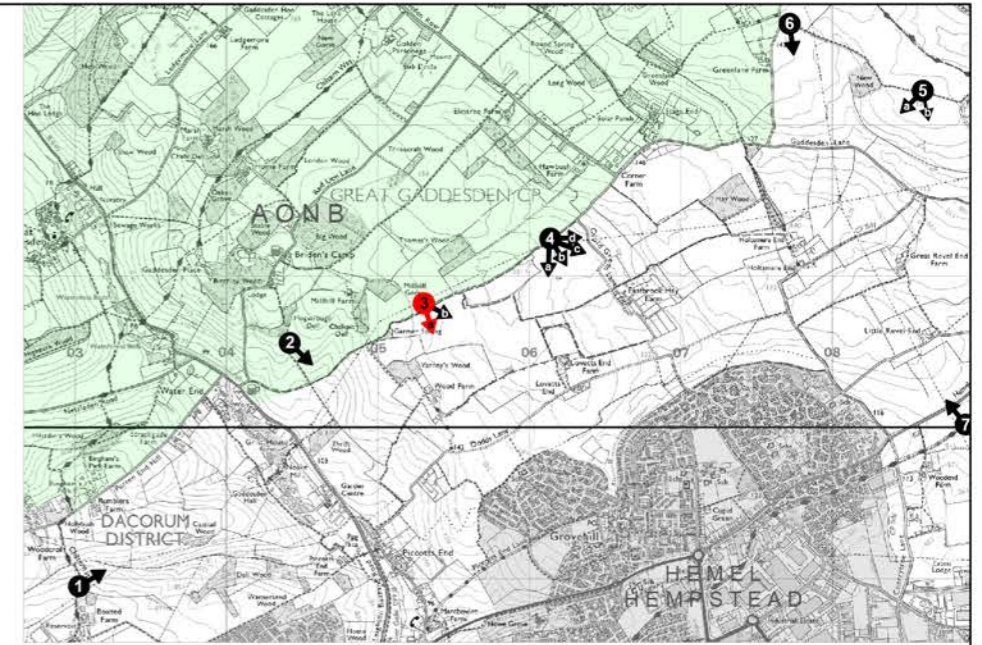
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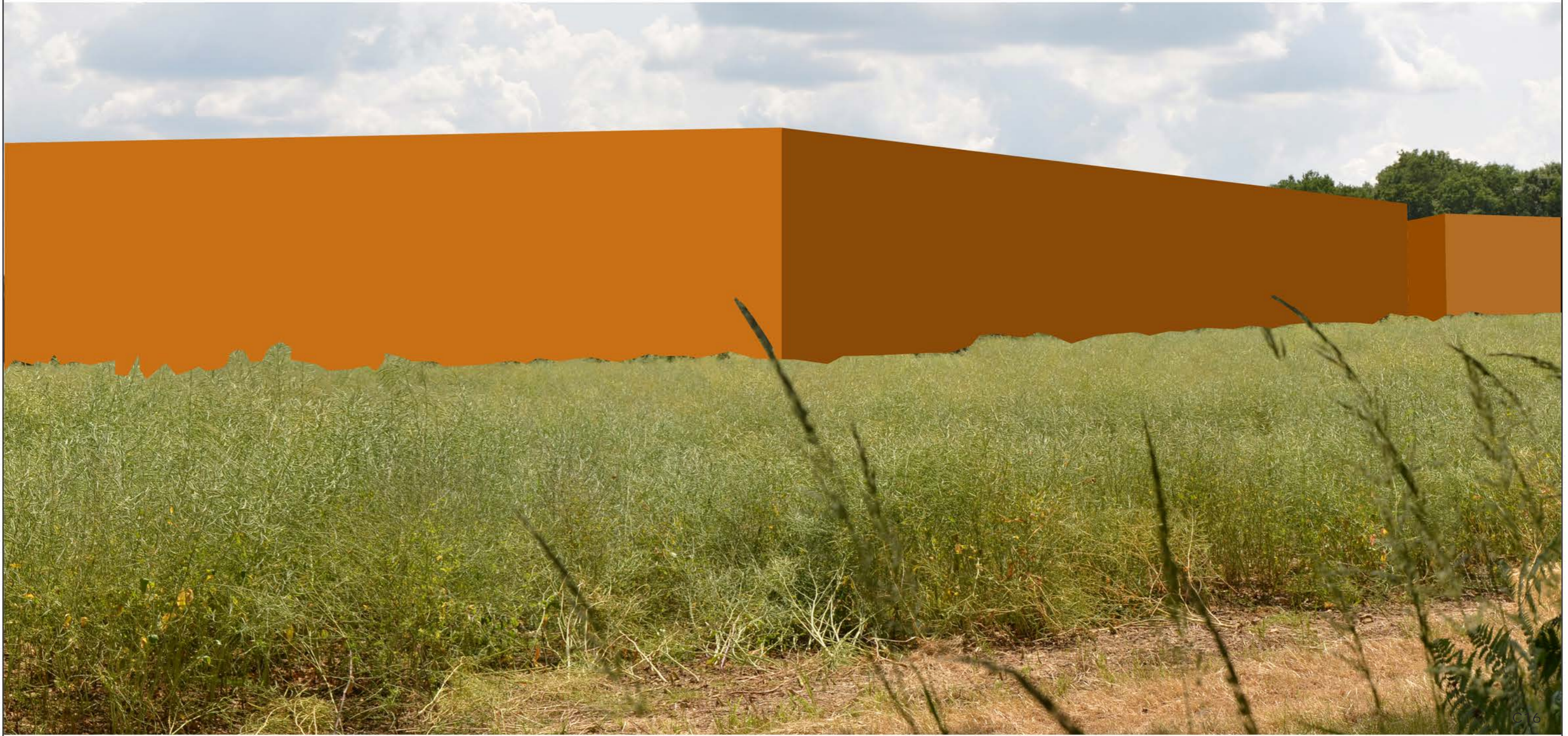
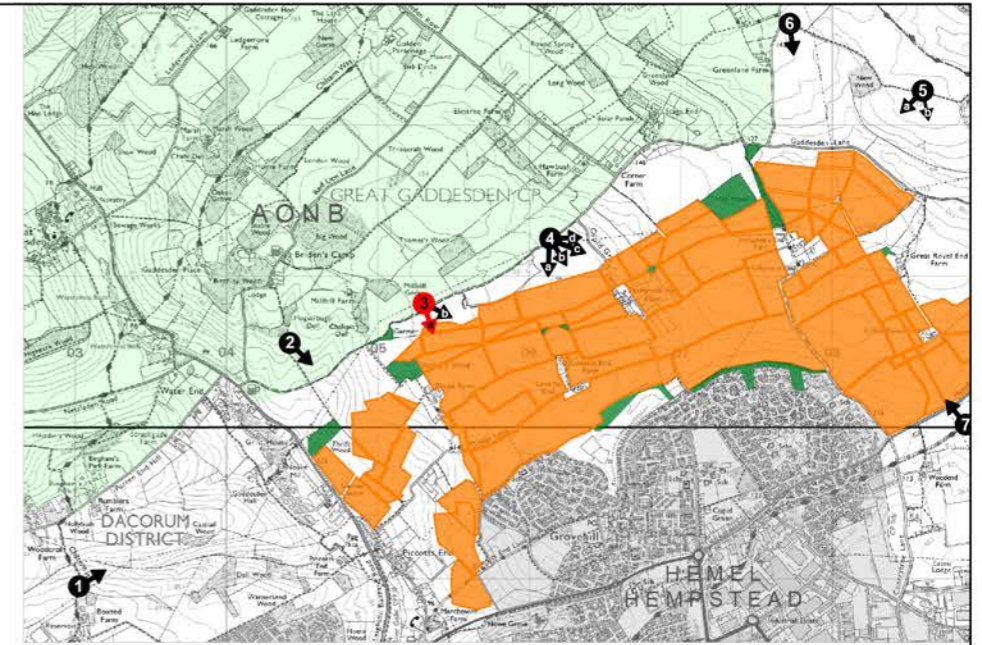
VIEWPOINT 2: ALTERNATIVE
With indicative planting after 15 years



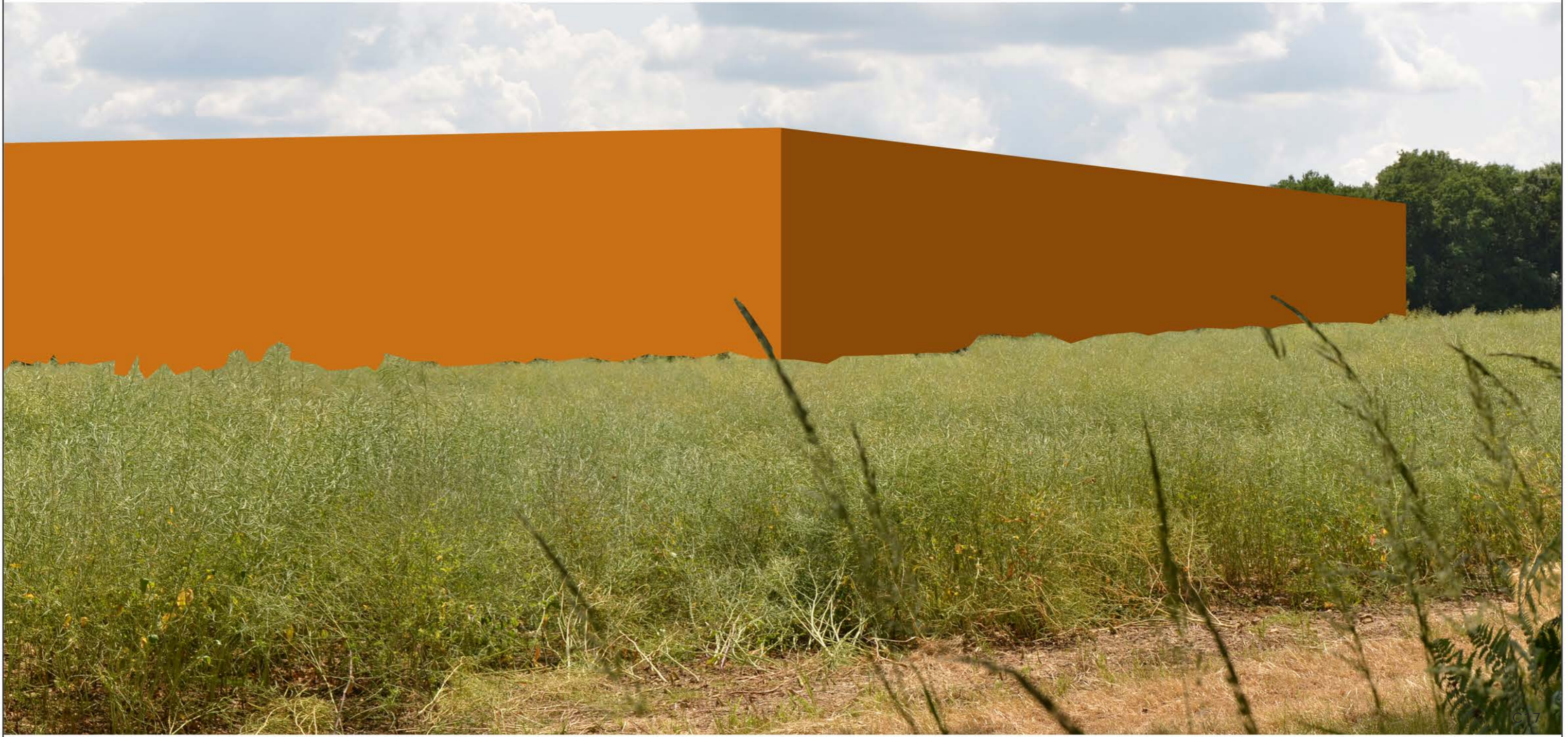
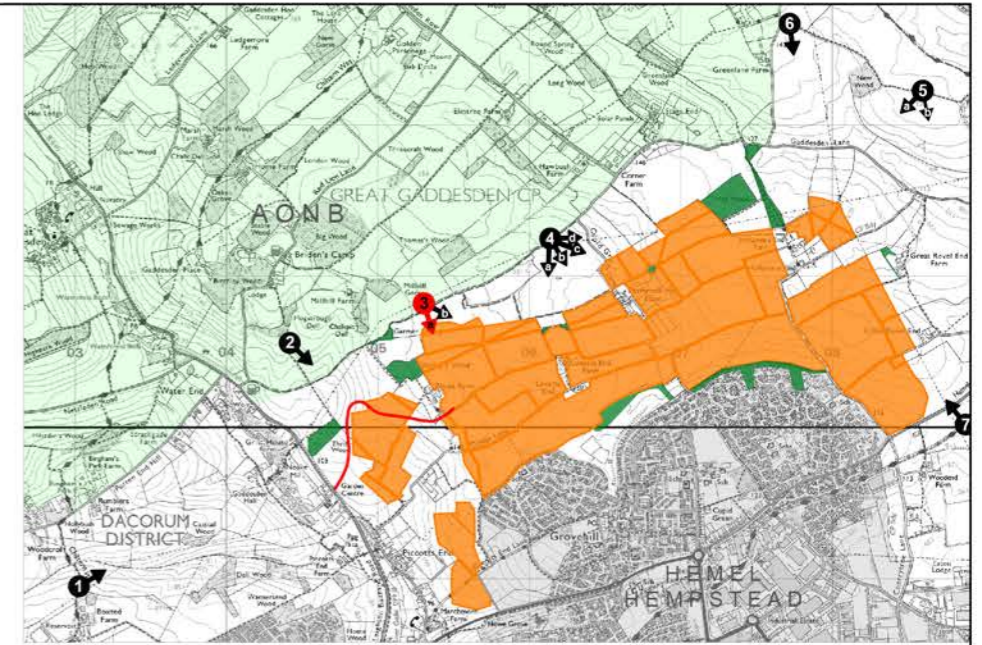
VIEWPOINT 3a: EXISTING VIEW



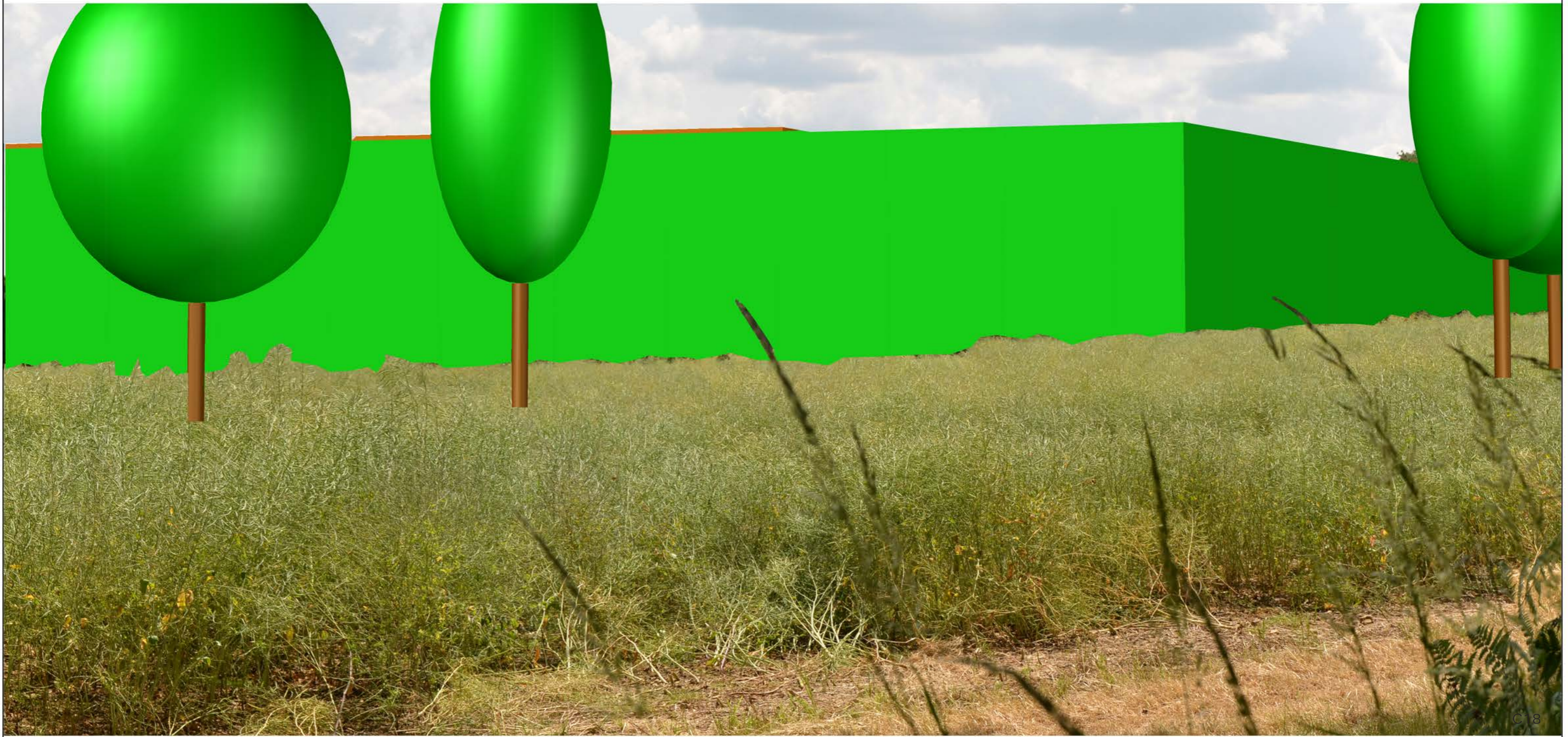
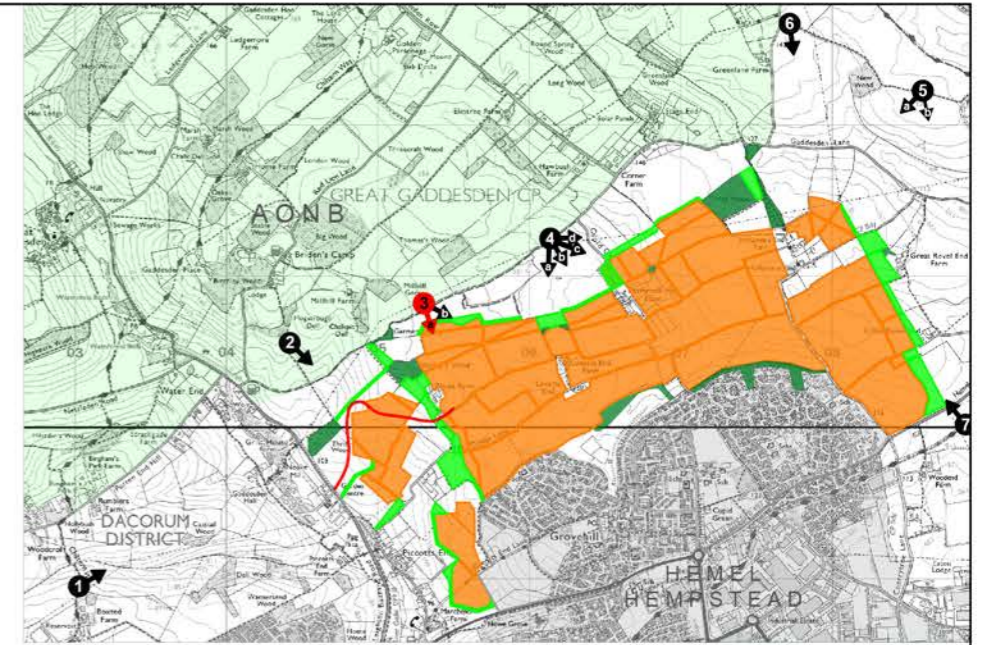
VIEWPOINT 3a: MAXIMUM



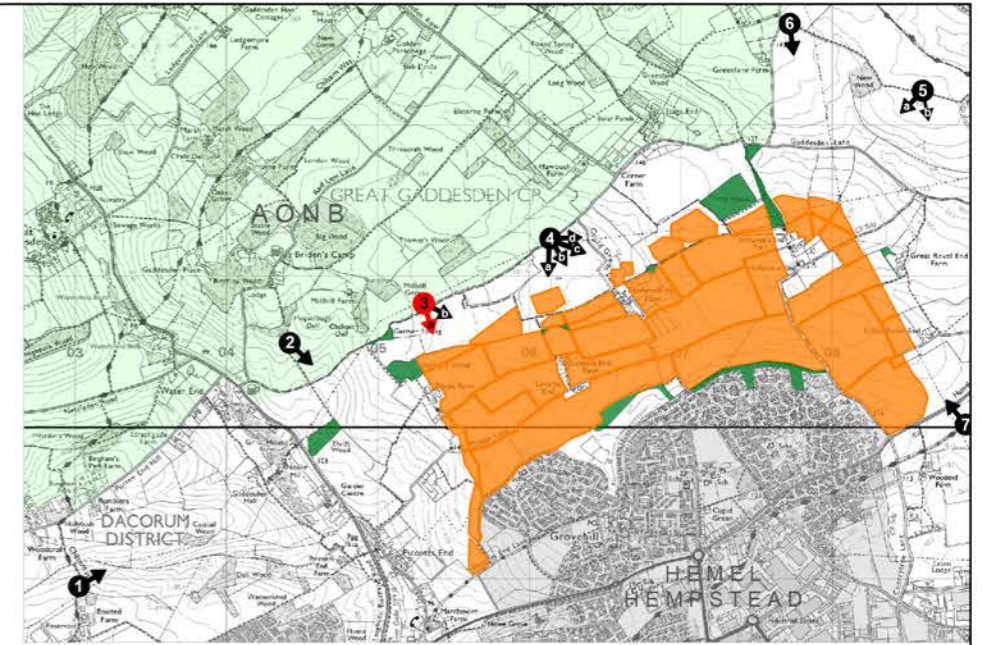
VIEWPOINT 3a: INTERMEDIATE



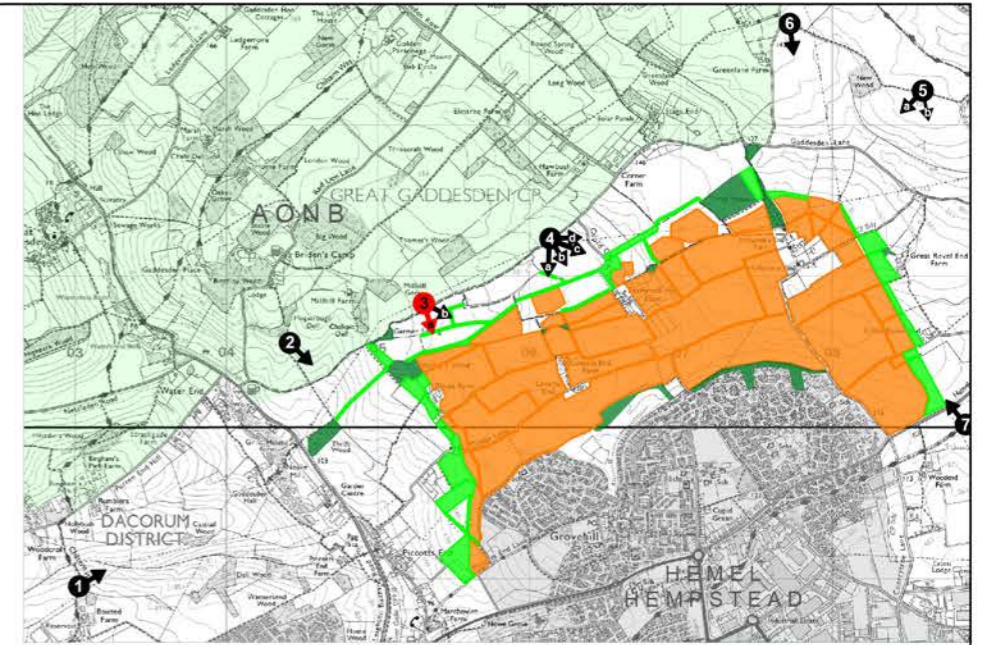
VIEWPOINT 3a: INTERMEDIATE
With indicative planting after 15 years



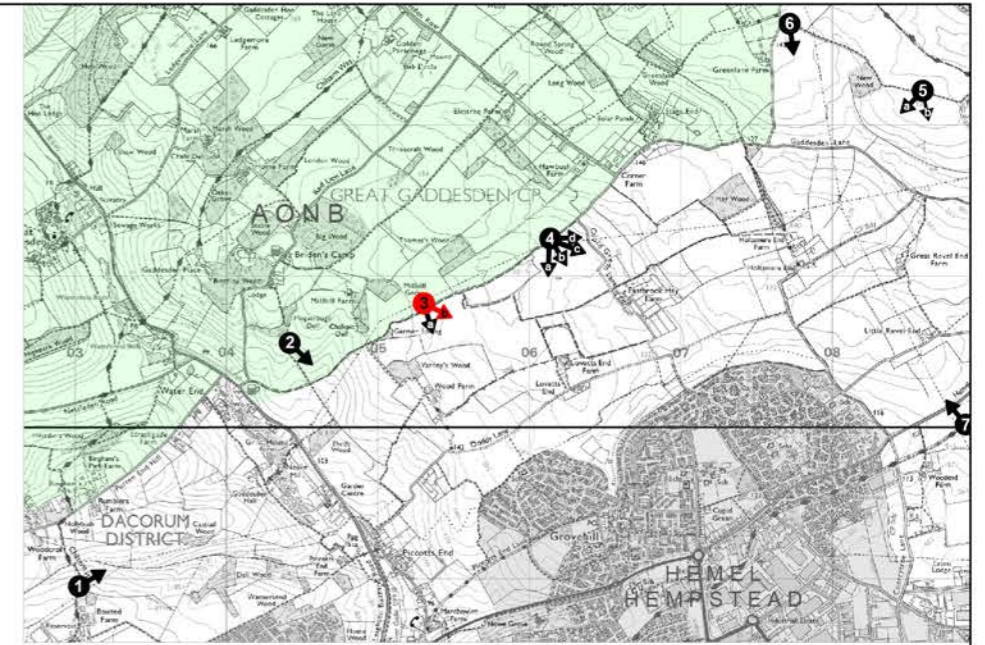
VIEWPOINT 3a: ALTERNATIVE



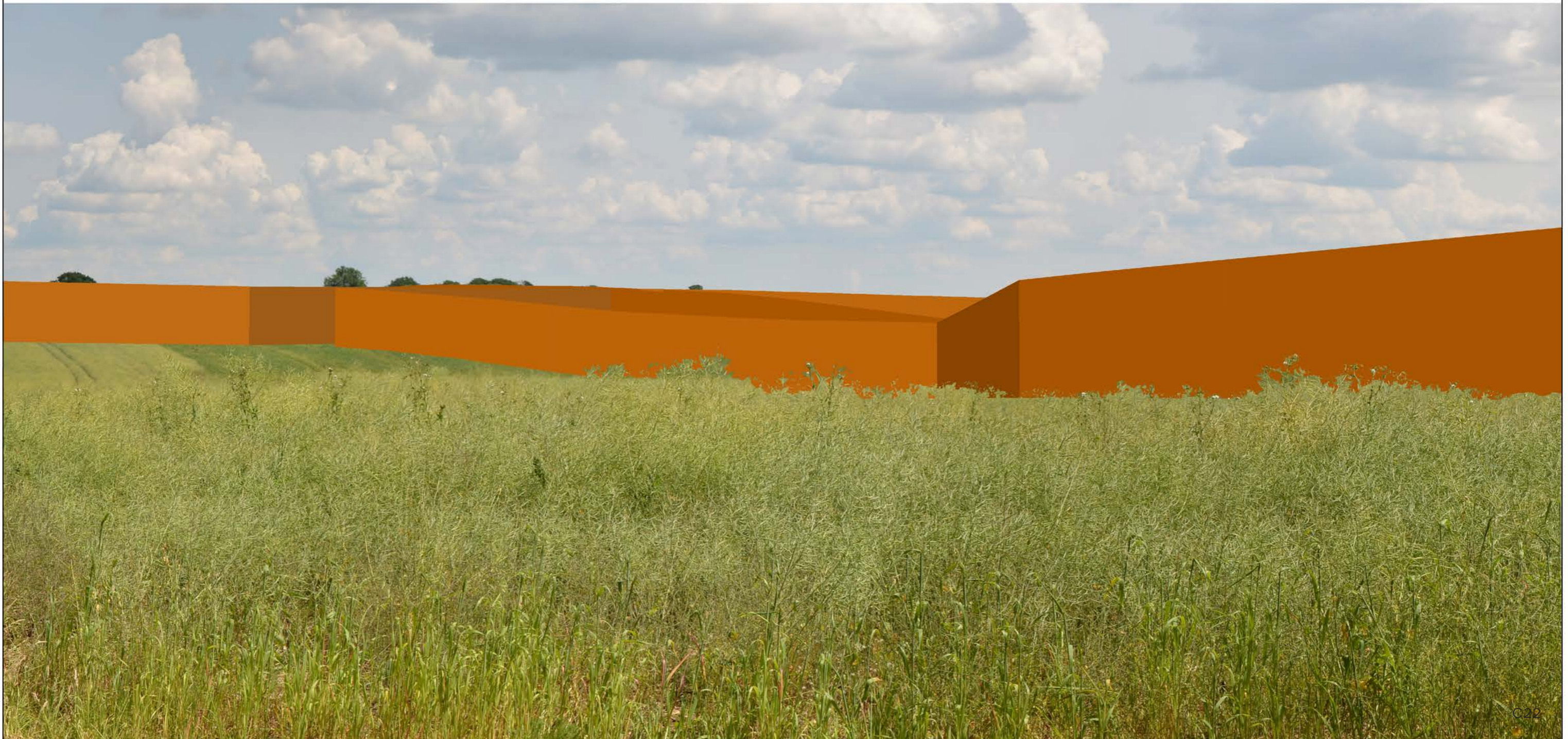
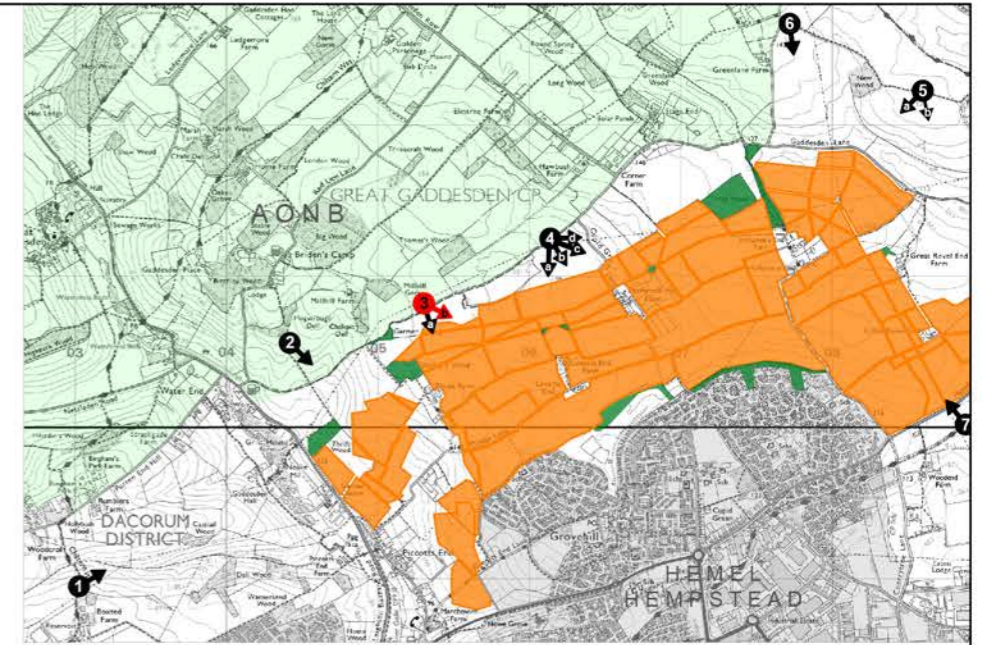
VIEWPOINT 3a: ALTERNATIVE
With indicative planting after 15 years



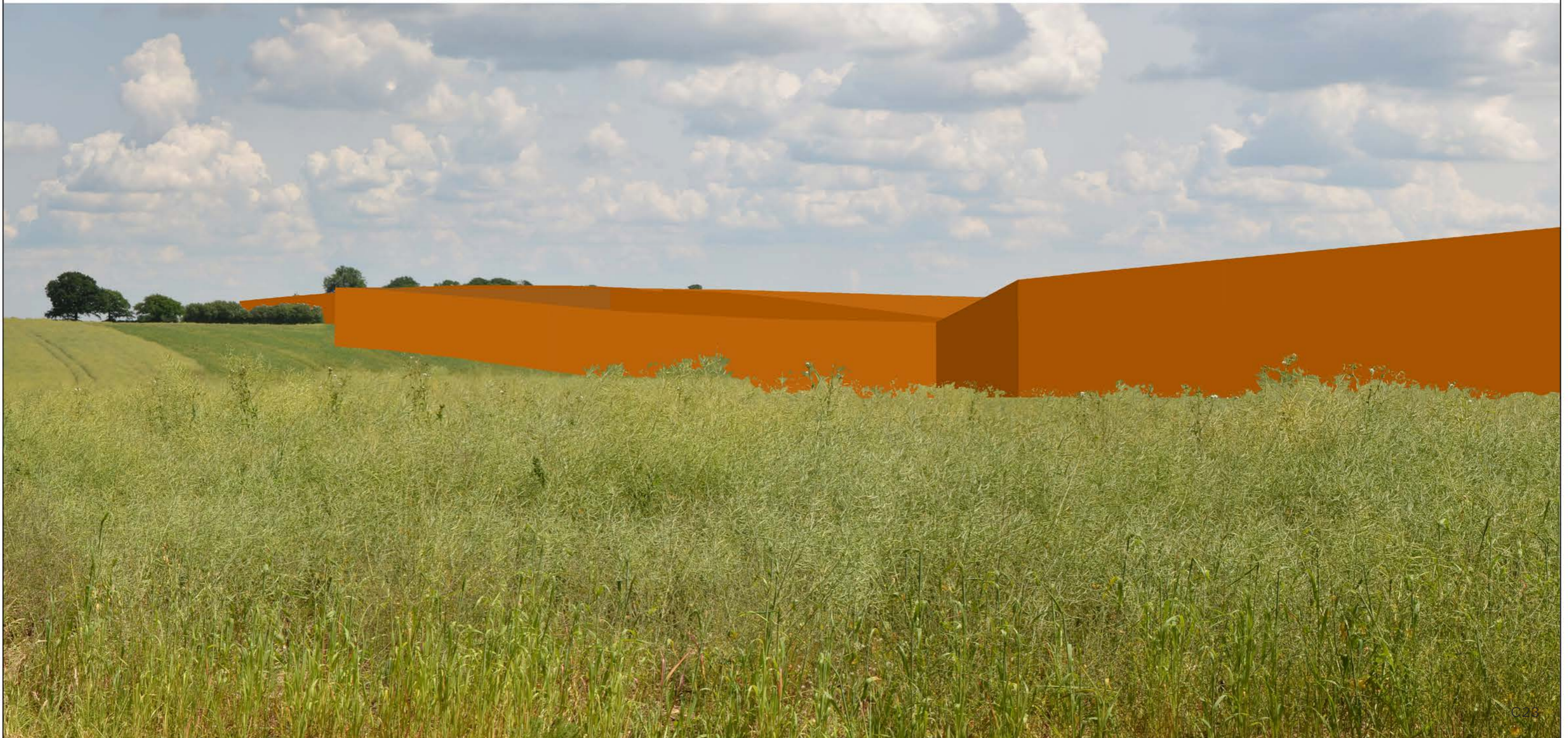
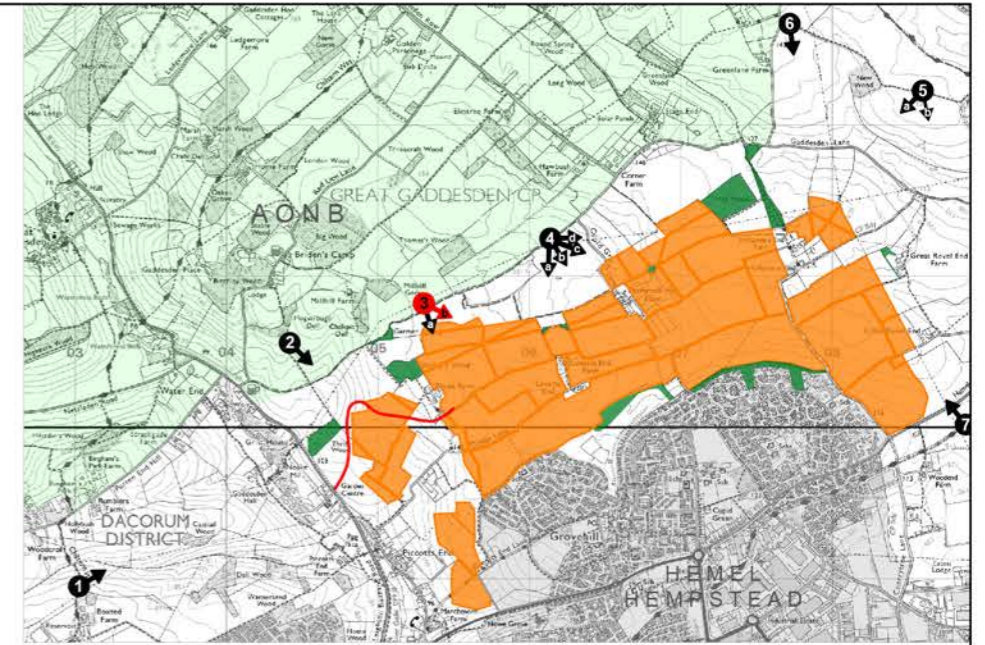
VIEWPOINT 3b: EXISTING VIEW



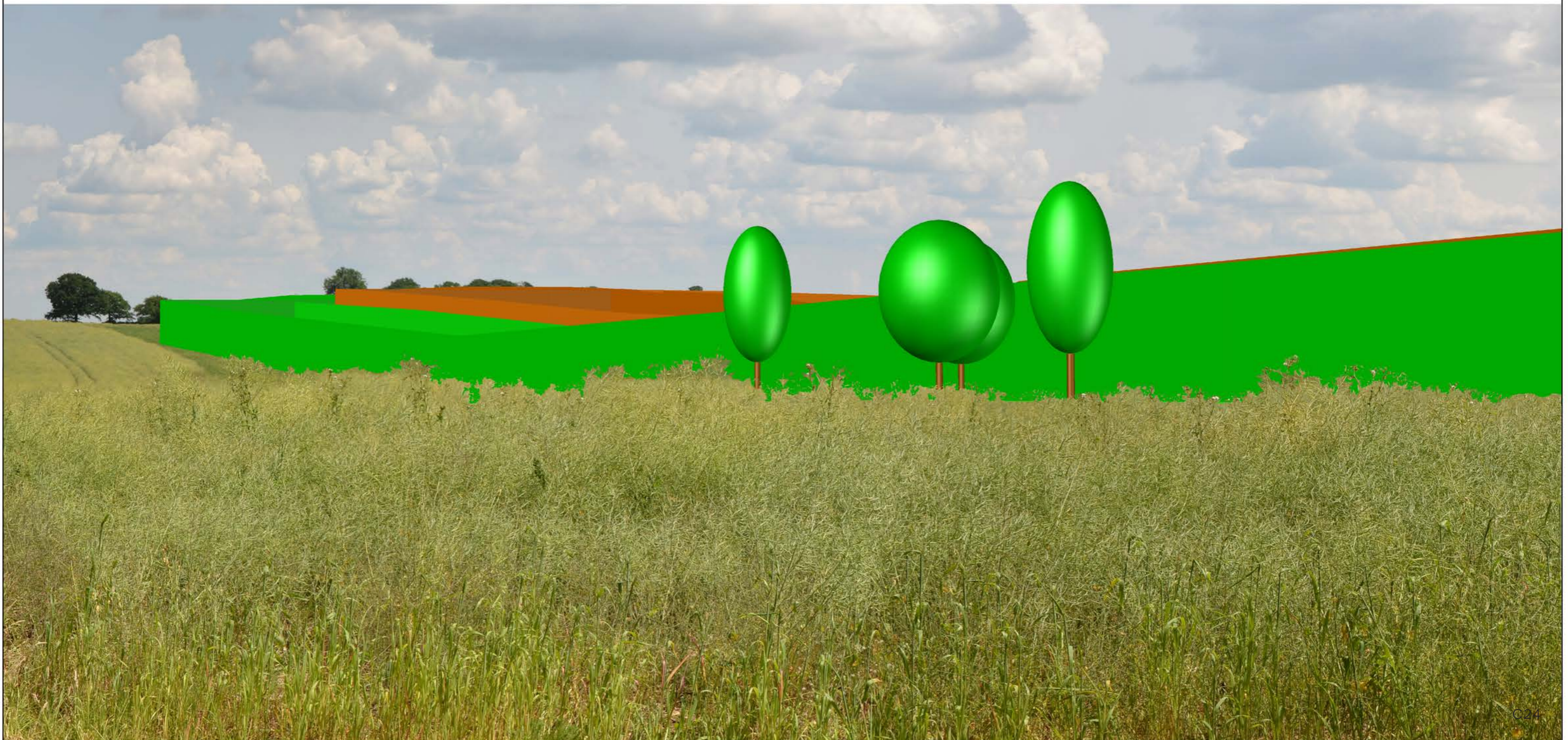
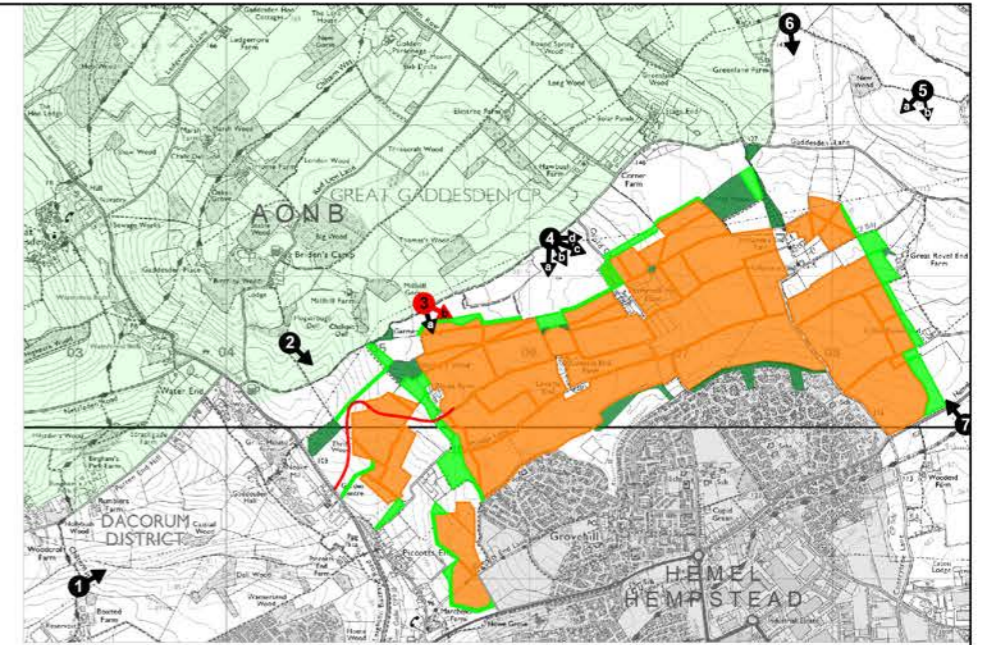
VIEWPOINT 3b: MAXIMUM



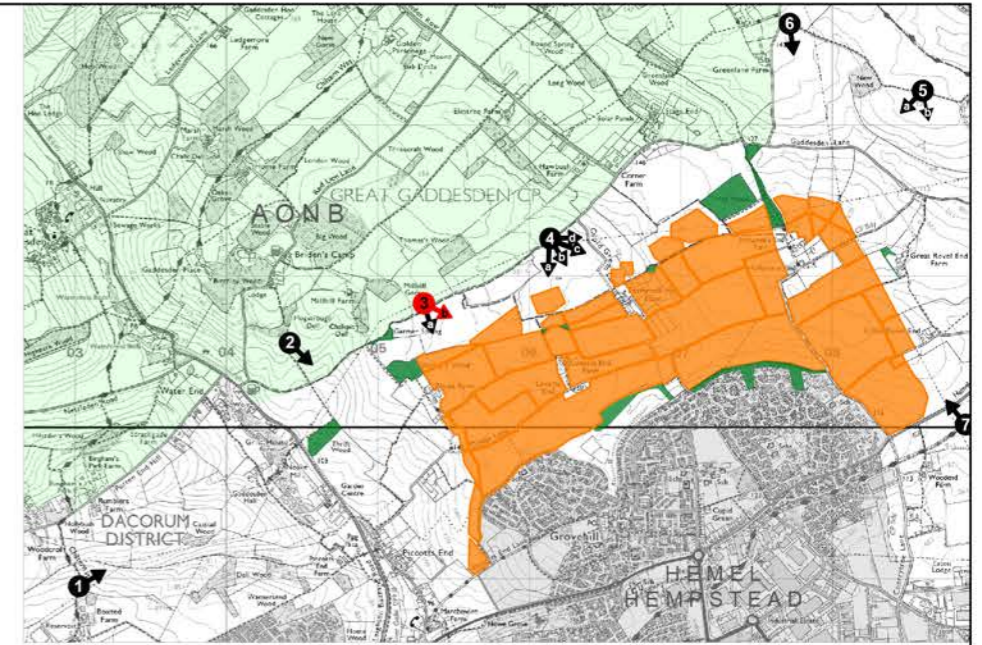
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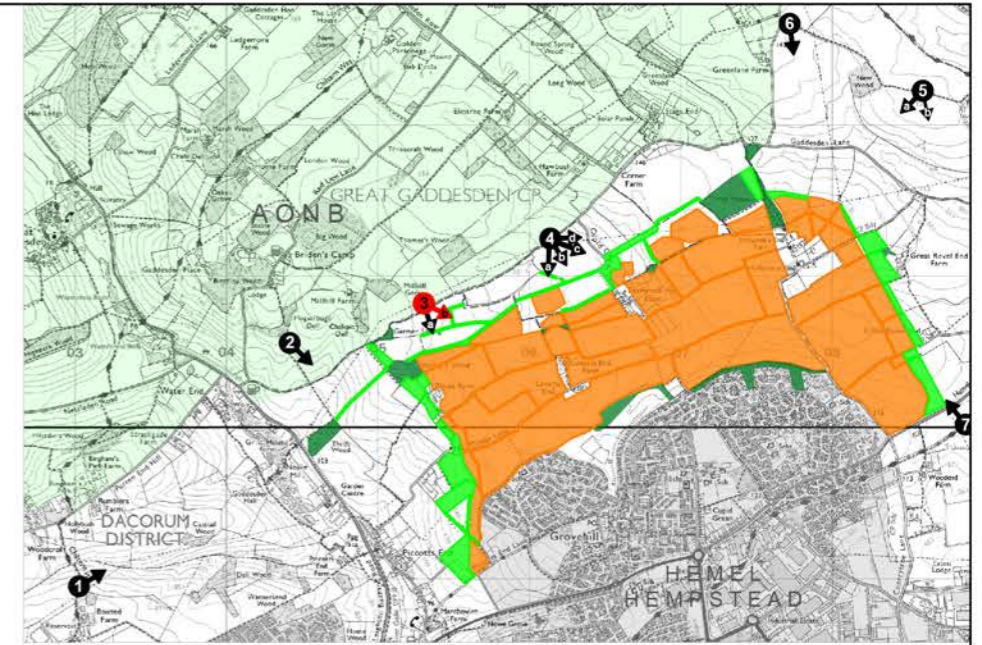
VIEWPOINT 3b: INTERMEDIATE
With indicative planting after 15 years



VIEWPOINT 3b: ALTERNATIVE



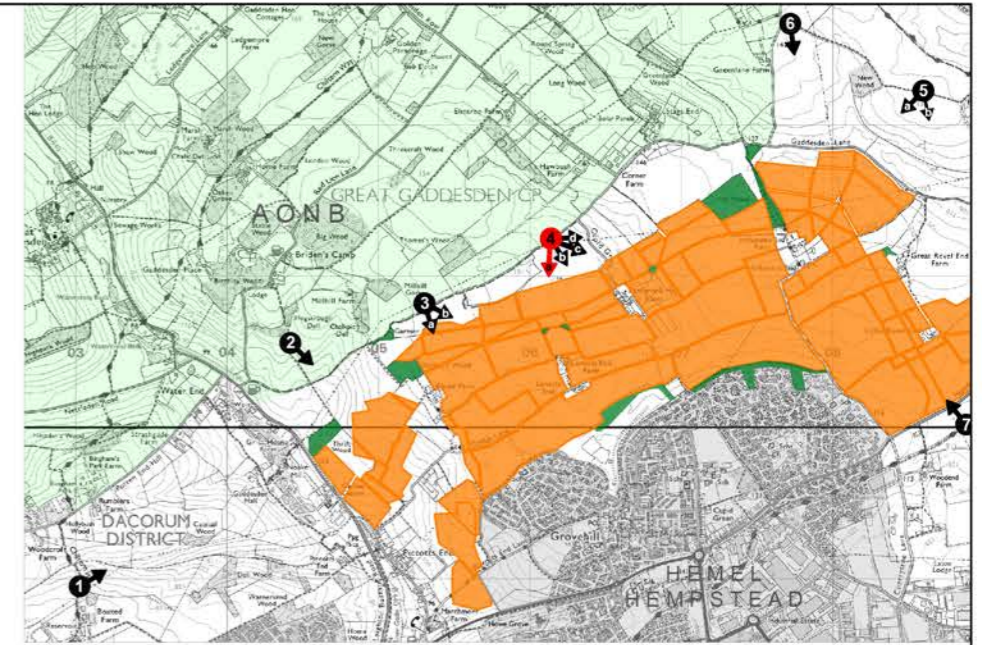
VIEWPOINT 3b: ALTERNATIVE
With indicative planting after 15 years



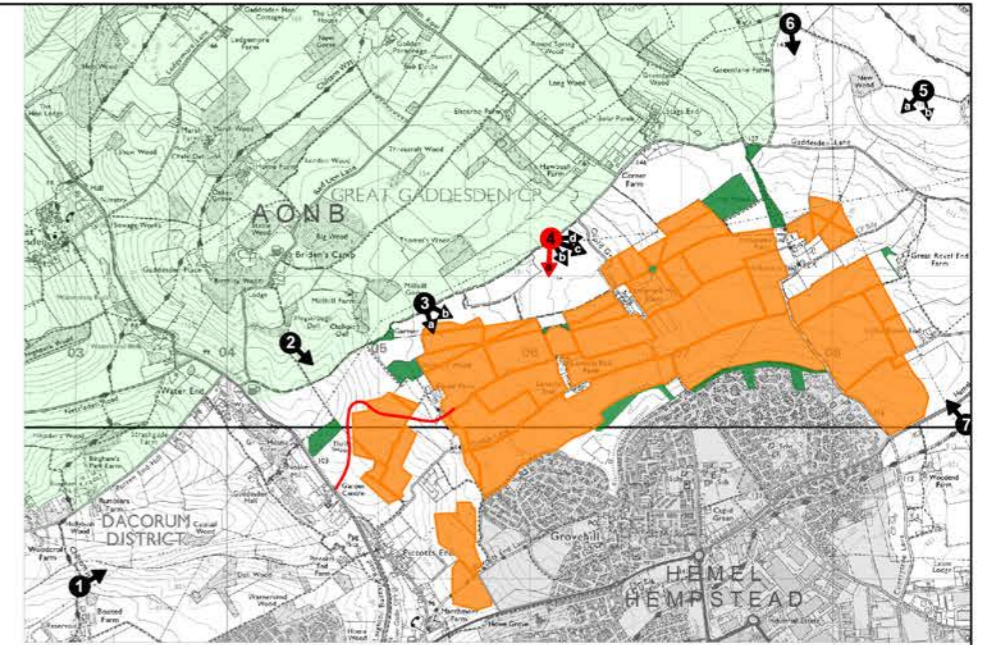
VIEWPOINT 4a: EXISTING VIEW



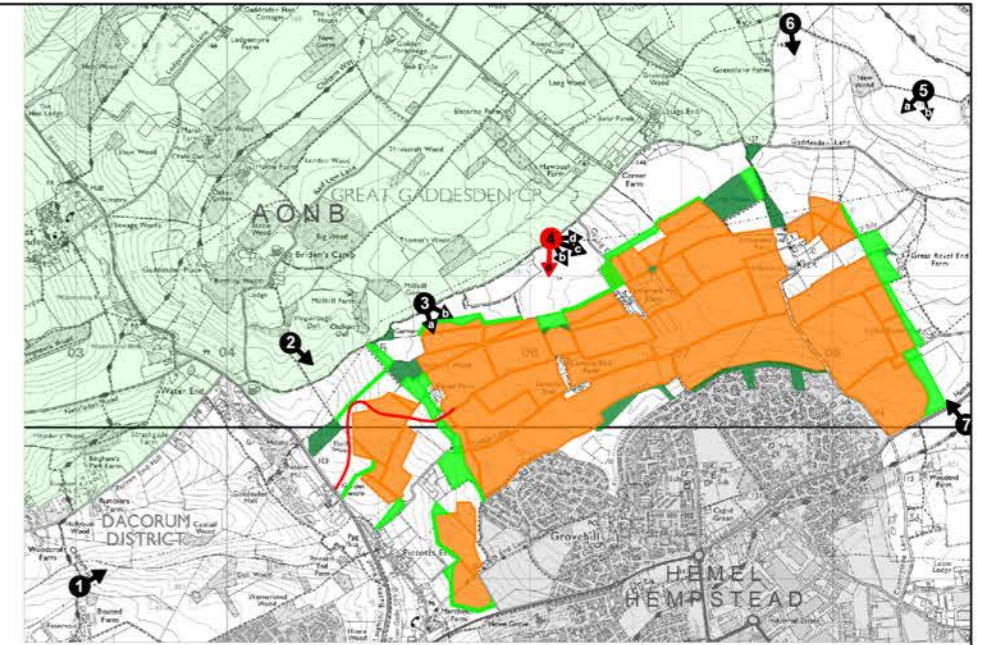
VIEWPOINT 4a: MAXIMUM



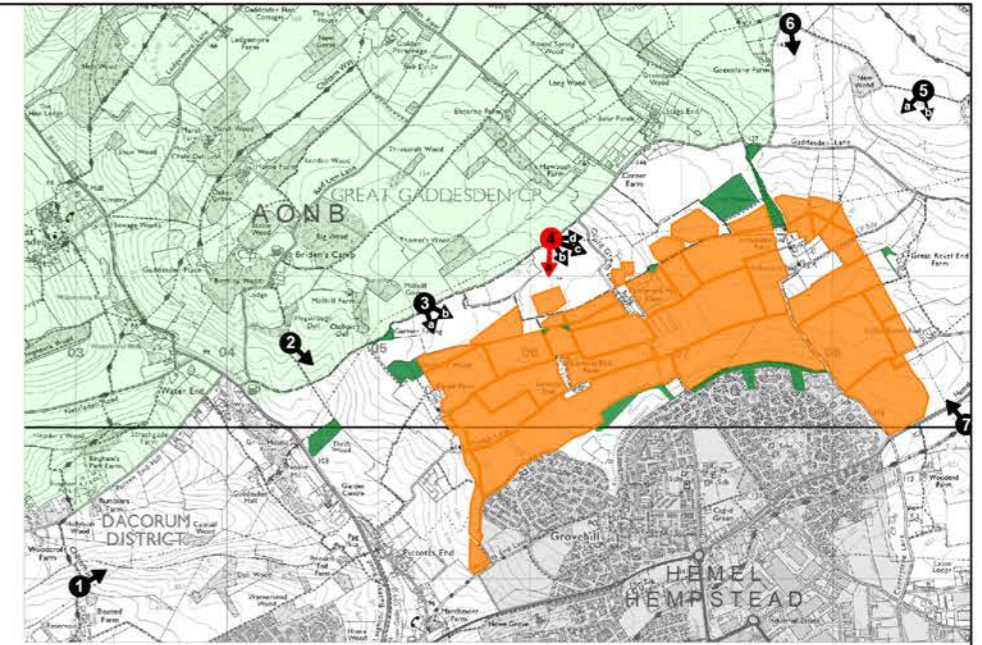
VIEWPOINT 4a: INTERMEDIATE



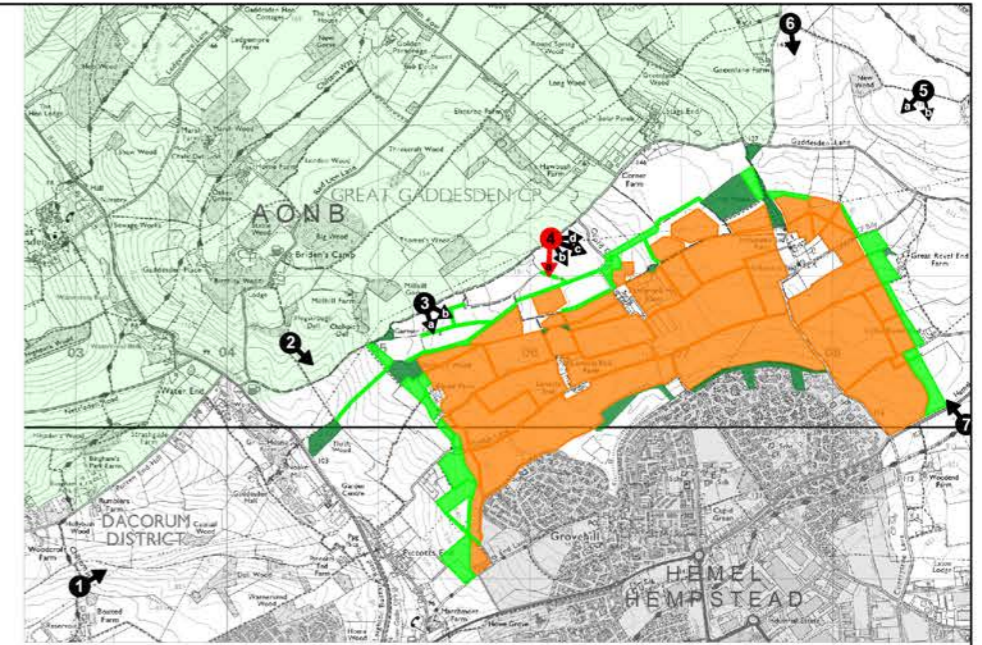
VIEWPOINT X: INTERMEDIATE
With indicative planting after 15 years



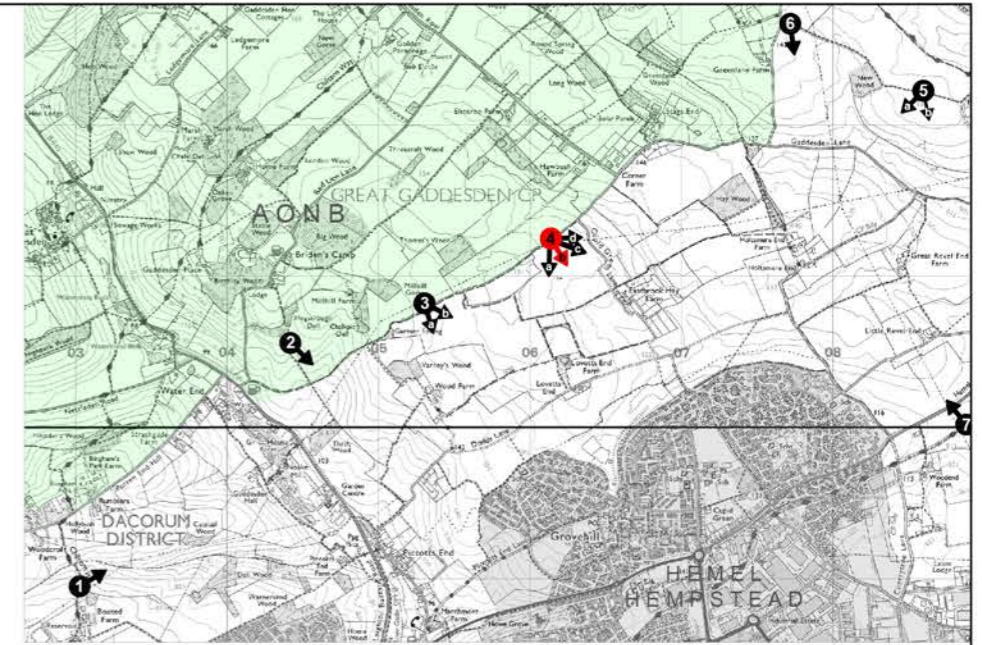
VIEWPOINT 4a: ALTERNATIVE



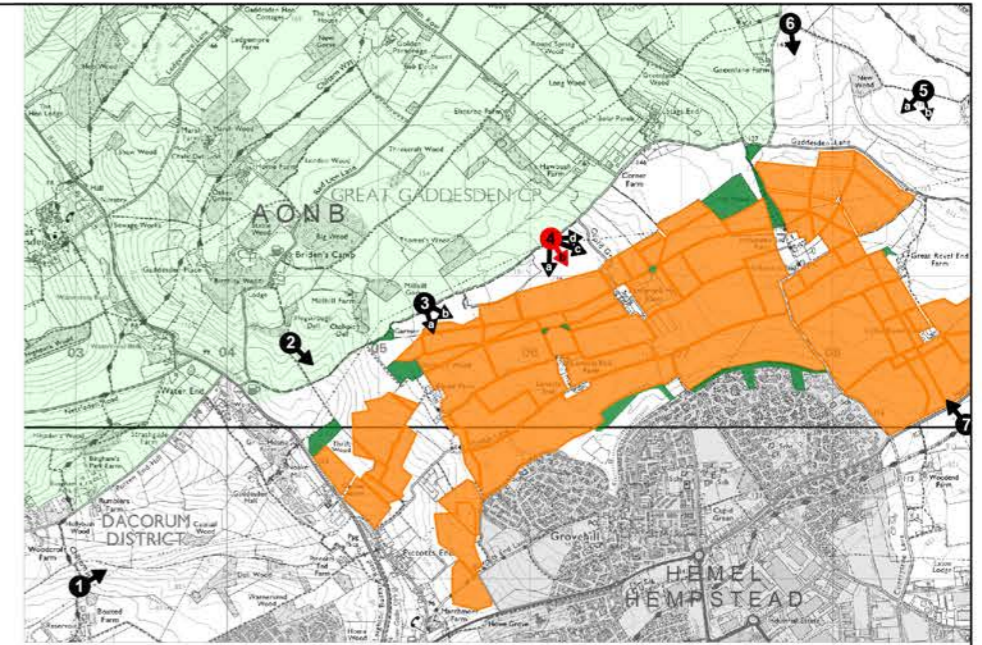
VIEWPOINT 4a: ALTERNATIVE
With indicative planting after 15 years



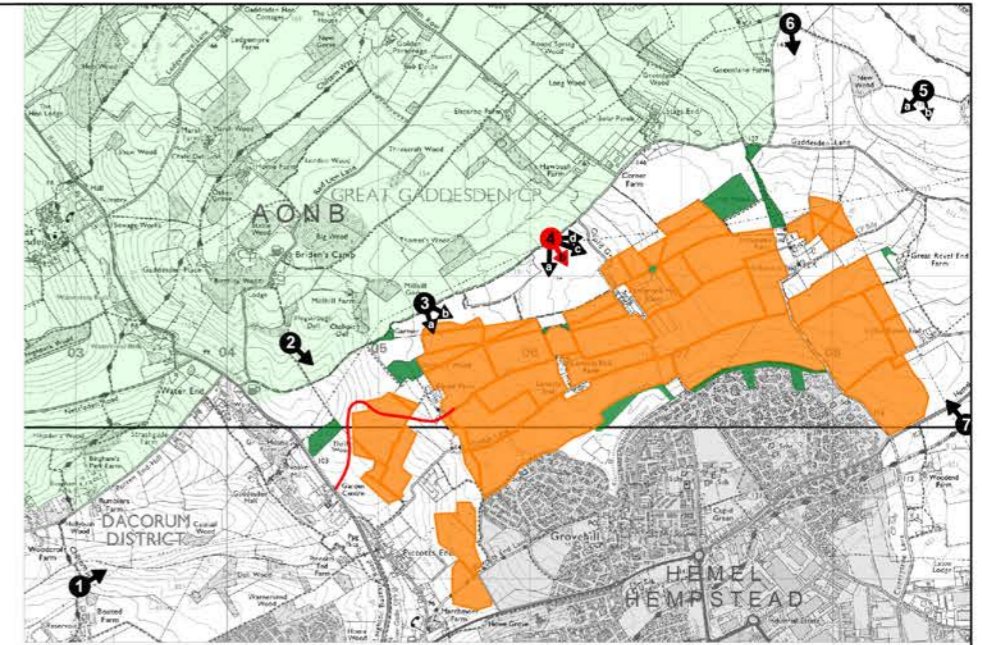
VIEWPOINT 4a: EXISTING VIEW



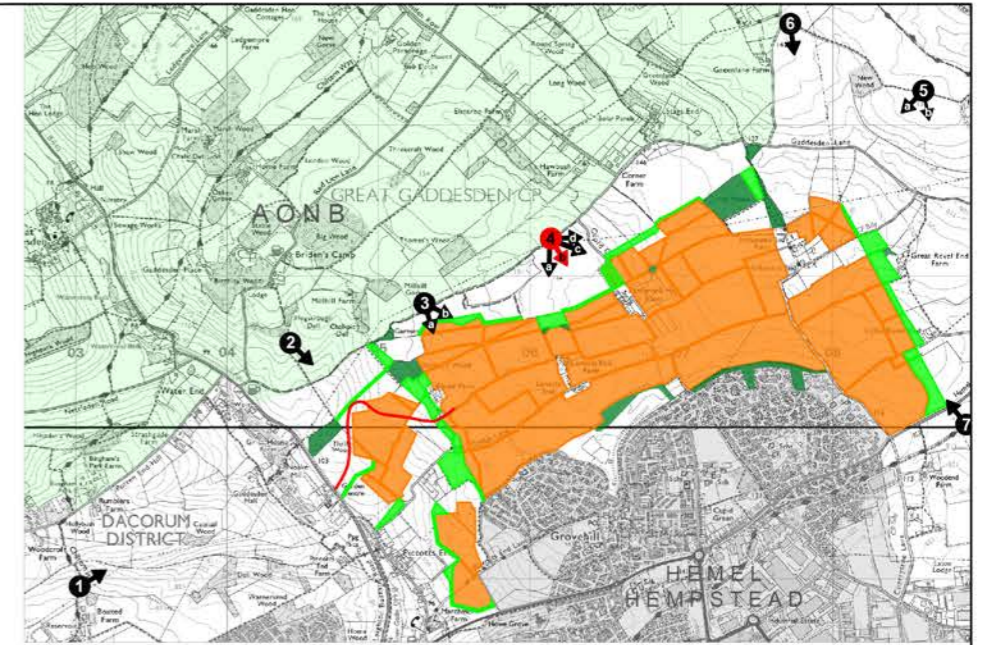
VIEWPOINT 4b: MAXIMUM



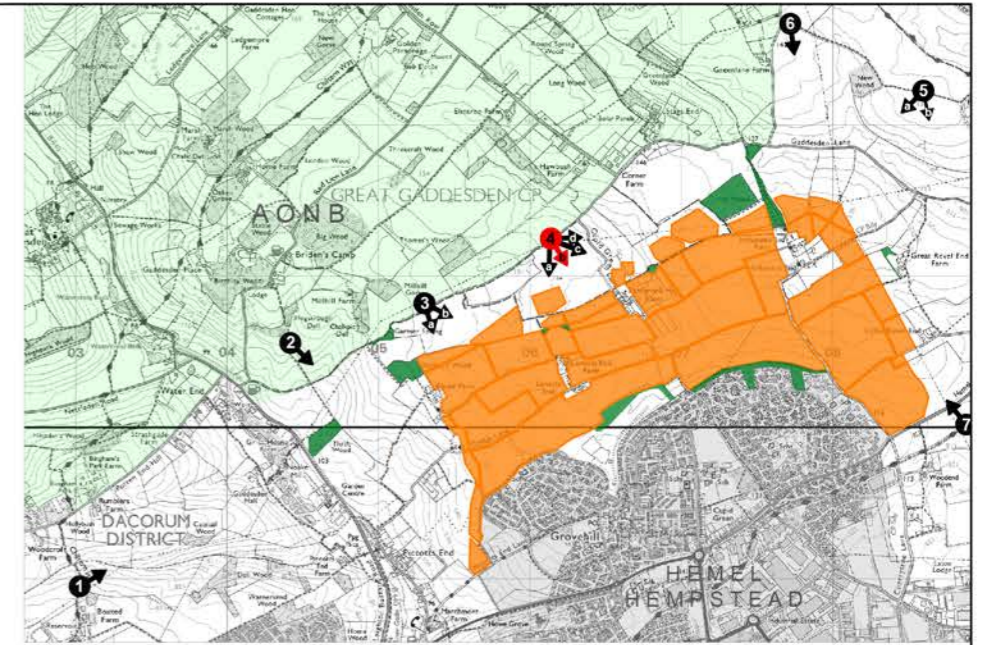
VIEWPOINT 4b: INTERMEDIATE



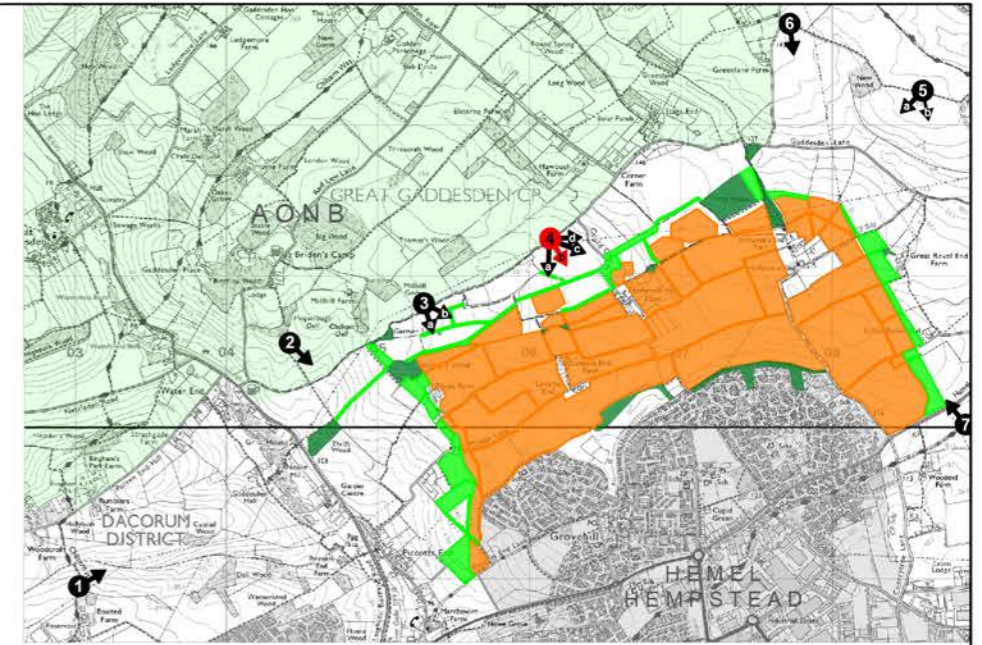
VIEWPOINT 4b: INTERMEDIATE
With indicative planting after 15 years



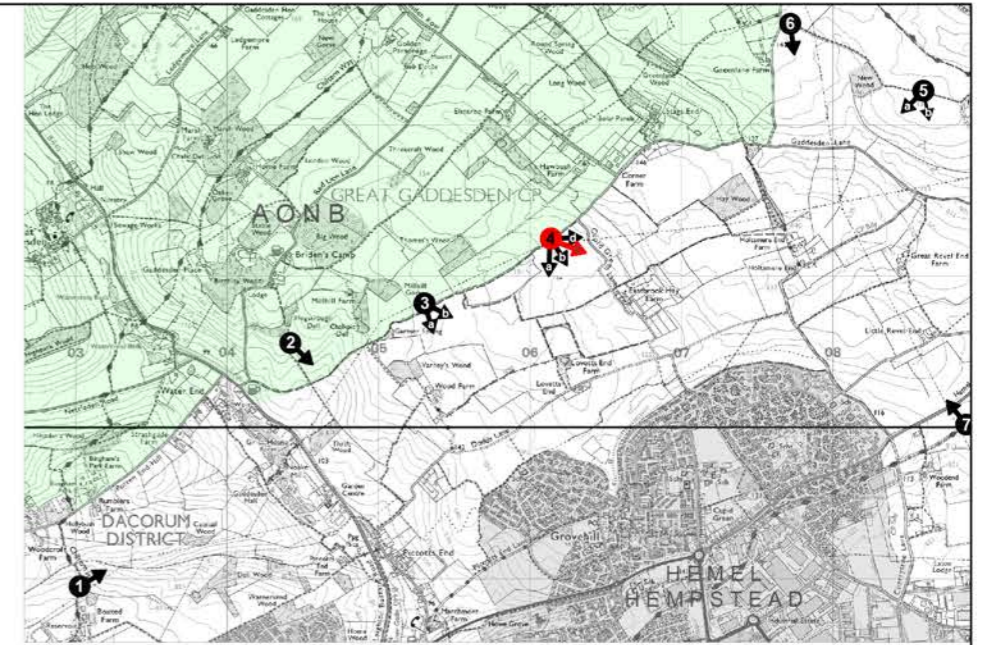
VIEWPOINT 4b: ALTERNATIVE



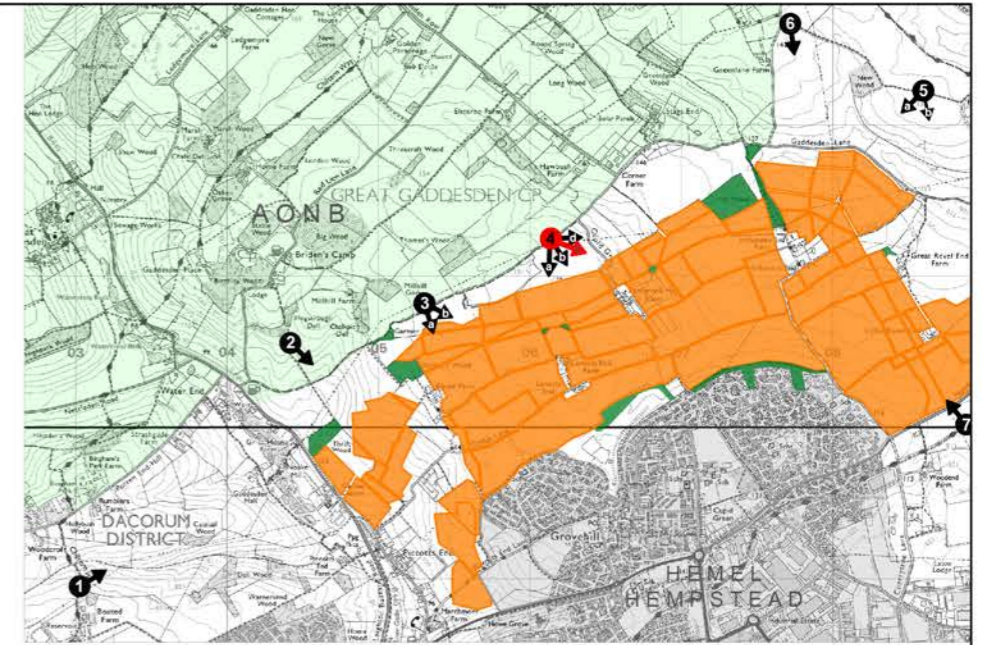
VIEWPOINT 4b: ALTERNATIVE
With indicative planting after 15 years



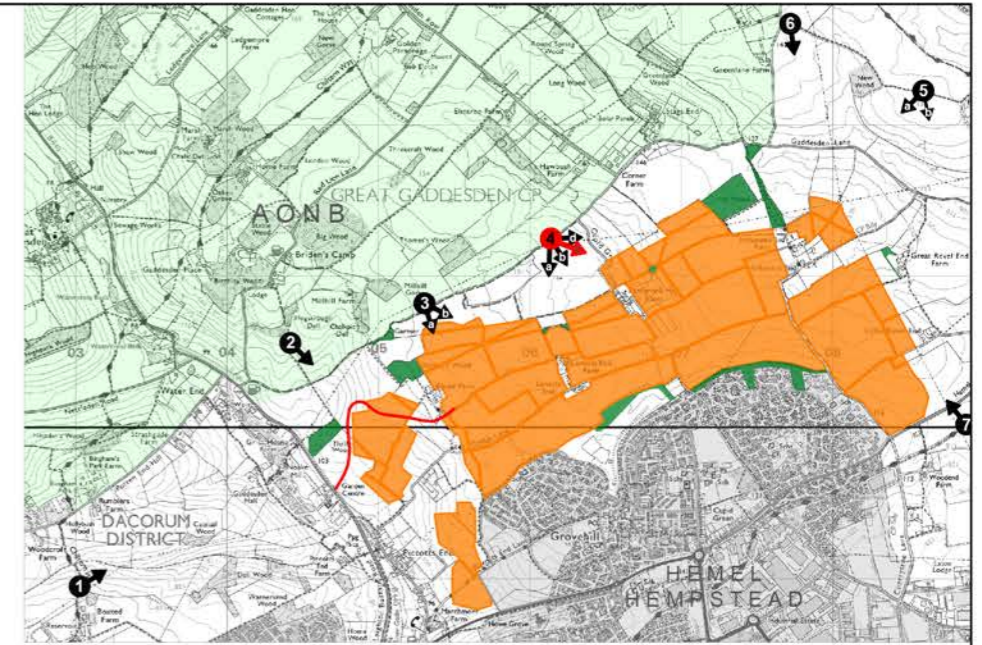
VIEWPOINT 4c: EXISTING VIEW



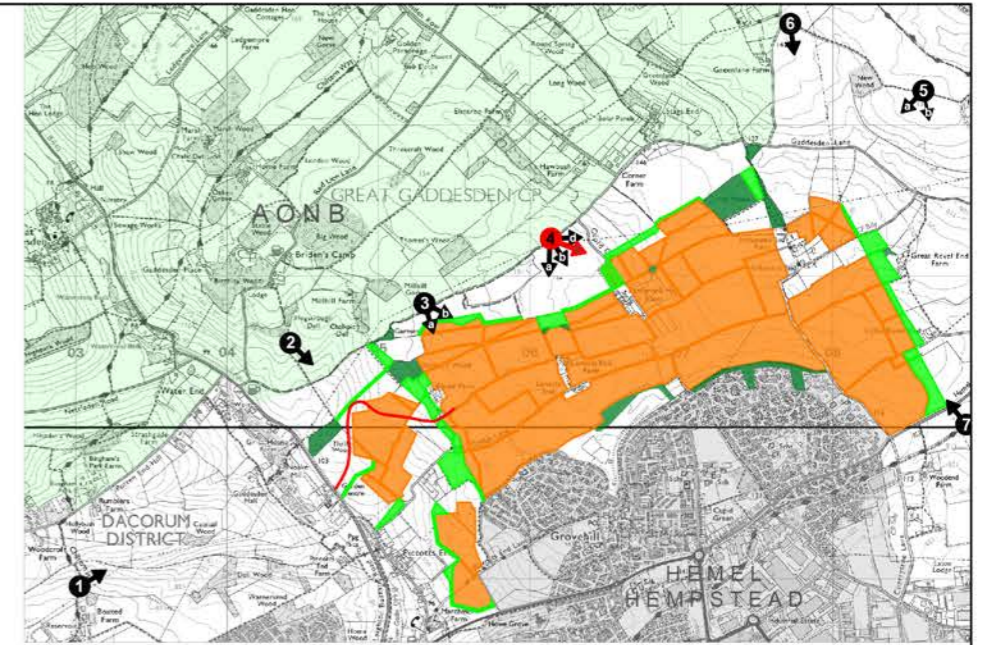
VIEWPOINT 4c: MAXIMUM



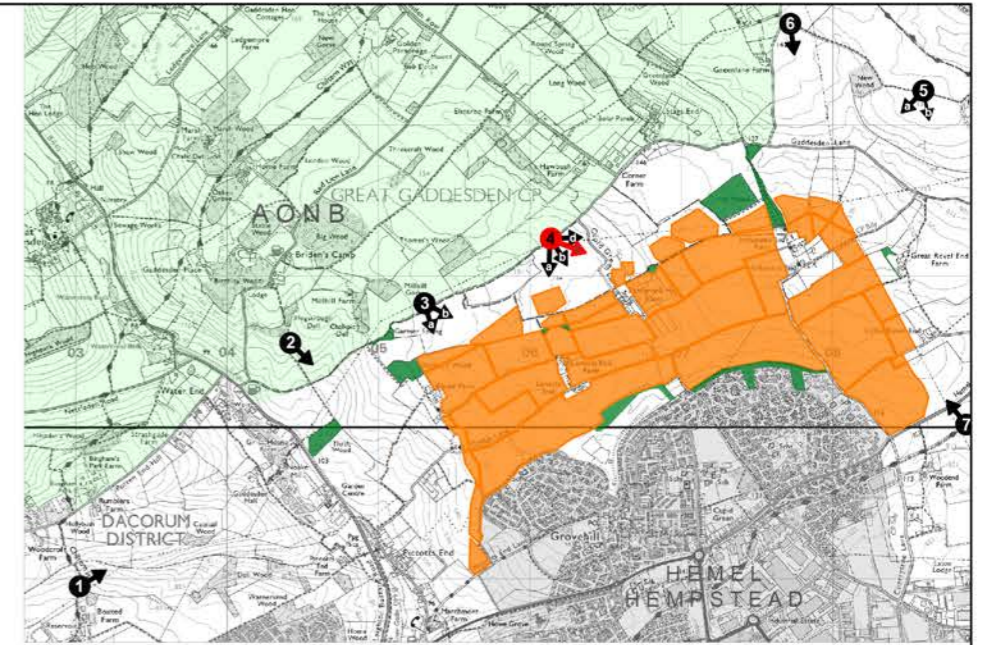
VIEWPOINT 4c: INTERMEDIATE



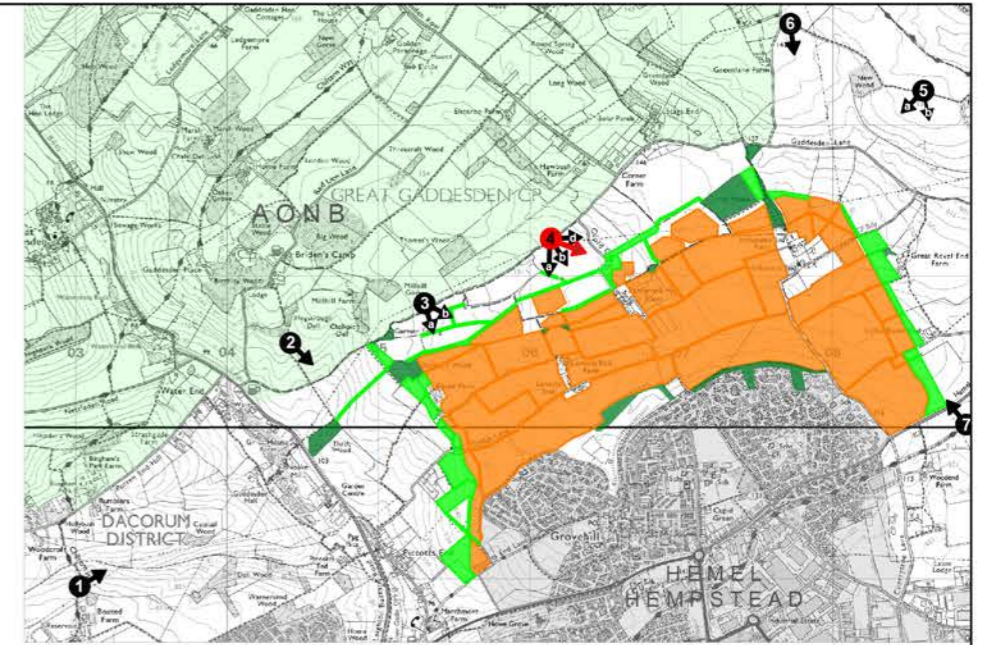
VIEWPOINT 4c: INTERMEDIATE
With indicative planting after 15 years



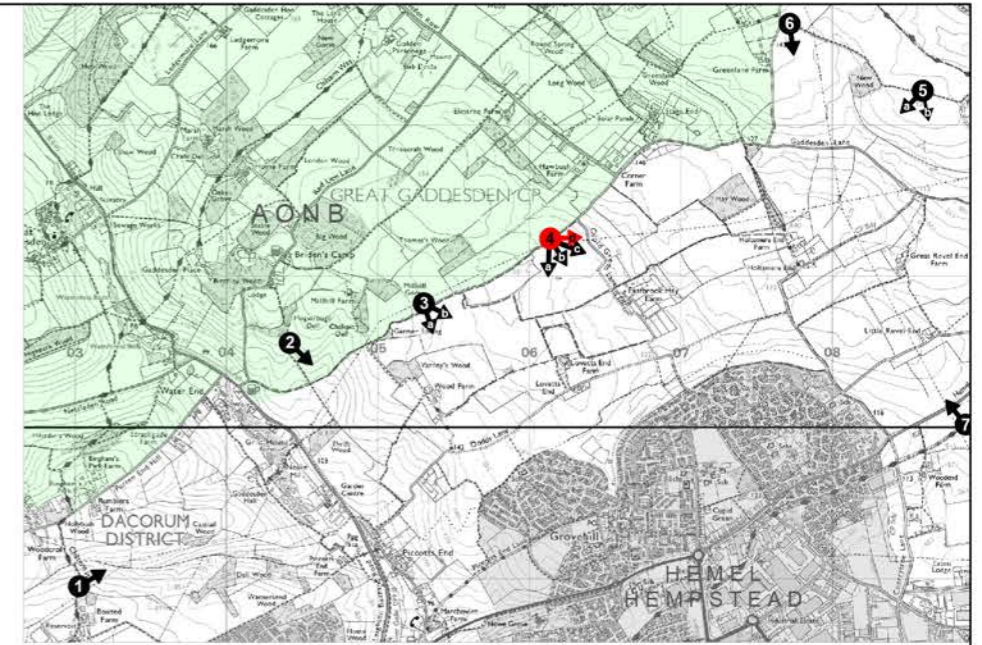
VIEWPOINT 4c: ALTERNATIVE



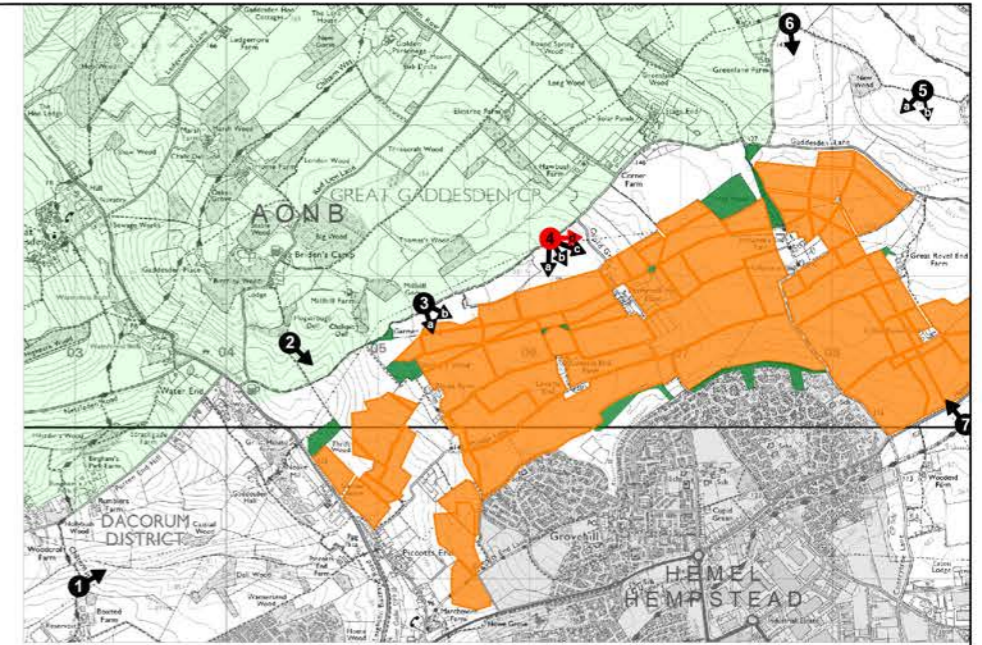
VIEWPOINT 4c: ALTERNATIVE
With indicative planting after 15 years



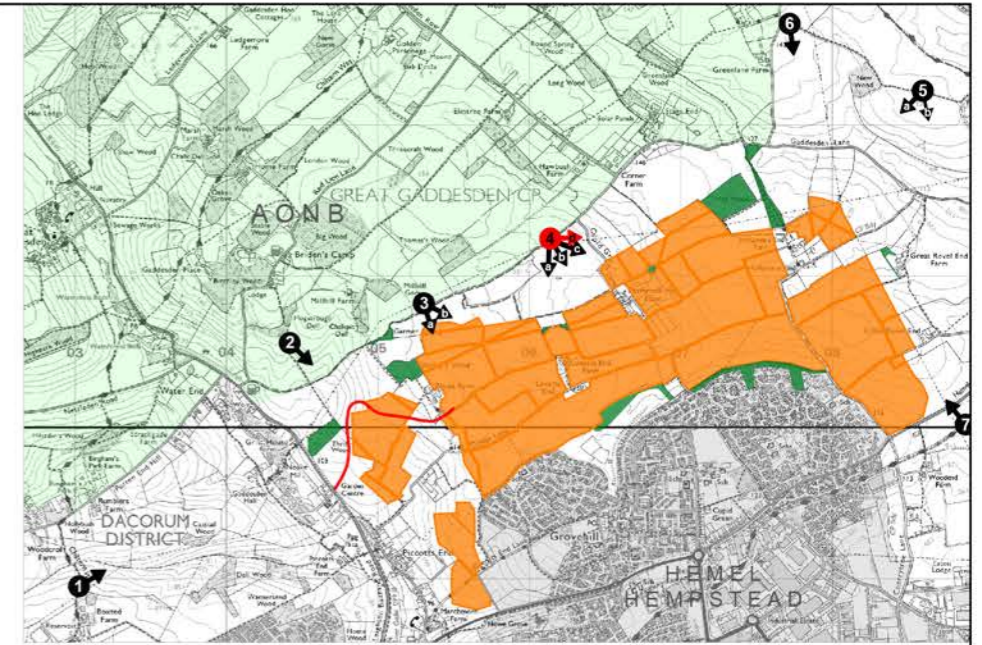
VIEWPOINT 4d: EXISTING VIEW



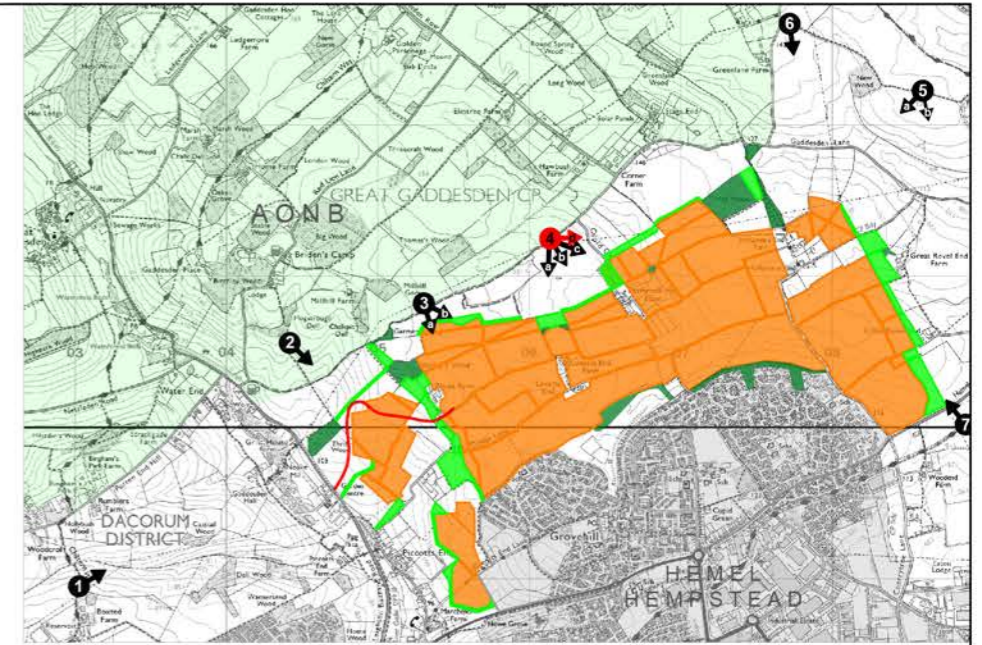
VIEWPOINT 4d: MAXIMUM



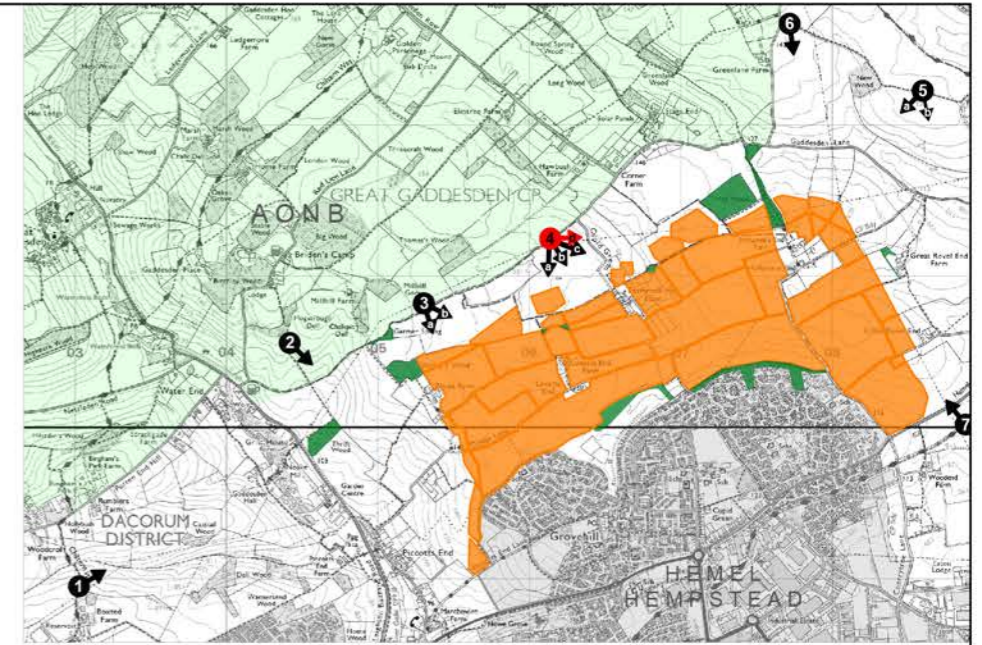
VIEWPOINT 4d: INTERMEDIATE



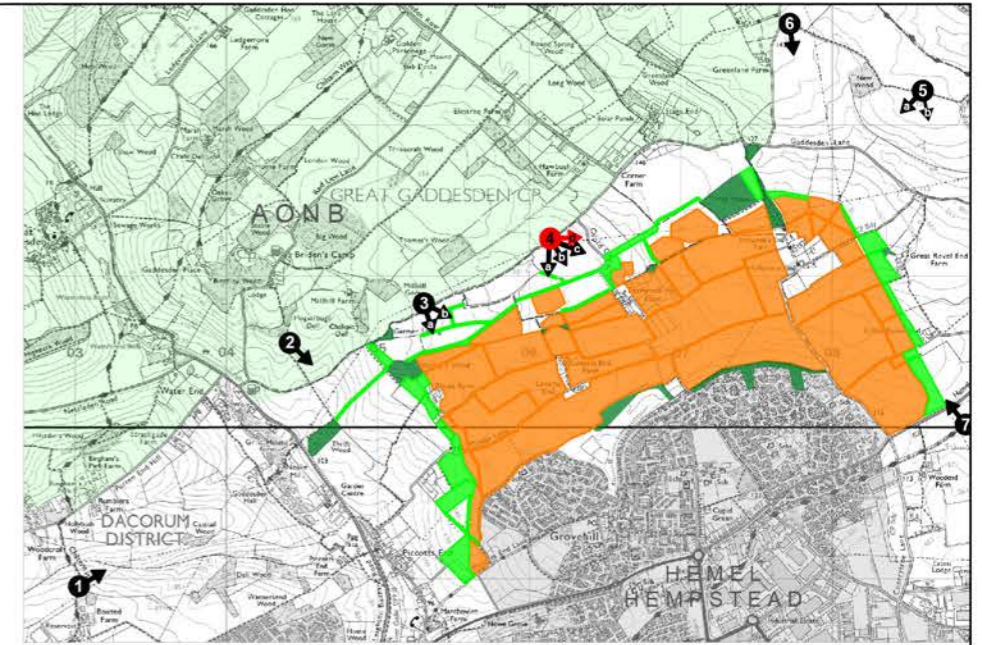
VIEWPOINT 4d: INTERMEDIATE
With indicative planting after 15 years



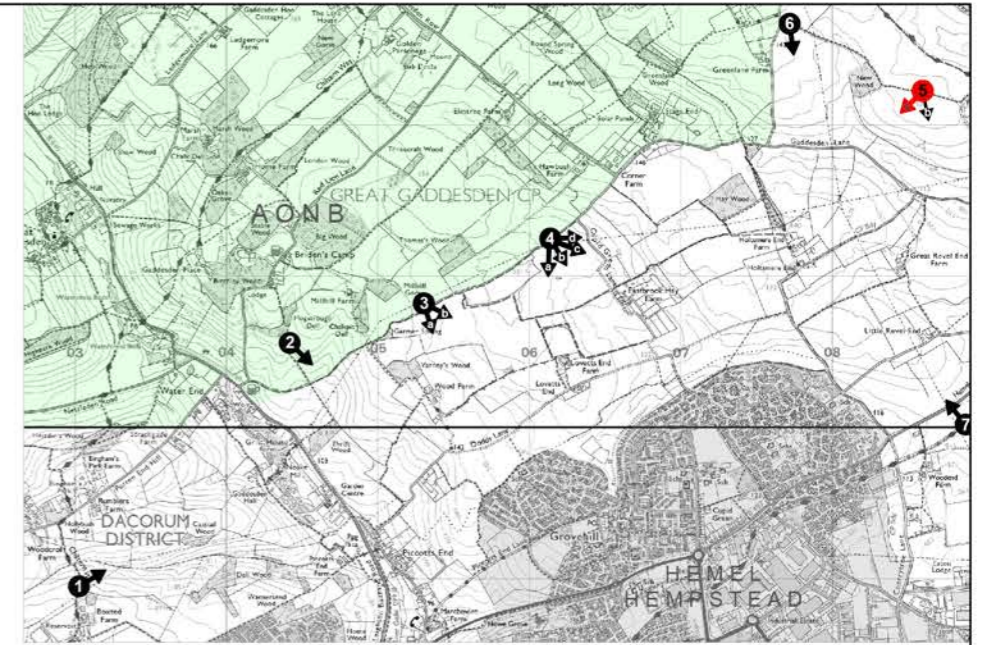
VIEWPOINT 4d: ALTERNATIVE



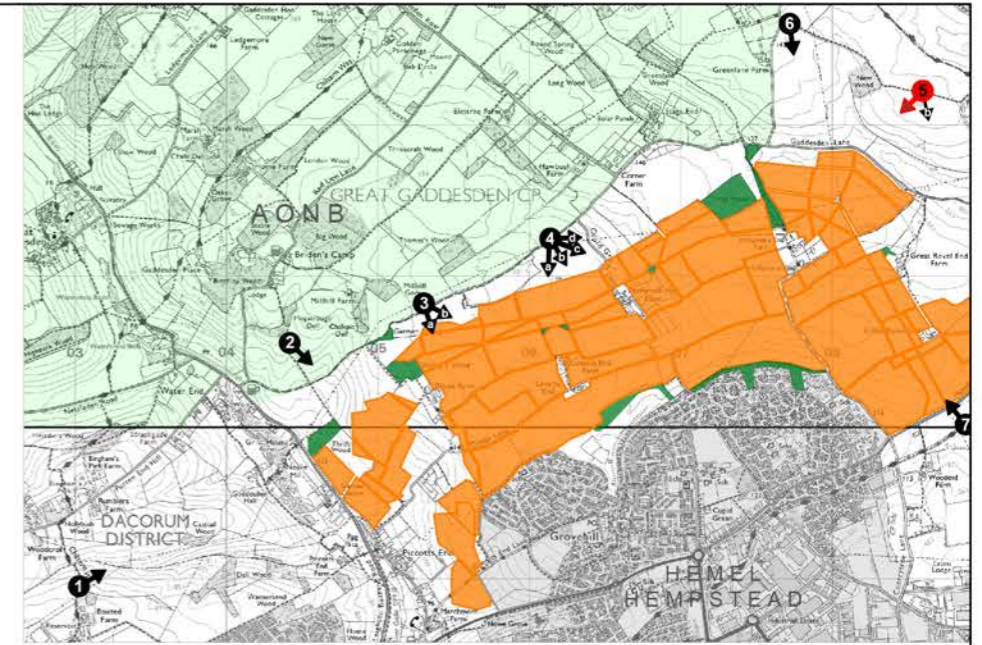
VIEWPOINT 4d: ALTERNATIVE
With indicative planting after 15 years



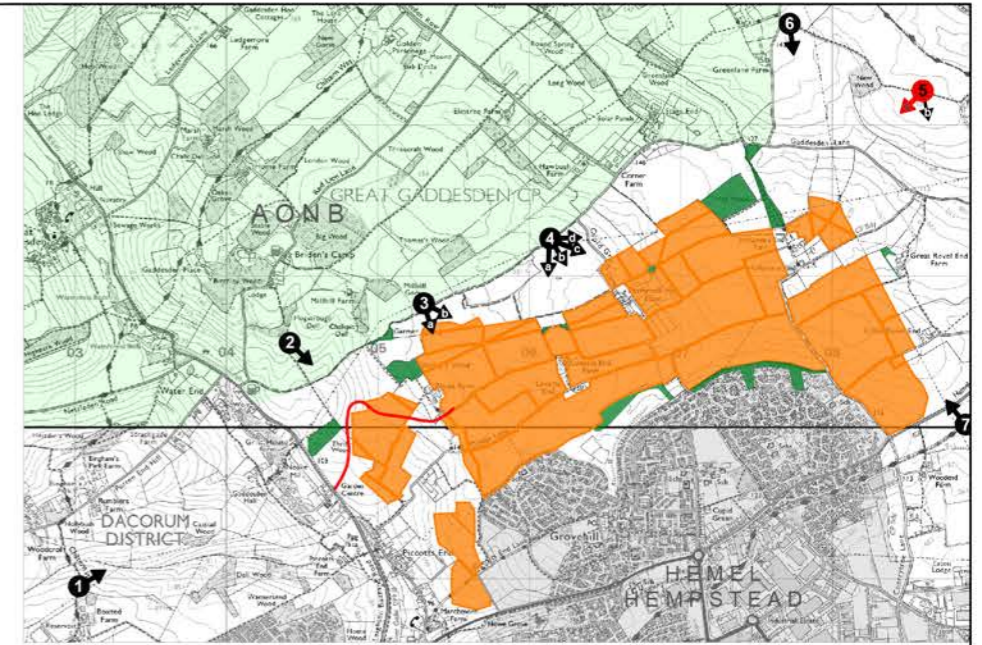
VIEWPOINT 5a: EXISTING VIEW



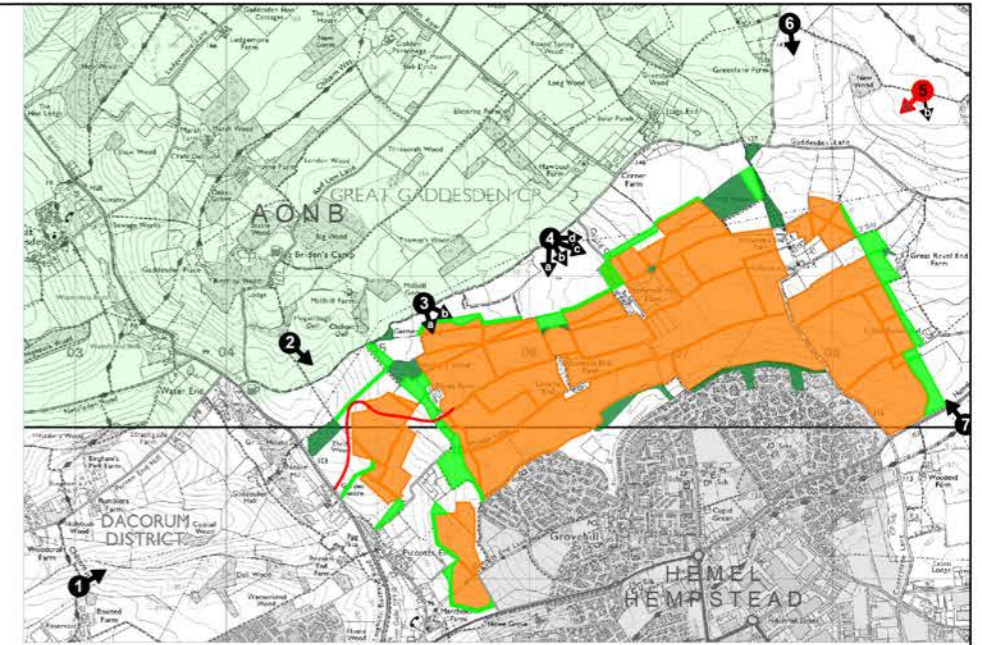
VIEWPOINT 5a: MAXIMUM



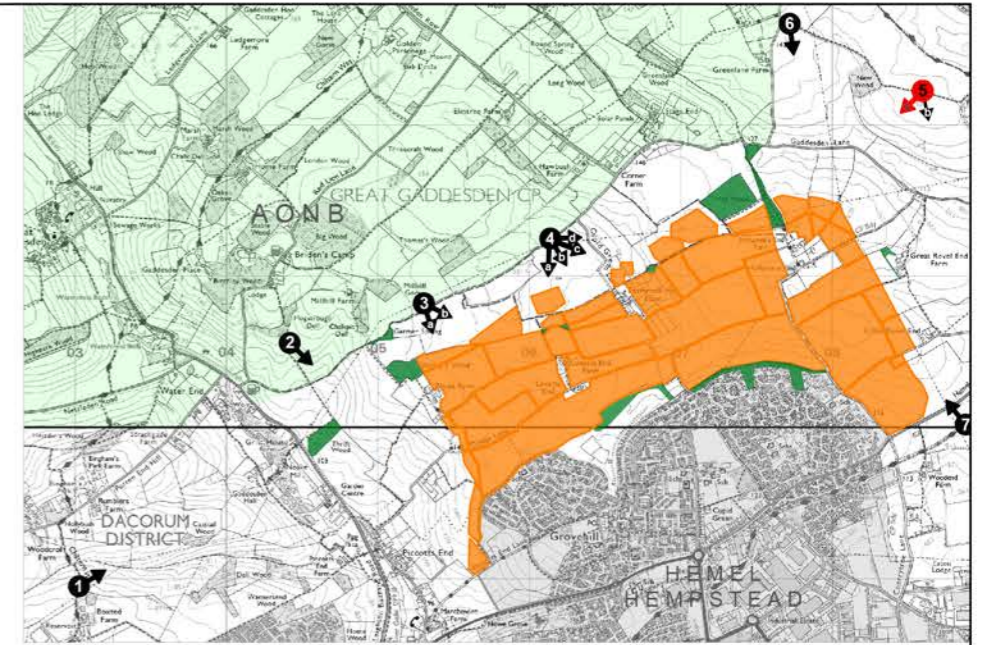
VIEWPOINT 5a: INTERMEDIATE



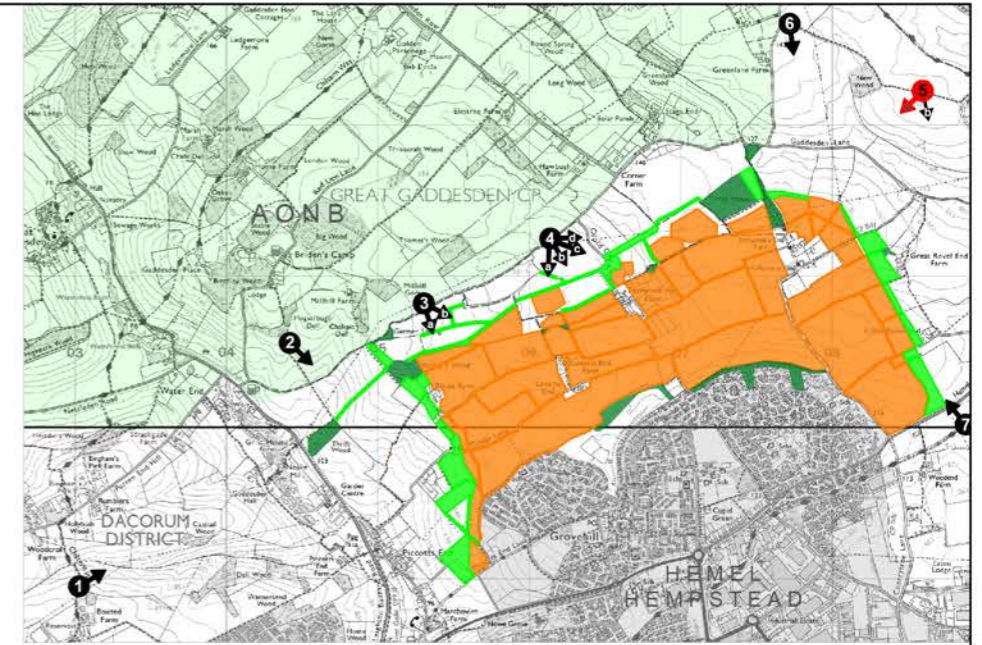
VIEWPOINT 5a: INTERMEDIATE
With indicative planting after 15 years



VIEWPOINT 5a: ALTERNATIVE



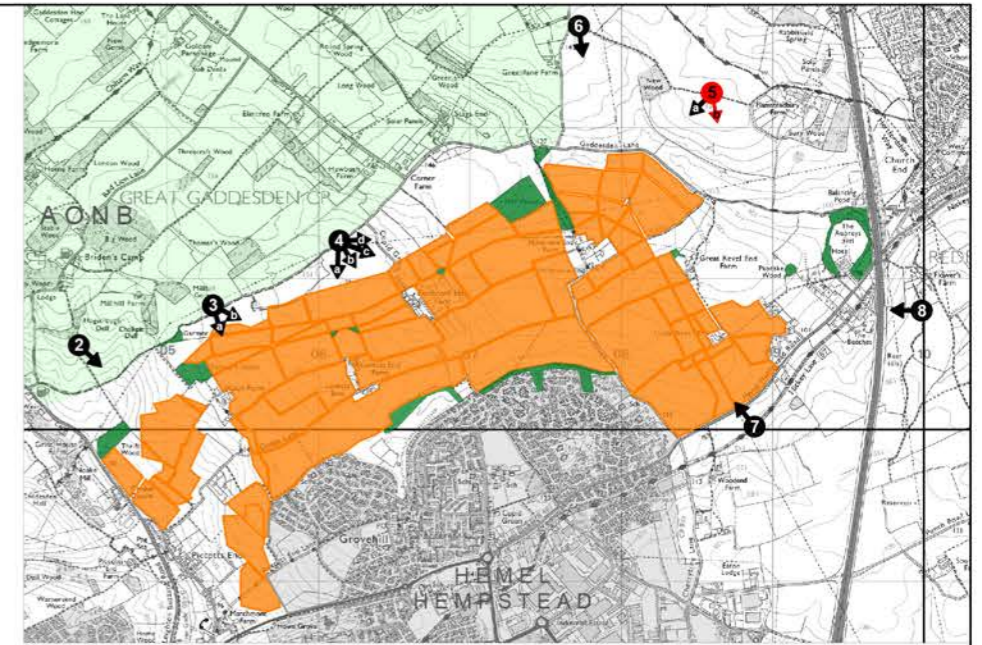
VIEWPOINT 5a: ALTERNATIVE
With indicative planting after 15 years



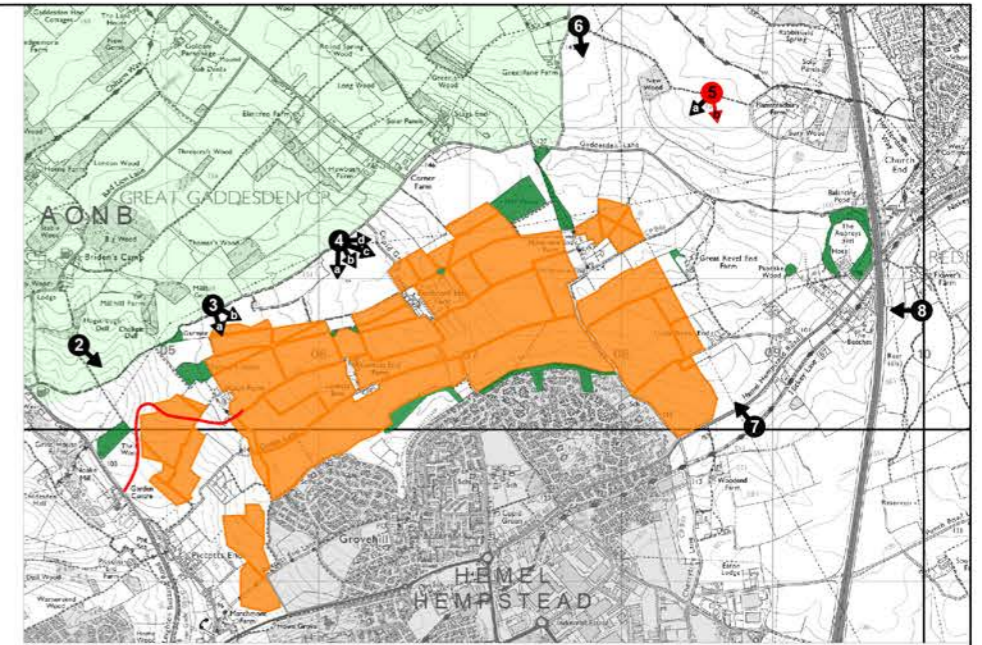
VIEWPOINT 5b: EXISTING VIEW



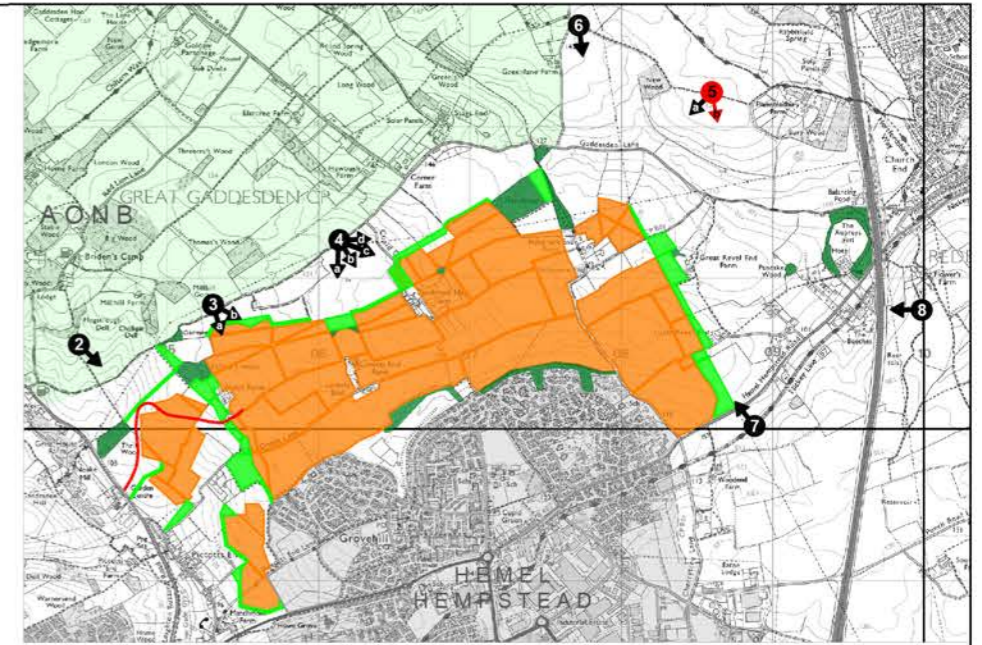
VIEWPOINT 5b: MAXIMUM



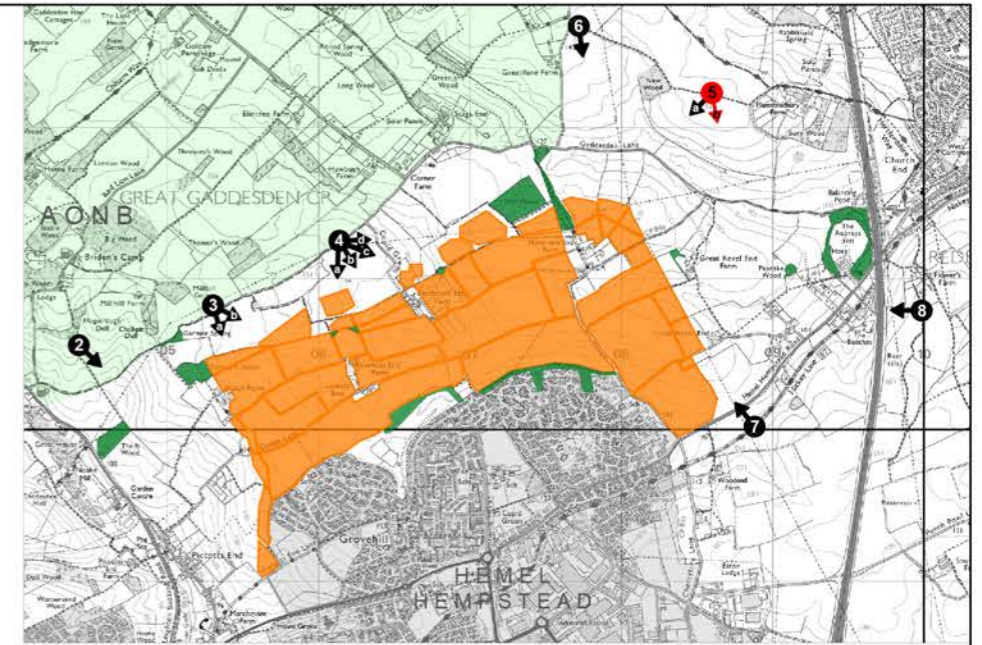
VIEWPOINT 5b: INTERMEDIATE



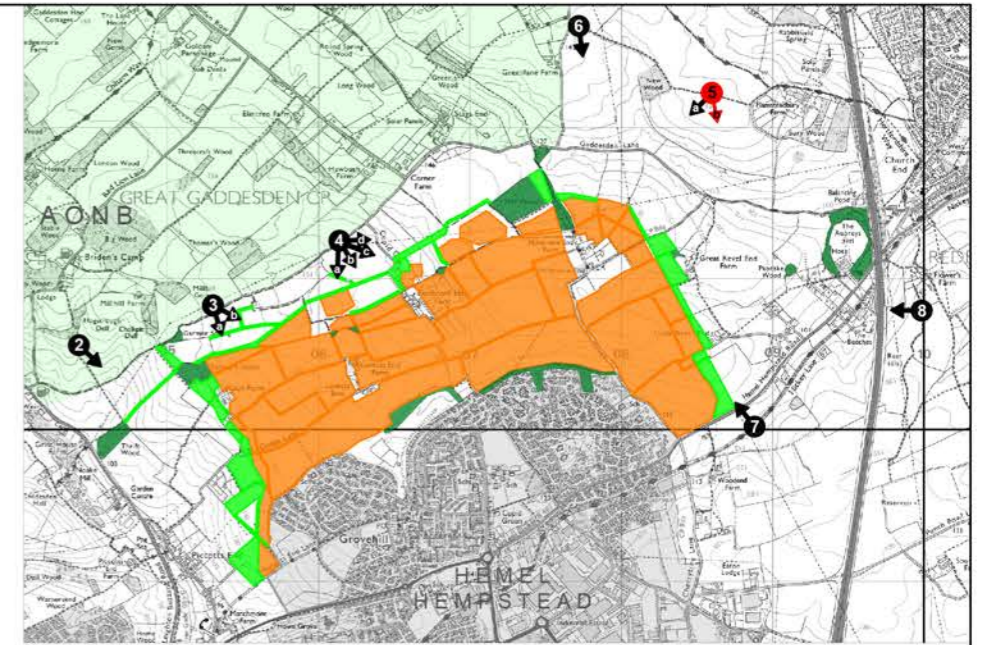
VIEWPOINT 5b: INTERMEDIATE
With indicative planting after 15 years



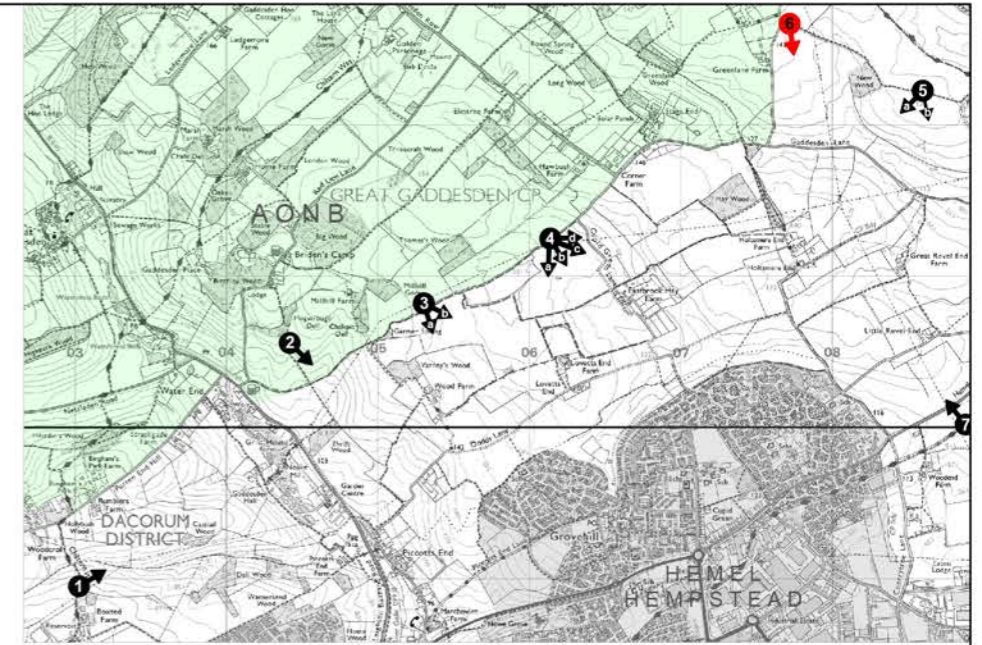
VIEWPOINT 5b: ALTERNATIVE



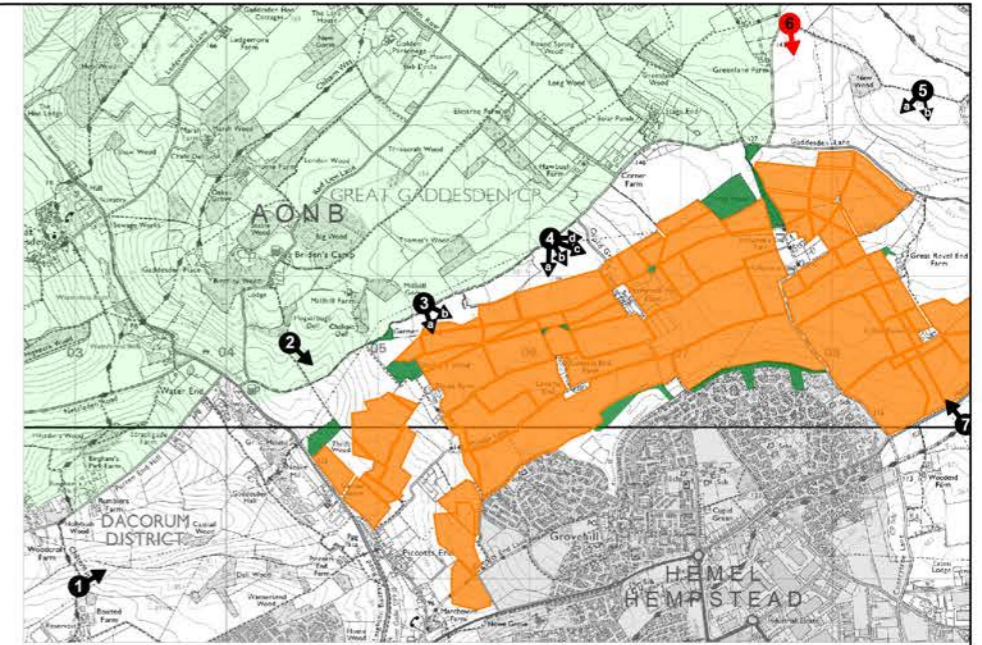
VIEWPOINT 5b: ALTERNATIVE
With indicative planting after 15 years



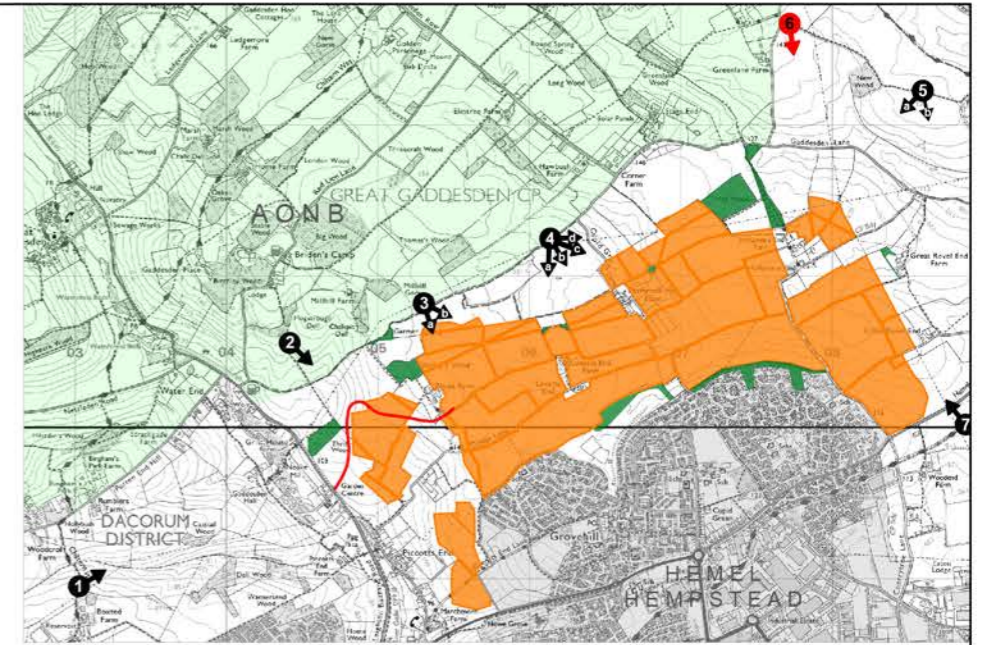
VIEWPOINT 6: EXISTING VIEW



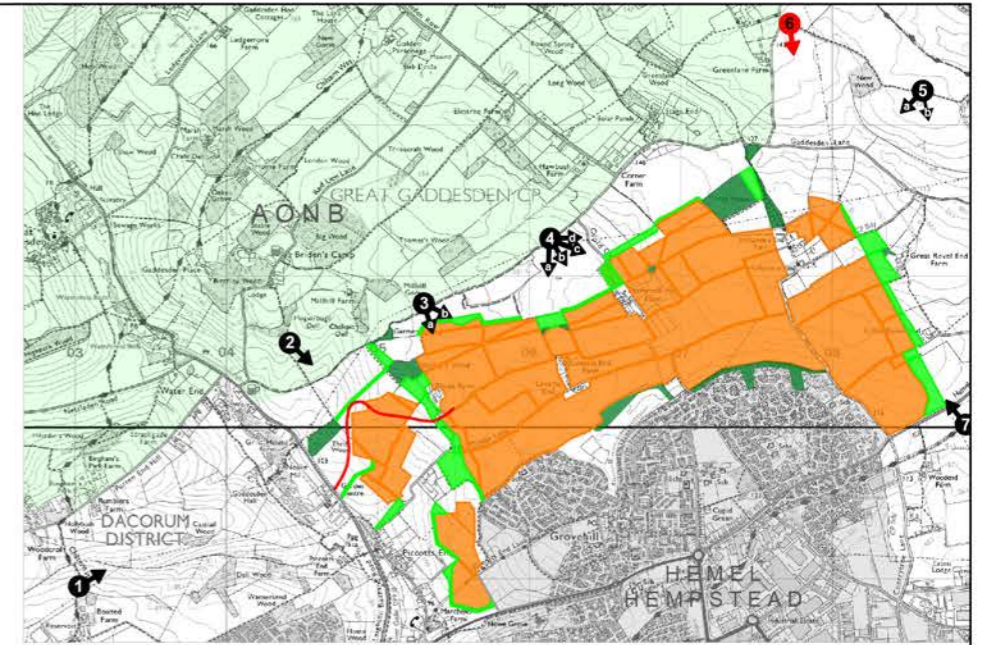
VIEWPOINT 6: MAXIMUM



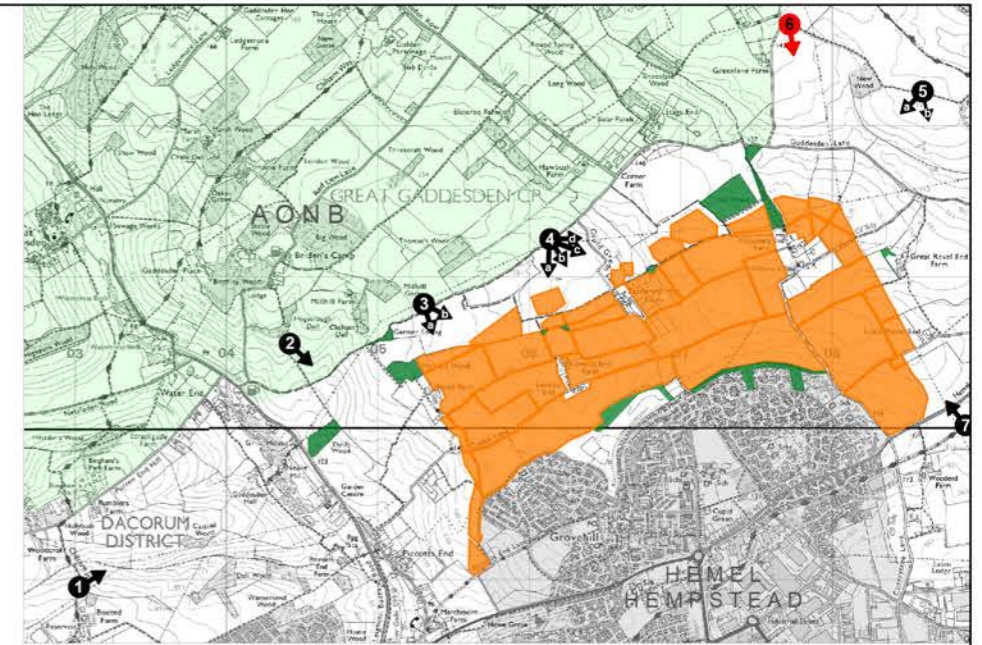
VIEWPOINT 6: INTERMEDIATE



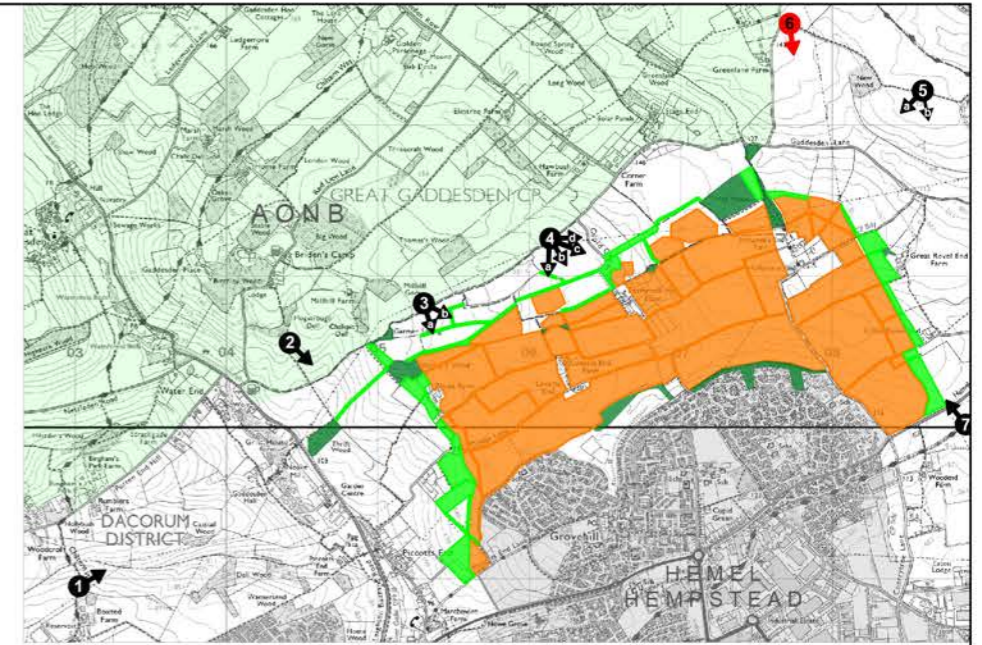
VIEWPOINT 6: INTERMEDIATE
With indicative planting after 15 years



VIEWPOINT 6: ALTERNATIVE



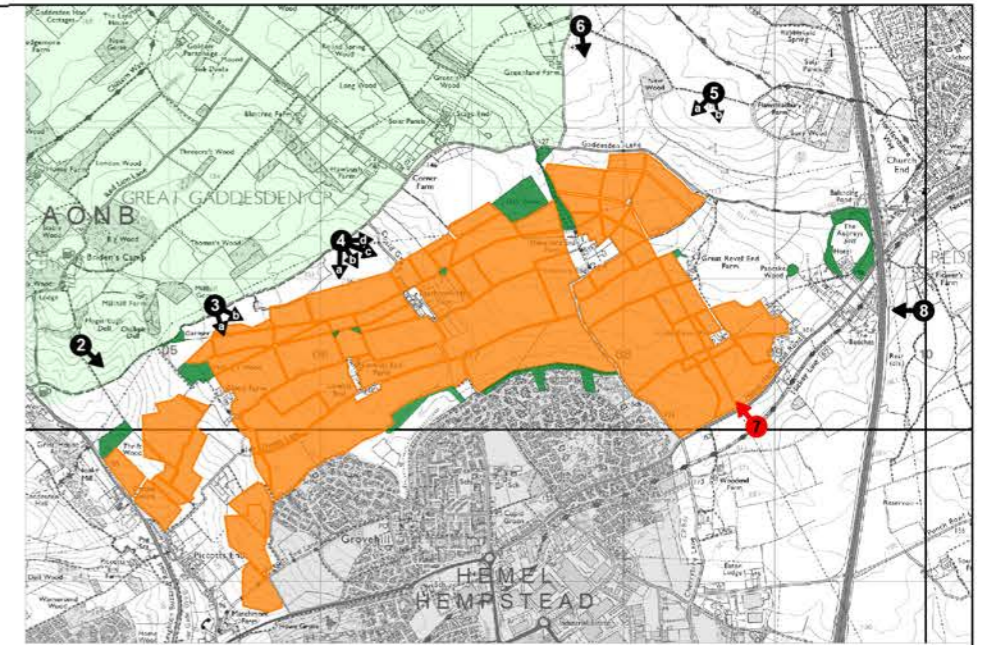
VIEWPOINT 6: ALTERNATIVE
With indicative planting after 15 years



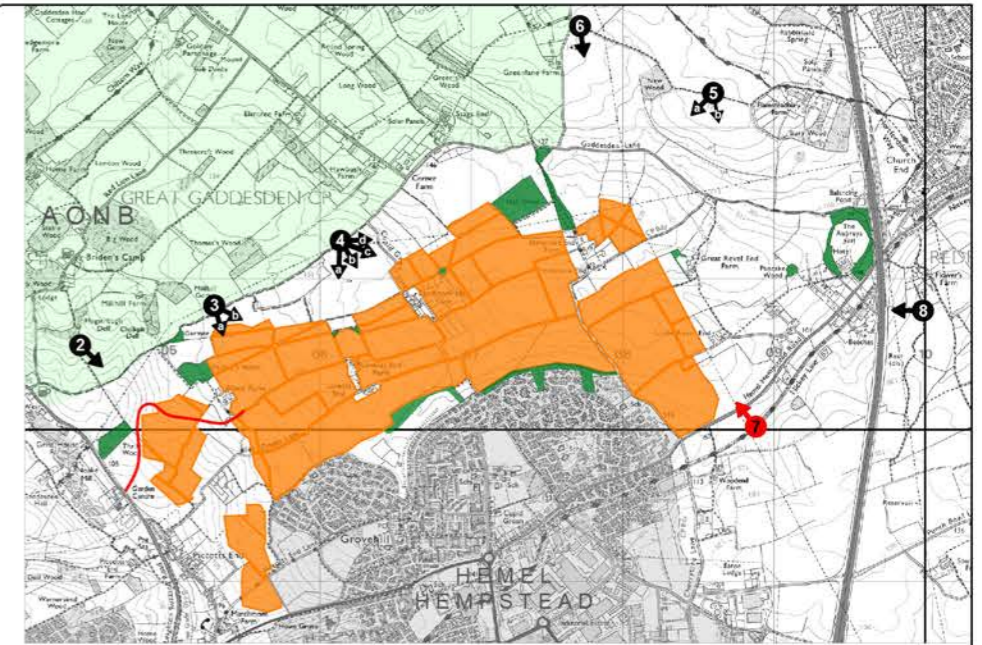
VIEWPOINT 7: EXISTING VIEW



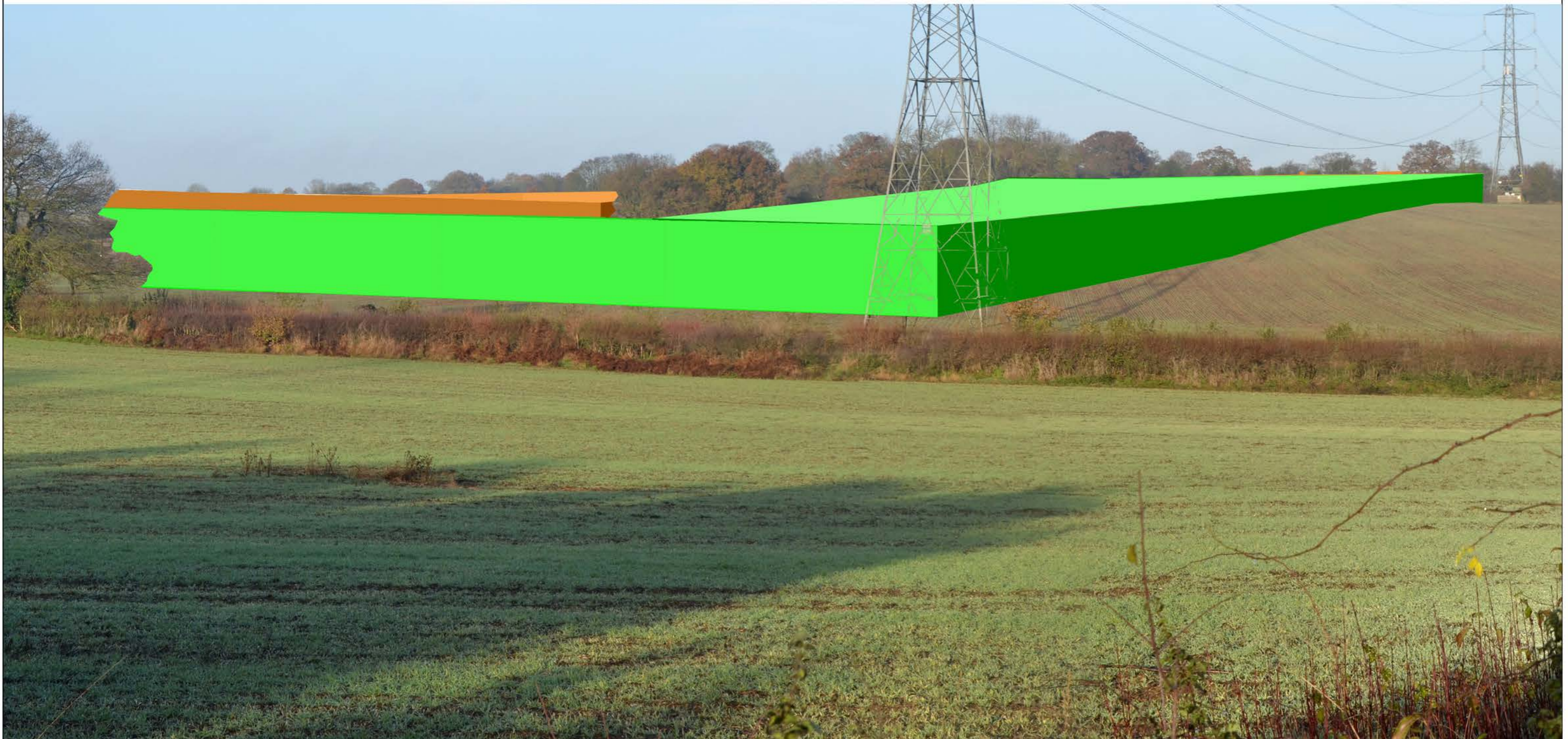
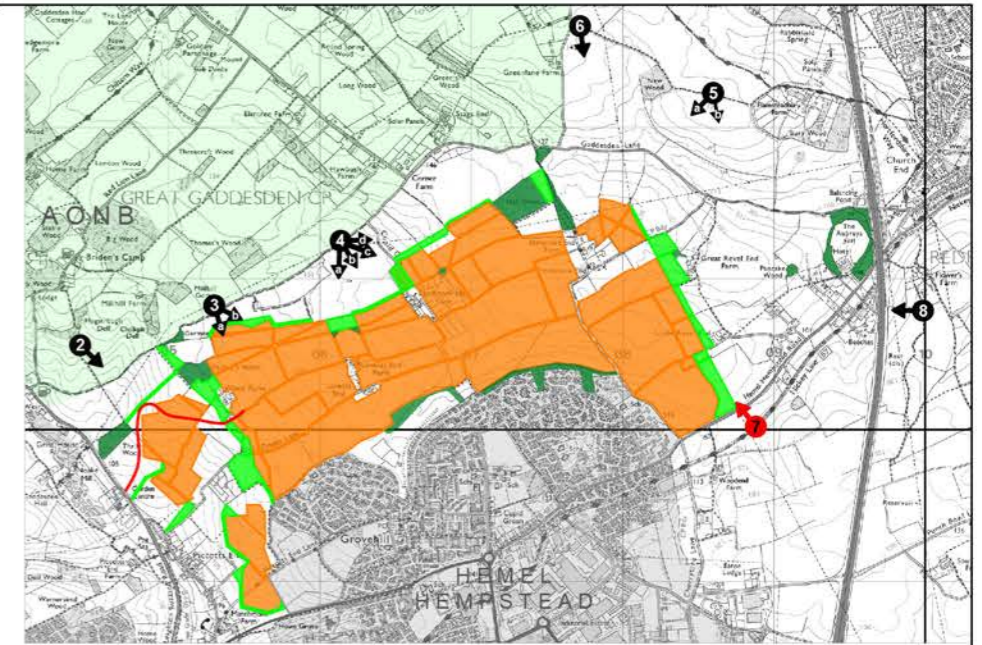
VIEWPOINT 7: MAXIMUM



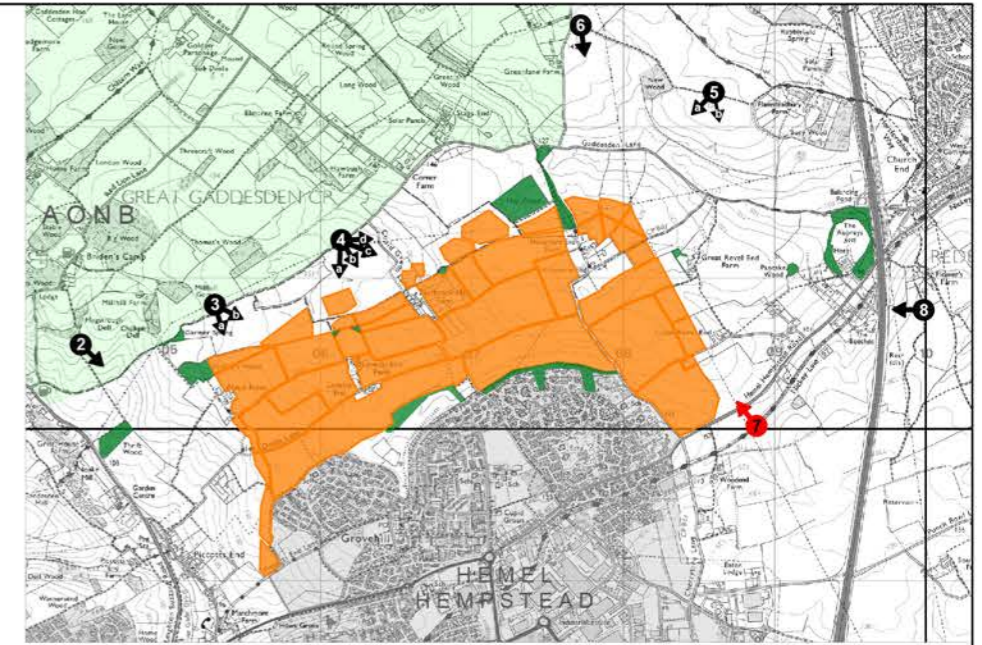
VIEWPOINT 7: INTERMEDIATE



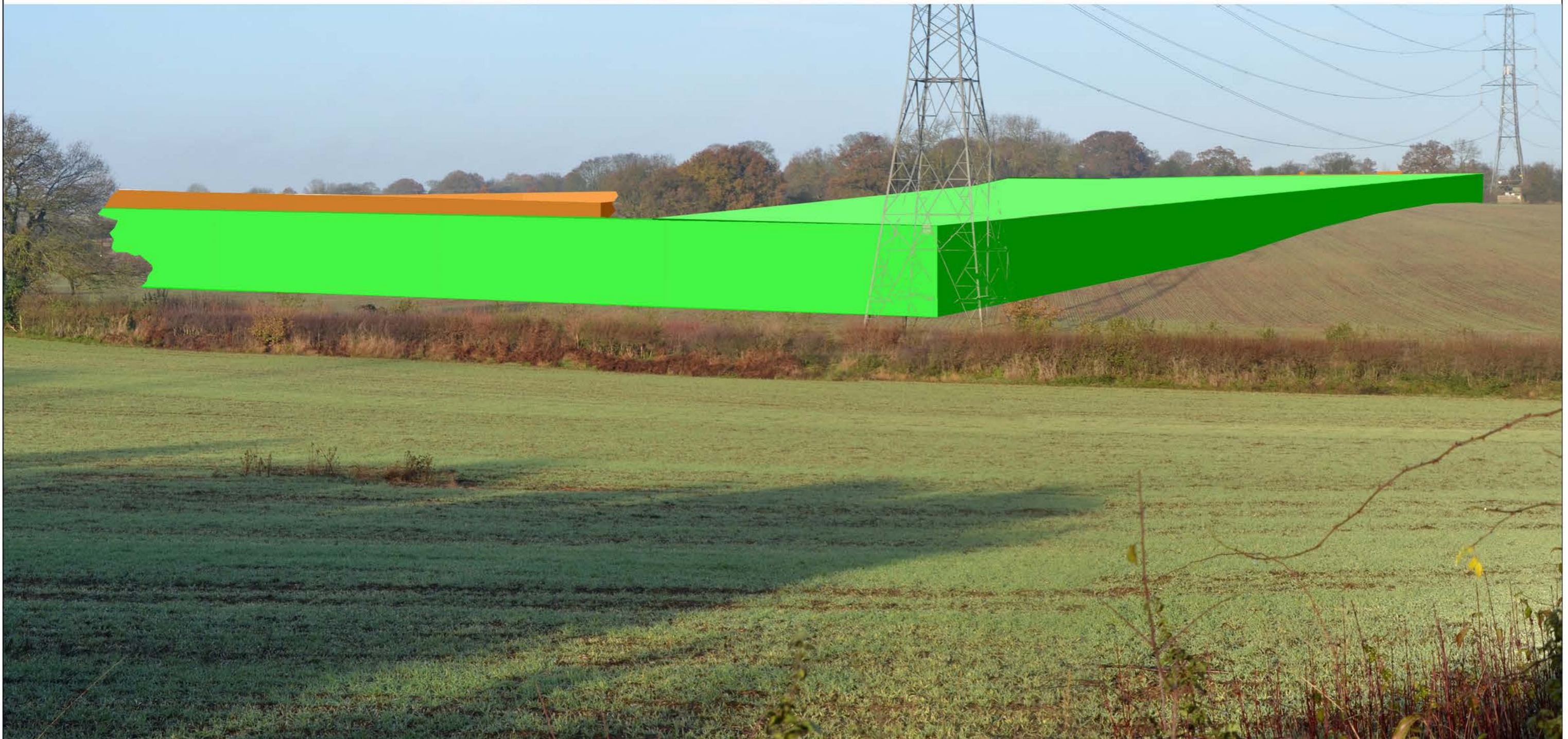
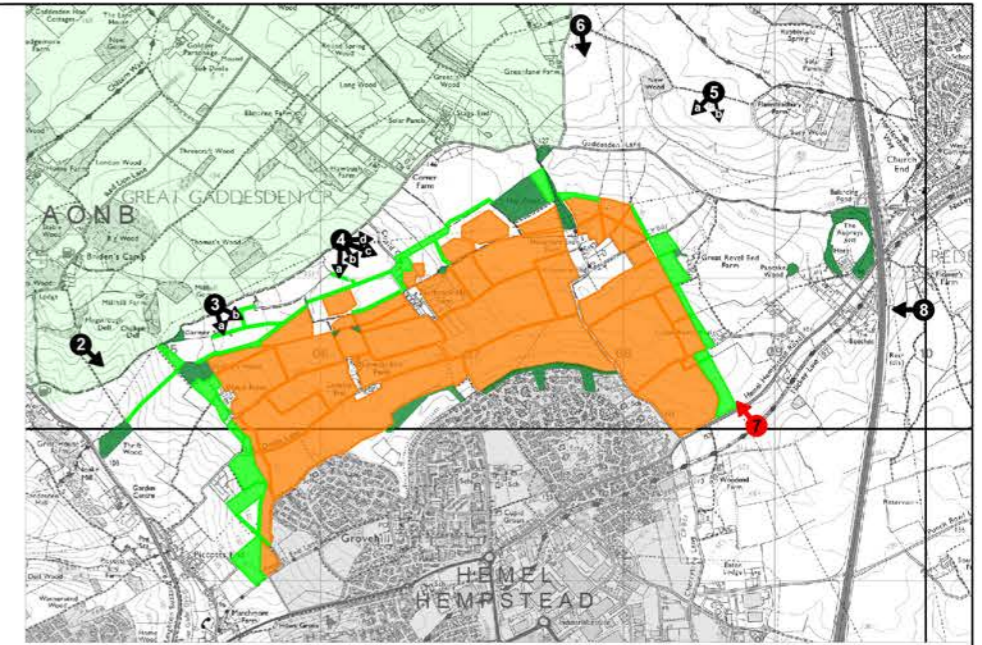
VIEWPOINT 7: INTERMEDIATE
With indicative planting after 15 years



VIEWPOINT 7: ALTERNATIVE



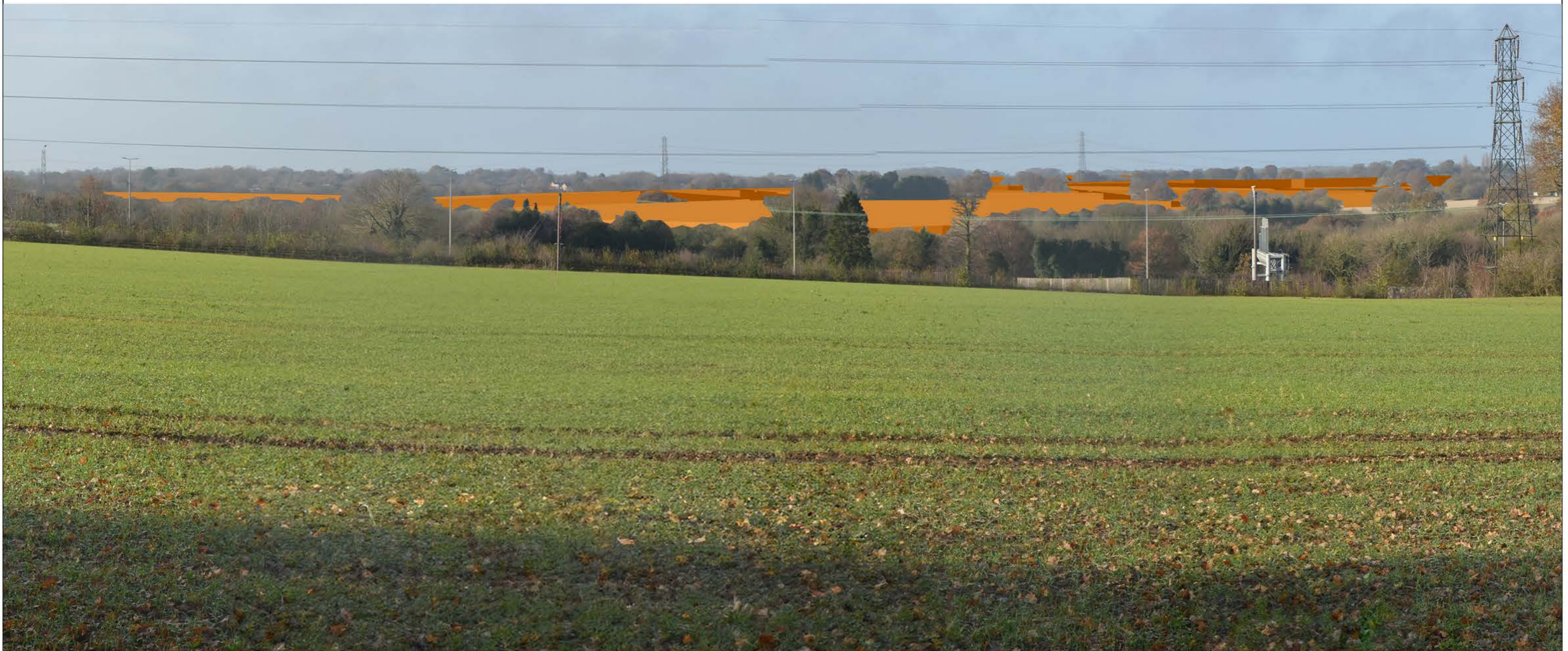
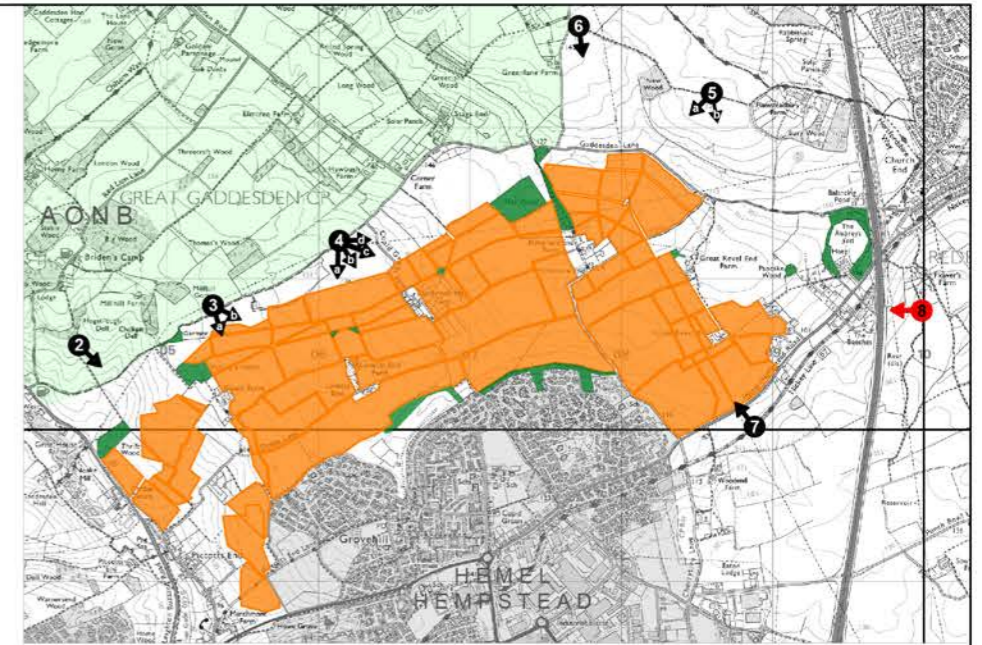
VIEWPOINT 7: ALTERNATIVE
With indicative planting after 15 years



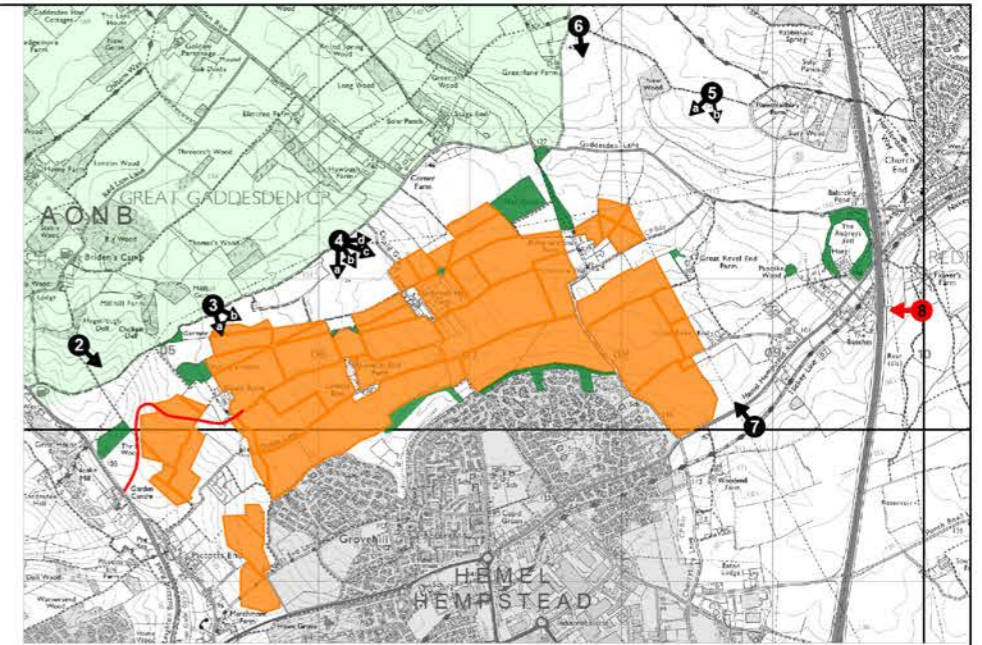
VIEWPOINT 8: EXISTING VIEW



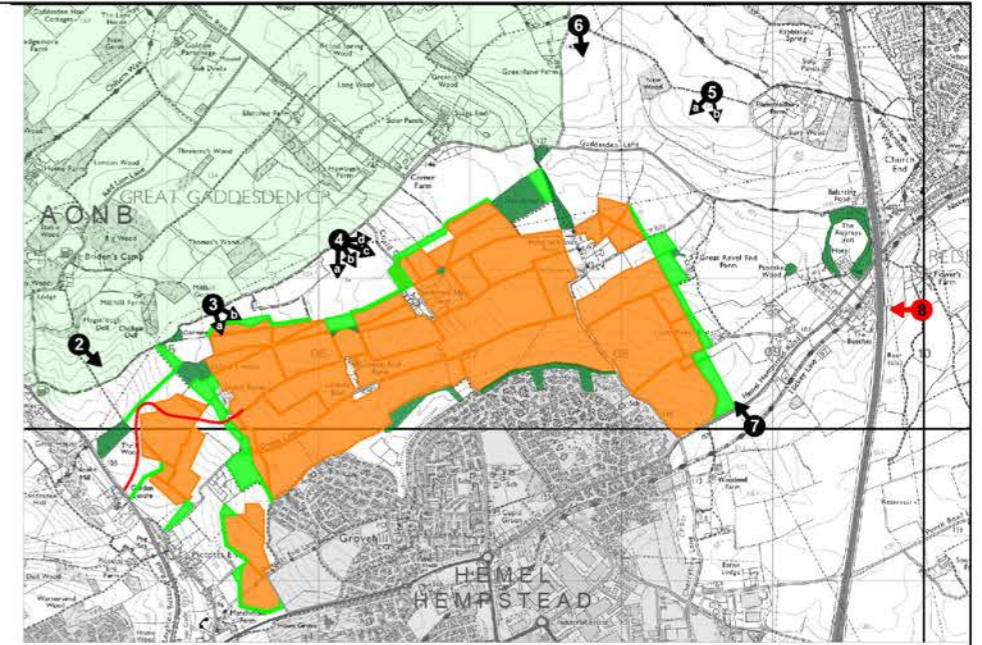
VIEWPOINT 8: MAXIMUM



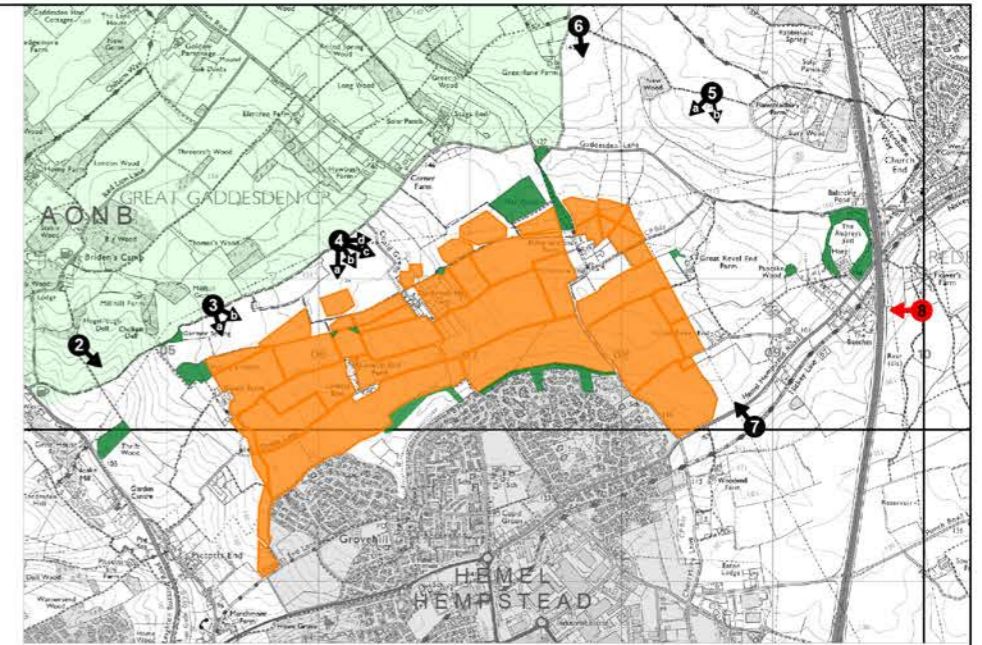
VIEWPOINT 8: INTERMEDIATE



VIEWPOINT 8: INTERMEDIATE
With indicative planting after 15 years



VIEWPOINT 8: ALTERNATIVE



VIEWPOINT 8: ALTERNATIVE
With indicative planting after 15 years

