







Legend

-  Viewpoint Location
-  Byway Open to All Traffic
-  Public Bridleway
-  Public Footpath
-  Long Distance Recreation Route
-  Site Boundary

REVISIONS:		
DATE:	VERSION:	INITIALS:



TITLE: Viewpoint Location Map

PROJECT/SITE: Park Street, St Albans

CLIENT: M Scott Properties Ltd

MAP REF: 20-3935

VERSION: 1

DATE: 05/10/2020 SCALE: 1:8,500 @A3

APPROVED BY: ID PRODUCED BY: ACB

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Location: View from Watling Street, looking west.

Grid Reference: TL14574, 04796



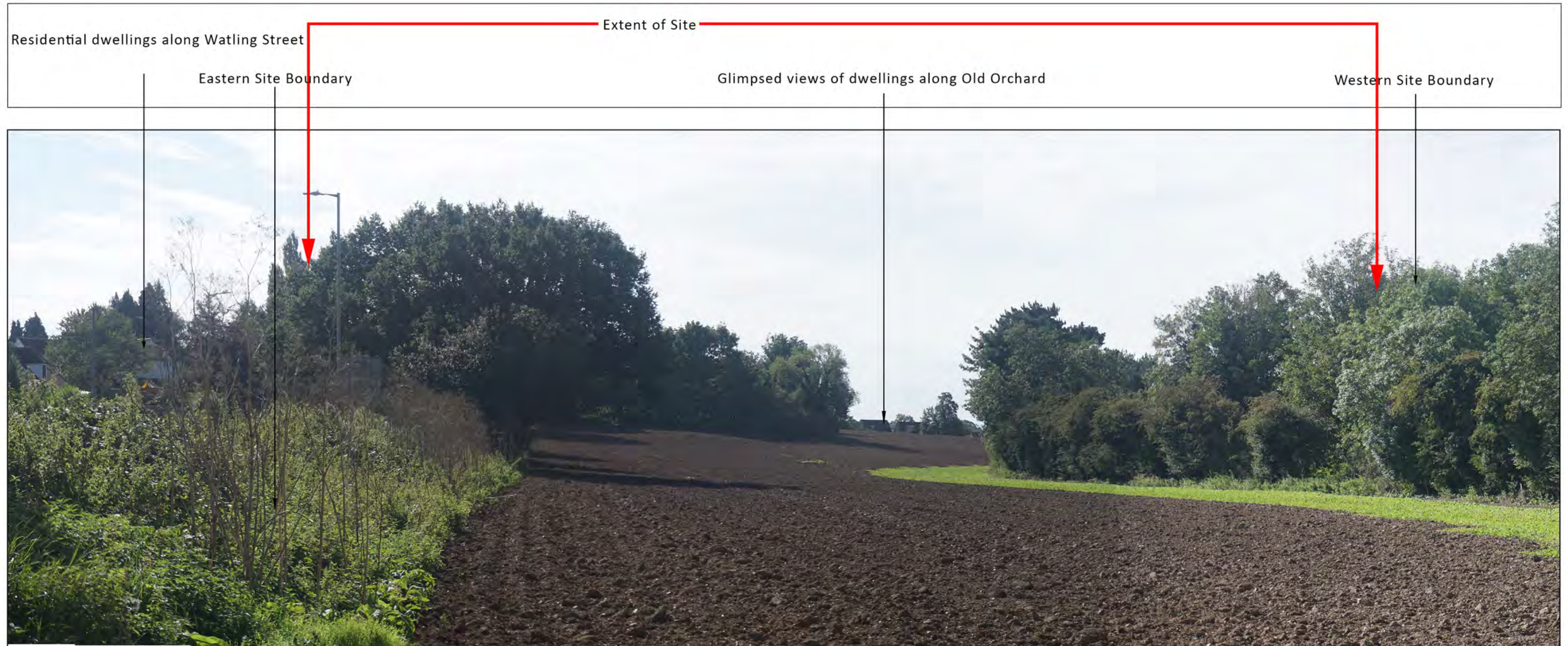
TITLE:		Viewpoint 1
PROJECT/SITE:		Park Lane, St Albans
CLIENT:		M Scott Properties Ltd
MAP REF:		4064/12/20-3902
VERSION:		v1
DATE:		10/09/20
APPROVED BY:	PRODUCED BY:	
AB	SM	

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Location: View from within Site, looking south.

Grid Reference: TL14527, 04821


	
TITLE:	Viewpoint 2
PROJECT/SITE:	Park Lane, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	4064/12/20-3902
VERSION:	v1
DATE:	10/09/20
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AB	SM
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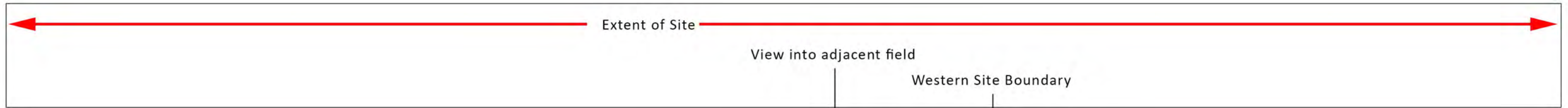


Location: View from within Site, looking west.

Grid Reference: TL14590, 04650


	
TITLE: Viewpoint 3	
PROJECT/SITE: Park Lane, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/12/20-3902	
VERSION: v1	
DATE: 10/09/20	
APPROVED BY: AB	PRODUCED BY: SM
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Location: View from within Site, looking west.

Grid Reference: TL14615, 04570

	
TITLE: Viewpoint 4	
PROJECT/SITE: Park Lane, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/12/20-3902	
VERSION: v1	
DATE: 10/09/20	
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Location: View from within Site, looking north.

Grid Reference: TL14580, 04510

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TITLE: Viewpoint 5	
PROJECT/SITE: Park Lane, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/12/20-3902	
VERSION: v1	
DATE: 10/09/20	
APPROVED BY: AB	PRODUCED BY: SM
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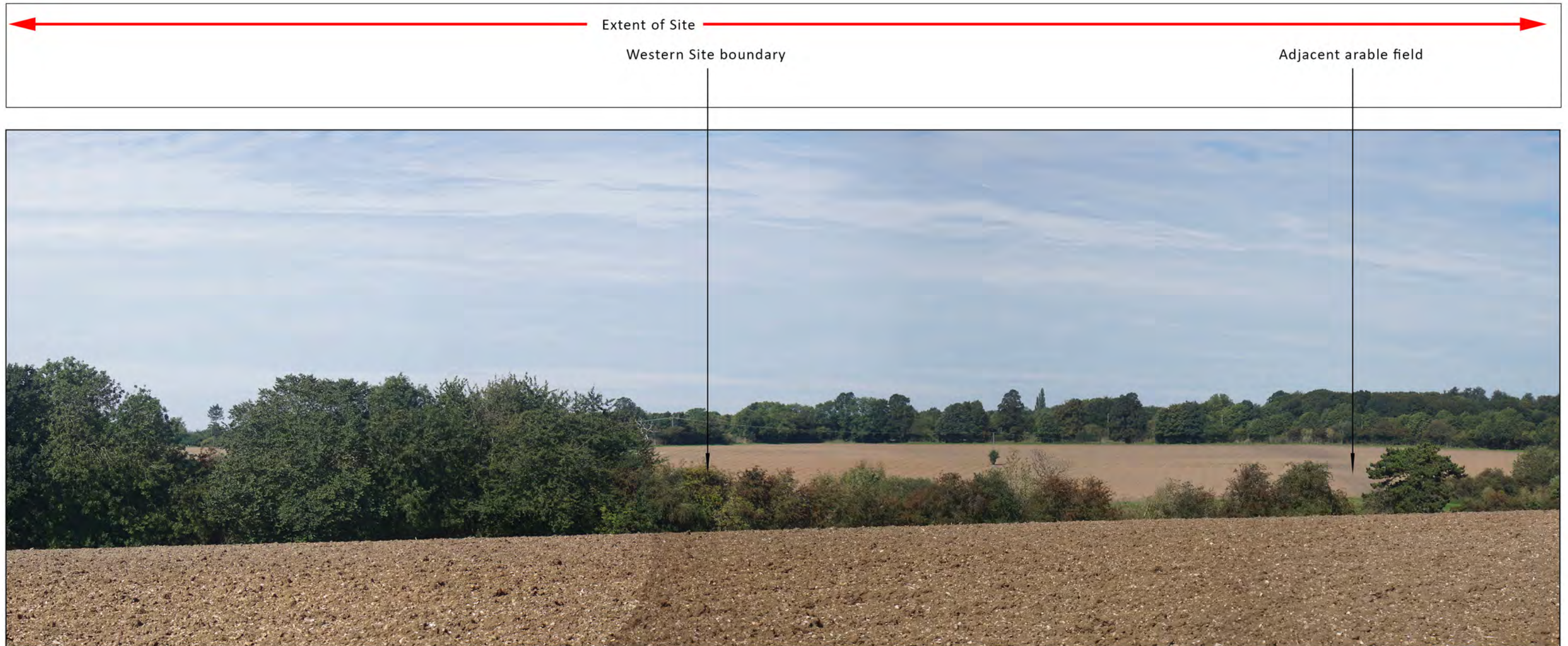


Location: View from within Site, looking south-west.

Grid Reference: TL14580, 04510


	
TITLE: Viewpoint 6	
PROJECT/SITE: Park Lane, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/12/20-3902	
VERSION: v1	
DATE: 10/09/20	
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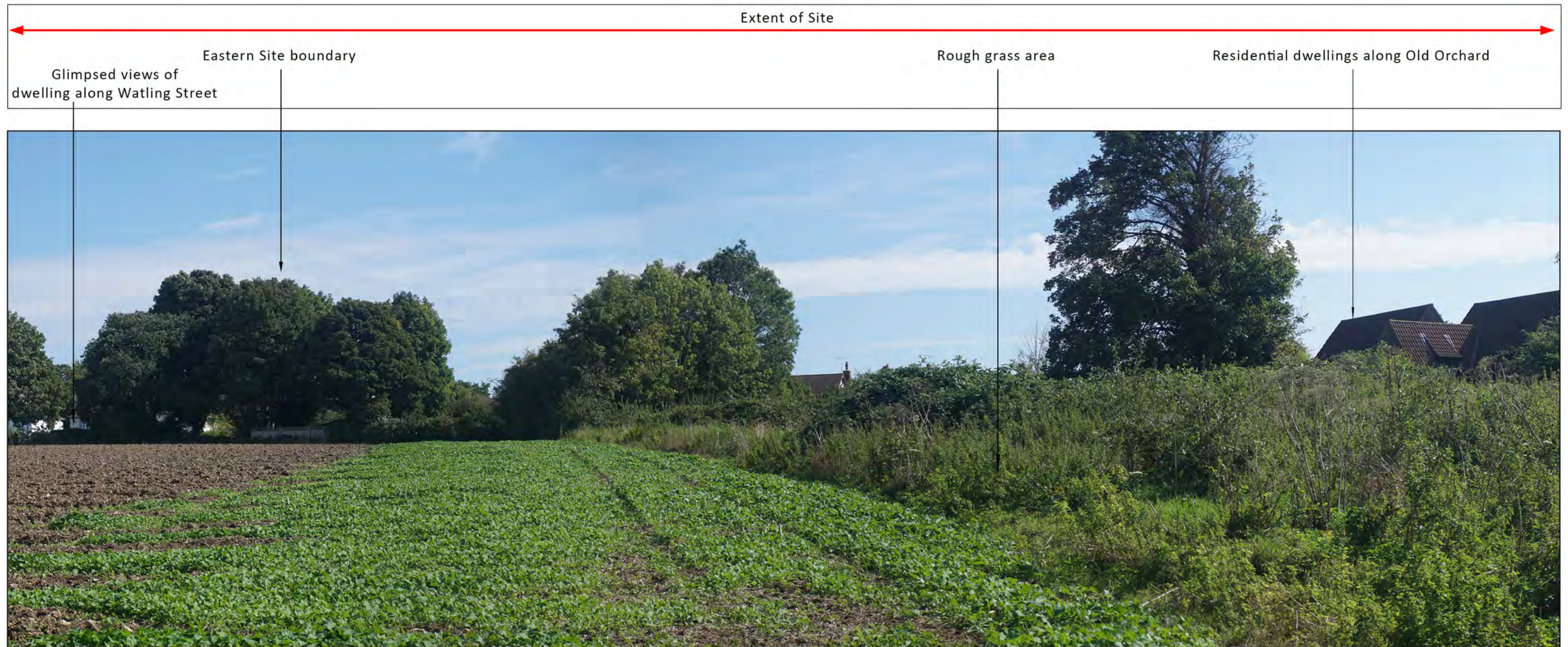


Location: View from within Site, looking north - west.

Grid Reference: TL 14630 04339

	
TITLE:	Viewpoint 7
PROJECT/SITE:	Park Lane, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	4064/12/20-3902
VERSION:	v1
DATE:	10/09/20
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Location: View from within Site, looking east.

Grid Reference: TL14506 04244


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TITLE: Viewpoint 8	
PROJECT/SITE: Park Lane, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/12/20-3902	
VERSION: v1	
DATE: 10/09/20	
APPROVED BY: AB	PRODUCED BY: SM
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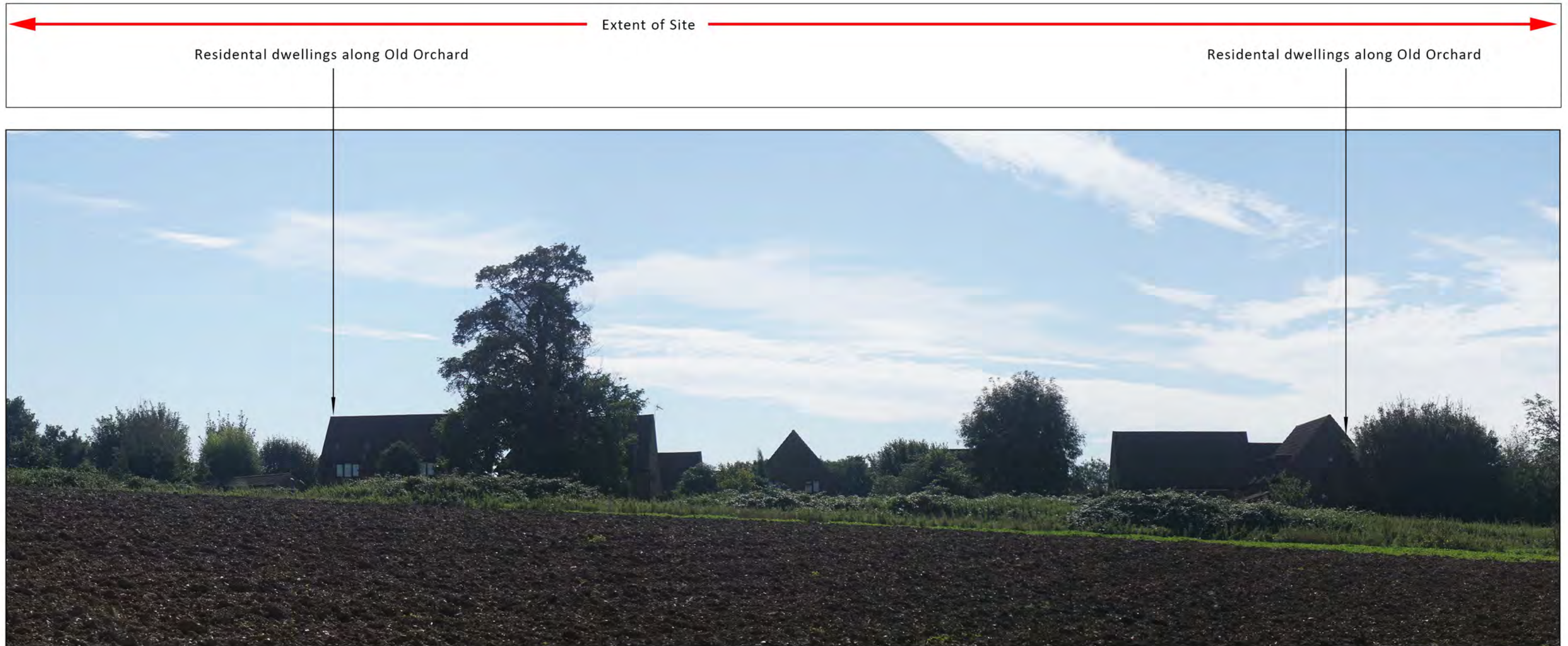


Location: View from within Site, looking north - east.

Grid Reference: TL14503, 04350


	
TITLE:	Viewpoint 9
PROJECT/SITE:	Park Lane, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	4064/12/20-3902
VERSION:	v1
DATE:	10/09/20
APPROVED BY:	PRODUCED BY:
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Location: View from within Site, looking south - east.

Grid Reference: TL14501, 04432


	
TITLE: Viewpoint 10	
PROJECT/SITE: Park Lane, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/12/20-3902	
VERSION: v1	
DATE: 10/09/20	
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Location: View from within Site, looking east.

Grid Reference: TL14528, 04515


	
TITLE: Viewpoint 11	
PROJECT/SITE: Park Lane, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/12/20-3902	
VERSION: v1	
DATE: 10/09/20	
APPROVED BY: AB	PRODUCED BY: SM
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Location: View from within Site, looking south.

Grid Reference: TL14528, 04515


	
TITLE:	Viewpoint 12
PROJECT/SITE:	Park Lane, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	4064/12/20-3902
VERSION:	v1
DATE:	10/09/20
APPROVED BY:	PRODUCED BY:
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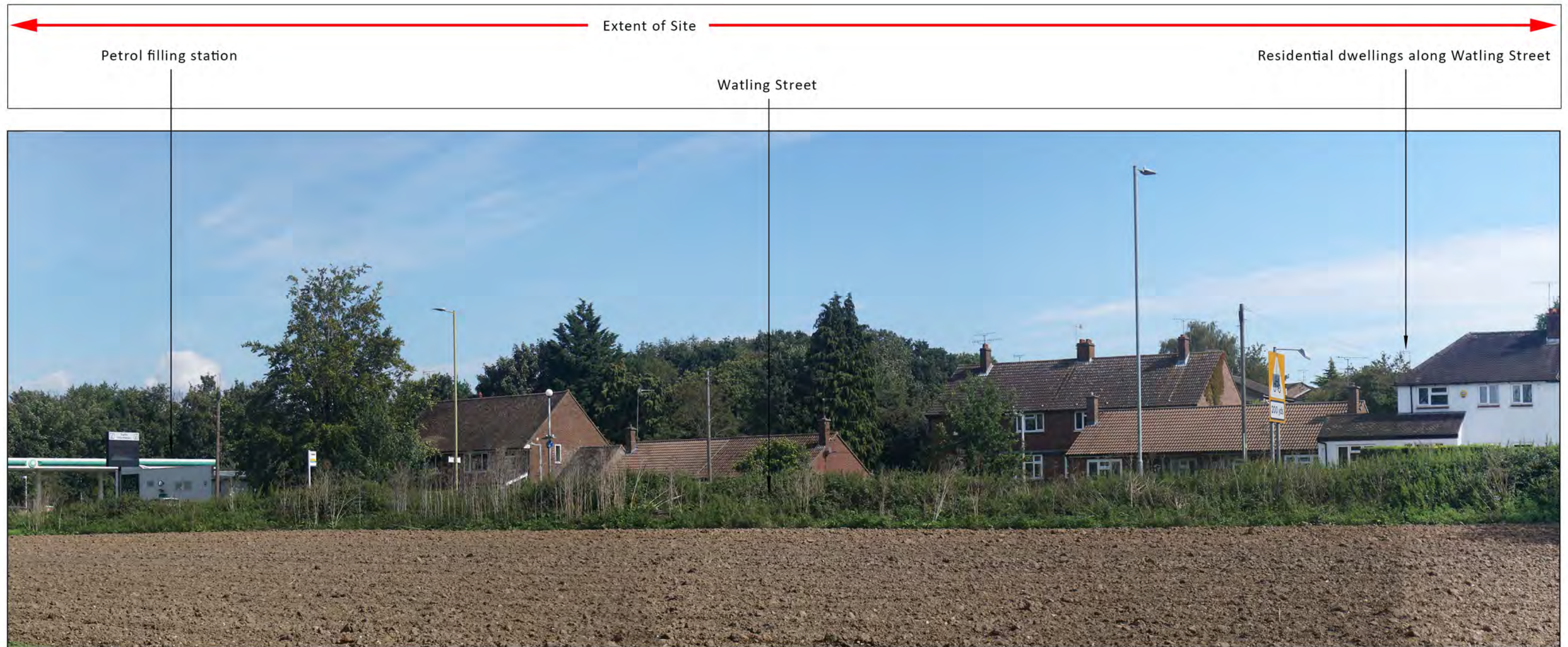


Location: View from within Site, looking north - east.

Grid Reference: TL14534, 04694

	
TITLE:	Viewpoint 13
PROJECT/SITE:	Park Lane, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	4064/12/20-3902
VERSION:	v1
DATE:	10/09/20
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Location: View from within Site, looking east.

Grid Reference: TL14534,04694


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TITLE: Viewpoint 14	
PROJECT/SITE: Park Lane, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/12/20-3902	
VERSION: v1	
DATE: 10/09/20	
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Location: View from Watling Street, looking south.

Grid Reference: TL14522, 04912

	
TITLE: Viewpoint 15	
PROJECT/SITE: Park Lane, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/12/20-3902	
VERSION: v1	
DATE: 10/09/20	
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Approximate location of Site

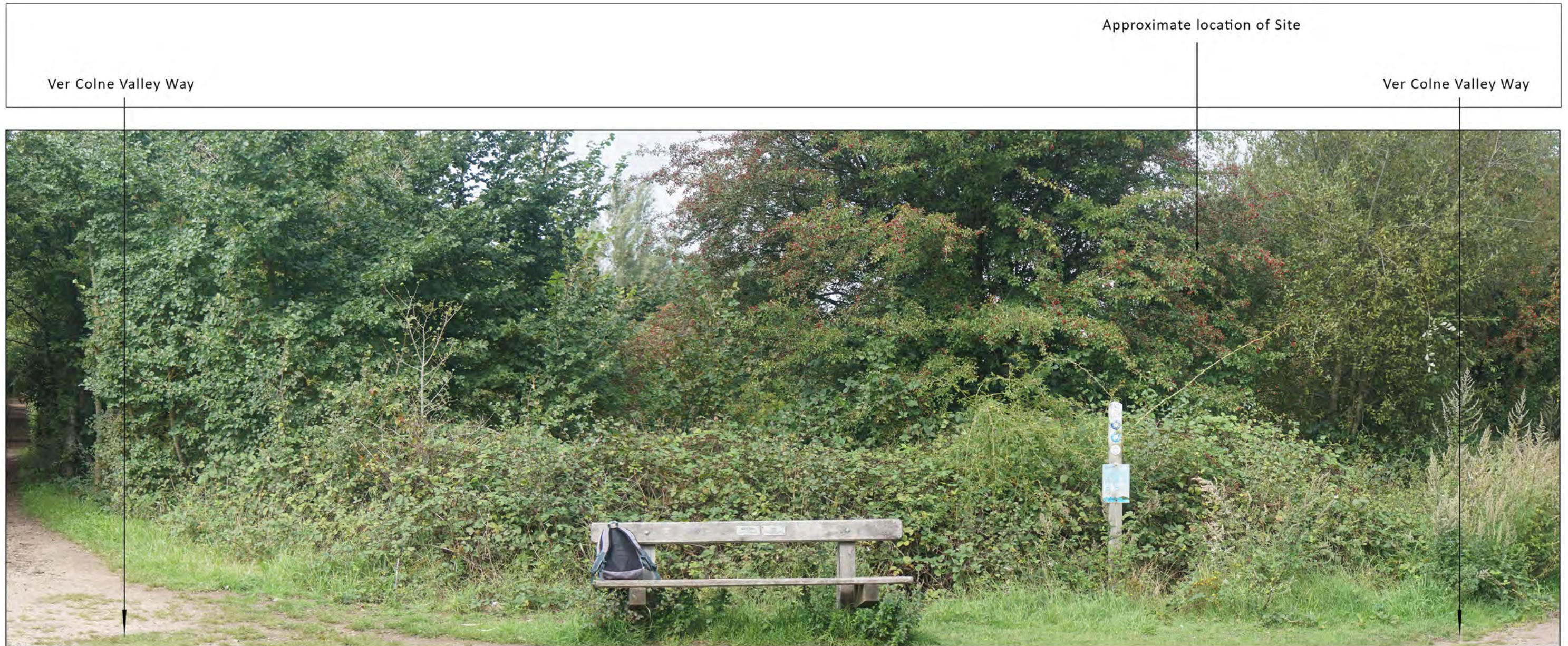
Park Street Primary School

Location: View from Public Footpath St Stephen's 33A, looking north.

Grid Reference: TL14656, 03510

	
TITLE:	Viewpoint 16
PROJECT/SITE:	Park Lane, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	4064/12/20-3902
VERSION:	v1
DATE:	10/09/20
APPROVED BY:	PRODUCED BY:
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Location: View from Long Distance Recreation Route St Stephen's 35A (Ver Colne Valley Way), looking north.

Grid Reference: TL14969, 03189


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TITLE: Viewpoint 17	
PROJECT/SITE: Park Lane, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/12/20-3902	
VERSION: v1	
DATE: 10/09/20	
APPROVED BY: AB	PRODUCED BY: SM
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Location: View from Long Distance Recreational Route St Stephen's 84 (Ver Colne Valley Way), looking west.

Grid Reference: TL14947, 04320

	
TITLE:	Viewpoint 18
PROJECT/SITE:	Park Lane, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	4064/12/20-3902
VERSION:	v1
DATE:	10/09/20
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Approximate location of Site



Location: View from Public Bridleway St Stephen's 85, looking north - west.

Grid Reference: TL15301, 04161

	
TITLE: Viewpoint 19	
PROJECT/SITE: Park Lane, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/12/20-3902	
VERSION: v1	
DATE: 10/09/20	
APPROVED BY: AB	PRODUCED BY: SM
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Approximate location of Site

Tippendell Lane



Location: View from Tippendell Lane, looking north - east.

Grid Reference: TL14004, 04187

	
TITLE: Viewpoint 20	
PROJECT/SITE: Park Lane, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/12/20-3902	
VERSION: v1	
DATE: 10/09/20	
APPROVED BY: AB	PRODUCED BY: SM
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Location: View from junction of Mount Drive with Watling Street, looking west.

Grid Reference: TL14655, 04557


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TITLE: Viewpoint 21	
PROJECT/SITE: Park Lane, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/12/20-3902	
VERSION: v1	
DATE: 10/09/20	
APPROVED BY: AB	PRODUCED BY: SM
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Location: View from Public Footpath St Stephen's 44, looking south.

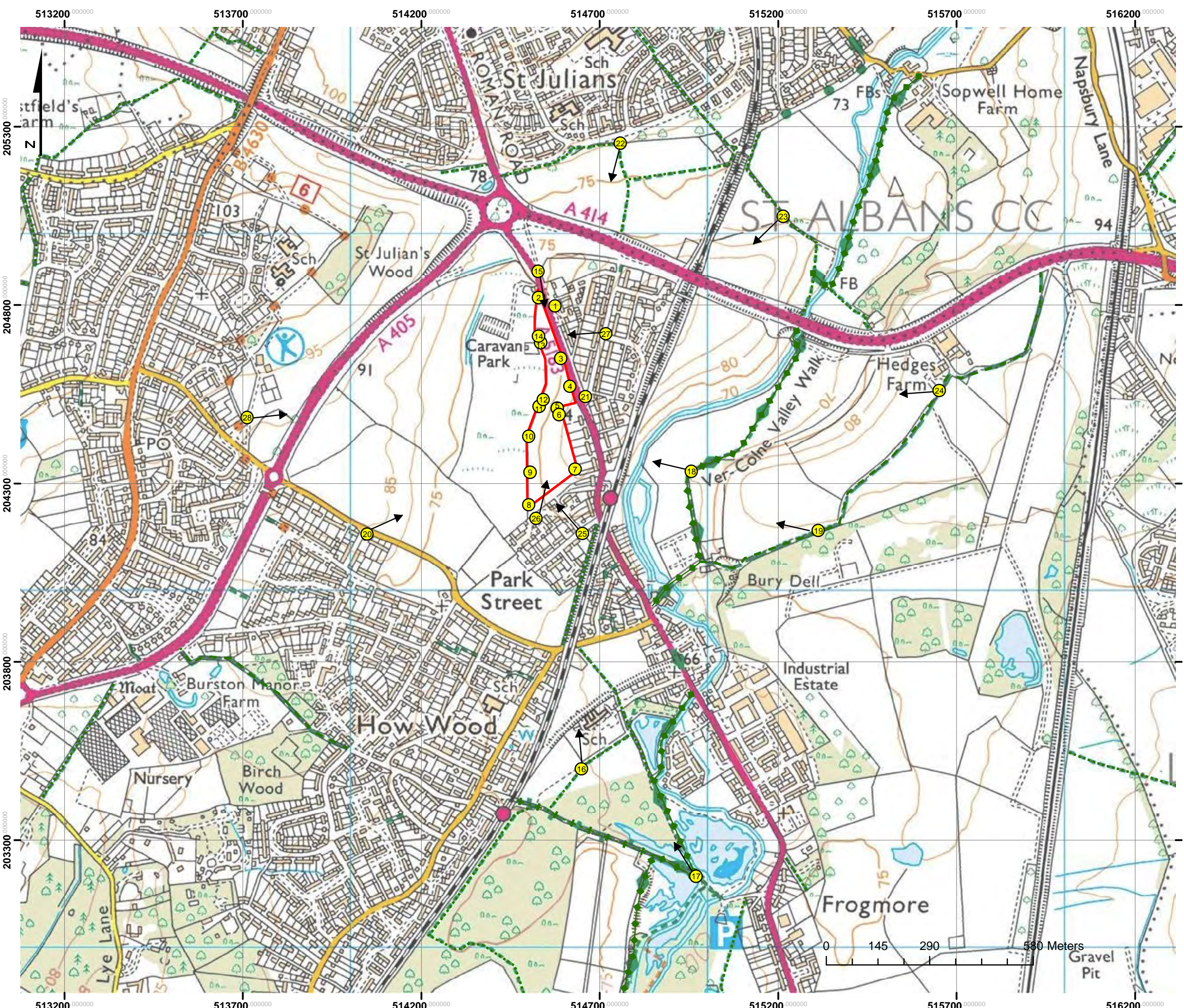
Grid Reference: TL14755, 05253

	
TITLE: Viewpoint 22	
PROJECT/SITE: Park Lane, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/12/20-3902	
VERSION: v1	
DATE: 10/09/20	
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Appendix 4: Winter Views Visual Assessment – Photographic Record

Reference: Winter Views Location Map: 21-1902
Winter Views Addendum: 21-1903



Legend

- Winter View Location
- + + + Byway Open to All Traffic
- - - Public Bridleway
- Public Footpath
- ◆ ◆ ◆ Long Distance Recreation Route
- Site Boundary

REVISIONS:		
DATE:	VERSION:	INITIALS:



TITLE:		Winter Views Location Map
PROJECT/SITE:		Park Street, St Albans
CLIENT:		M Scott Properties Ltd
MAP REF:		21-1902
VERSION:		1
DATE:	SCALE:	05/10/2020 1:10,000@A3
APPROVED BY:	ID	PRODUCED BY: ACB
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Winter Views Addendum

M Scott Properties Ltd

Trudie Sutton

Tracy Good

Wayne Hughes

Justin Hughes

Land to the west of Watling Street, Park Street, St Albans

Ref: 21-1903
Version: V1
Date: 12/01/2022



Arboriculture

Ecology

Forestry & Woodland Management

Landscape & Green Infrastructure

Minerals & Waste Restoration

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REVISION HISTORY

Rev	Description of change	Date	Initials
1	Original draft	12/01.2021	AB

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1. INTRODUCTION

Instruction

Following a review of the initial Landscape and Visual Appraisal (LVA) ref. 20-3775, with regard to a proposed residential development on land to the west of Watling Street, Park Street, St Albans, a pre-application consultation meeting was held between Lockhart Garratt Ltd, M Scott Properties Ltd, St Albans District Council and Hertfordshire County Council.

The Council requested that winter views be taken of the Site, including a number of additional views agreed between the Council, Lockhart Garratt and M Scott Properties.

The winter views were taken as close as possible to the location of the summer views contained within the original LVA.

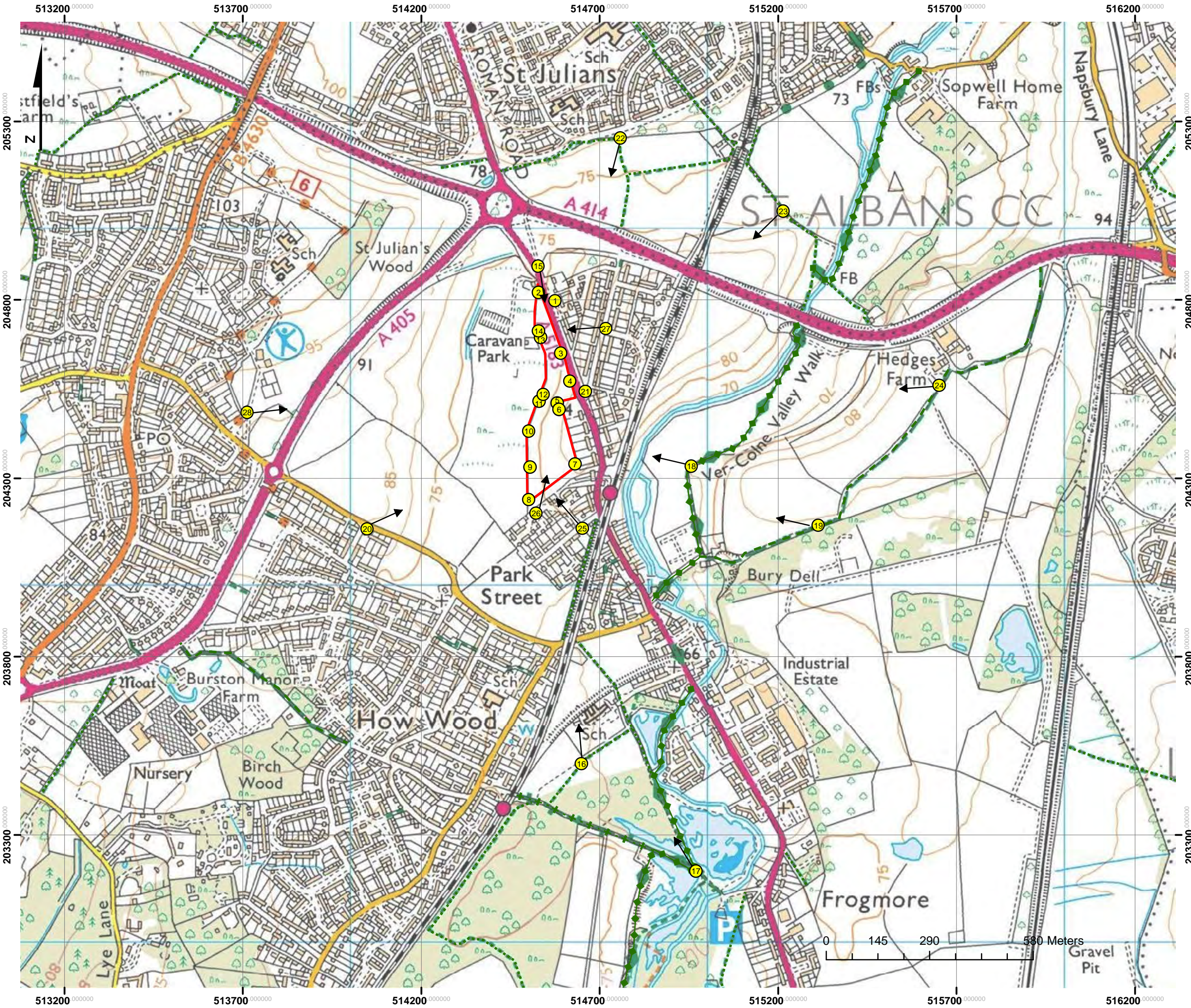
The additional views were taken from agreed location points within the adjacent settlement, and to the north, east and west of the settlement. These additional viewpoints did not result in any additional visual receptors being identified.

The locations of the winter views are presented on plan ref. 21-1902.

The Winter views are classified as Type 1 Visualisations, as described within the Landscape Institute Technical Guidance Note TGN 06-19 'Visual Representation of Development Proposals', which are deemed to be the appropriate level of visualisation for outline planning applications.

Appendix 1:

Ref: Winter Views Location Map: 21-1902
Ref: Winter Visual Assessment: 21-1888



Legend

- Winter View Location
- + + + Byway Open to All Traffic
- - - Public Bridleway
- . . . Public Footpath
- ◆ ◆ ◆ Long Distance Recreation Route
- Site Boundary

REVISIONS:		
DATE:	VERSION:	INITIALS:



TITLE: Winter Views Location Map

PROJECT/SITE: Park Street, St Albans

CLIENT: M Scott Properties Ltd

MAP REF: 21-1902

VERSION: 1

DATE: 05/10/2020 SCALE: 1:10,000@A3

APPROVED BY: ID PRODUCED BY: ACB

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Location: View from Watling Street, looking West.

Grid Reference: TL 14574 04796

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TITLE: Viewpoint 1	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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