

LEGEND

-  Site Boundary (tbc)
-  Existing Woodlands, Copses and Tree Belts ^
-  Existing Scrub ^
-  Existing Water Courses and Features ^
-  Contours/Spot Heights (Metres AOD) ^
-  Ridgelines
-  Valleys
-  Public Rights of Way *
-  Countryside Rights of Way Access Areas #
-  Sustrans Cycle Route +
-  National Trails / Long Distance Walks #
-  Listed Buildings ~
-  Conservation Area #/##
-  Registered Parks and Gardens ~
-  Scheduled Monument ~
-  Ancient Woodland #
-  Green Belt ^^
-  Chilterns Area of Outstanding Natural Beauty #
-  Sites of Special Scientific Interest #
-  Proposed Housing Development Area ~~~

Sources:
 ^ GIS Mapping
 # Natural England GIS Data Set
 * Historic England National Monument Record GIS Data Set
 ~ Hertfordshire Definitive Map
 + Sustrans National Cycle Network GIS Data
 # Department of Transport DNV3 GIS Cycle Network Data
 ^^ Department for Communities and Local Government GIS Data
 # North Hertfordshire District Council Local Plan Proposals Map Adopted
 ~ North Hertfordshire District Council Local Plan 2011-2031 Proposed Submission Proposals Maps

Data collected for constraints and analysis mapping is based on publicly available sources at the time of preparation inserted using the British National Grid and may itself not be accurate. Barton Willmore shall not be liable for the accuracy of data derived from external sources.

FIGURE 1

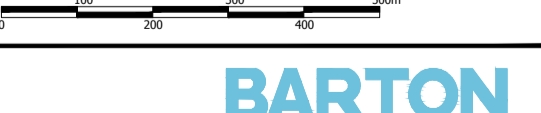
Project
**St Ippolyts,
 Waterdell Lane**

Drawing Title
**Site Context and Visual
 Appraisal Plan**

Date 05.01.2018 Scale 1:10,000 @A1
 1:20,000 @A3
 Project No 27394 Drawing No L1

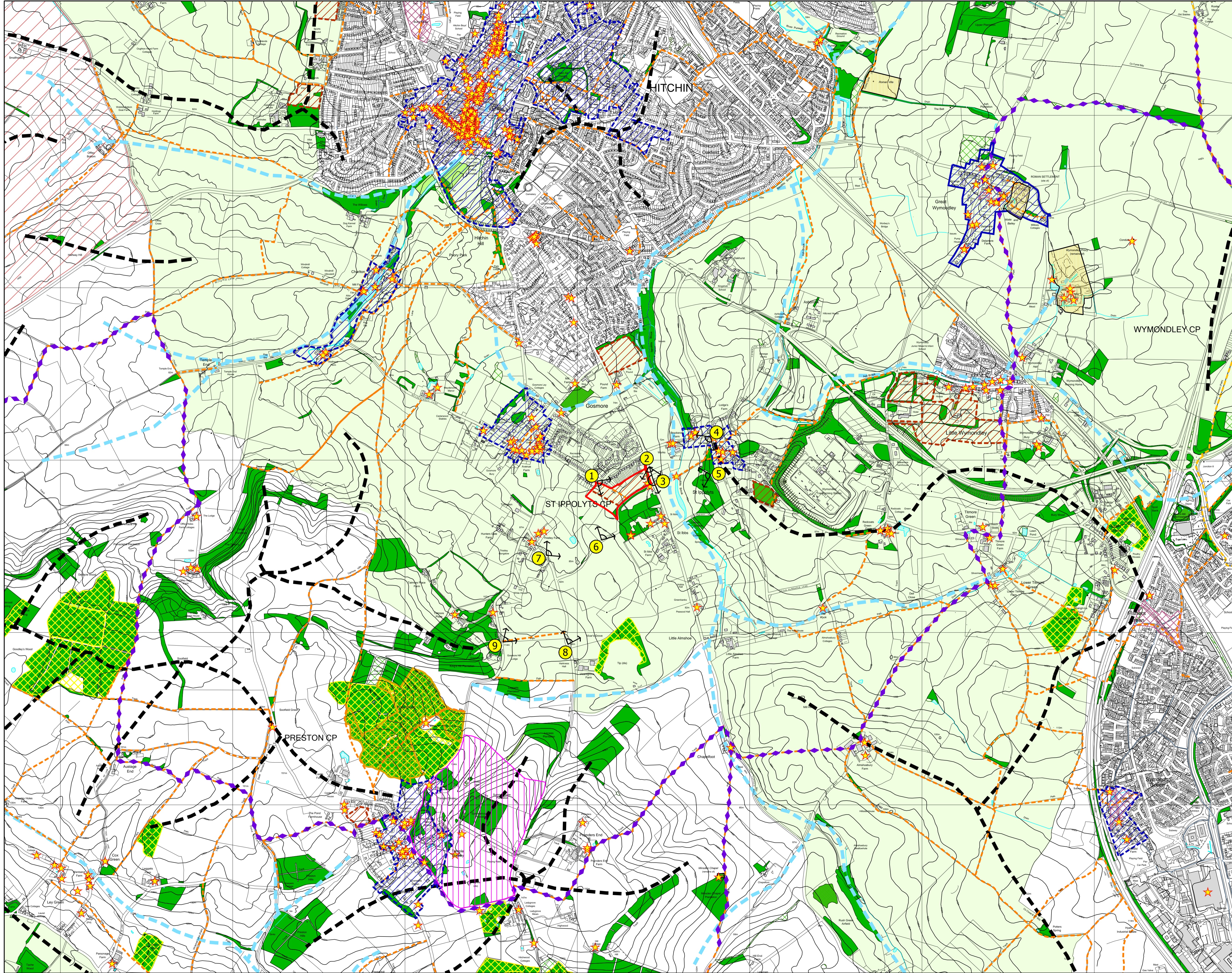
Drawn by OF/GS
 Check by WL

Revision -


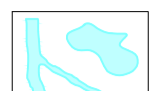
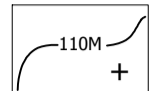




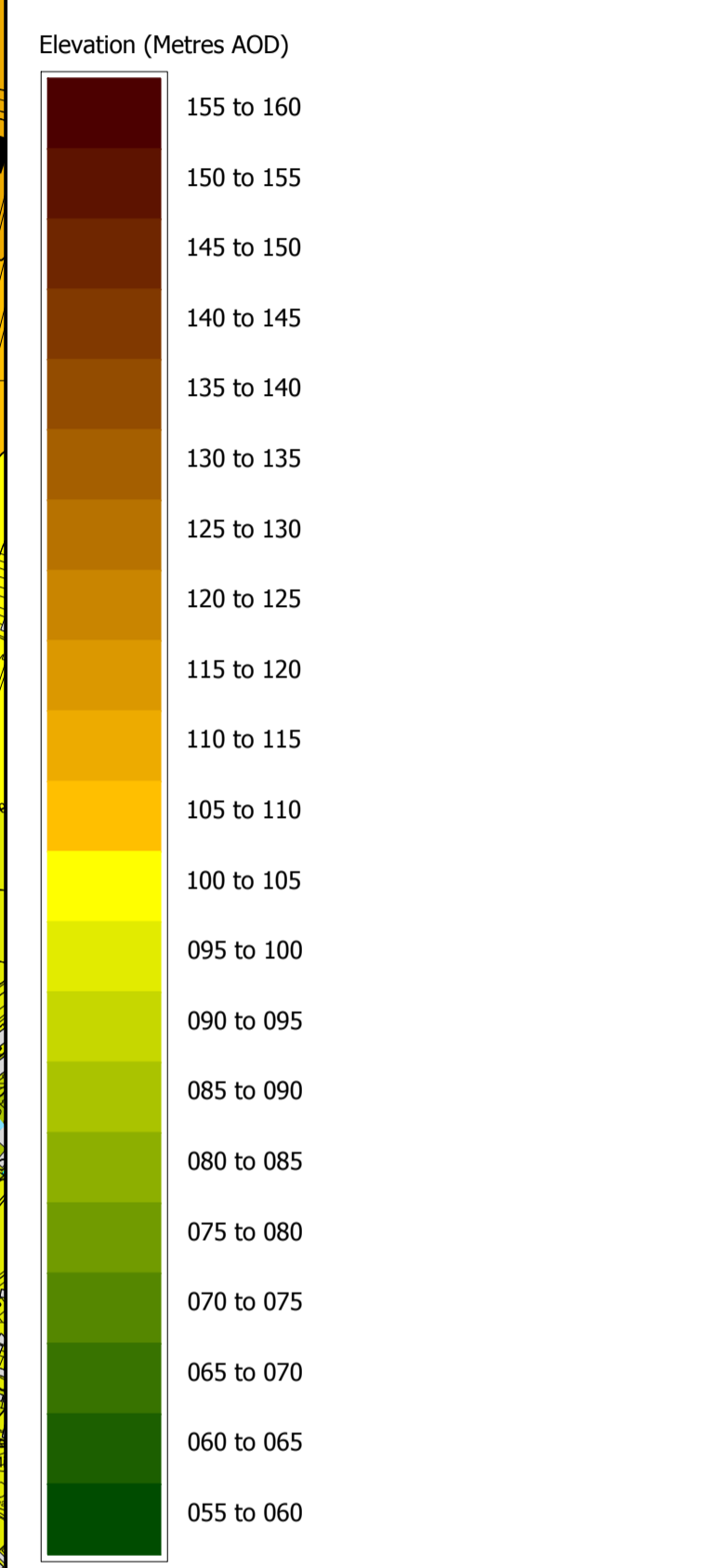
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LEGEND

-  Site Boundary
-  Existing Water Courses ^
-  Contours/Spot Heights (Metres AOD) ^
-  Ridgelines
-  Valleys



Sources: OS Mapping
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FIGURE 2

Project
St Ippolyts, Waterdell Lane
 Drawing Title
Topographical Features Plan

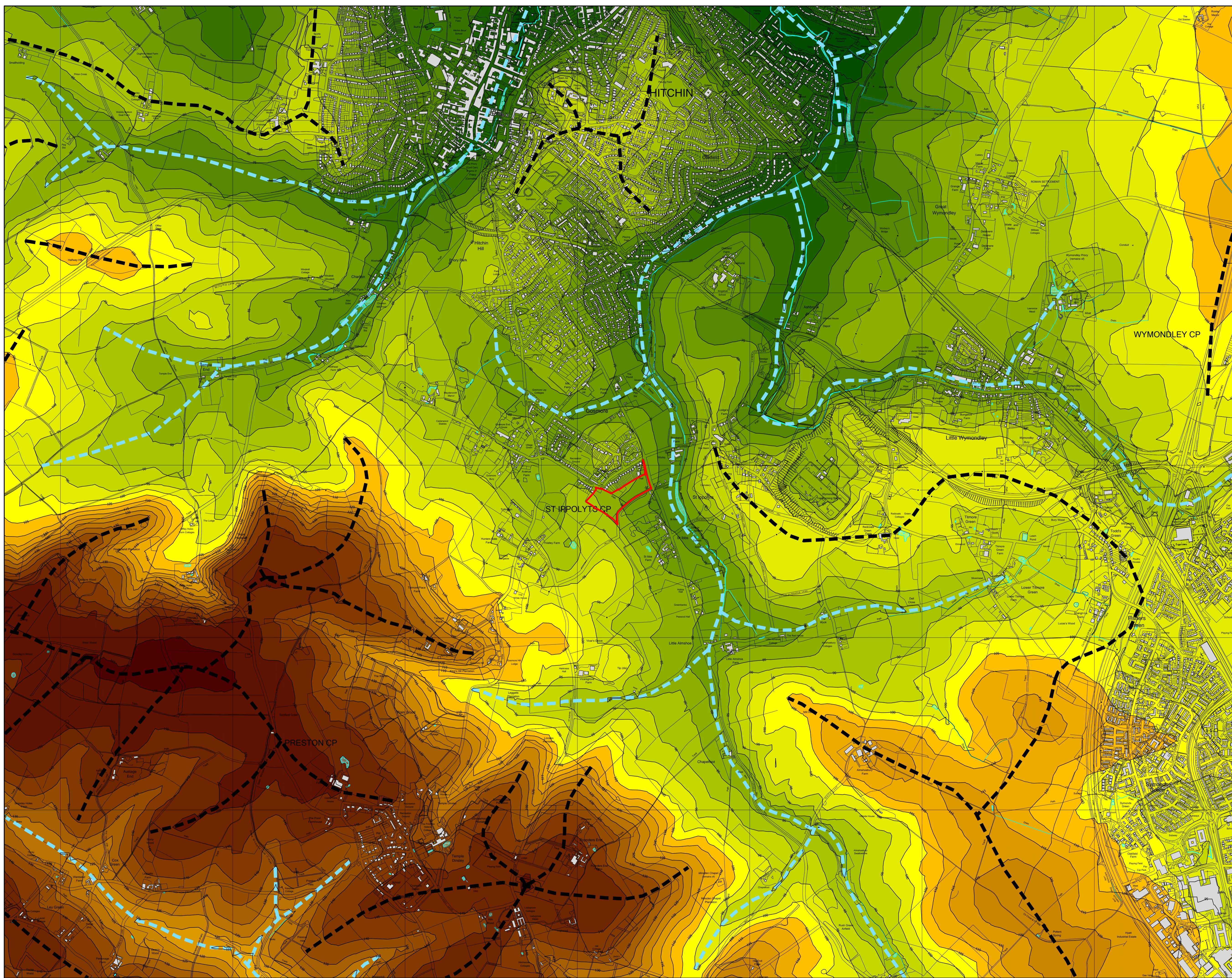
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Project No 27394	Drawing No L3	Revision -	

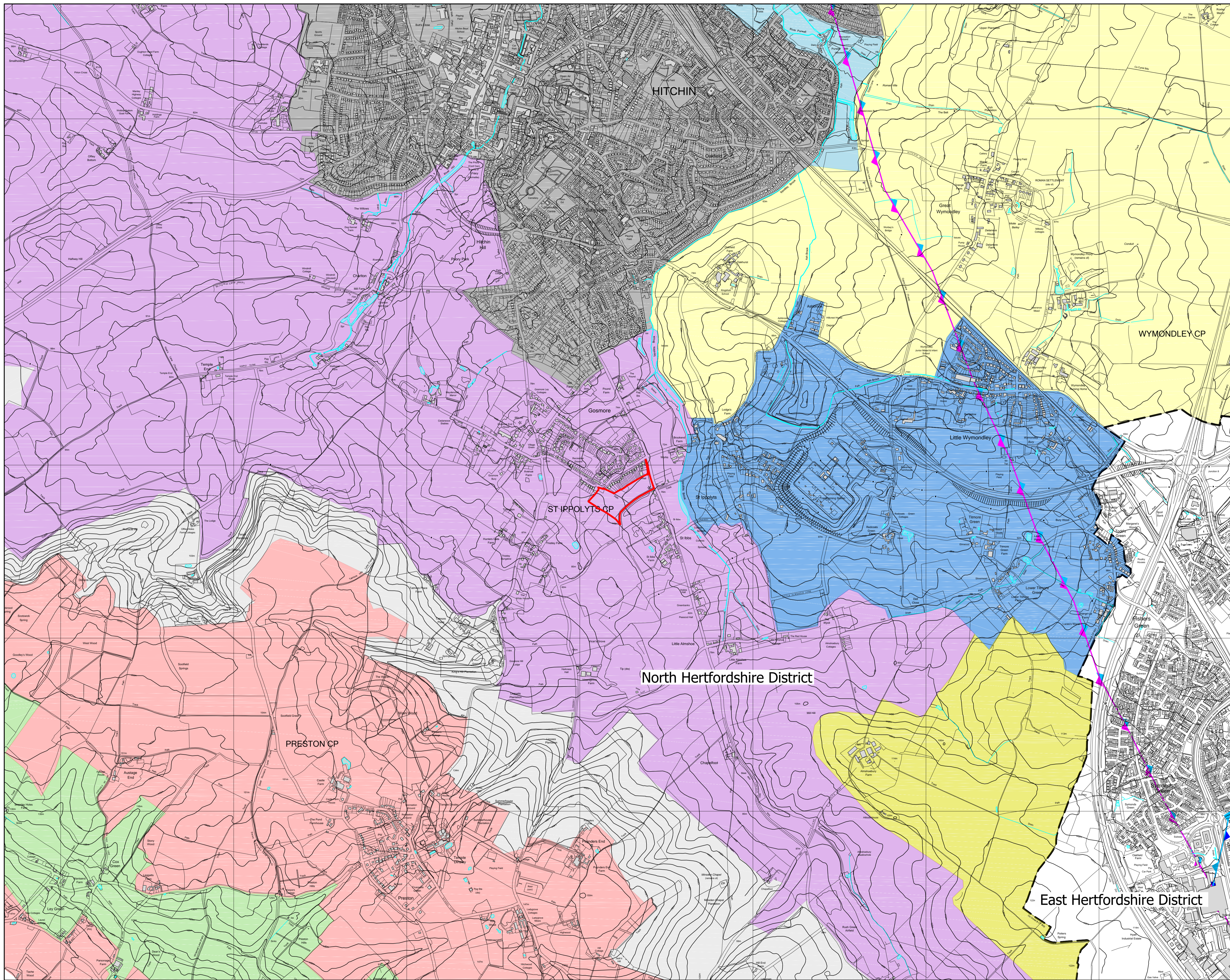


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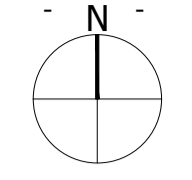
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The scaling of this drawing cannot be assured
 Revision _____ Date _____ Dwn _____ Ckd _____



LEGEND

- Site Boundary (tbc)
- Existing Water Courses and Features ^
- Contours/Spot Heights (Metres AOD) ^
- Local Planning Authority Boundary ^
- National Character Area Profiles #
 - NCA 87: East Anglian Chalk
 - NCA 86: South Suffolk and North Essex Clayland
 - NCA 110: Chilterns
- County/District Landscape Character Areas
 - Hertfordshire/North Hertfordshire Character Areas ~
 - Area 203: Whitwell Valley
 - Area 209: Almshoe Plateau
 - Area 210: Langley Scarp
 - Area 211: Offley St.Paul's Walden
 - Area 214: Langley Valley
 - Area 215: Wymondley and Titmore Green
 - Area 216: Arlesey-Great Wymondley
 - Area 217: River Oughton and Purwell Valley
 - Settlement

Sources:
 # GS Mapping
 # Natural England GIS Data Set
 # Hertfordshire Landscape Character Assessment, April 2004
 # North Herts Landscape Study (Character, Sensitivity and Capacity): North Hertfordshire and Stenage Landscape Character Assessment, April 2004
 Data collated for constraints and analysis mapping is based on publicly available sources at the time of preparation. Errors using the British National Grid and may itself not be accurate. Barton Willmore shall not be liable for the accuracy of data derived from external sources.

FIGURE 3

Project
**St Ippolyts,
 Waterdell Lane**
 Drawing Title
Landscape Character Plan

Date 03.11.2018	Scale 1:10,000 @A1 1:20,000 @A3	Drawn by GS	Check by WL
Project No 27394	Drawing No L5	Revision -	

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Revision	Date	Drn	Ckd

LEGEND

- Site Boundary
- Contours/Spot Heights (Metres AOD) ^
- Public Rights of Way *
- Listed Buildings ~
- Location of Photographic Viewpoints (Site Appraisal Photographs: A-E)
- Proposed Housing Development

Sources:
 ^ OS Mapping
 ~ Historic England National Monument Record GIS Data Set
 * Hertfordshire Definitive Map

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NOTES:
 Aerial photograph - Google Pro 2016

FIGURE 4

Project
**St Ippolyts,
 Waterdell Lane**

Drawing Title
Site Appraisal Plan

Date	Scale	Drawn by	Check by
11.01.2018	1:2,000 @ A3	OF	WL
Project No	Drawing No	Revision	
27394	L2	-	

0 20 40 60 80 100m



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Approximate extent of the Site

Waterdell Lane



SITE CONTEXT PHOTOGRAPH 1: VIEW FROM WATERDELL LANE LOOKING SOUTH-EAST TOWARDS THE SITE

Approximate extent of the Site

London Road



SITE CONTEXT PHOTOGRAPH 2: VIEW FROM LONDON ROAD LOOKING SOUTH TOWARDS THE SITE

Approximate extent of the Site

Hill Lane

London Road



SITE CONTEXT PHOTOGRAPH 3: VIEW FROM LONDON ROAD LOOKING WEST TOWARDS THE SITE

ST IPPOLYTS,
WATERDELL LANE

SITE CONTEXT
PHOTOGRAPHS: 1 - 3

RECOMMENDED VIEWING
DISTANCE: 20CM @A1

DATE TAKEN: JAN 2018

PROJECT NUMBER: 27394

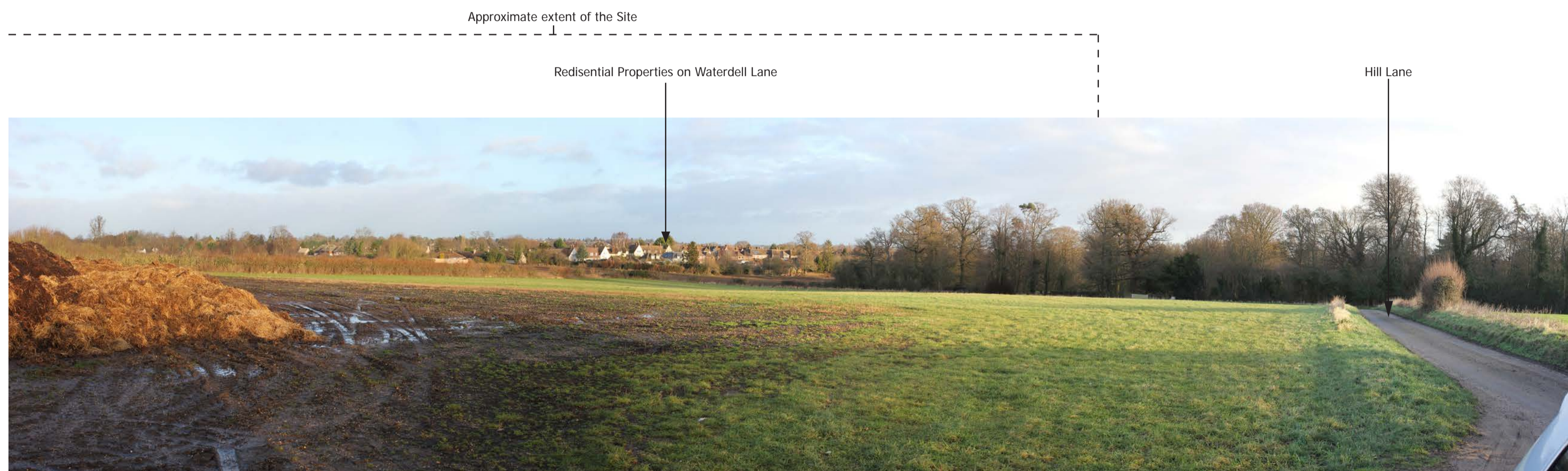
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SITE CONTEXT PHOTOGRAPH 4: VIEW FROM ST IPPOLYTS CHURCH LOOKING WEST TOWARDS THE SITE



SITE CONTEXT PHOTOGRAPH 5: VIEW FROM THE NORTH-WEST BORDER OF THE CEMETERY LOOKING WEST TOWARDS THE SITE



SITE CONTEXT PHOTOGRAPH 6: VIEW FROM HILL LANE LOOKING NORTH-EAST TOWARDS THE SITE

ST IPPOLYTS,
WATERDELL LANE

SITE CONTEXT
PHOTOGRAPHS: 1 - 3

RECOMMENDED VIEWING
DISTANCE: 20CM @A1

DATE TAKEN: JAN 2018

PROJECT NUMBER: 27394

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SITE CONTEXT PHOTOGRAPH 7: VIEW FROM THISTLEY LANE LOOKING EAST TOWARDS THE SITE



SITE CONTEXT PHOTOGRAPH 8: VIEW FROM ST ALBANS HIGHWAY LOOKING NORTH-EAST TOWARDS THE SITE



SITE CONTEXT PHOTOGRAPH 9: VIEW FROM PRESTON ROAD LOOKING NORTH-EAST TOWARDS THE SITE

ST IPPOLYTS,
WATERDELL LANE

SITE CONTEXT
PHOTOGRAPHS: 1 - 3

RECOMMENDED VIEWING
DISTANCE: 20CM @A1

DATE TAKEN: JAN 2018

PROJECT NUMBER: 27394

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SITE APPRAISAL PHOTOGRAPH A



SITE APPRAISAL PHOTOGRAPH B



SITE APPRAISAL PHOTOGRAPH C

ST IPPOLYTS,
WATERDELL LANE

SITE APPRAISAL
PHOTOGRAPHS: A - C

RECOMMENDED VIEWING
DISTANCE: 20CM @A1

DATE TAKEN: JAN 2018

PROJECT NUMBER: 27394

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SITE APPRAISAL PHOTOGRAPH D



SITE APPRAISAL PHOTOGRAPH E

ST IPPOLYTS,
WATERDELL LANE

SITE APPRAISAL
PHOTOGRAPHS: D & E

RECOMMENDED VIEWING
DISTANCE: 20CM @A1

DATE TAKEN: JAN 2018

PROJECT NUMBER: 27394

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