

Appendix 4:

Bare Earth ZTV

Paul Gray BA(Hons), BLA, CMLI

Of

UBU Landscape Architects

**Site: Land to North of Chiswell Green Lane,
Chiswell Green, St Albans**

On behalf of Appellant:

Mr S Collins, Headlands Way Limited

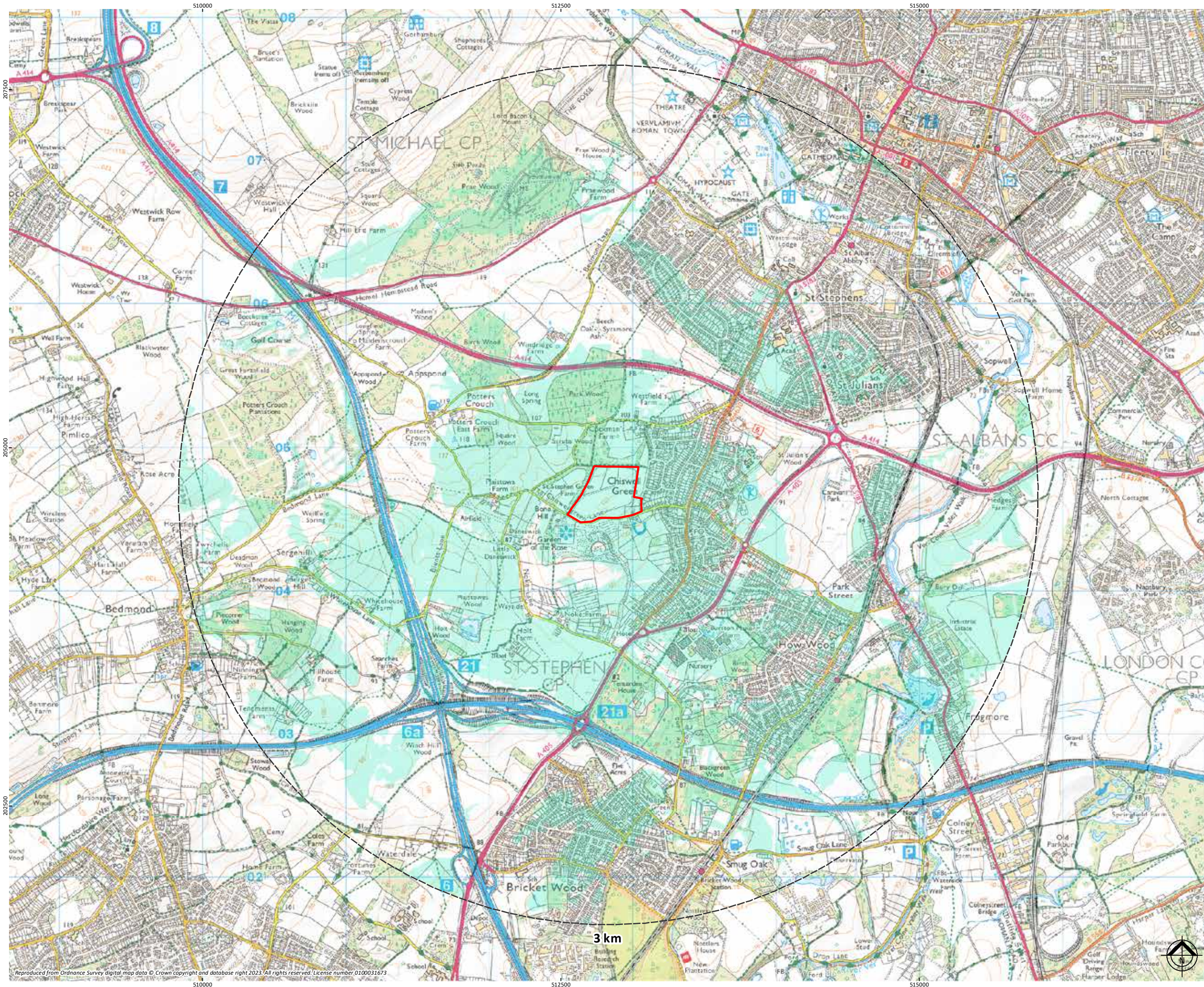
Appeal Reference Numbers:

APP/B1930/W/22/3312277

Planning Application Reference numbers:

5/2021/3194/LSM

March 2023



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- Site Boundary
- Study Area (from site centre)
- Zone of Theoretical Visibility**
- Area where Development may be visible

The Zone of Theoretical Visibility is calculated using an Ordnance Survey Terrain 5 digital terrain model (DTM).
The development heights are a maximum of 10m from ground level, and observer height assumed to be 1.8 m. Visibility is calculated from the building boundaries.
OS Terrain 5 is a 'bare-earth' terrain dataset, and therefore does not account for the screening effect of any surrounding buildings or vegetation.

REV	DATE	COMMENTS	DRN	CHK	APP

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PROJECT: CHISWELL GREEN, HERTFORDSHIRE

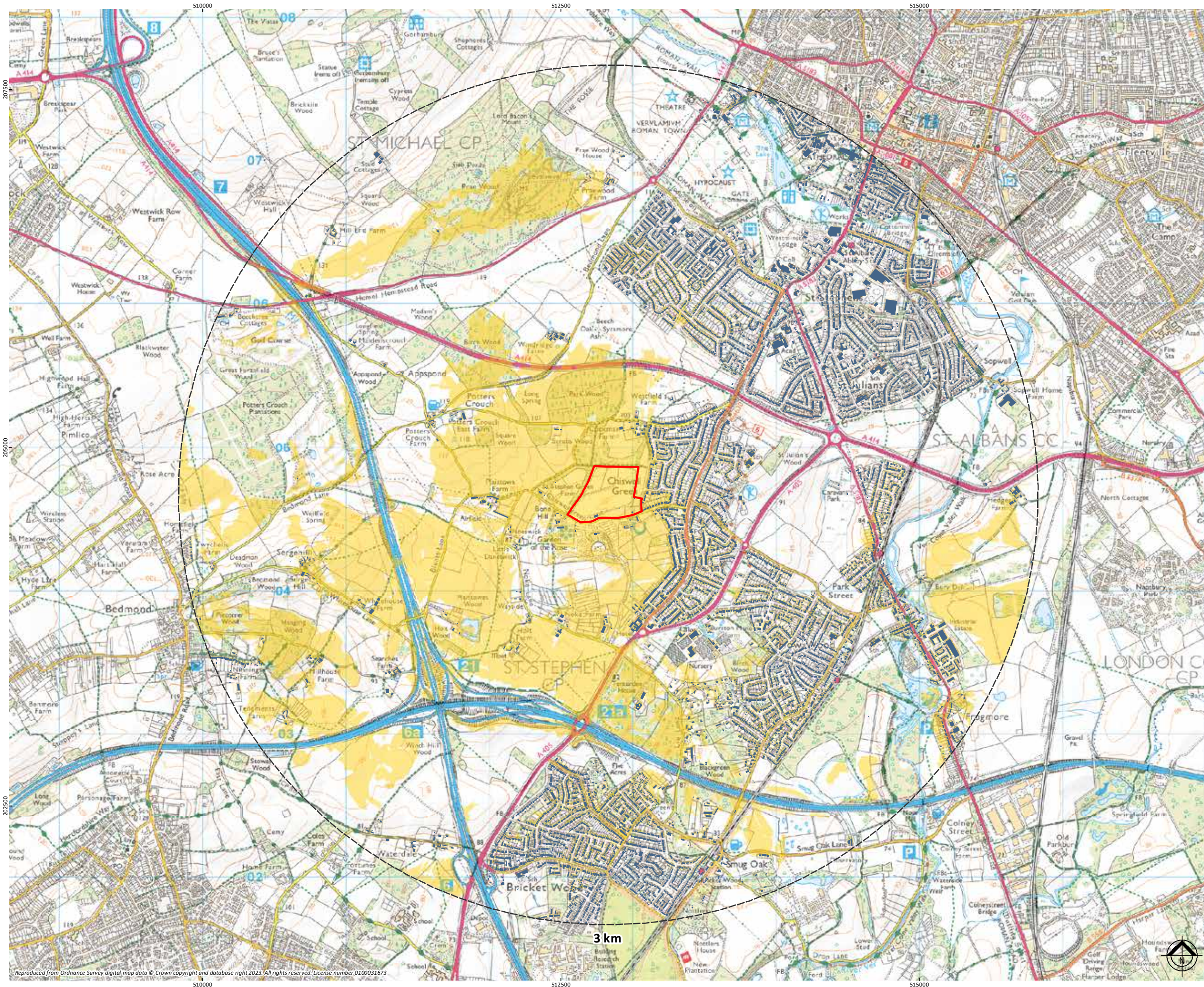
TITLE: ZONE OF THEORETICAL VISIBILITY

CLIENT:

SCALE: 1:25,000@A3 DATE: 2/22/2023

JOB NO: 038 DWG NO: 038_UBU_001a

STATUS: DRAFT REV: A



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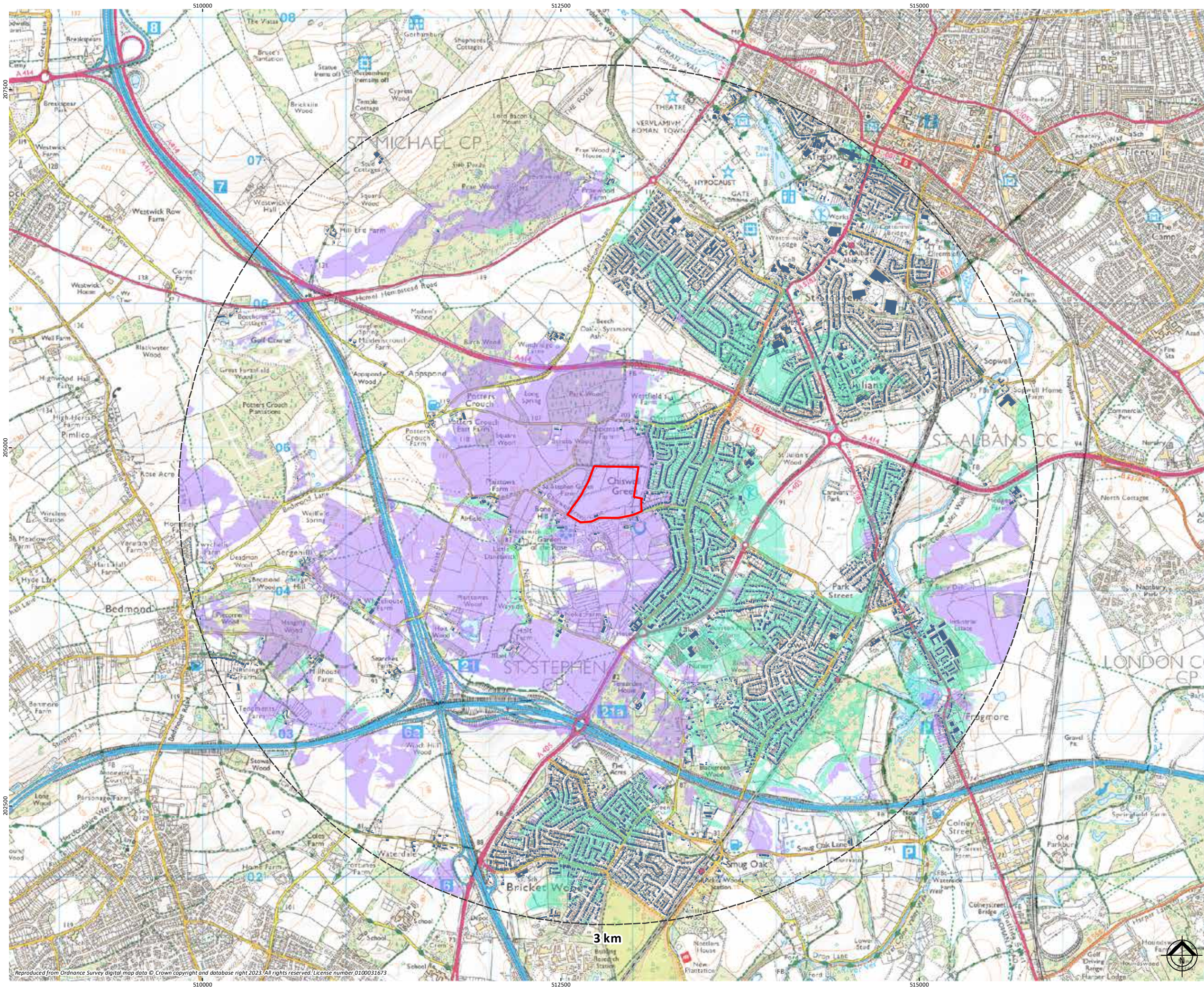
- Site Boundary
- Study Area (from site centre)
- Building
- Zone of Theoretical Visibility**
- Area where Development may be visible

The Zone of Theoretical Visibility is calculated using an Ordnance Survey Terrain 5 digital terrain model (DTM).
The development heights are a maximum of 10m from ground level, and observer height assumed to be 1.8 m. Visibility is calculated from the building boundaries.
OS Terrain 5 is a 'bare-earth' terrain dataset, and therefore does not account for the screening effect of any surrounding buildings or vegetation.
Buildings from the OS OpenMap Local™ dataset have been added to the DTM to indicate the potential screening effect of surrounding structures. Indicative heights used are 9m (approximately 2 storeys).

REV	DATE	COMMENTS	DRN	CHK	APP

	UBU Design LTD 7a Wintex House, Easton Lane Business Park, Easton Lane, Winchester, Hants, SO23 7RQ +44 (0) 1962 856 008 studio@ubu-design.co.uk www.ubu-design.co.uk
	PROJECT: CHISWELL GREEN, HERTFORDSHIRE TITLE: ZONE OF THEORETICAL VISIBILITY CLIENT:

SCALE: 1:25,000@A3	DATE: 2/22/2023
JOB NO: 038	DWG NO: 038_UBU_001b
STATUS: DRAFT	REV: A



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- Site Boundary
- Study Area (from site centre)
- Building
- Zone of Theoretical Visibility**
- Area where Development may be visible (with building screening at 9m height)
- Area where Development may be visible (bare earth ZTV - no screening, includes areas of visibility already denoted in purple)

The Zone of Theoretical Visibility is calculated using an Ordnance Survey Terrain 5 digital terrain model (DTM).
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OS Terrain 5 is a 'bare-earth' terrain dataset, and therefore does not account for the screening effect of any surrounding buildings or vegetation.
Buildings from the OS OpenMap Local™ dataset have been added to the DTM to indicate the potential screening effect of surrounding structures. Indicative heights used are 9m (approximately 2 storeys).

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PROJECT: CHISWELL GREEN, HERTFORDSHIRE

TITLE: ZONE OF THEORETICAL VISIBILITY

CLIENT:

SCALE: 1:25,000@A3 DATE: 2/22/2023

JOB NO: 038 DWG NO: 038_UBU_001c

STATUS: DRAFT REV: A