

Photograph 07 View south east over the Site from public footpath 33

HfoV 90°



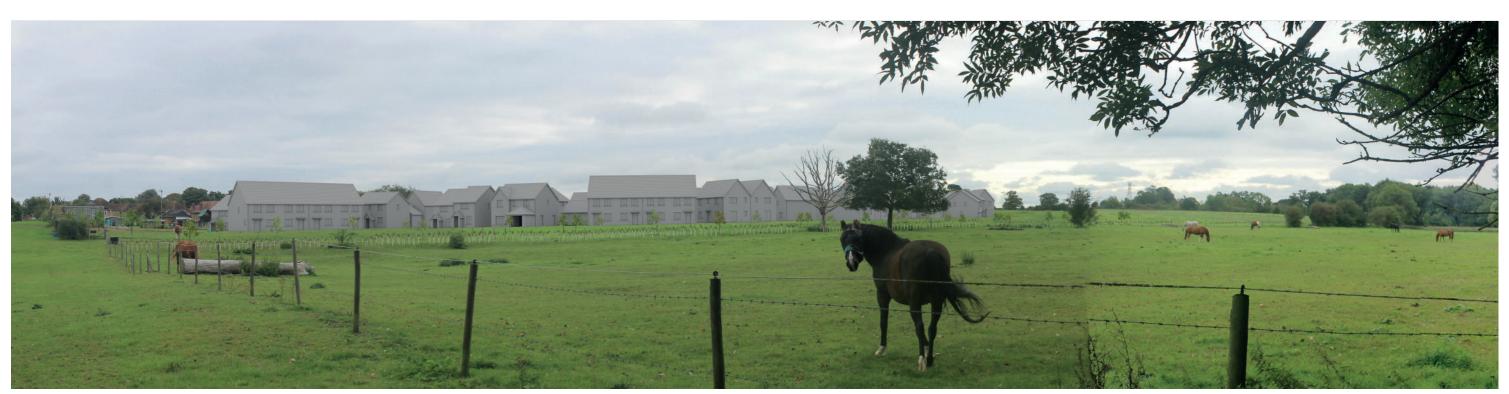
Project

Drawing Client

Visualisation Type 3 - Existing View

- Planar projection
- 75% @ A3, 150% @ A1
- 08.09.2020, 10:21
- Canon 1100D 1.6x, Canon EF-S 18-55mm
- Viewpoint Location (Long, Lat): 51.735477, -0.254003
- Viewpoint altitude 75m AOD plus 1.5m (approx, rounded to nearest 0.5m) Location data based on Google Earth
- Distance to closest boundary edge (approx): 2m
- Looking direction: south east

SA ironmental	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Land at Tollgate Road, Colney Heath	Drawing No.	CSA/3925/12	1
g Title Photosheets	Date Apri	2023	
Vistry Group	Drawn PH	Checked BS	Rev E



Massing Model Photomontage from Viewpoint 07 - Year 1 View south east over the Site from public footpath 33

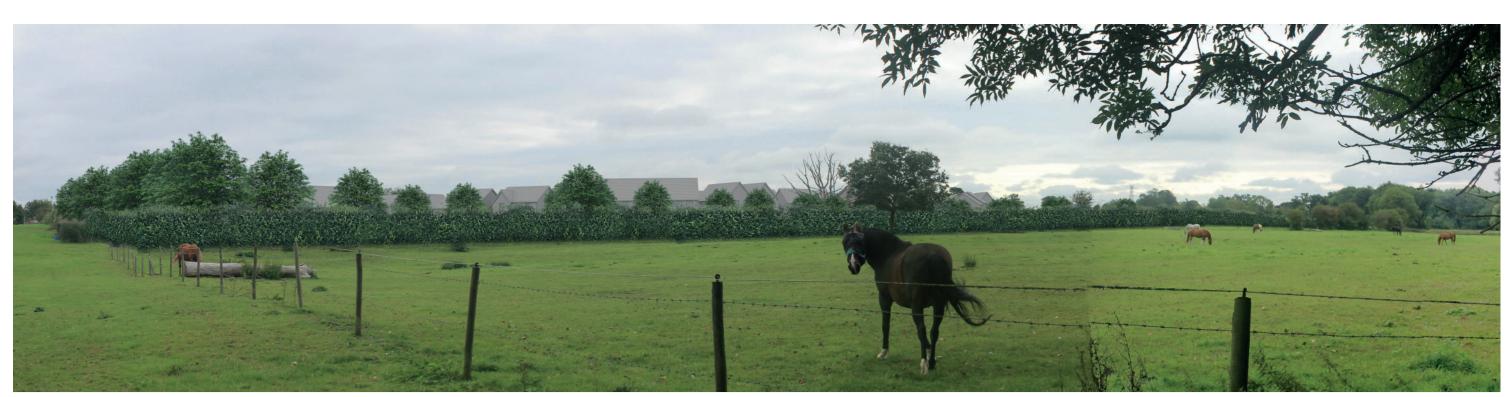
HfoV 90°

Proposals shown are based on the CSA Environmental Illustrative Masterplan 3925/118/C and Paramters Plan 3925/120/F



- Planar projection
- 75% @ A3, 150% @ A1
- Based on photography taken on 08.09.2020, 10:21
- Canon 1100D 1.6x, Canon EF-S 18-55mm
- Viewpoint Location (Long, Lat): 51.735477, -0.254003
- Viewpoint altitude 75m AOD plus 1.5m (approx, rounded to nearest 0.5m)
- Location data based on Google Earth
- Distance to closest boundary edge (approx): 2m
- Looking direction: south east

enviro	SA	t 01462 7436	tfordshire SG7 5N 47 saenvironmental.co	
Project	Land at Tollgate Road, Colney Heath	Drawing No.	CSA/3925/12	1
Drawing Title	Photosheets	Date Apri	2023	
Client	Vistry Group	Drawn PH	Checked BS	Rev E



Massing Model Photomontage from Viewpoint 07 - Year 15 View south east over the Site from public footpath 33

HfoV 90°

Proposals shown are based on the CSA Environmental Illustrative Masterplan 3925/118/C and Paramters Plan 3925/120/F



- Planar projection
- 75% @ A3, 150% @ A1
- Based on photography taken on 08.09.2020, 10:21
- Canon 1100D 1.6x, Canon EF-S 18-55mm
- Viewpoint Location (Long, Lat): 51.735477, -0.254003
- Viewpoint altitude 75m AOD plus 1.5m (approx, rounded to nearest 0.5m)
- Location data based on Google Earth Distance to closest boundary edge (approx): 2m
- Looking direction: south east

C	SA	t 01462 74364 e ashwell@cs	tfordshire SG7 5N 47 aenvironmental.co	
enviro	onmental	w csaenvironi	nental.co.uk	
Project	Land at Tollgate Road, Colney Heath	Drawing No.	CSA/3925/12	1
Drawing Title	Photosheets	Date Apri	2023	
Client	Vistry Group	Drawn PH	Checked BS	Rev E



Photograph 13 View south towards the Site from Tollgate Road

HfoV 90°



Visualisation Type 3 - Existing View

Planar projection

- 75% @ A3, 150% @ A1
- 08.09.2020, 10:45
- Canon 1100D 1.6x, Canon EF-S 18-55mm
- Viewpoint Location (Long, Lat): 51.737331, -0.252842
- Viewpoint altitude 76m AOD plus 1.5m (approx, rounded to nearest 0.5m) Location data based on Google Earth
- Distance to closest boundary edge (approx): 110m
- Looking direction: south

CSA environmental	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT † 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
Project Land at Tollgate Road, Colney Heath	Drawing No. CSA/3925/121
Drawing Title Photosheets	Date April 2023
Client Vistry Group	Drawn PH Checked BS Rev E



Massing Model Photomontage from Viewpoint 13 - Year 1 View south towards the Site from Tollgate Road

HfoV 90°

Proposals shown are based on the CSA Environmental Illustrative Masterplan 3925/118/C and Paramters Plan 3925/120/F



- Planar projection
- 75% @ A3, 150% @ A1
- Based on photography taken on 08.09.2020, 10:45
- Canon 1100D 1.6x, Canon EF-S 18-55mm
- Viewpoint Location (Long, Lat): 51.737331, -0.252842
- Viewpoint altitude 76m AOD plus 1.5m (approx, rounded to nearest 0.5m) Location data based on Google Earth
- Distance to closest boundary edge (approx): 110m
- Looking direction: south

C	SA	t 01462 7436	tfordshire SG7 5N 47 aenvironmental.co	
enviro	onmental	w csdenvironi	nenial.co.uk	
Project	Land at Tollgate Road, Colney Heath	Drawing No.	CSA/3925/12	1
Drawing Title	Photosheets	Date Apri	2023	
Client	Vistry Group	Drawn PH	Checked BS	Rev E



Massing Model Photomontage from Viewpoint 13 - Year 15 View south towards the Site from Tollgate Road

HfoV 90°

Proposals shown are based on the CSA Environmental Illustrative Masterplan 3925/118/C and Paramters Plan 3925/120/F



Drawing

Client

- Planar projection
- 75% @ A3, 150% @ A1
- Based on photography taken on 08.09.2020, 10:45
- Canon 1100D 1.6x, Canon EF-S 18-55mm
- Viewpoint Location (Long, Lat): 51.737331, -0.252842
- Viewpoint altitude 76m AOD plus 1.5m (approx, rounded to nearest 0.5m) Location data based on Google Earth
- Distance to closest boundary edge (approx): 110m
- Looking direction: south

ISA ironmental	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT † 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
Land at Tollgate Road, Colney Heath	Drawing No. CSA/3925/121
g Title Photosheets	Date April 2023
Vistry Group	Drawn PH Checked BS Rev E



Photograph 16 View towards the Site from Tollgate Road south of Tollgate Farm

Planar projection 75% @ A3, 150% @ A1 08.09.2020, 11:15 HfoV 90° Looking direction: west



Project

Drawing Client

Visualisation Type 3 - Existing View	Visualisation Type 3 -	Existing View
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- Canon 1100D 1.6x, Canon EF-S 18-55mm
- Viewpoint Location (Long, Lat): 51.732184, -0.244208
- Viewpoint altitude 80m AOD plus 1.5m (approx, rounded to nearest 0.5m) Location data based on Google Earth
- Distance to closest boundary edge (approx): 253m

	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT
ironmental	 t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
Land at Tollgate Road, Colney Heath	Drawing No. CSA/3925/121
g Title Photosheets	Date April 2023
Vistry Group	Drawn PH Checked BS Rev E
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Massing Model Photomontage from Viewpoint 16 - Year 1 View towards the Site from Tollgate Road south of Tollgate Farm

HfoV 90°



Visualisation Type 3 - Proposed Massing Model View Year 1

- Planar projection
- 75% @ A3, 150% @ A1
- Based on photography taken on 08.09.2020, 11:15
- Canon 1100D 1.6x, Canon EF-S 18-55mm
- Viewpoint Location (Long, Lat): 51.732184, -0.244208
- Viewpoint altitude 80m AOD plus 1.5m (approx, rounded to nearest 0.5m) Location data based on Google Earth
- Distance to closest boundary edge (approx): 253m
- Looking direction: west

	SA	Ashwell, Her 1 01462 7436	aenvironmental.co	
Project	Land at Tollgate Road, Colney Heath	Drawing No.	CSA/3925/12	1
Drawing Title	Photosheets	Date Apri	2023	
Client	Vistry Group	Drawn PH	Checked BS	Rev E



Massing Model Photomontage from Viewpoint 16 - Year 15 View towards the Site from Tollgate Road south of Tollgate Farm

HfoV 90°



Drawing

Client

Visualisation Type 3 - Proposed Massing Model View Year 15

- Planar projection
- 75% @ A3, 150% @ A1
- Based on photography taken on 08.09.2020, 11:15
- Canon 1100D 1.6x, Canon EF-S 18-55mm
- Viewpoint Location (Long, Lat): 51.732184, -0.244208
- Viewpoint altitude 80m AOD plus 1.5m (approx, rounded to nearest 0.5m) Location data based on Google Earth
- Distance to closest boundary edge (approx): 253m
- Looking direction: west

ISA ironmental	t 01462 7436	tfordshire SG7 5N 47 aenvironmental.co	
Land at Tollgate Road, Colney Heath	Drawing No.	CSA/3925/12	1
g Title Photosheets	Date Apri	2023	
Vistry Group	Drawn PH	Checked BS	Rev E

No.100 Tollgate





Zoomed-in extract of the below photograph





View of the window from the interior

Existing View from the central bay of the first floor window at North Mymms House

ation Type 3 - Existing View	/	
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- Planar projection
- 75% @ A3, 150% @ A1
- 08.12.2022, 11:07
- Canon 1100D 1.6x, Canon EOS 4000D 18-55mm
- Viewpoint Location (Long, Lat): 51.724021, -0.238280
- Viewpoint altitude 87m AOD plus 1.5m (approx, rounded to nearest 0.5m) Location data based on Google Earth
- Distance to closest boundary edge (approx): 1.39km
- Looking direction: north

ISA ironmental	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT † 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk	
Land at Tollgate Road, Colney Heath	Drawing No. CSA/3925/121	
g Title Photosheets	Date April 2023	
Vistry Group	Drawn PH Checked BS Rev E	



Zoomed-in extract of the below photomontage



Fully rendered photomotage from the central bay of the first floor window at North Mymms House - Year 1

Visualisation Type 3 - Proposed Fully Rendered View Year 1

Planar projection

75% @ A3, 150% @ A1

Based on photography taken on 08.12.2022, 11:07

Canon 1100D 1.6x, Canon EOS 4000D 18-55mm

Viewpoint Location (Long, Lat): 51.724021, -0.238280

Viewpoint altitude 87m AOD plus 1.5m (approx, rounded to nearest 0.5m) Location data based on Google Earth

Distance to closest boundary edge (approx): 1.39km

Looking direction: north

ISA ironmental	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT † 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk	
Land at Tollgate Road, Colney Heath	Drawing No. CSA/3925/121	
g Title Photosheets	Date April 2023	
Vistry Group	Drawn PH Checked BS Rev E	

Proposed mitigation planting, screening the proposed bungalows No.100 Tollgate Road



Zoomed-in extract of the below photomontage



Fully rendered photomotage from the central bay of the first floor window at North Mymms House - Year 15

Visualisation Type 3 - Proposed Fully Rendered View Year 15

Planar projection

75% @ A3, 150% @ A1

Based on photography taken on 08.12.2022, 11:07

Canon 1100D 1.6x, Canon EOS 4000D 18-55mm

Viewpoint Location (Long, Lat): 51.724021, -0.238280

Viewpoint altitude 87m AOD plus 1.5m (approx, rounded to nearest 0.5m) Location data based on Google Earth

Distance to closest boundary edge (approx): 1.39km

Looking direction: north

ISA ironmental	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT † 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk	
Land at Tollgate Road, Colney Heath	Drawing No. CSA/3925/121	
g Title Photosheets	Date April 2023	
Vistry Group	Drawn PH Checked BS Rev E	



Existing View from public footpath North Mymms 029 within North Mymms Park

Planar pr 75% @ A3 08.12.202 Canon 1

HfoV 40° Viewpoir Viewpoin Location Distance

envi Project

Drawing T Client

ation Type 3 - Existing View orojection .3, 150% @ A1 22, 12:17 1100D 1.6x, Canon EOS 4000D 18- o nt Location (Long, Lat): 51.72927				
nt altitude 77m AOD plus 1.5m (approx, rounded to nearest 0.5m)				
n data based on Google Earth e to closest boundary edge (app direction: north west	rox): 925m			
	Dixies Barns, Ashwell, Her	High Street, tfordshire SG7 5N	٩T	
	t 01462 74364	17 aenvironmental.cc) uk	
ronmental	w csaenvironr			
Land at Tollgate Road, Colney Heath	Drawing No.	CSA/3925/12	21	
Title Photosheets	Date Apri	1 2023		
Vistry Group	Drawn PH	Checked BS	Rev E	



Visualisation Type 3 - Proposed Wireline View Planar projection 75% @ A3, 150% @ A1 Based on photography taken on 08.12.2022, 12:17 Canon 1100D 1.6x, Canon EOS 4000D 18-55mm HfoV 40° Viewpoint Location (Long, Lat): 51.729273, -0.237963 Viewpoint altitude 77m AOD plus 1.5m (approx, rounded to nearest 0.5m) Location data based on Google Earth Distance to closest boundary edge (approx): 925m Looking direction: north west



Drawing

Wireline Photomontage from public footpath North Mymms 029 within North Mymms Park (proposals are not visible due to intervening landform)

SA ironmental	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT † 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk	
Land at Tollgate Road, Colney Heath	Drawing No. CSA/3925/121	
g Title Photosheets	Date April 2023	
Vistry Group	Drawn PH Checked BS Rev E	