

# 4.0 LANDSCAPE AND VISUAL ASSESSMENT

## VIEW LOCATION PLAN

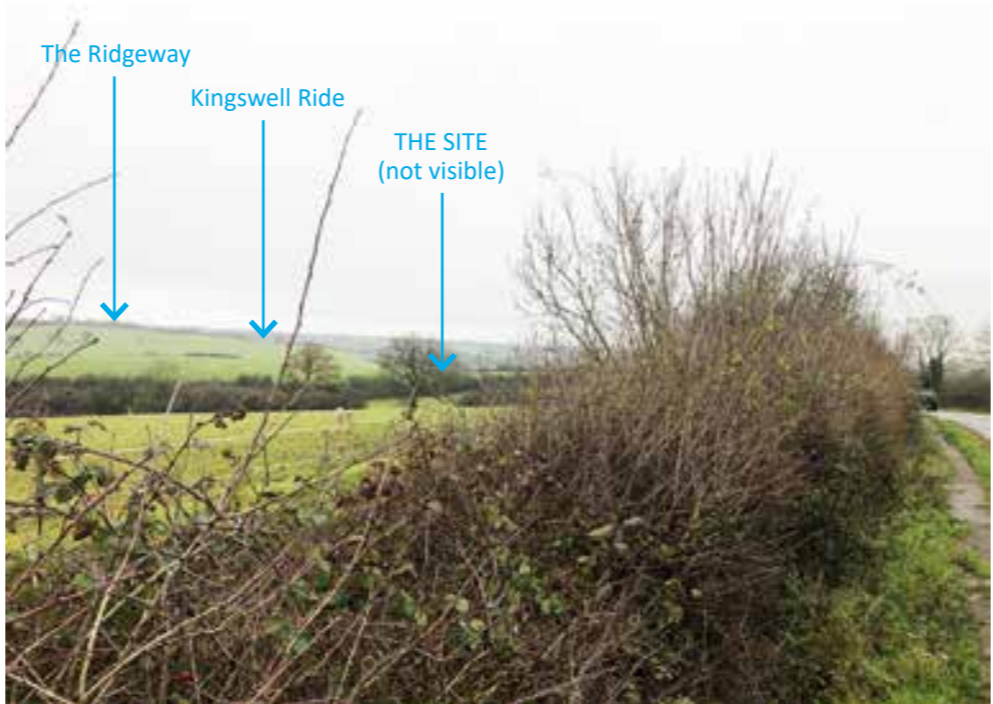


# 4.0 LANDSCAPE AND VISUAL ASSESSMENT

## NORTHAW ROAD WEST



1. View looking east from Northaw Road West leaving Northaw to the brow of the hill. Site not visible.



2. Glimpsed view through gap in the hedge looking east from Northaw Road West at the brow of the hill towards Cuffley. Site obscured by topography and trees.



3. View from Northaw Road West bus stop adjacent to farm access. Site obscured by topography and hedges.



4. View looking east from field access opposite Northaw Road West bus stop looking towards Cuffley. The site is obscured by topography and hedgerows.



5. Glimpsed view through a field access towards Cuffley from Northaw Road West looking east. Colesdale Farm is partially visible. The site is obscured by landscaping.



6. Glimpsed view through a gap in the hedge from Northaw Road West looking east. Colesdale Farm is partially visible. The site is obscured by landscaping.

# 4.0 LANDSCAPE AND VISUAL ASSESSMENT

## NORTHAW ROAD EAST



7. View looking east down Northhaw Road East leaving from Colesdale Farm. Site not visible.



8. View looking east along Northhaw Road East from Hempshill Brook. Site obscured by trees and hedges.



9. View looking east up Northhaw Road East. Site obscured by hedges.



10. View looking northeast from Northhaw Road East at the site access with the site visible beyond. The second access to New Wells Farm is to the right next to Wells Farm Cottage (not part of the site)



11. View east of The Cottage looking west down Northhaw Road East

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## NORTHAW ROAD EAST



12. View looking west down Northaw Road East from the field access opposite the Football Club. Site not visible due to evergreen trees and hedges.



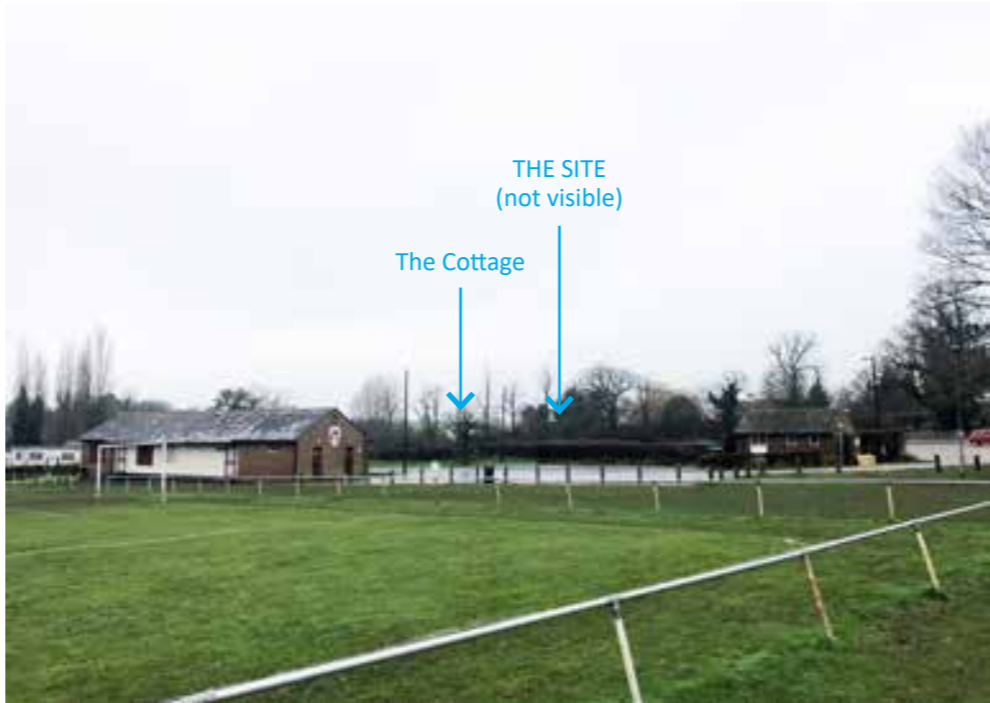
13. View looking west down Northaw Road East from Cuffley Football Club access. Site not visible due to evergreen trees and hedges.



14. View looking west down Northaw Road East from Cuffley Tennis Club. Site not visible due to evergreen trees and hedges.



15. View looking west down Northaw Road East from Northaw Tennis Club access (next to the Hertfordshire Way). The site is obscured by hedgerows.



16. View looking northwest from Cuffley Football Club. The site is obscured by trees although the Cottage can just be made out in winter.



17. View northwest from Northaw Road East looking up the Hertfordshire Way. The site is obscured by the trees either side of the Hemshill Brook to the right.

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## HERTFORDSHIRE WAY



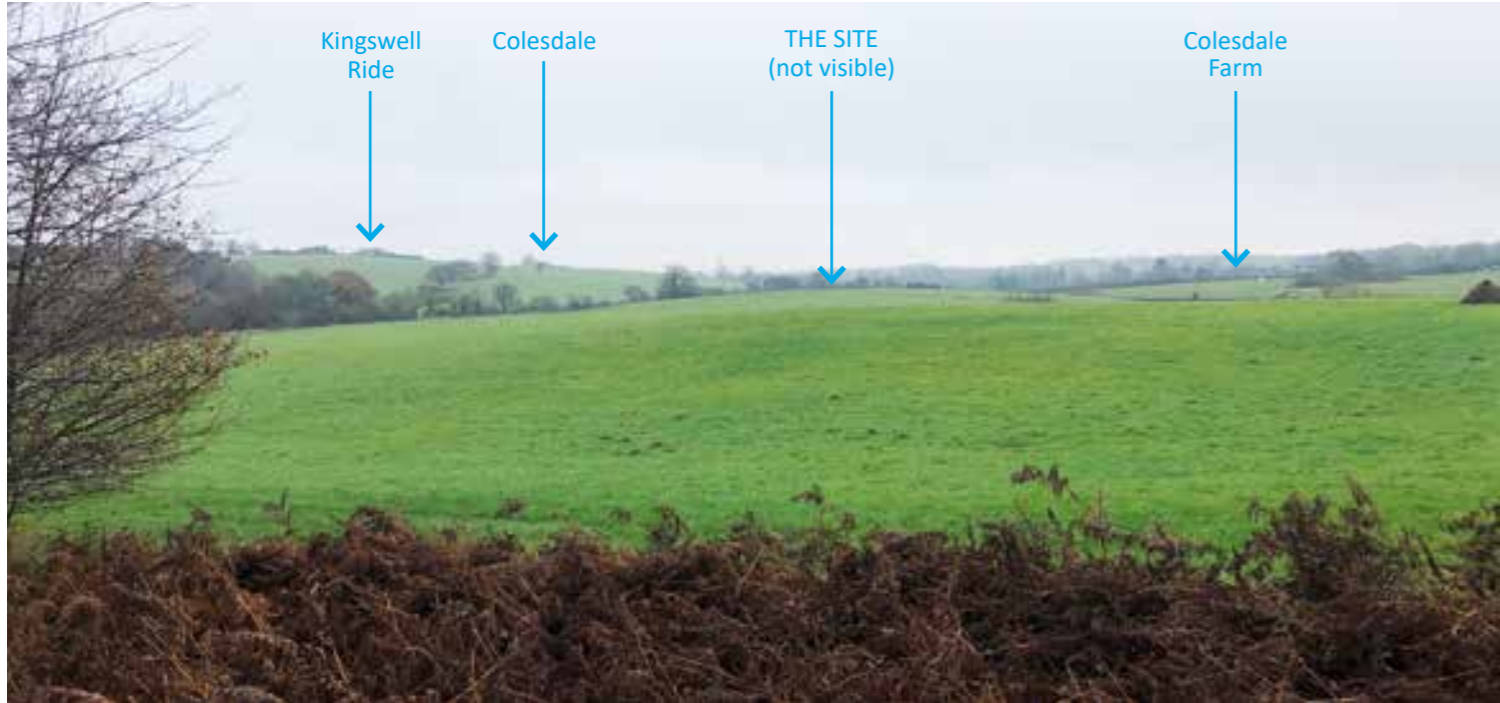
18. View looking south, down the Hertfordshire Way. The site is obscured by the hedge and trees to the left.



19. View looking south, down the Hertfordshire Way by the outlying barn building. The site is obscured by the hedge and trees to the left.



20. View looking south, down the Hertfordshire Way. The site is obscured by the topography, other agricultural buildings and landscaping.



21. View looking southeast, from the Hertfordshire Way halfway up Hemps Hill. The site is obscured by the topography.



22. View looking southeast, from the Hertfordshire Way at the top of Hemps Hill. The site is obscured by the topography. From this point, the Hertfordshire Way falls down the North side of Hemps Hill towards Northaw and views back across to Cuffley are obscured.

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### THE RIDGEWAY & FOOTPATH #1



23. View looking south down The Ridgeway. The site is not visible due to topography and landscaping.



24. View looking south down The Ridgeway. The site is not visible due to topography and landscaping.



25. View looking from The Ridgeway southwest to the entrance of Footpath #1



26. View looking south from the top of Footpath #1 towards the site. The site is obscured by topography.



27. View looking south from the centre of Footpath #1 towards the site. The site is obscured by topography and landscaping.



28. View looking south from the bottom of Footpath #1 towards the site. The site is obscured by topography.

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## KINGSWELL RIDE & COLESDALE



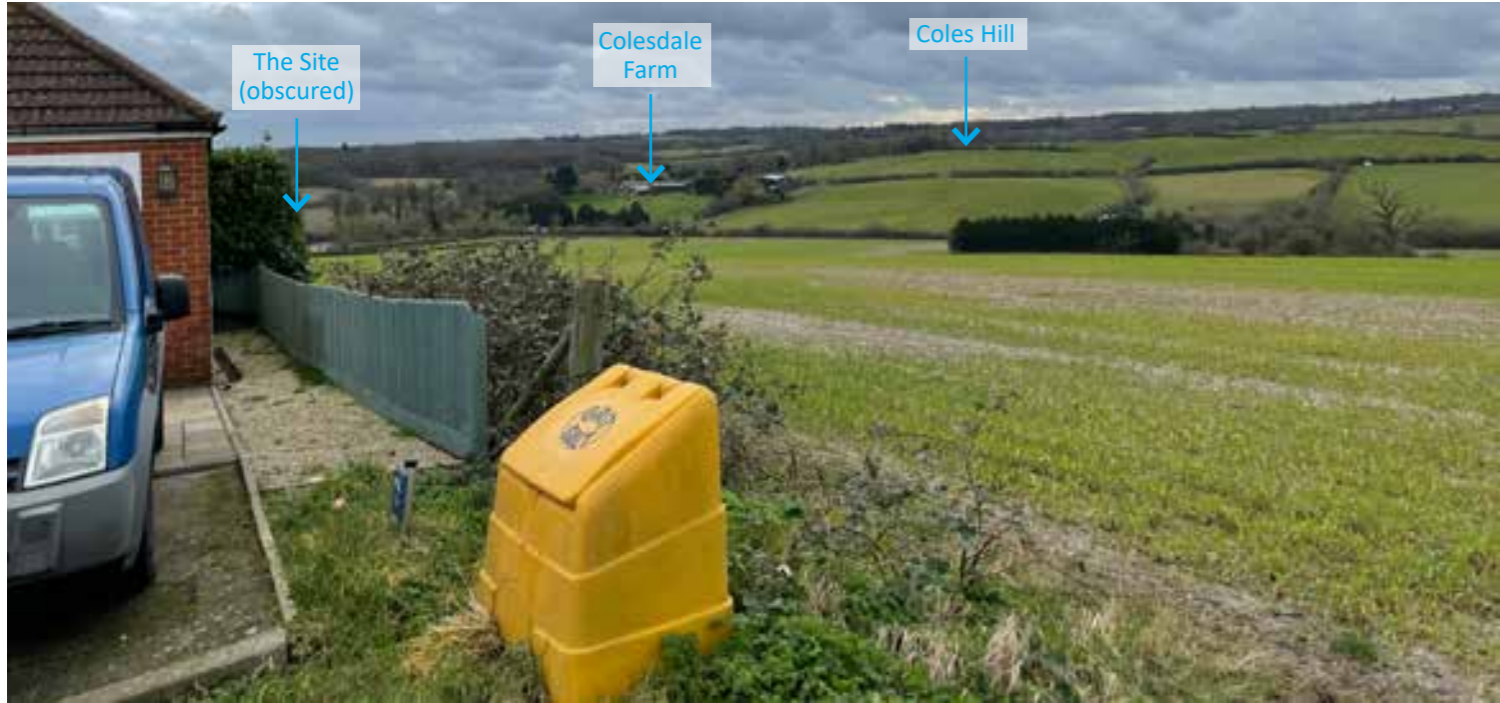
29. View looking south from the top of Footpath #1 with access to a footpath by use (not a designated public footpath).



30. View looking south from an area with signs of informal use (litter and fire pits). The site is obscured by topography (although The City is visible on the skyline).



31. View looking south from the area used informally (no ongoing footway). The site is obscured by topography (although The City is visible on the skyline).



32. View looking south from the dead-end of Kingswell Ride. The corner of the site can be just seen to the left behind the houses if stood on the edge of the highway boundary.



33. View looking south from the dead-end of Colesdale. The site is not visible due to the topography.

# 9.0 LANDSCAPE AND VISUAL IMPACT

## VIEW 12 - EXISTING AND PROPOSED



Existing view looking west down Northhaw Road East from the field access opposite the Football Club.



Comparative view with proposed building outline



# 9.0 LANDSCAPE AND VISUAL IMPACT

## VIEW 13 - EXISTING AND PROPOSED



Existing view looking west down Northhaw Road East, from Cuffley Football Club Access



Comparative view with proposed building outline (red) and existing main house (blue)

## 9.0 LANDSCAPE AND VISUAL IMPACT

### VIEW 10 - EXISTING



View looking northeast from Northaw Road East at the site access with the site visible beyond. The second access to New Wells Farm is to the right next to Wells Farm Cottage (not part of the application site)

## 9.0 LANDSCAPE AND VISUAL IMPACT

### VIEW 10 - PROPOSED



Comparative photomontage showing the proposed scheme