Former Friends' School, Saffron Walden
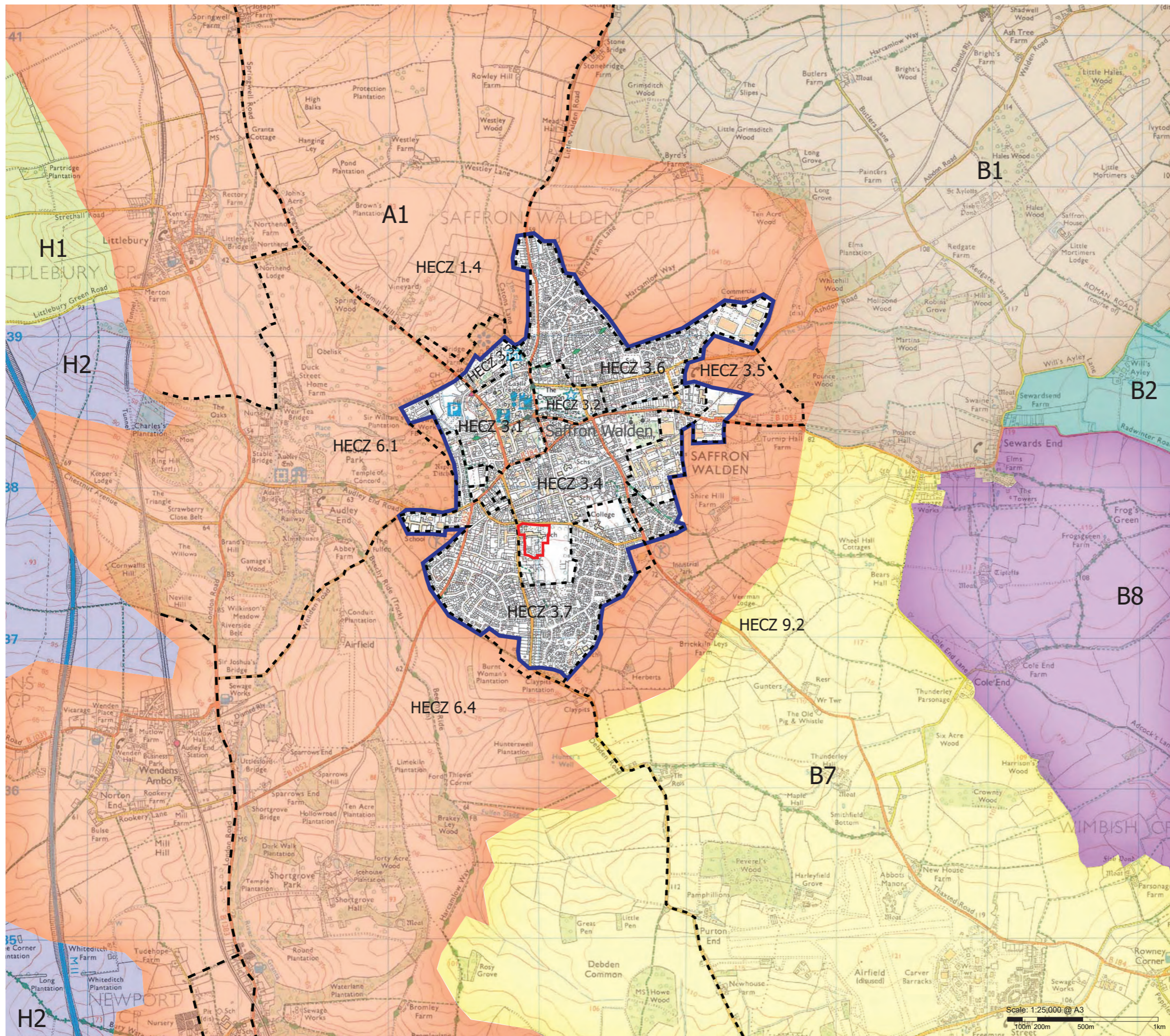
Townscape And Visual Appraisal

For

Chase New Homes

Appendix 2: Figures

Planning | January 2022

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planning and designing environments for life

Key

Site Boundary

Uttlesford District Landscape Character Areas

- Urban Area
- A1 - Cam River Valley
- B1 - Ashdon Farmland Plateau
- B2 - Hempstead Farmland Plateau
- B7 - Debden Farmland Plateau
- B8 - Thaxted Farmland Plateau
- H1 - Elmdon Chalk Upland
- H2 - Arkesden Chalk Upland

Uttlesford District Historic Environment Characterisation Project

- Uttlesford Historic Environment Character Areas / Zones

1.4 : Chesterford Park and Little Warden
3.1 : Historic Core of Saffron Walden
3.2 : Saffron Walden Common
3.3 : Bridge End Gardens, Saffron Walden
3.4 : Land to south of the historic core
3.5 : Eastern Saffron Walden
3.6 : Northern Saffron Walden
3.7 : Southern Saffron Walden
6.1 : Audley End Estate and Village
6.4 : Shortgrove, Debden and Quendon
9.2 : Ashdon, Radwinter and Hempstead

**B21049 - Former Friends' School
Saffron Walden**

Landscape and Historic Environment Character

Figure 01

Scale: 1:25,000 @ A3

December 2021

Drawn: GF   Checked: WW

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Key

- **Site Boundary** (red outline)
- **Urban Area (refer to Uttlesford LCA)** (blue outline)
- **Registered Park and Garden** (purple fill)
- **Conservation Area** (orange fill)
- **Countryside and Rights of Way Act, Section 15 Land** (green hatched)
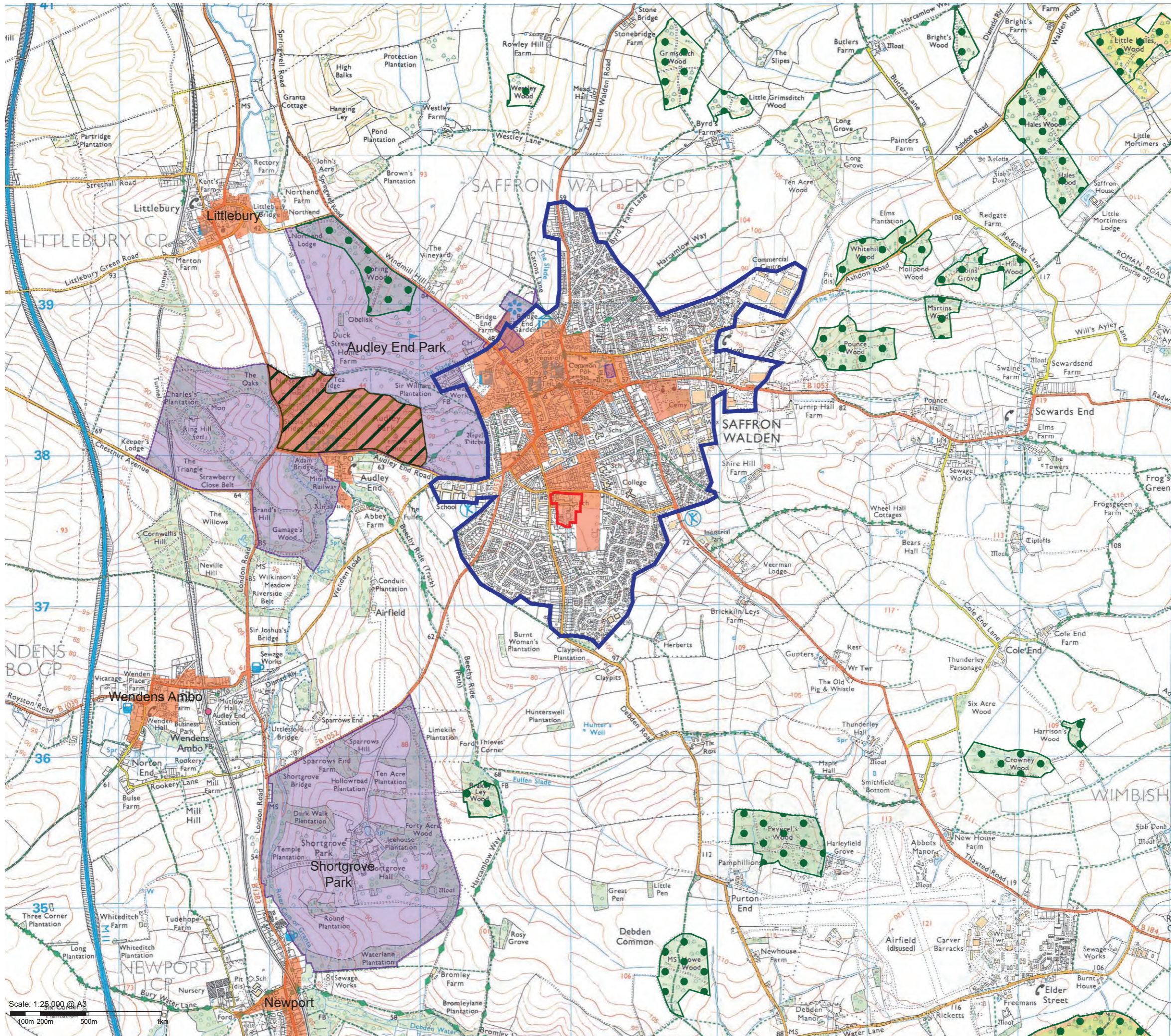- **Ancient Woodland** (green dotted)

**B21049 - Former Friends' School
Saffron Walden**

Designations

Figure 02

Scale: 1:25,000 @ A3
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Scale: 1:25,000 @A3
100m 200m   500m   1km

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Area 5

Area 6

West Road

South Road

Mount Pleasant Road

Peaselands Road

Borough Lane

Croydon House

Ⓒ The Pottery

Assembly Hall

Ⓑ

Ⓐ

Sports Hall

Main School Building

Swimming Pool

Western Extension

Old Mill Road

Ⓓ Science Blocks

Debden Road

Water Tower Place

Crossfield

Ⓖ

Northfield Road

Ⓕ Leicester

Prep School

Chichester Road

Ⓔ

Summer Hill Road

⑧

⑦

The Avenue

St Johns Close

44/67

Greenways

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SAFFRON
WALDEN

Saffron
Walden

Saffron
Walden Cem

R A Butler
Academy Infant
and Junior School

Coun
Offs

Police
Services

St Thomas More
Roman Catholic
Primary School

Mount
Pleasant
Road

Sports
Facility

Allot
Gdns

Arts Centre

Saffron
Walden County
High School

Lord Butler
Leisure Centre

Skate
Park

PW

238000

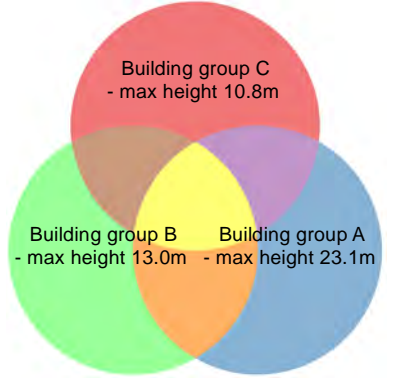**Key**

Site boundary

200, 400 and 500m site boundary buffers

Conservation Area

Modelled objects

Building group A - max height 23.1m

Building group B - max height 13.0m

Building group C - max height 10.8m

Obstacles to visibility in Lidar data

< 3m height

> 3m height

Cumulative Zone of Theoretical Visibility
Modelled at variable heights as below

Building group C
- max height 10.8m

Building group B
- max height 13.0m

Building group A
- max height 23.1m

Visibility calculated to 500m from site using 1m resolution Lidar data
(Contains public sector information licensed under the
Open Government Licence v3.0.).

Screening obstacles representing vegetation and buildings have been
generated by subtracting the Lidar Digital Terrain Model (DTM) from
the 1st return of the Lidar Digital Surface Model (DSM).

ZTV calculated using ArcGIS 10.6 Viewshed tool with
observer eye height 2m above ground and corrections
for earth curvature and atmospheric refraction applied.

The areas shown identify the maximum extent of theoretical visibility
taking into account topography and the modelled obstacles. Other
above ground features not captured within the Lidar DSM will
further limit theoretical visibility. Actual visibility on the ground
will therefore be less than that suggested by this plan.
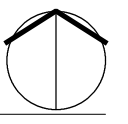
Former Friends' School, Saffron Walden

Cumulative ZTV with screening
- excluding on site trees

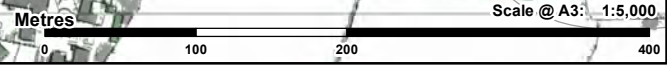**Figure 04**

Scale at A3: 1:5,000
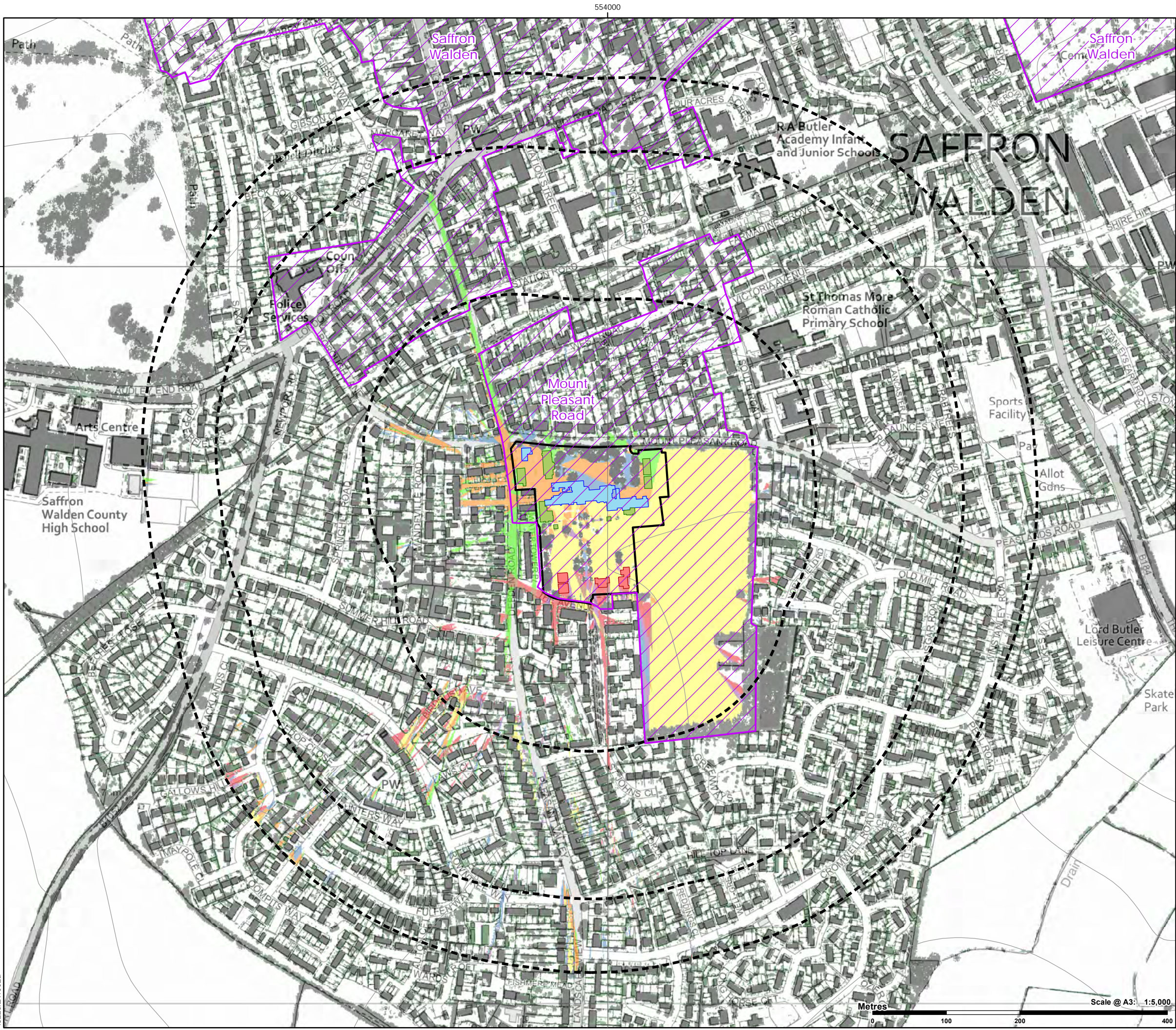
January 2022

Drawn: TH   Checked: WW

Metres

0   100   200   400

Scale @ A3:   1:5,000

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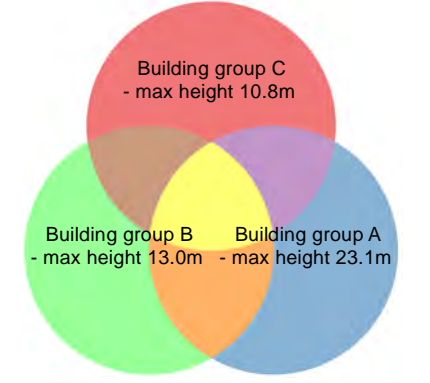
48225/ZV/001a

Key

- Site boundary
- 200, 400 and 500m site boundary buffers
- Conservation Area

Modelled objects
- Building group A - max height 23.1m
- Building group B - max height 13.0m
- Building group C - max height 10.8m

Obstacles to visibility in Lidar data
- < 3m height
- > 3m height

Cumulative Zone of Theoretical Visibility
Modelled at variable heights as below

Building group C - max height 10.8m
Building group B - max height 13.0m
Building group A - max height 23.1m

Visibility calculated to 500m from site using 1m resolution Lidar data (Contains public sector information licensed under the Open Government Licence v3.0.).

Screening obstacles representing vegetation and buildings have been generated by subtracting the Lidar Digital Terrain Model (DTM) from the 1st return of the Lidar Digital Surface Model (DSM).

ZTV calculated using ArcGIS 10.6 Viewshed tool with observer eye height 2m above ground and corrections for earth curvature and atmospheric refraction applied.

The areas shown identify the maximum extent of theoretical visibility taking into account topography and the modelled obstacles. Other above ground features not captured within the Lidar DSM will further limit theoretical visibility. Actual visibility on the ground will therefore be less than that suggested by this plan.
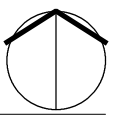
Former Friends' School, Saffron Walden

Cumulative ZTV with screening
- including on site trees

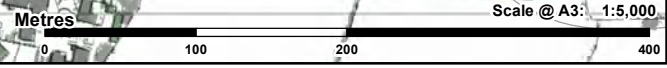**Figure 05**

Scale at A3: 1:5,000
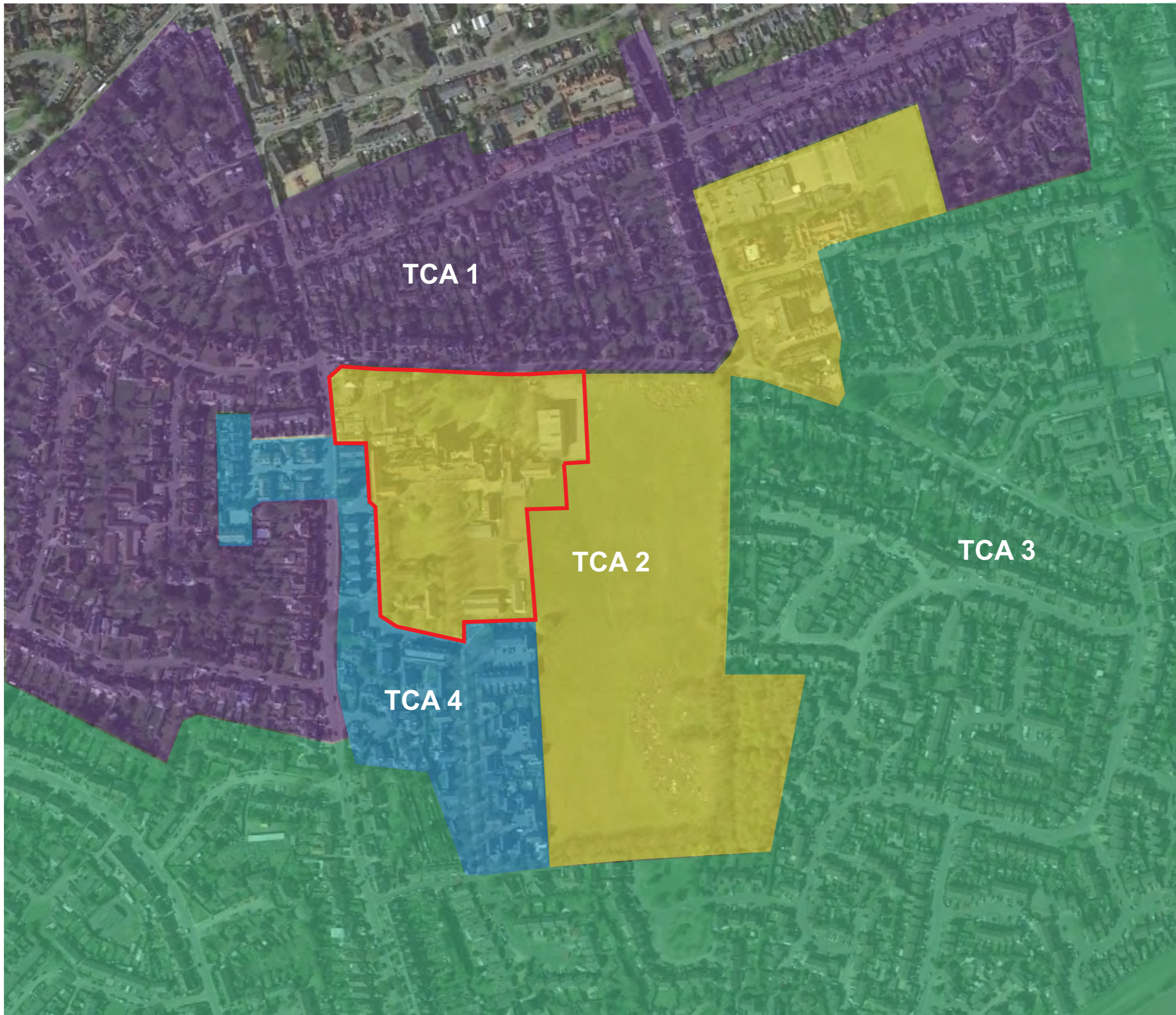January 2022
Drawn: TH   Checked: WW

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Scale @ A3:   1:5,000

Metres
0   100   200   400

TCA 1

TCA 2

TCA 3

TCA 4