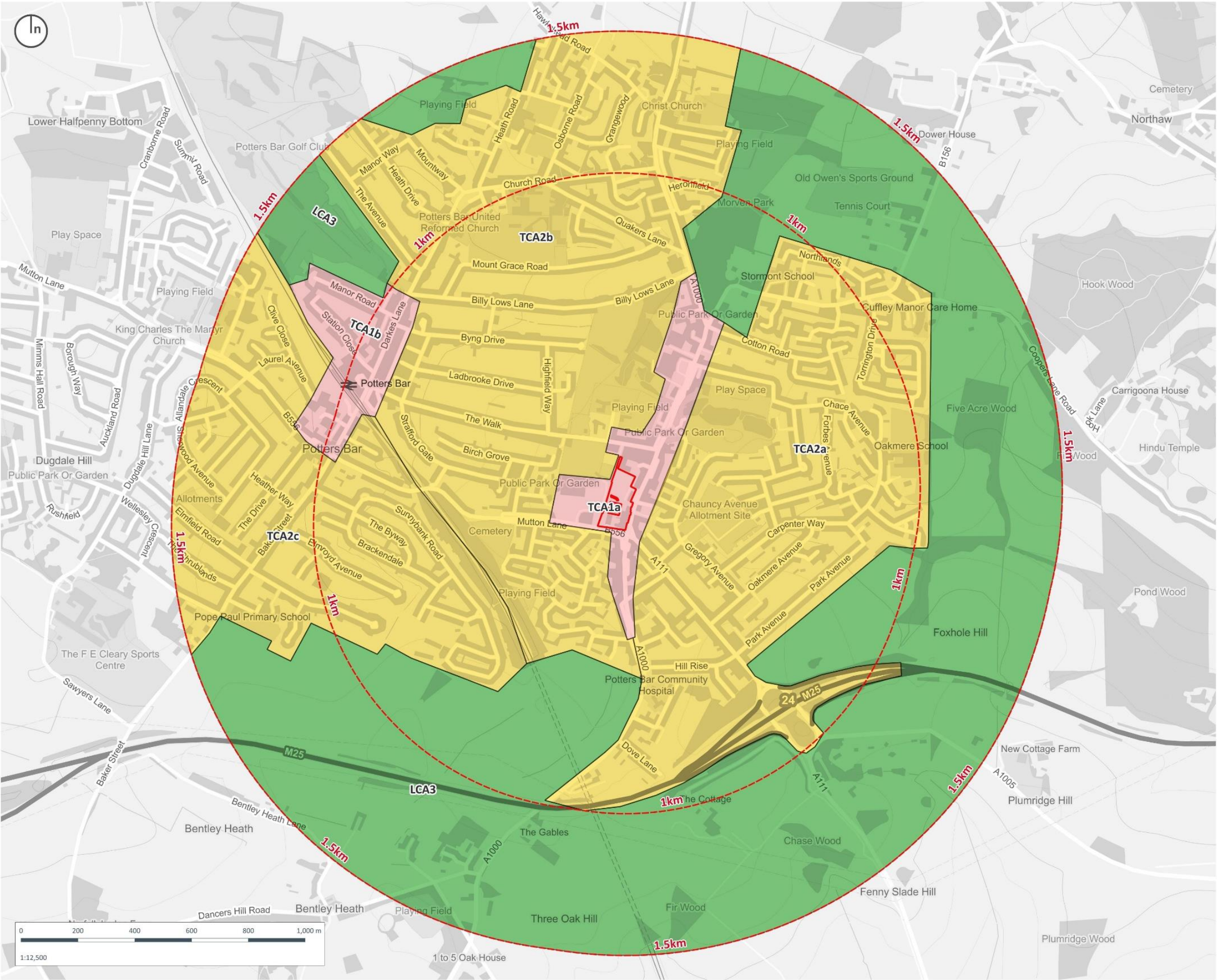




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- Site Boundary
- Study Area (1km radius from Site)
- Townscape Character Areas
 - TCA1a.Commercial/ Retail Frontage (High Street)
 - TCA1b.Commercial /Retail Frontage (Darkes Lane)
 - TCA2a.Suburban Residential to the east
 - TCA2b.Suburban Residential to the west and north
 - TCA2c.Suburban Residential to the west and south
 - LCA3.Open land and parkland

CLIENT:
Chase New Homes

PROJECT:
Potters Bar High Street

DRAWING:
Townscape Character Areas Plan

PROJECT NUMBER:
04397

DRAWING NUMBER:
GIS_105a

CHECKED BY:
HMH

REVISION:
1.0

STATUS:
Draft

DATE:
June 2026

SCALE:
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Site Boundary

Study Area

Zone of Theoretical Visibility

High potential visibility

No visibility

Notes:-
This viewshed was created using Lidar data from the Department for Environment Food & Rural Affairs data services platform. The most recent data to cover this area is from 2022. The inset map shows the building heights (in metres from ground level) used for the viewshed.



CLIENT:
Chase New Homes

PROJECT:
Potters Bar High Street

DRAWING:
Zone of Theoretical Visibility - 2km

PROJECT NUMBER:
04397

DRAWING NUMBER:
GIS_101

REVISION:
1.0

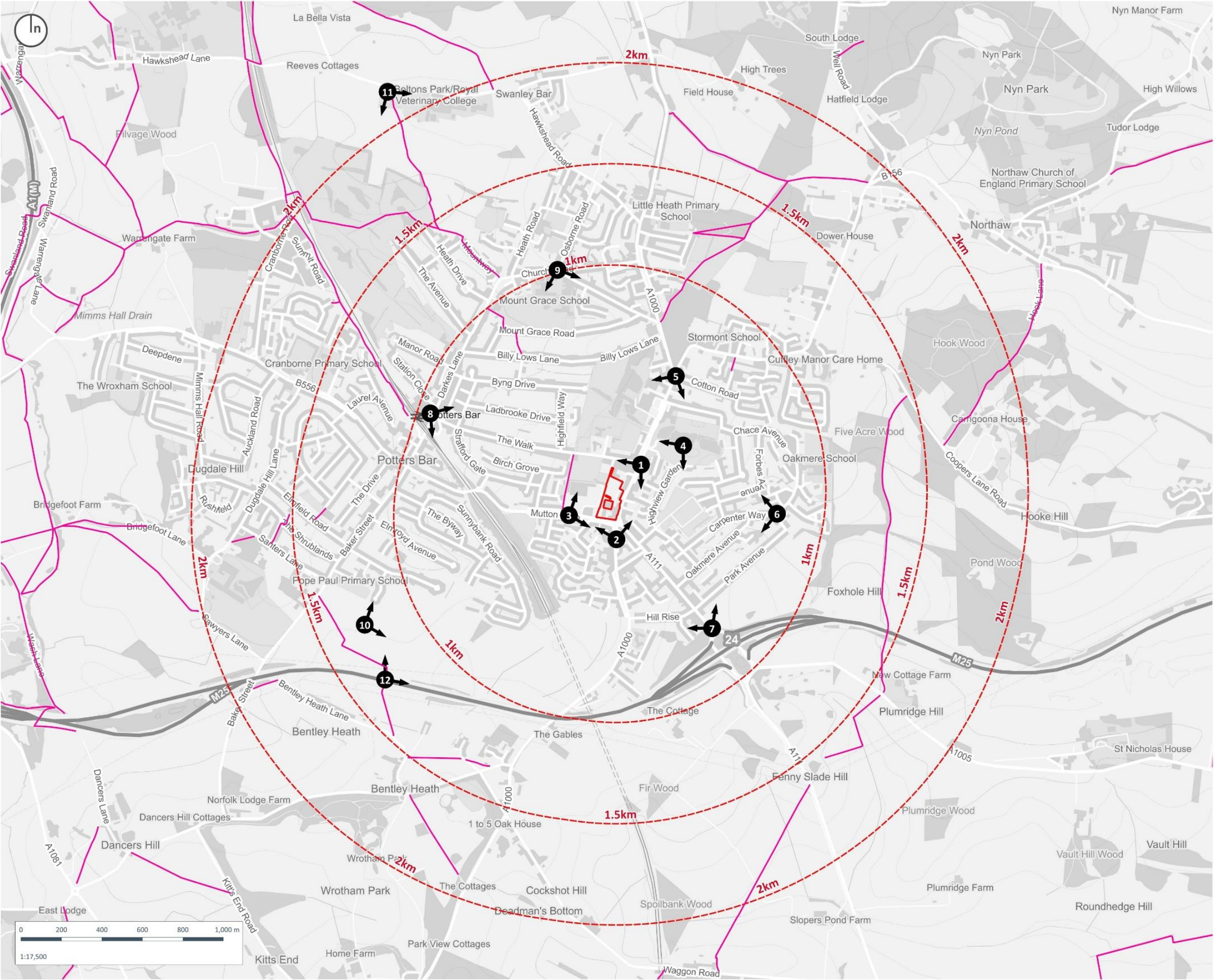
DATE:
June 2026

CHECKED BY:
HMH

STATUS:
Draft

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Turley



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- Site Boundary
- Study Area
- PRoW

Ref	Viewpoint Location	Visualisation Type
1	High Street at the junction with The Walk	Type 4 Visualisation - Photomontage verified visual
2	Barnet Road	Type 4 Visualisation - Photomontage verified visual
3	Muttons Lane	Type 4 Visualisation - Photomontage verified visual
4	Oakmere Park	Type 4 Visualisation - Photowire verified visual
5	High Street North at junction with Cotton Road	Type 4 Visualisation - Photowire verified visual
6	Chace Avenue	Type 4 Visualisation - Photowire verified visual
7	Southgate Road	Type 4 Visualisation - Photowire verified visual
8	Potters Bar Station	Type 4 Visualisation - Photowire verified visual
9	Church Road at junction with Quakers Lane	Type 1 Visualisation - Photograph with annotation
10	PROW south of Oakroyd Avenue	Type 1 Visualisation - Photograph with annotation
11	Public footpath to the north of the Site at Hawkshead Road	Type 1 Visualisation - Photograph with annotation
12	PROW 058- Footbridge over the M25	Type 4 Visualisation - Photomontage verified visual

CLIENT:
Chase New Homes

PROJECT:
Potters Bar High Street

DRAWING:
Viewpoint Plan

PROJECT NUMBER:
04397

DRAWING NUMBER:
GIS_107

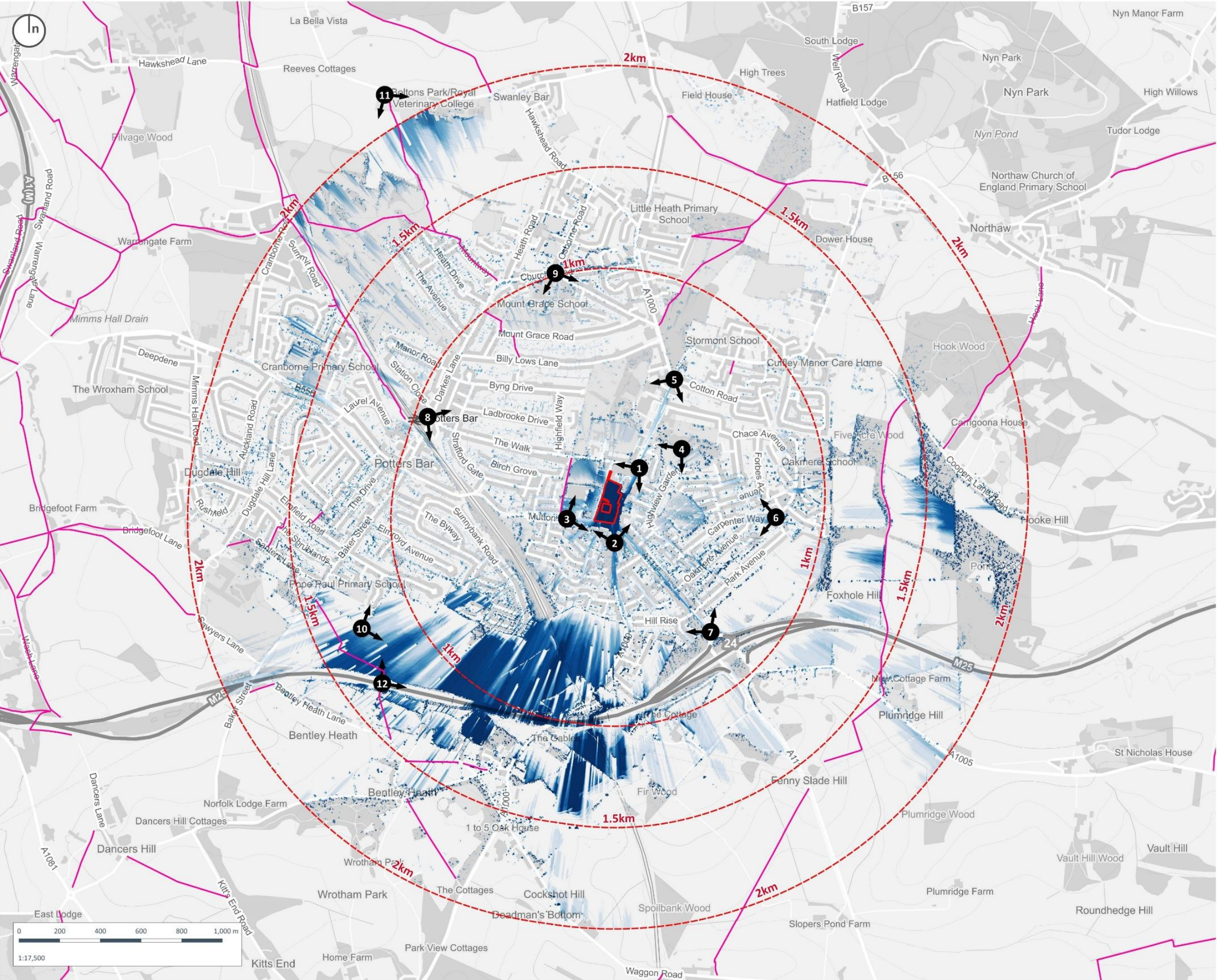
CHECKED BY:
HMH

REVISION:
1.0

STATUS:
Draft

DATE:
June 2026

SCALE:
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Site Boundary
Study Area
PRoW

Zone of Theoretical Visibility
High Potential Visibility
No Visibility

Views

Ref	Viewpoint Location	Visualisation Type
1	High Street at the junction with The Walk	Type 4 Visualisation-Photomontage verified visual
2	Barnet Road	Type 4 Visualisation-Photomontage verified visual
3	Muttons Lane	Type 4 Visualisation-Photomontage verified visual
4	Oakmere Park	Type 4 Visualisation - Photowire verified visual
5	High Street North at junction with Cotton Road	Type 4 Visualisation - Photowire verified visual
6	Chace Avenue	Type 4 Visualisation - Photowire verified visual
7	Southgate Road	Type 4 Visualisation - Photowire verified visual
8	Potters Bar Station	Type 4 Visualisation - Photowire verified visual
9	Church Road at junction with Quakers Lane	Type 1 Visualisation - Photograph with annotation
10	PROW south of Oakroyd Avenue	Type 1 Visualisation - Photograph with annotation
11	Public footpath to the north of the Site at Hawkshead Road	Type 1 Visualisation - Photograph with annotation
12	PROW 058- Footbridge over the M25	Type 4 Visualisation-Photomontage verified visual

CLIENT:
Chase New Homes

PROJECT:
Potters Bar High Street

DRAWING:
Viewpoint Plan with ZTV

PROJECT NUMBER:
04397

DRAWING NUMBER:
GIS_107

CHECKED BY:
HMH

REVISION:
1.0

STATUS:
Draft

DATE:
June 2026

SCALE:
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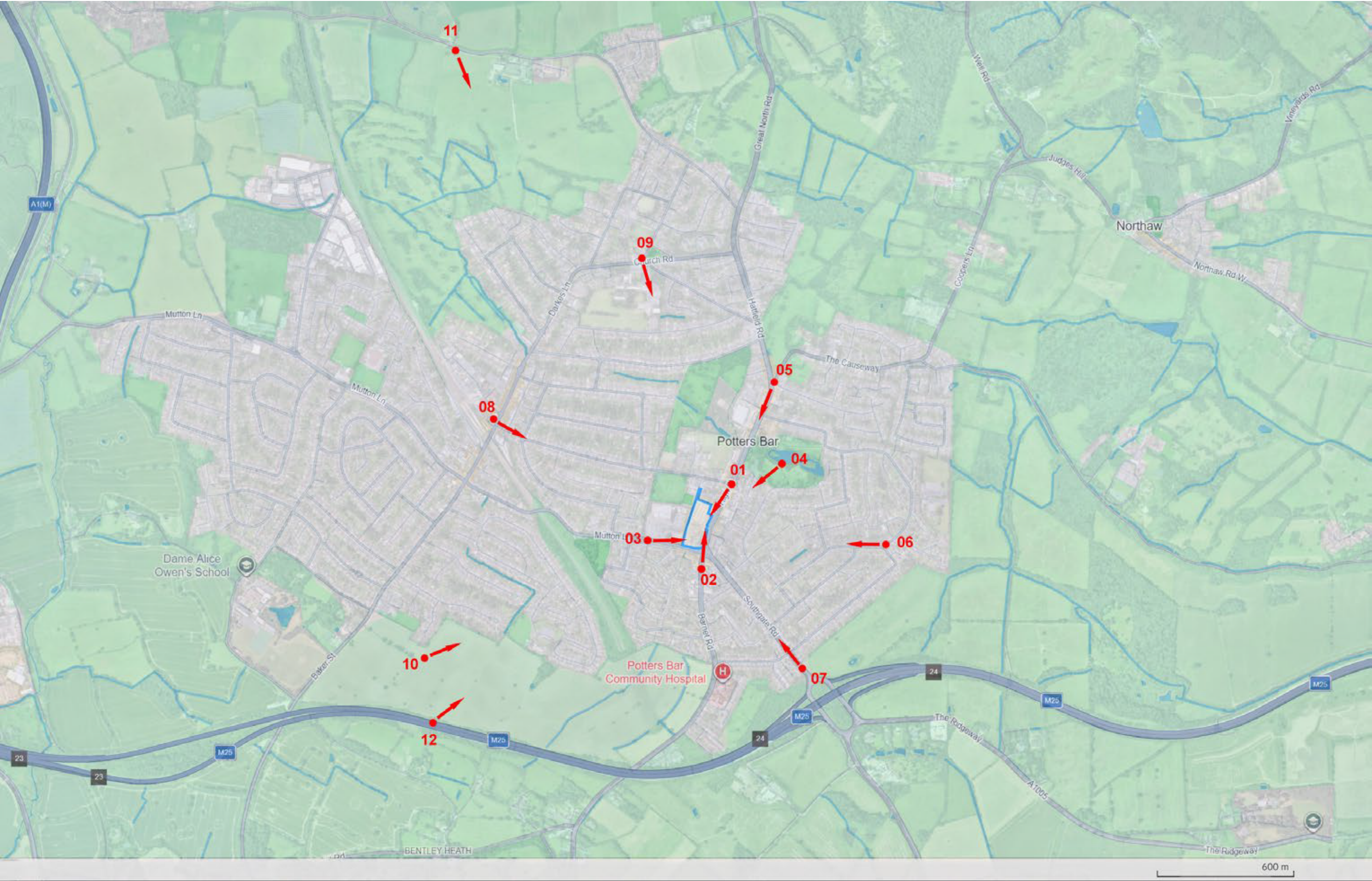
Appendix 4: Accurate Visual Representations (AVRs) for Representative Views (Ocean AVR)

Accurate Visual Representation / Verified Views

Potters Bar

July 2026

Design ref: PB-AFK-XX-A-M3_A-0001



Potters Bar

VIEW 1: High Street

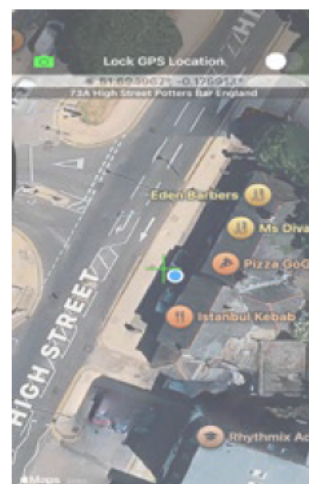
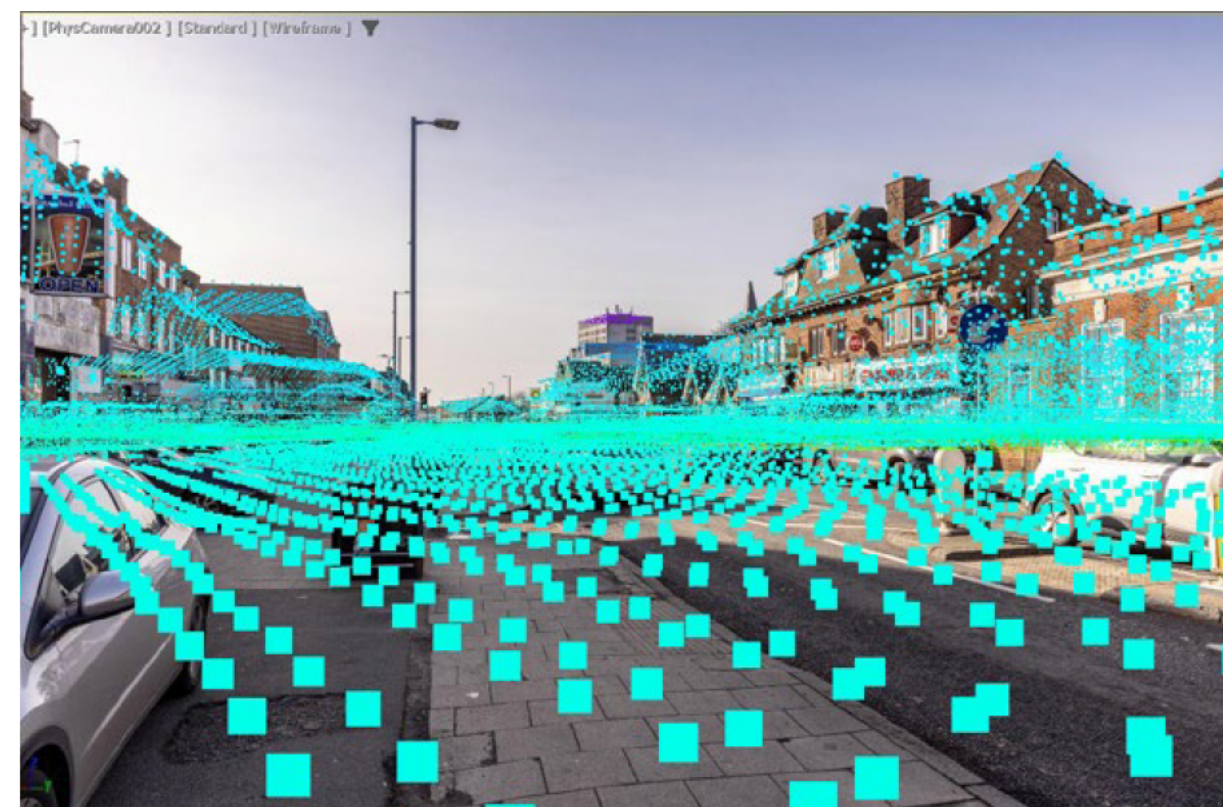
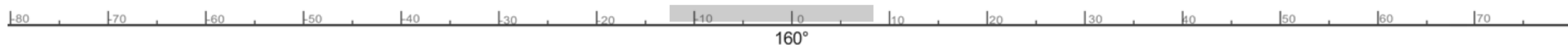


Photo ref: 0667
 Location: 51.694982, -0.176856
 Heading: SW / 217°
 AOD Sensor (Ref:OS/Defra): 127.048 m
 ~Distance to site: 140 m
 Time: 10:55:00
 Date: 17/02/2026
 Focal length: 24mm
 AVR Type 4/Level: 3



Point Cloud Overlay



VIEWPOINT PANORAMA





VIEW 2: Barnet Road

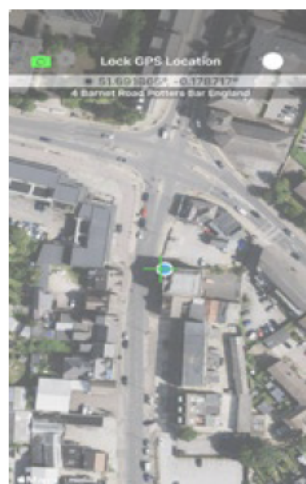
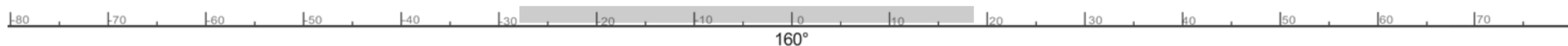


Photo ref: 0767
 Location: 51.691880, -0.178750
 Heading: N / 2°
 AOD Sensor (Ref:OS/Defra): 122.03 m
 ~Distance to site: 80 m
 Time: 12:22:00
 Date: 17/02/2026
 Focal length: 24mm
 AVR Type 4/Level: 3



Point Cloud Overlay



VIEWPOINT PANORAMA





VIEW 3: Mutton Lane

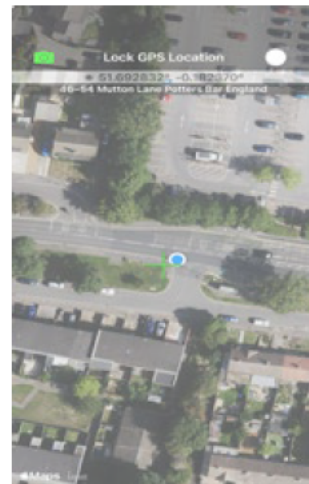
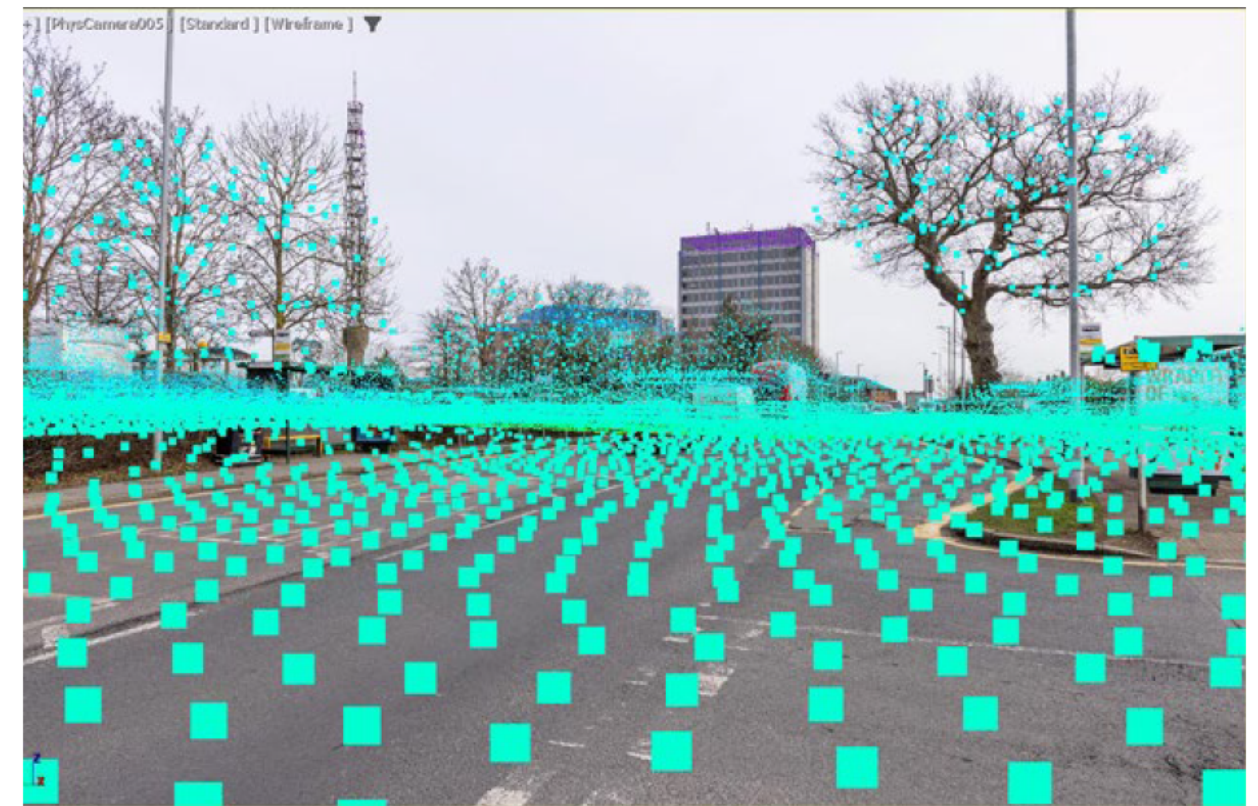
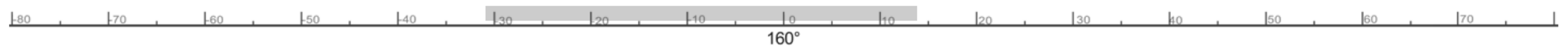


Photo ref: 0807
 Location: 51.692849, -0.182380
 Heading: E / 80°
 AOD Sensor (Ref:OS/Defra): 122.23 m
 ~Distance to site: 165 m
 Time: 12:44:00
 Date: 17/02/2026
 Focal length: 24mm
 AVR Type 4/Level: 3



Point Cloud Overlay



VIEWPOINT PANORAMA





VIEW 4: Oakmere

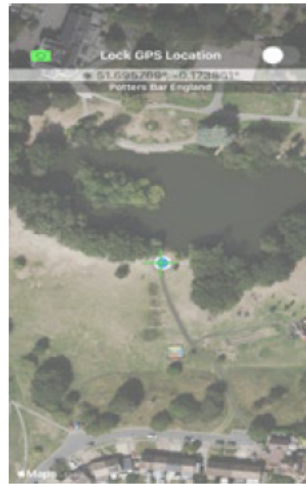
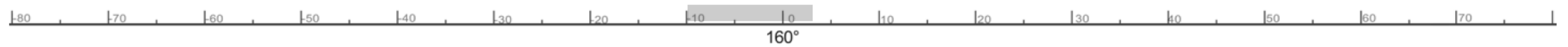


Photo ref: 0697
 Location: 51.695764, -0.173822
 Heading: SW / 230°
 AOD Sensor (Ref:OS/Defra): 126.12 m
 ~Distance to site: 360 m
 Time: 11:32:00
 Date: 17/02/2026
 Focal length: 50mm
 AVR Type 4/Level: 3



Point Cloud Overlay



VIEWPOINT PANORAMA

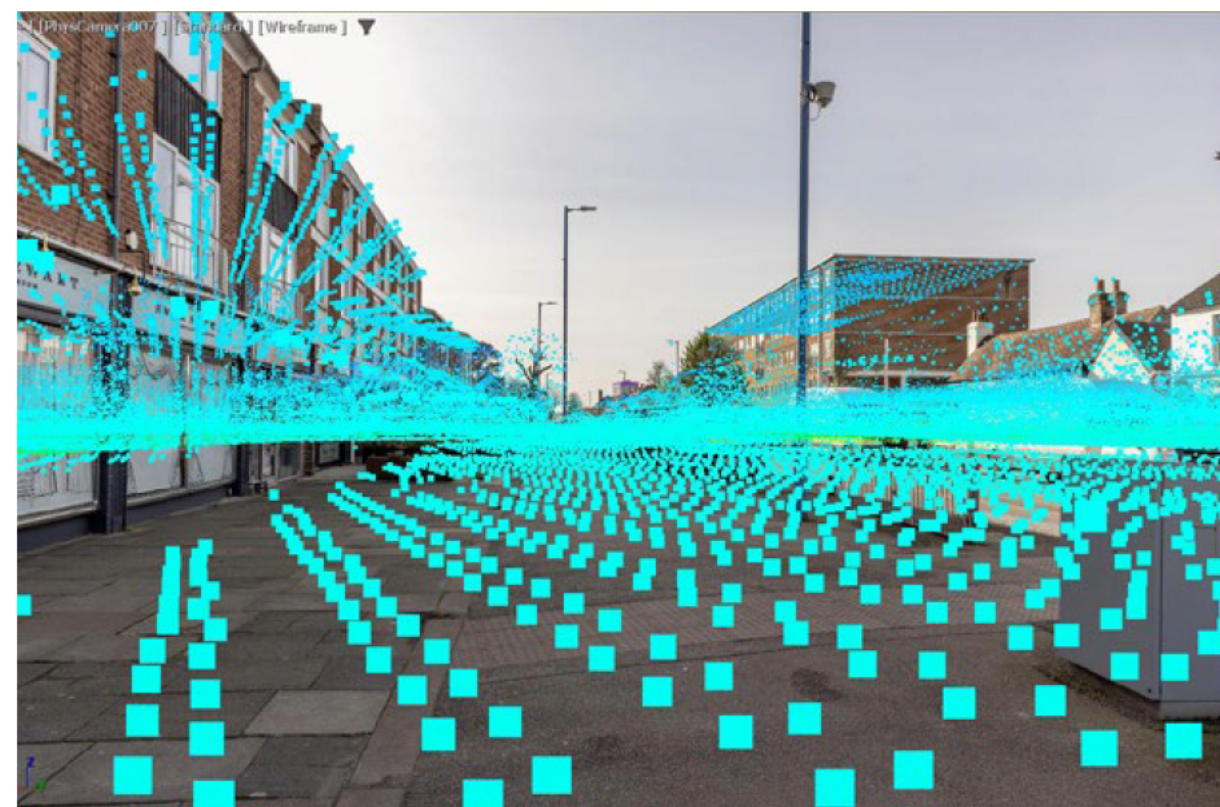




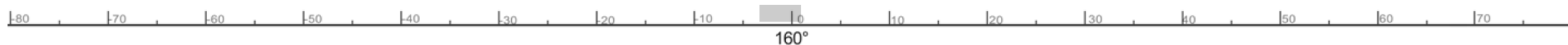
VIEW 5: Cotton Road



Photo ref: 0677
 Location: 51.698831, -0.174174
 Heading: SW / 205°
 AOD Sensor (Ref:OS/Defra): 128.73 m
 ~Distance to site: 600 m
 Time: 11:19:00
 Date: 17/02/2026
 Focal length: 50mm
 AVR Type 4/Level: 3



Point Cloud Overlay



VIEWPOINT PANORAMA

