BERRYS

Frogsditch Farm, Hayes

Views Assessment Statement

Rev B – 12th Sept 2023

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1.1 Introduction

This report has been prepared on behalf of our Client in relation to the approved outline application reference 10181/APP/2018/4485 and subsequent reserved matters application reference 10181/APP/2022/205.

The approved outline application was for the demolition of 5 existing buildings and construction of a replacement building. A reserved matters application has been submitted to the LPA for approval of the detailed design to include Layout, Scale, Appearance, Access and Landscaping. It should be noted that a parameters plan which gives specified parameters for the detailed design regarding layout and scale has been approved as part of the outline permission as detailed within condition 3 of the approval notice.

Condition 3 - *The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers*

MMD-372345-C-DR-00-XX-2004 Rev P (development parameters plan)

MMD-372345-C-DR-00-XX-2003 Rev P01 (site location plan)

This document is a views assessment of the accessible key receptors around the site and includes each elevation of the proposed building. Each view has been prepared to show the outline of the approved parameters plan and the proposed detailed design based on the details submitted for the reserved matters application. This allows for an assessment of the detailed design within its context and ensures that the development is within the specified parameters in relation to scale and layout. This is clearly demonstrated in the third image for each view which illustrates the proposed detailed design and outline of the parameters plan within the same image

The key viewpoints have been agreed with the Case Officer and are indicated on Fig.1-Views Map.

The view from the Shepiston Lane (View 2) and from the adjacent cemetery (View 1) were included as visual images in the original application and were approved at committee as having an acceptable visual impact in relation to the scale and height. We have therefore proposed these views again so that the detailed design/ appearance can be assessed within its accurate context.

We have also included additional views of the east and north elevations so that we can assess the detailed design and appearance within its context of all sides of the building from accessible locations.

Please refer to Accurate Visuals Representations in appendix A

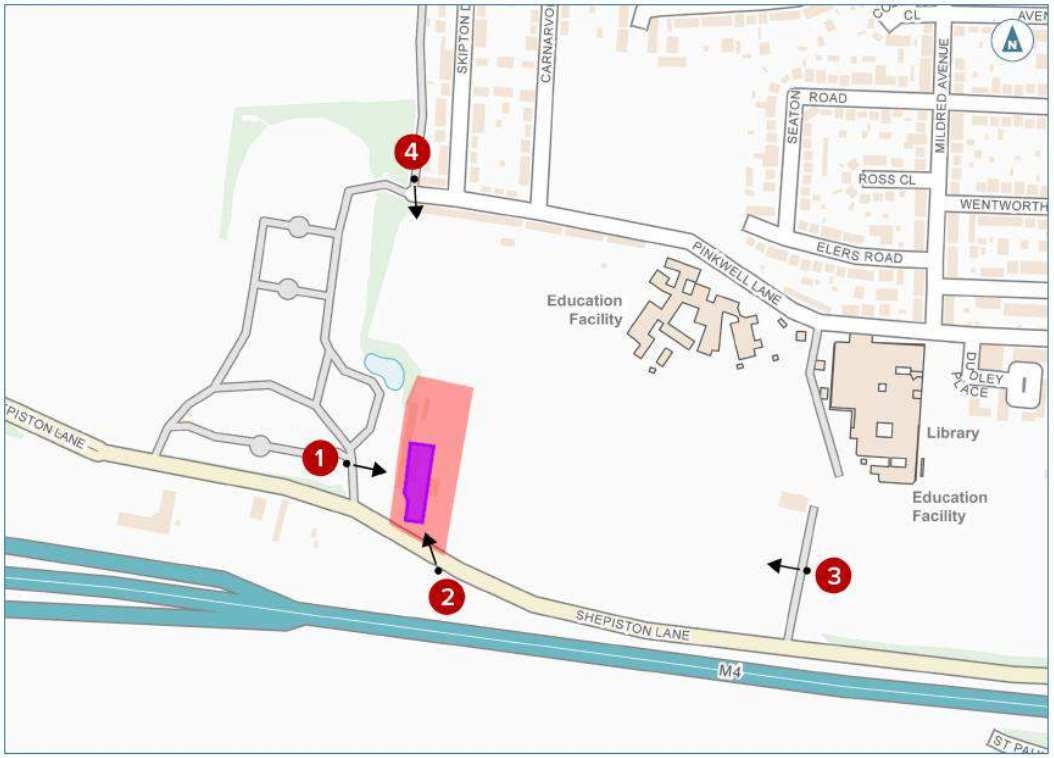

Fig 1 – Views Map

1.2 View 1

View 1 is taken from the cemetery looking toward the Western boundary. The Western Boundary is lined with existing trees and shrubs which provide a natural screen to the proposed building. It is proposed that it will be reinforced with new trees and shrubs to be intermingled with the existing planting.

Figure 2a illustrates the existing site as approved. The pink hatch highlights the specified parameters as approved in the outline application, drwg no. *MMD-372345-C-DR-00-XX-2004 Rev P (development parameters plan).*

Figure 2b-2d illustrates the detailed design within its context. The colour palette of the building and in particular the green roof allows the building to blend into the natural green boundary. The views show the planting scheme at year 0, at year 3 and when it is established at year 5

Figure 2e-2g illustrates the detailed design and parameters plan together to demonstrate that the scale and layout are within the specified parameters of the approved plans set out in the outline permission. This is also shown at year 0, year 3 and year 5.

For further details of the accurate visual representations, please refer to Appendix A

Fig 2b – Proposed Detailed Design – Year 0

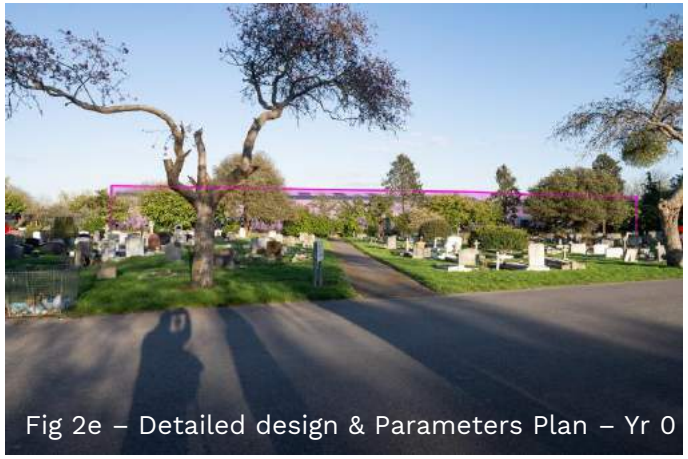

Fig 2e – Detailed design & Parameters Plan – Yr 0

Fig 2c – Proposed Detailed Design – Year 3

Fig 2f – Detailed design & Parameters Plan – Yr 3

Fig 2a – Approved Parameters Plan

Fig 2d – Proposed Detailed Design – Year 5

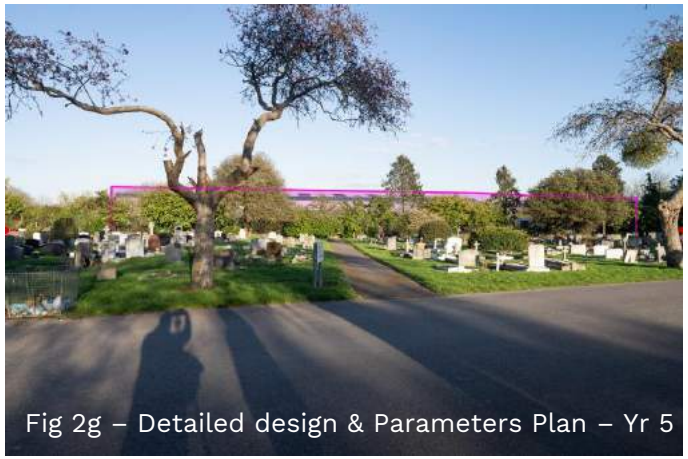

Fig 2g – Detailed design & Parameters Plan – Yr 5

1.3 View 2

View 2 is taken from Shepiston Lane looking Northwest across the site as seen from the public highway.

Figure 3a illustrates the existing site as approved and shows the existing embankment with existing trees and shrubs that runs along the Southwestern boundary. The pink hatch highlights the specified parameters as approved in the outline application, drwg no. *MMD-372345-C-DR-00-XX-2004 Rev P (development parameters plan).*

Figure 3b-3d illustrate the detailed design within its context. This includes the proposed landscaping in accordance with the landscaping plan submitted in the reserved matters application. It is proposed that the existing natural screening will be reinforced with new evergreen trees and shrubs which will provide a natural screening to the proposed building from the public highway. Please note that the photograph is a winter view and that of course in spring summer the existing trees would be in leaf and would provide a greater shield. We have shown the proposed planting at year 0, year 3 and when it will be established at year 5.

Figure 3e-3f illustrates the detailed design with parameters plan to demonstrate that the scale and layout are within the specified parameters of the approved plans set out in the outline permission. The pink line indicates the outline of the approved parameters plan.

For further details of the accurate visual representations, please refer to Appendix A

Fig 3a – Approved Parameters Plan

Fig 3b – Proposed Detailed Design – Year 0

Fig 3c – Proposed Detailed Design – Year 3

Fig 3d – Proposed Detailed Design – Year 5

Fig 3e – Details design & Parameters Plan – Yr 0

Fig 3f – Details design & Parameters Plan – Yr 3

Fig 3g – Details design & Parameters Plan – Yr 5

1.4 View 3

View 3 is looking toward the east elevation of the proposed building from across the adjacent field. The closest accessible viewpoint is from the access road behind the football pitches.

Figure 4a illustrates the east boundary to the application site which is lined with trees and shrubs providing a natural screening. The site is further hidden by the perimeter fencing and boarding to the existing football pitches. The pink hatch highlights the specified parameters as approved in the outline application, drwg no. *MMD-372345-C-DR-00-XX-2004 Rev P (development parameters plan).*

Figure 4b illustrate the detailed design within its context. As the building cannot be seen from this view, we have outlined the building in green to show where it would sit within its context.

Figure 4c demonstrates that the scale and layout are within the specified parameters of the approved plans set out in the outline permission. The pink line indicates the outline of the approved parameters plan.

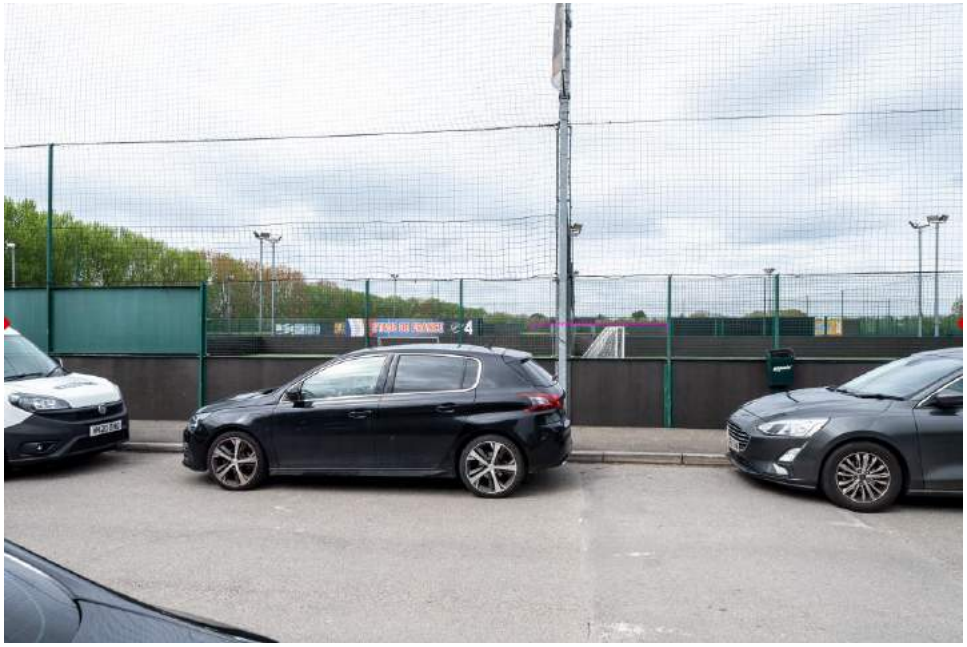

Fig 4a – Existing as approved/ Parameters Plan

Fig 4b – Proposed Detailed Design

Fig 4c – Proposed Detailed Design with Parameters Plan

1.5 View 4

View 4 is looking toward the north elevation of the proposed building from across the adjacent field. The closest accessible viewpoint is from the end of Pinkwell Lane.

Figure 5a shows that the application site is not visible from Pinkwell Lane with the existing residential properties, metal fencing and thick vegetation, trees and shrubs blocking the view. The pink hatch highlights the specified parameters as approved in the outline application, drwg no. *MMD-372345-C-DR-00-XX-2004 Rev P (development parameters plan).*

Figure 5b indicates the location of the proposed building with a green outline to show it within its context.

Figure 5c demonstrates that the scale and layout are within the specified parameters of the approved plans set out in the outline permission. The pink line indicates the outline of the approved parameters plan.

1.6 Summary

In response to the LPA and to support the reserved matters application, we have provided a views assessment of the proposals, which accurately illustrates the detailed design and appearance within its context and demonstrating that the scale and layout are within the specified parameters plan that have been approved as part of the outline permission and as detailed within condition no.3.

Fig 5b – Proposed Detailed Design

Fig 5a – Existing as approved/ Parameters Plan

Fig 5c – Proposed Detailed Design with Parameters Plan

Appendix A

Accurate Visuals Representations Document

Frogsditch Farm, Hayes
Accurate Visual Representations

Document prepared by Preconstruct Ltd on behalf of Cappard Estates Limited,
to accompany a planning application for the proposed development at Frogsditch Farm,
Shepiston Lane, Hayes.

11th September 2023

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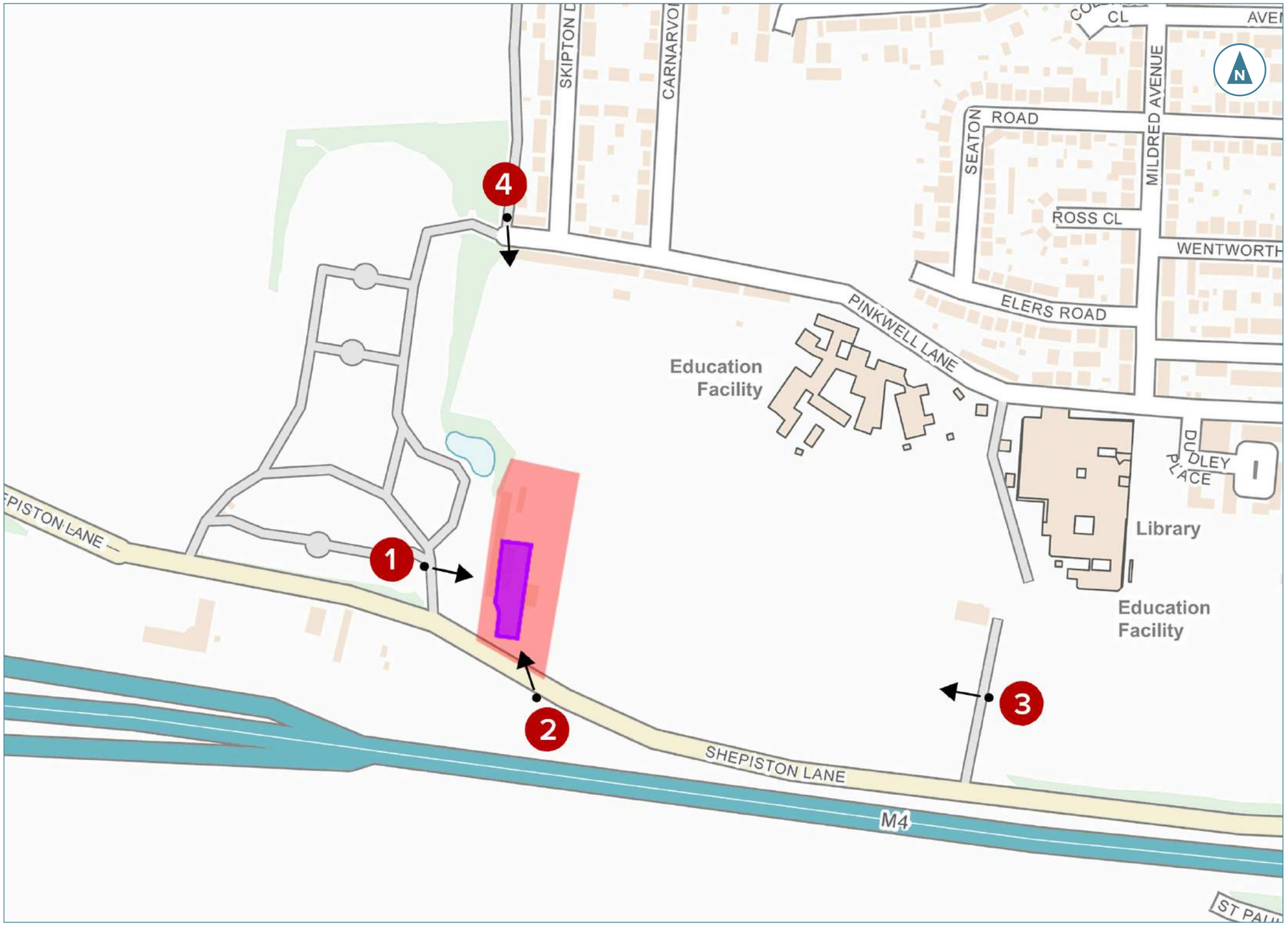
01 Viewpoint Locations



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Legend

- Viewpoint
- Approved Parameters
- Site Boundary

02 Viewpoint Data

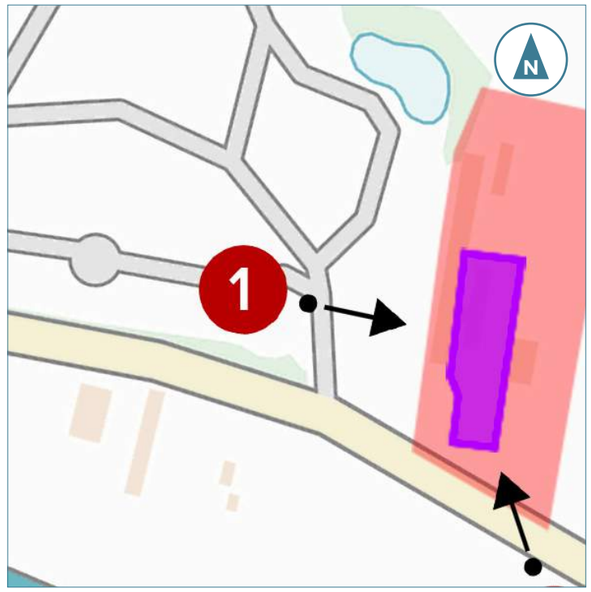
VP	Description	Direction (looking)	Visualisation Level & Type	Distance to site boundary	Easting	Northing	Ground AOD	Date / Time	Camera Height	Camera	Lens	Focal Length	Horizon	Projection	HFoV
01	Cherry Lane Cemetery	E	AVR3 - Type4	71.0m	508042.8	178665.6	27.1	02/04/2023, 17:17	1.65m	Sony A7R IV (35mm)	Canon TS-E 24mm F/3.5L	24mm	Central	Planar	74°
02	Shepiston Lane	NW	AVR3 - Type4	49.5m	508144.8	178548.3	27.4	02/04/2023, 17:41	1.65m	Sony A7R IV (35mm)	Canon TS-E 24mm F/3.5L	24mm	Central	Planar	74°
03	Football Centre Entrance Road	W	AVR1 - Type4	425.0m	508550.9	178535.5	27	24/04/2023, 11:09	1.65m	Sony A7R IV (35mm)	Canon TS-E 24mm F/3.5L	24mm	Central	Planar	74° / 40° *
04	End of Pinkwell Lane	S	AVR1 - Type4	293.0m	508112.6	178975.6	27.6	02/04/2023, 18:07	1.65m	Sony A7R IV (35mm)	Canon TS-E 24mm F/3.5L	24mm	Central	Planar	74° / 40° *

* Additional 40° Horizontal Field of View (HFov) enlargement/crop provided. Equivalent to a 50mm lens (full-frame 35mm camera).

03 Views

View 1 Cherry Lane Cemetery

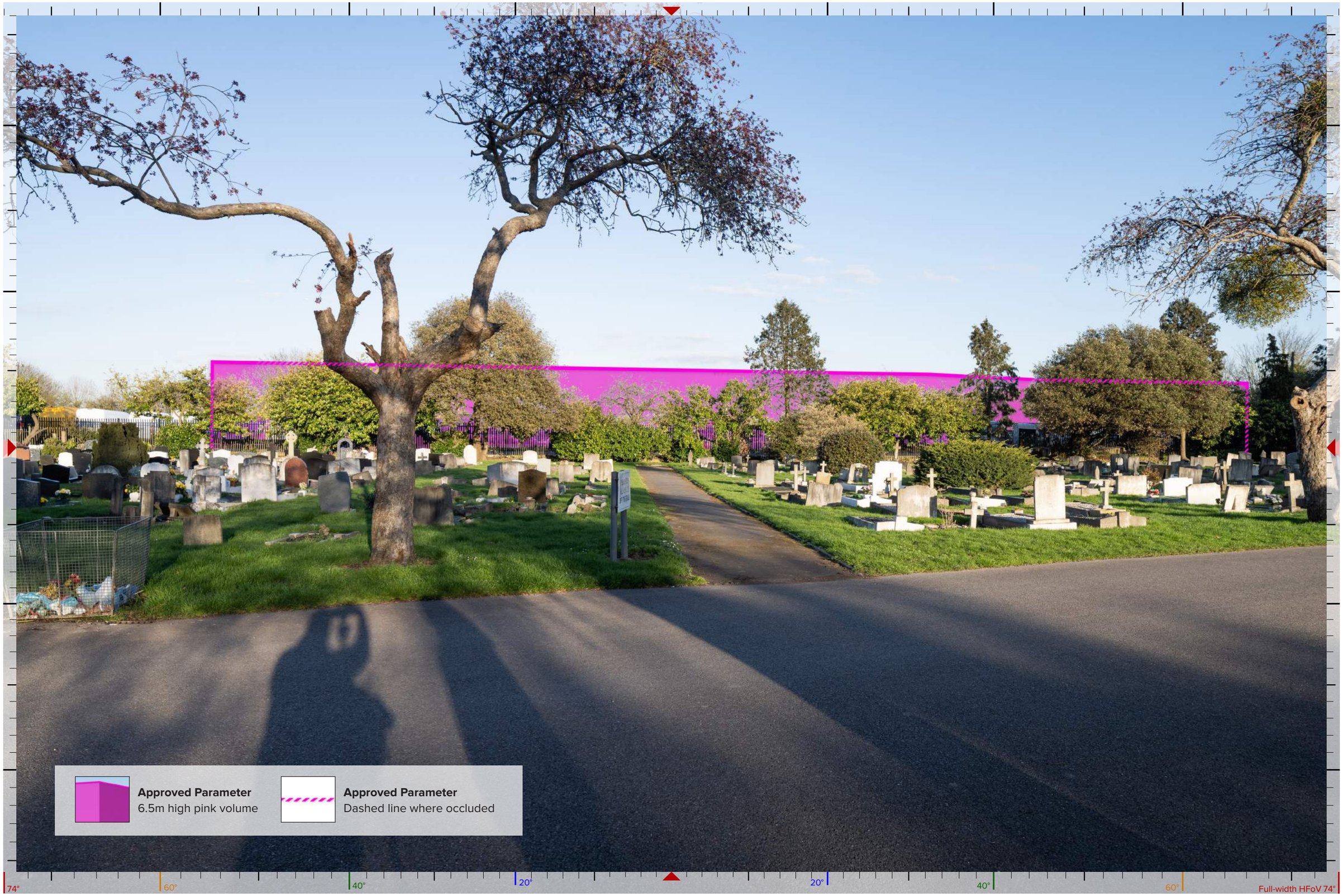
Existing Approved Parameters



VP	Description	Direction (looking)	Visualisation Level & Type	Distance to site boundary	Easting	Northing	Ground AOD	Date / Time	Camera Height	Camera	Lens	Focal Length	Horizon	Projection	HFoV
01	Cherry Lane Cemetery	E	AVR3 - Type4	71.0m	508042.8	178665.6	27.1	02/04/2023, 17:17	1.65m	Sony A7R IV (35mm)	Canon TS-E 24mm F/3.5L	24mm	Central	Planar	74°

View 1 — Existing Approved Parameters

24mm | HFoV 74° | 96% @ A1 (scale this A3 page to fit A1)



View 1 — Proposed (AVR3/ Rendered) Year-0

24mm | HFoV 74° | 96% @ A1 (scale this A3 page to fit A1)

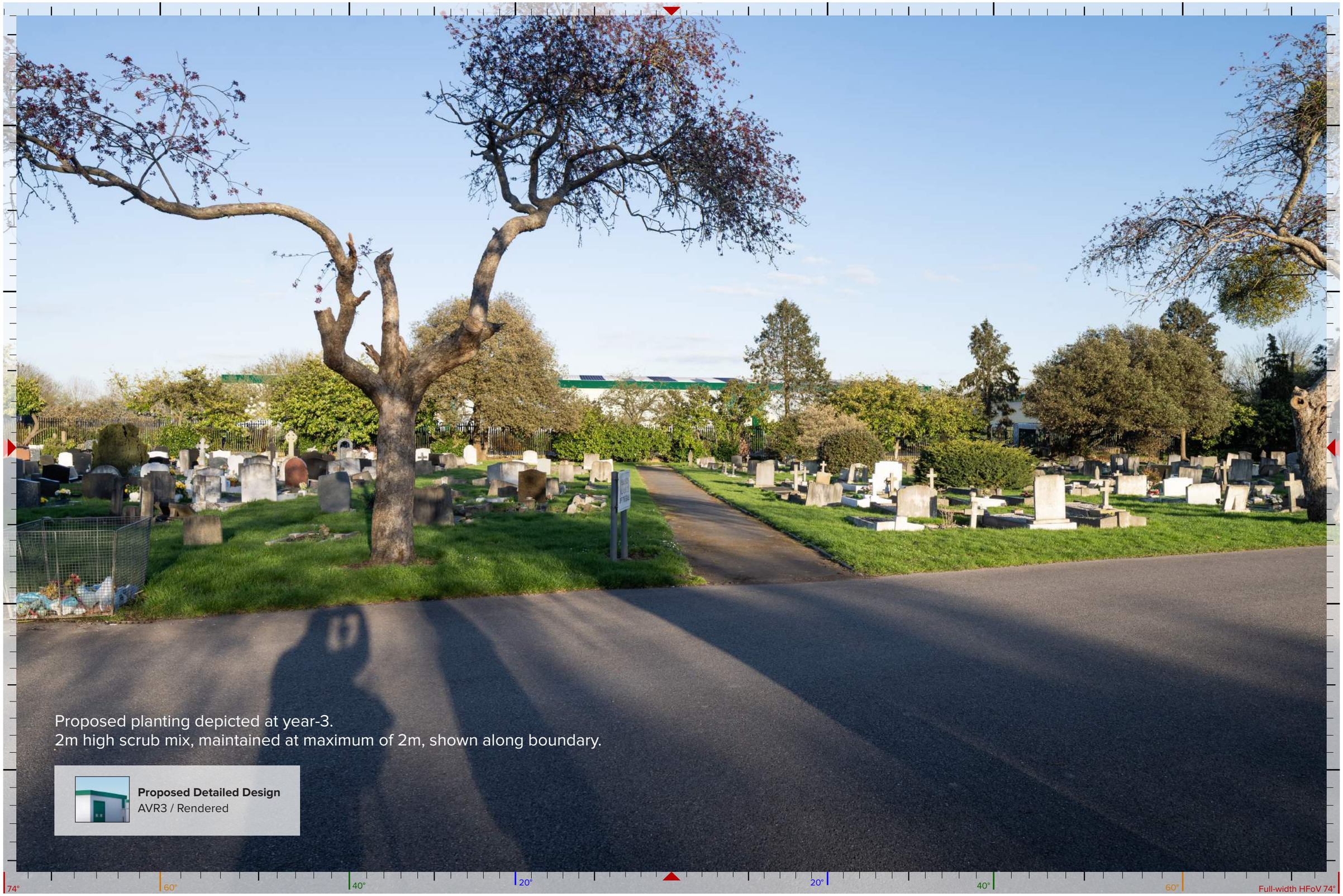
Proposed planting depicted at-planting / year-0.
0.6-0.8m high scrub mix, shown along boundary.

Proposed Detailed Design
AVR3 / Rendered

74° 60° 40° 20° 20° 40° 60° Full-width HFoV 74°

View 1 — Proposed (AVR3/ Rendered) Year-3

24mm | HFoV 74° | 96% @ A1 (scale this A3 page to fit A1)



View 1 — Proposed (AVR3/ Rendered) Year-5*

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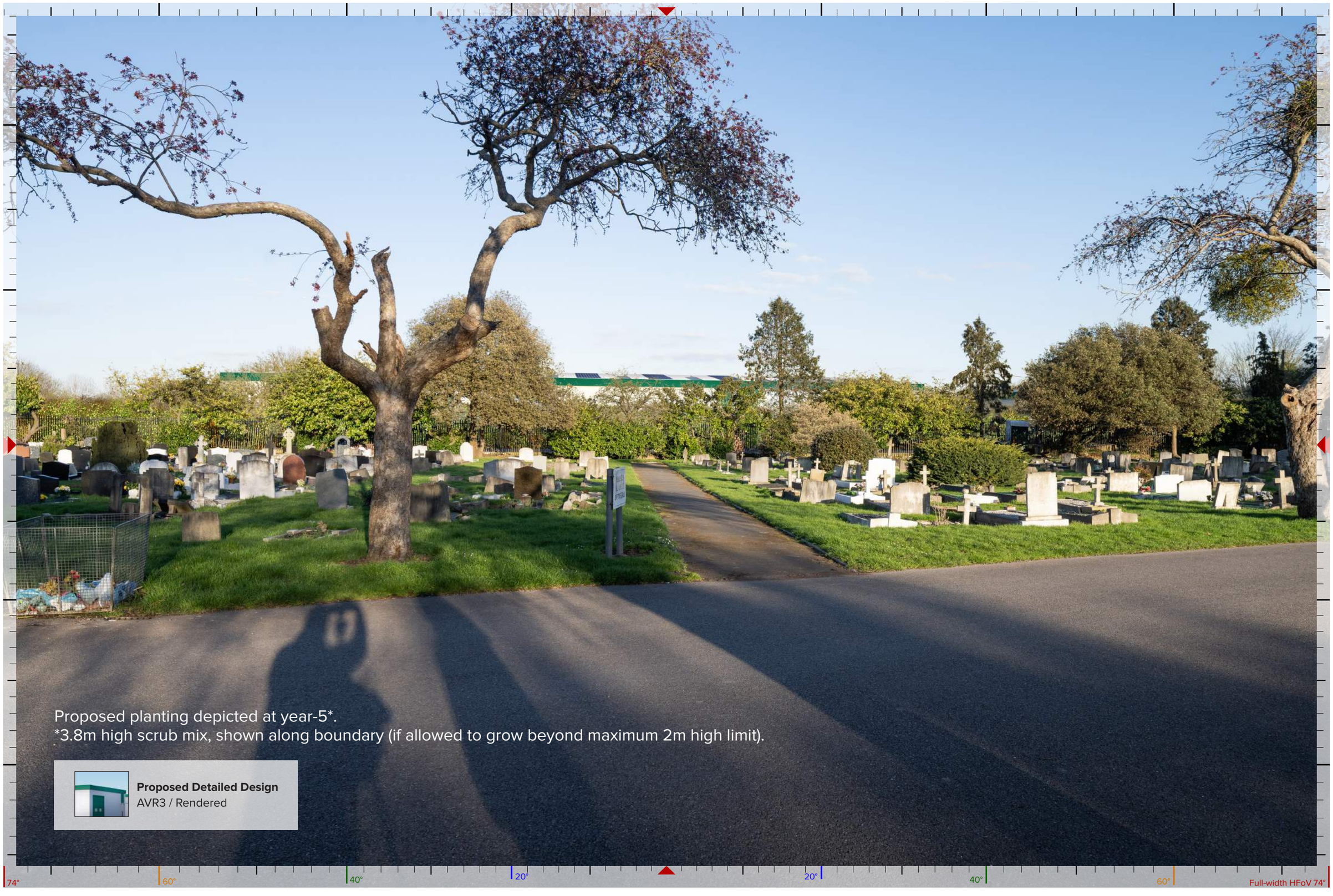
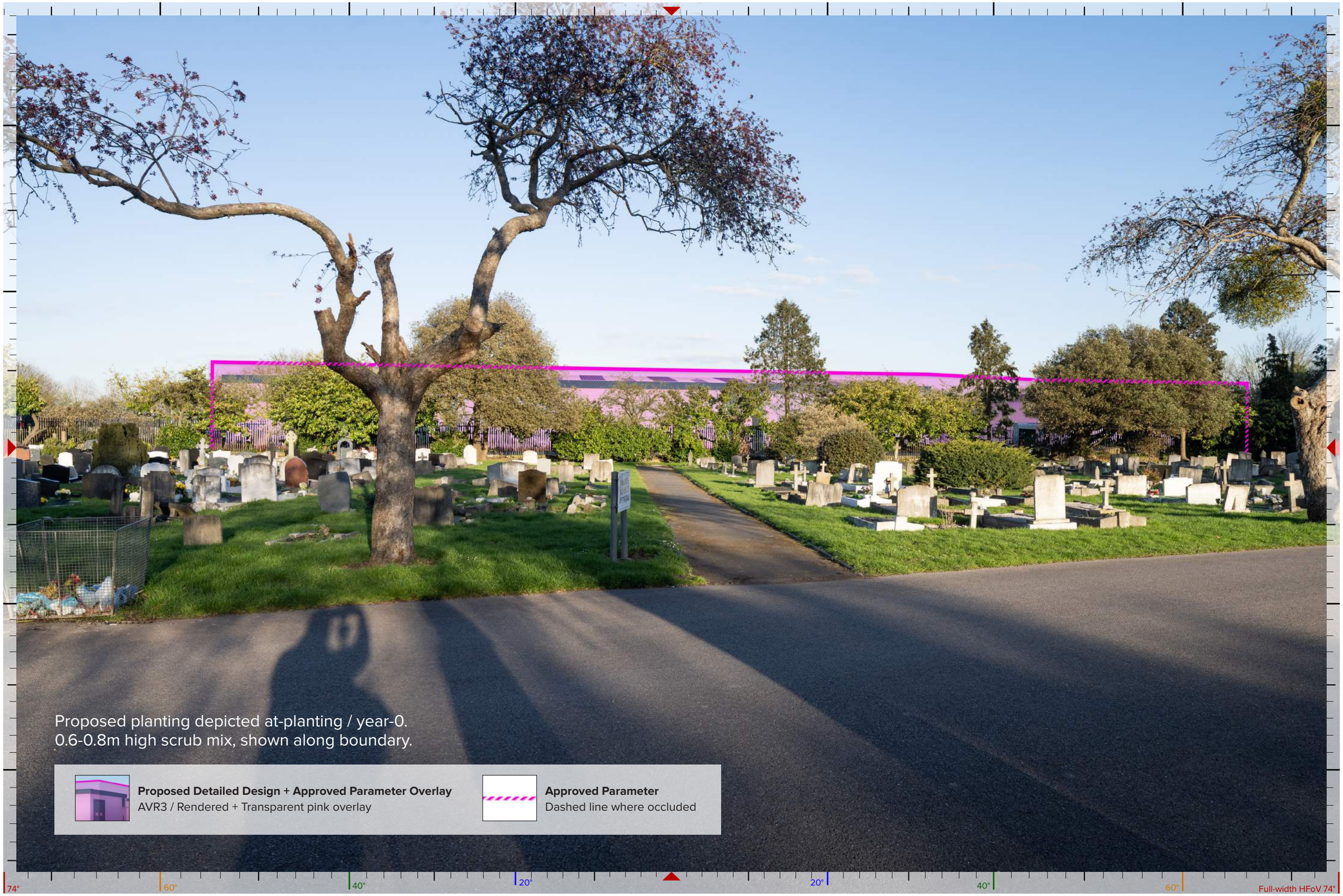


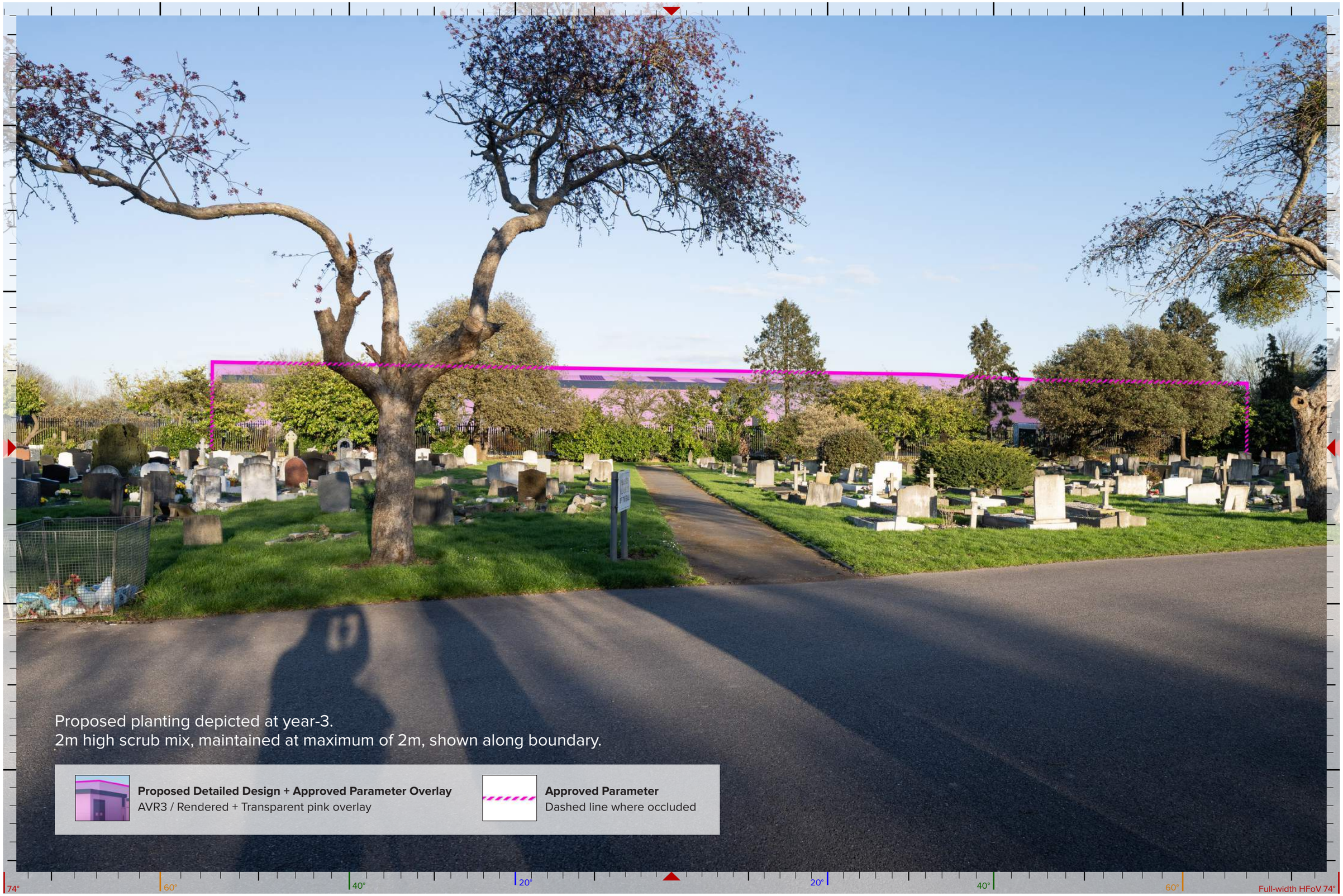
View 1 — Proposed + Approved Parameters Year-0

24mm | HFoV 74° | 96% @ A1 (scale this A3 page to fit A1)



View 1 — Proposed + Approved Parameters Year-3

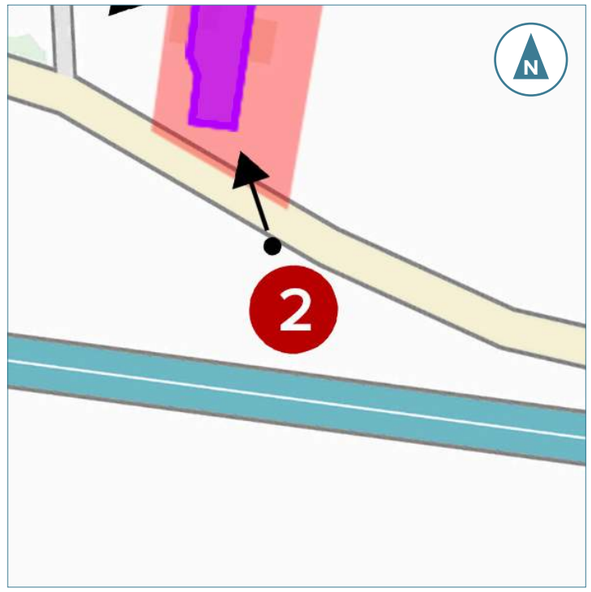
24mm | HFoV 74° | 96% @ A1 (scale this A3 page to fit A1)



View 1 — Proposed + Approved Parameters Year-5*

24mm | HFoV 74° | 96% @ A1 (scale this A3 page to fit A1)

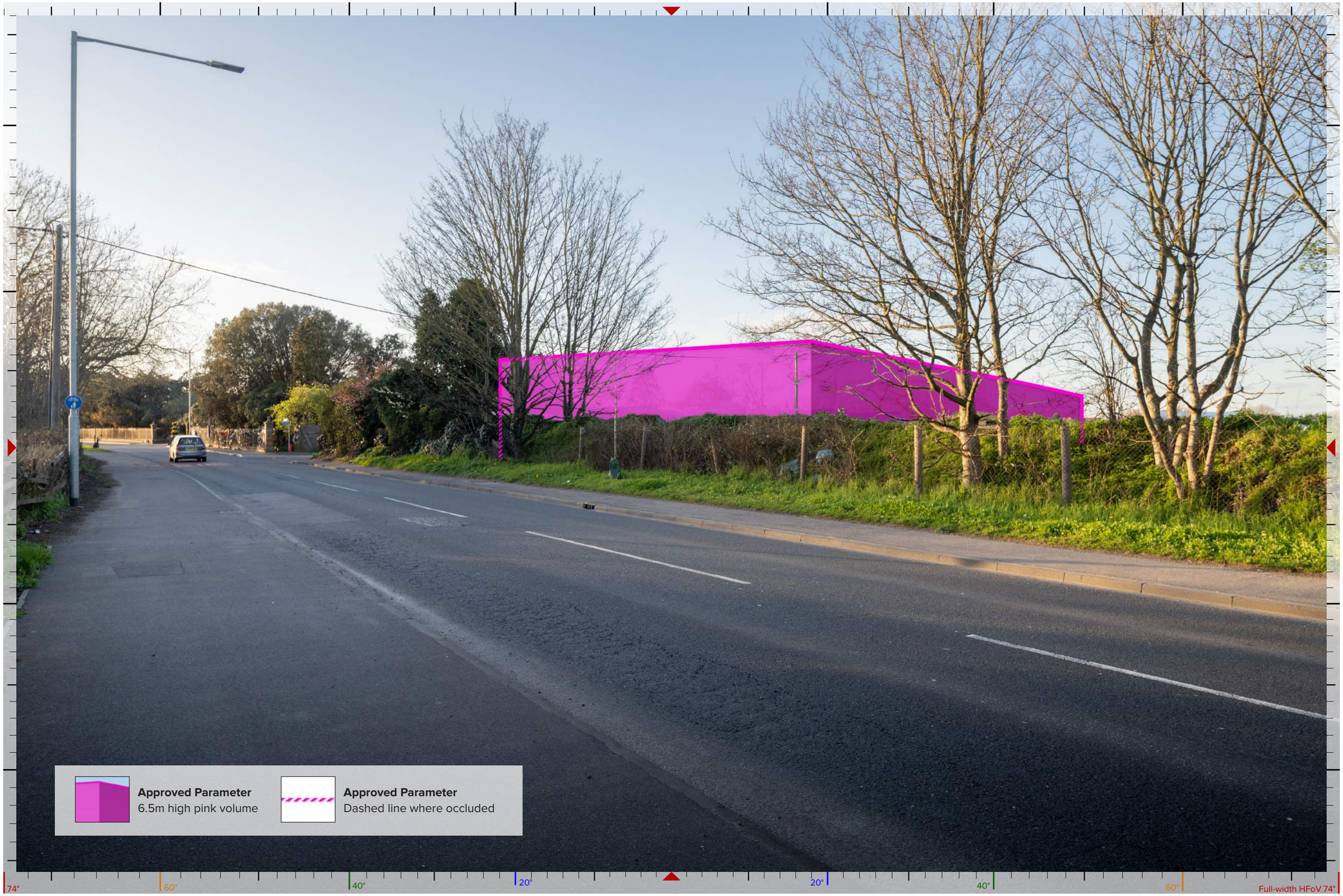
View 2 Shepiston Lane
Existing Approved Parameters



VP	Description	Direction (looking)	Visualisation Level & Type	Distance to site boundary	Easting	Northing	Ground AOD	Date / Time	Camera Height	Camera	Lens	Focal Length	Horizon	Projection	HFoV
02	Shepiston Lane	NW	AVR3 - Type4	49.5m	508144.8	178548.3	27.4	02/04/2023, 17:41	1.65m	Sony A7R IV (35mm)	Canon TS-E 24mm F/3.5L	24mm	Central	Planar	74°

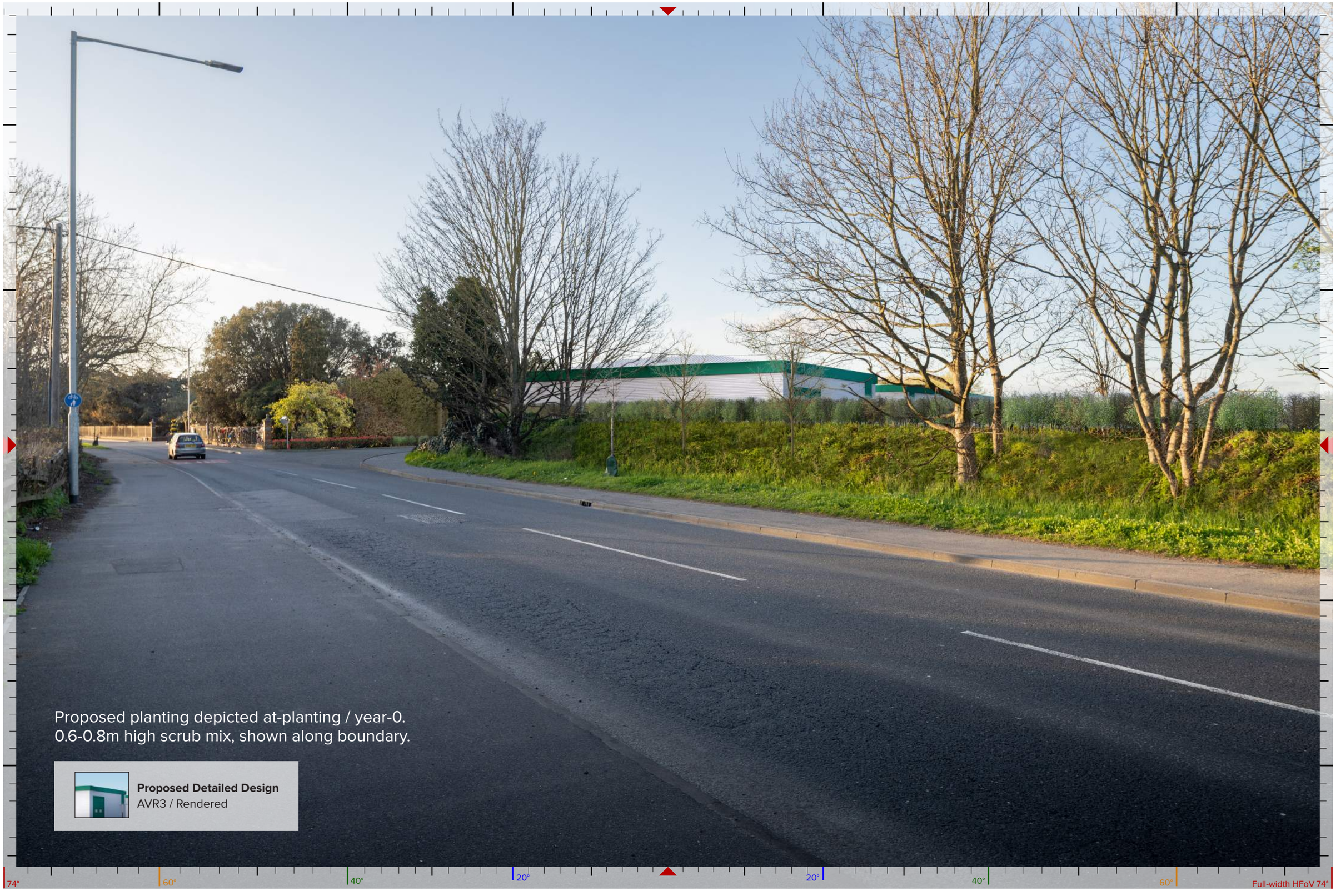
View 2 — Existing Approved Parameters

24mm | HFoV 74° | 96% @ A1 (scale this A3 page to fit A1)



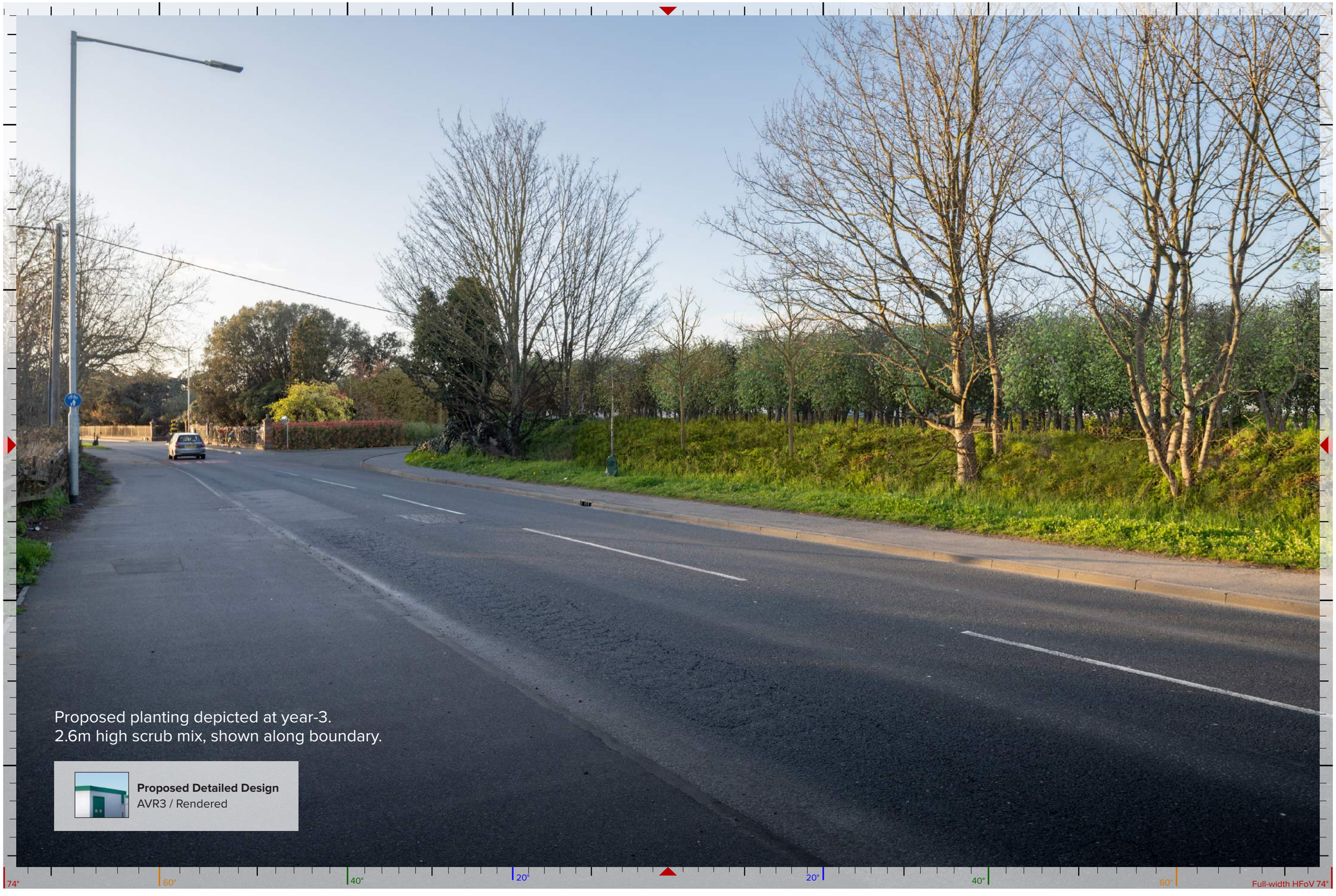
View 2 — Proposed + Planting (AVR3/ Rendered) Year-0

24mm | HFoV 74° | 96% @ A1 (scale this A3 page to fit A1)



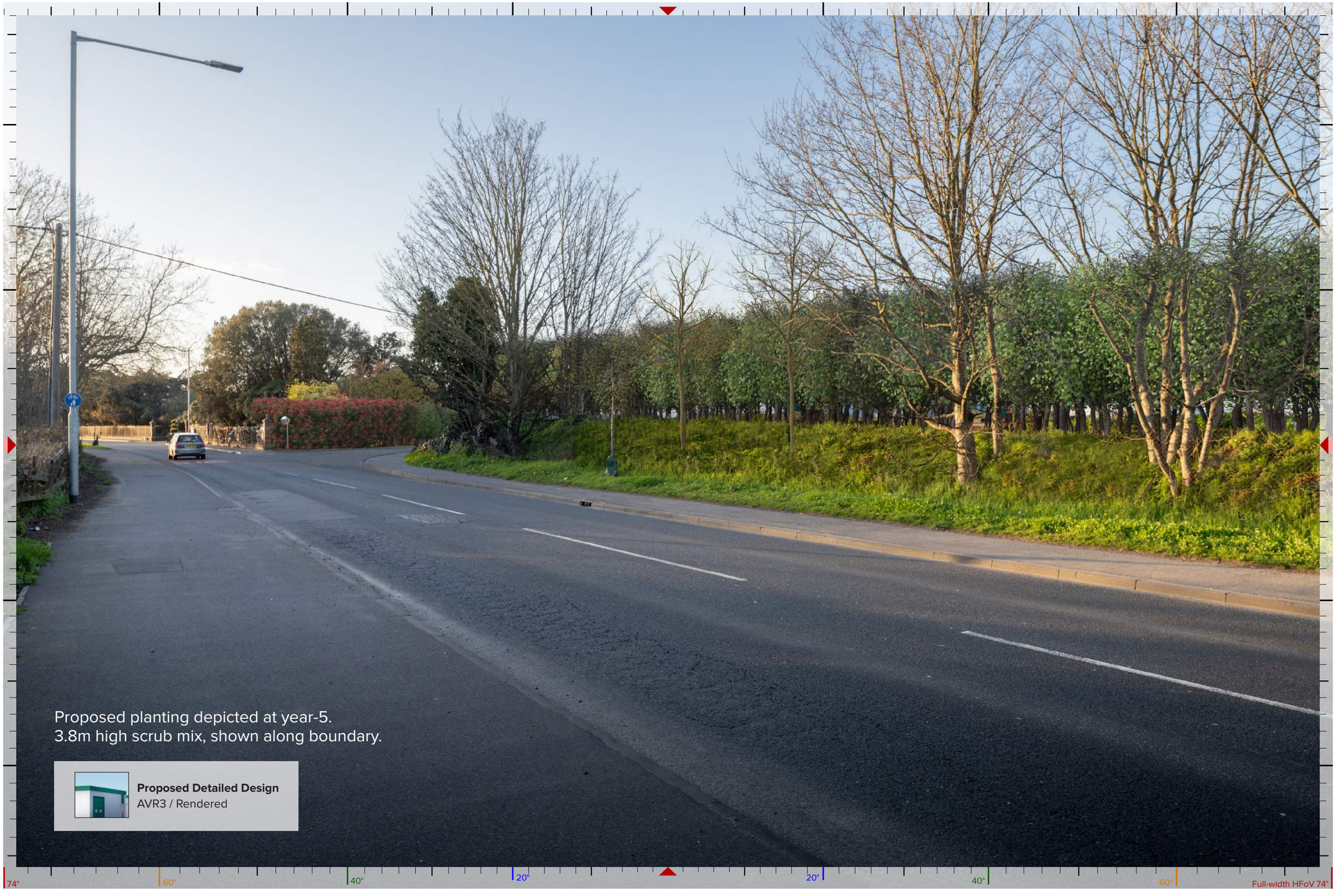
View 2 — Proposed (AVR3/ Rendered) Year-3

24mm | HFoV 74° | 96% @ A1 (scale this A3 page to fit A1)

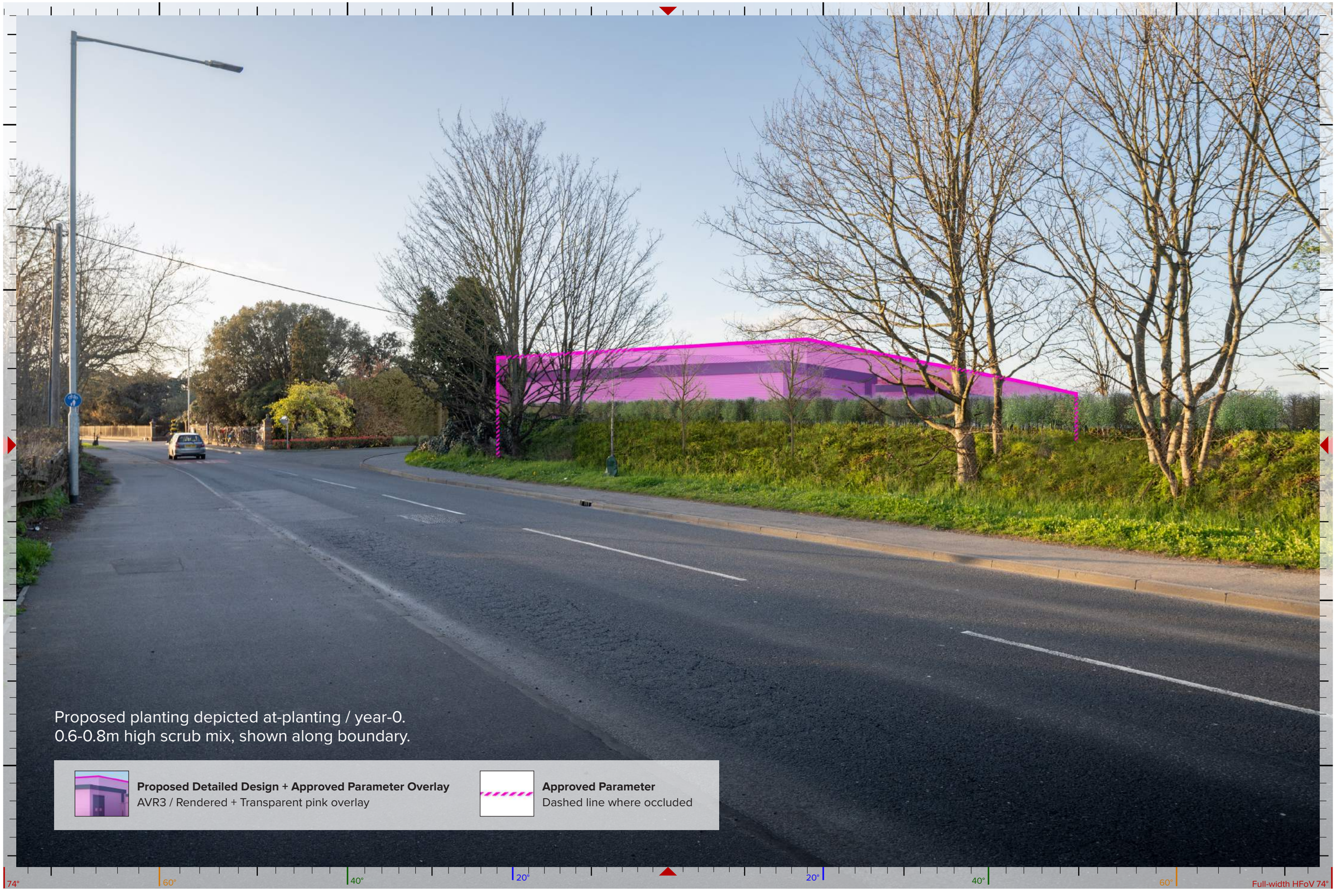


View 2 — Proposed (AVR3/ Rendered) Year-5

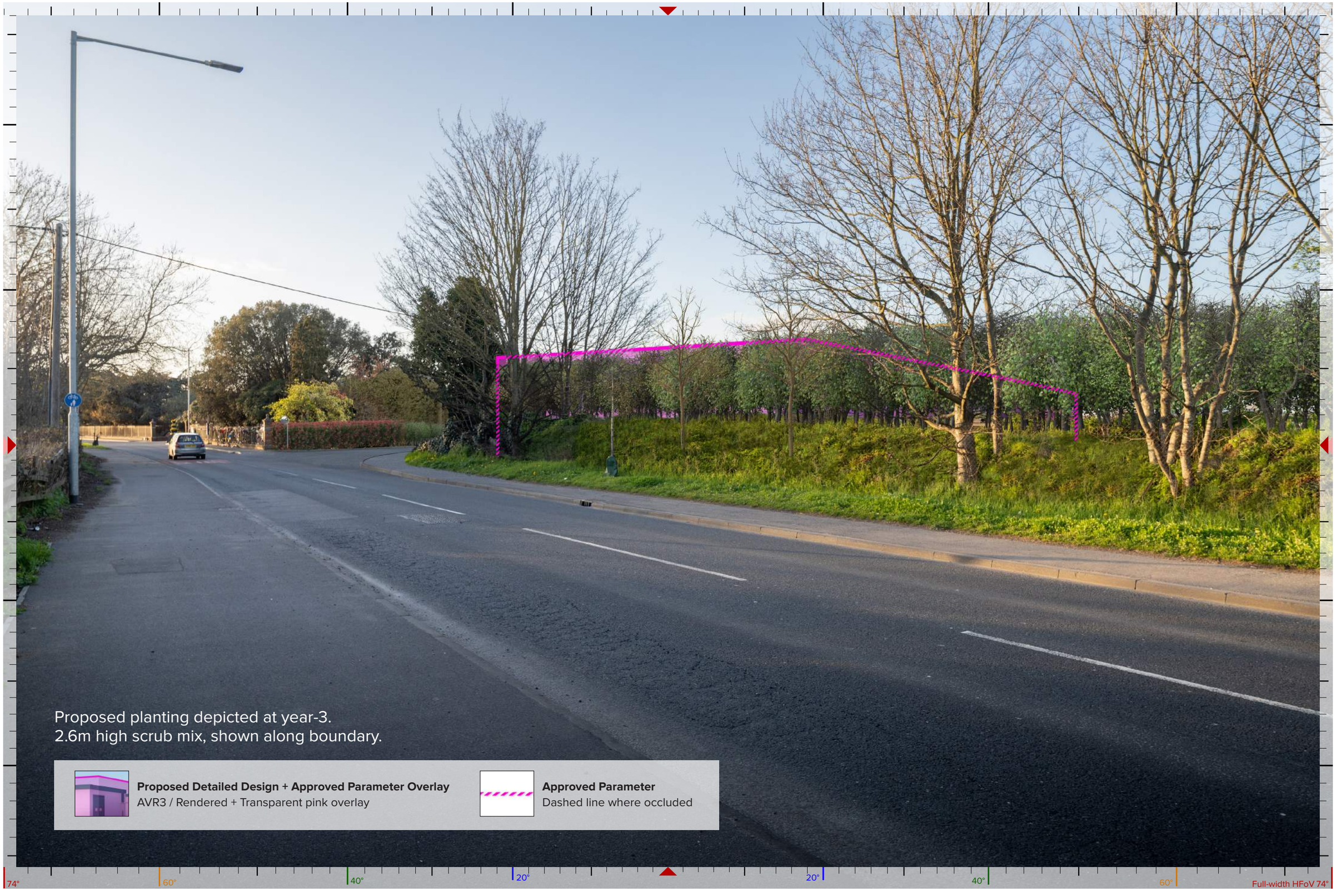
24mm | HFoV 74° | 96% @ A1 (scale this A3 page to fit A1)



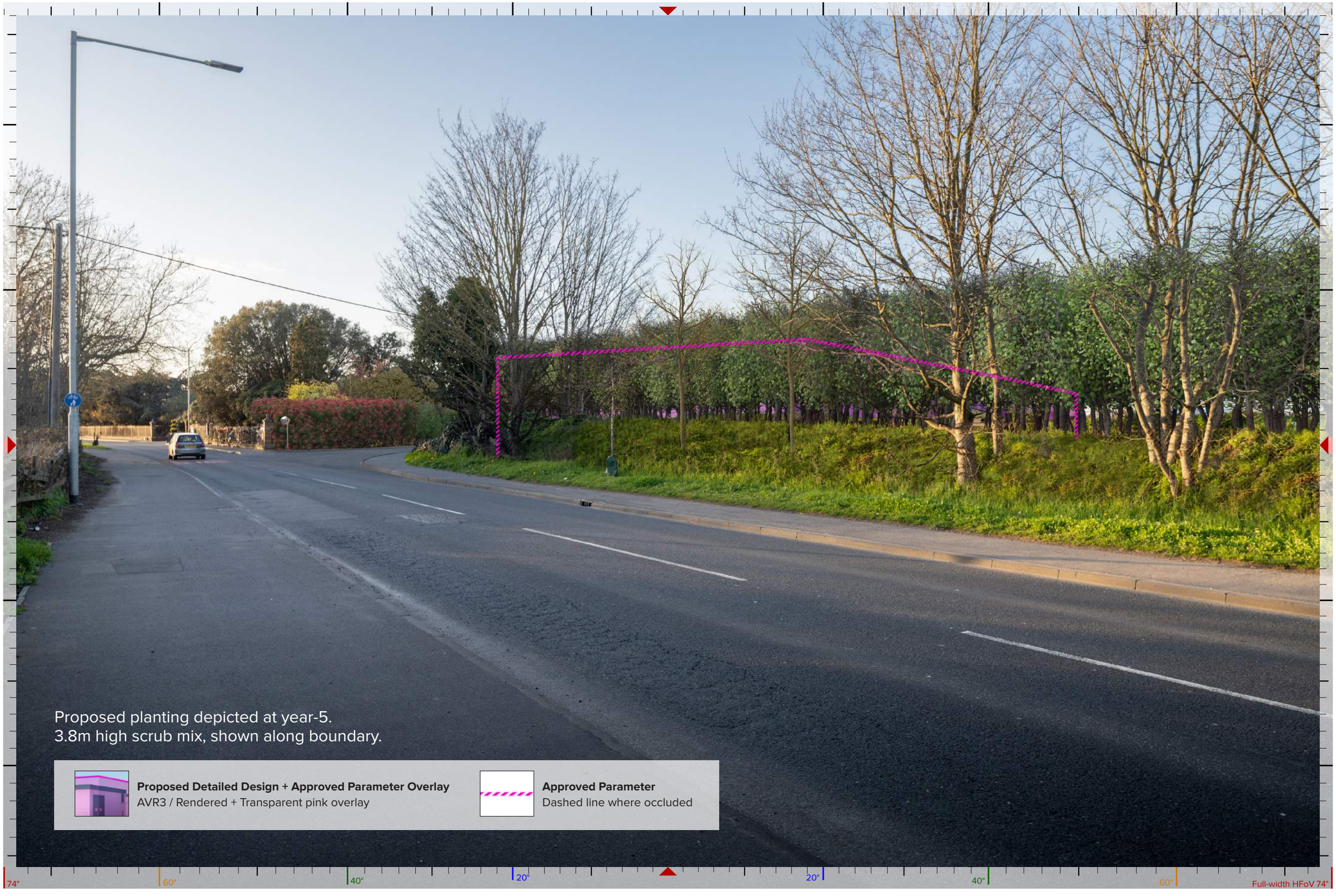
View 2 — Proposed + Planting + Approv. Parameters Year-0 24mm | HFoV 74° | 96% @ A1 (scale this A3 page to fit A1)



View 2 — Proposed + Planting + Approv. Parameters Year-3 24mm | HFoV 74° | 96% @ A1 (scale this A3 page to fit A1)

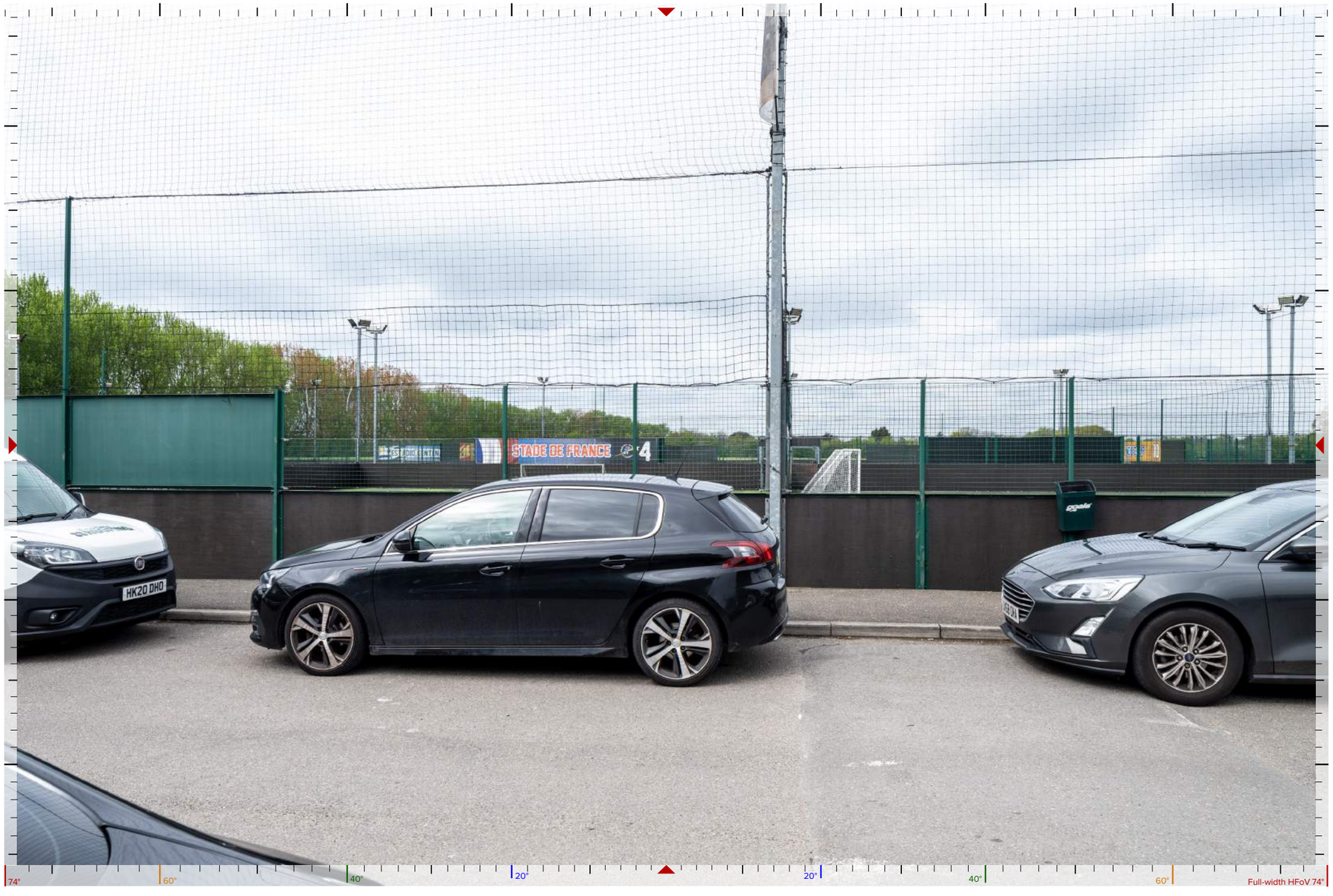


View 2 — Proposed + Planting + Approv. Parameters Year-5 24mm | HFoV 74° | 96% @ A1 (scale this A3 page to fit A1)



View 3 Football Centre Entrance Road

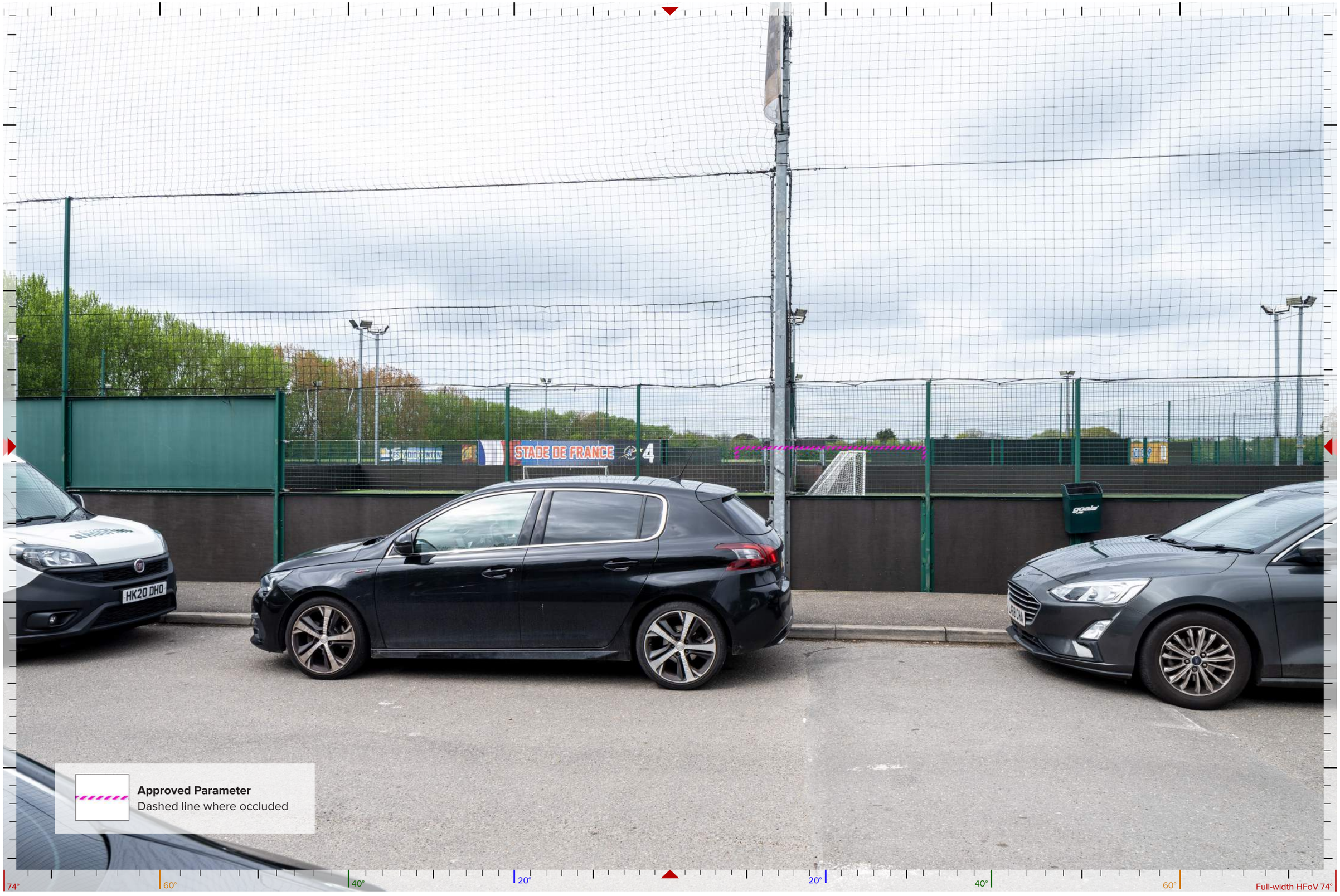
Existing Approved Parameters



VP	Description	Direction (looking)	Visualisation Level & Type	Distance to site boundary	Easting	Northing	Ground AOD	Date / Time	Camera Height	Camera	Lens	Focal Length	Horizon	Projection	HFoV
03	Football Centre Entrance Road	W	AVR1 - Type4	425.0m	508550.9	178535.5	27	24/04/2023, 11:09	1.65m	Sony A7R IV (35mm)	Canon TS-E 24mm F/3.5L	24mm	Central	Planar	74° / 40°

View 3 — Existing Approved Parameters

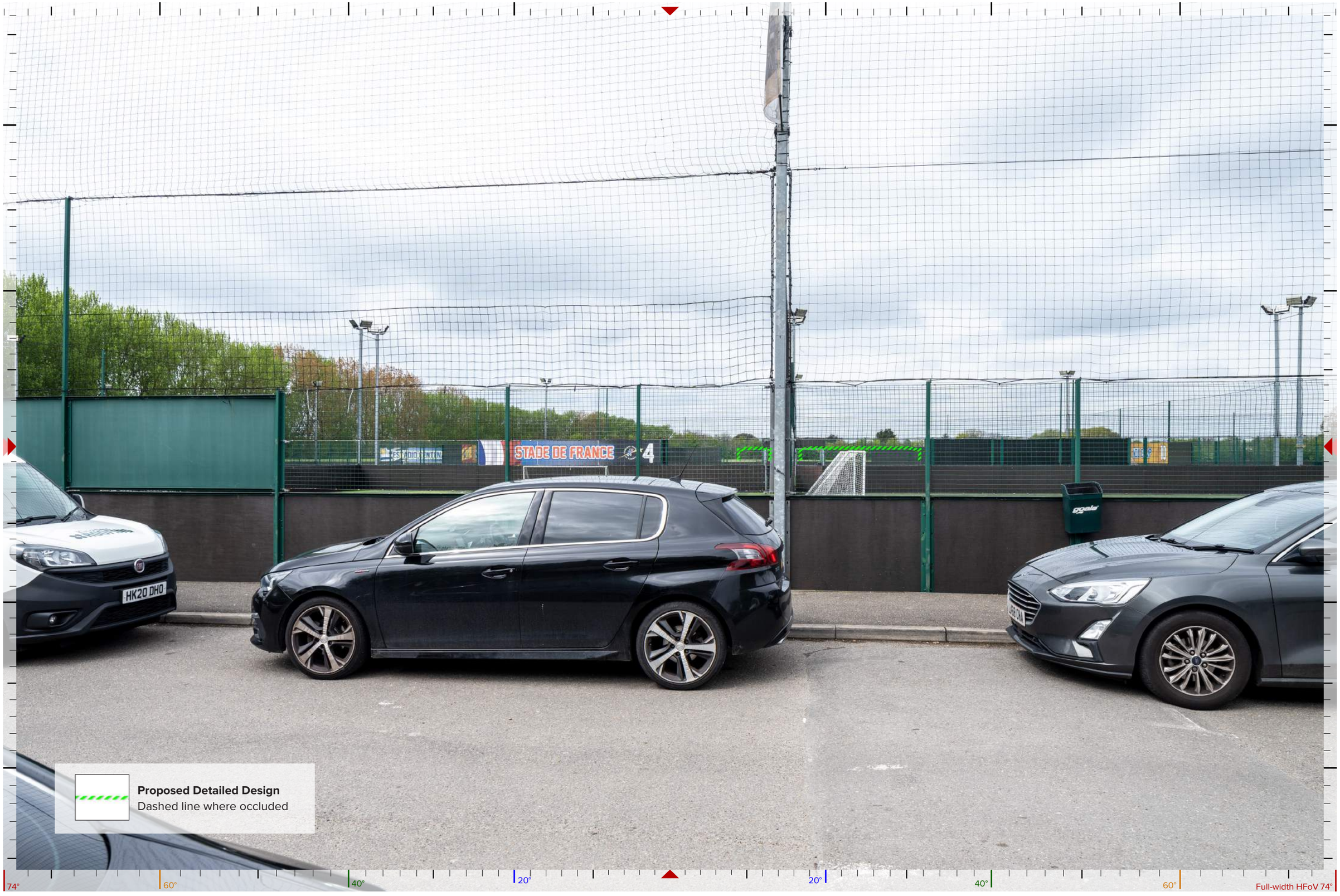
24mm | HFoV 74° | 96% @ A1 (scale this A3 page to fit A1)



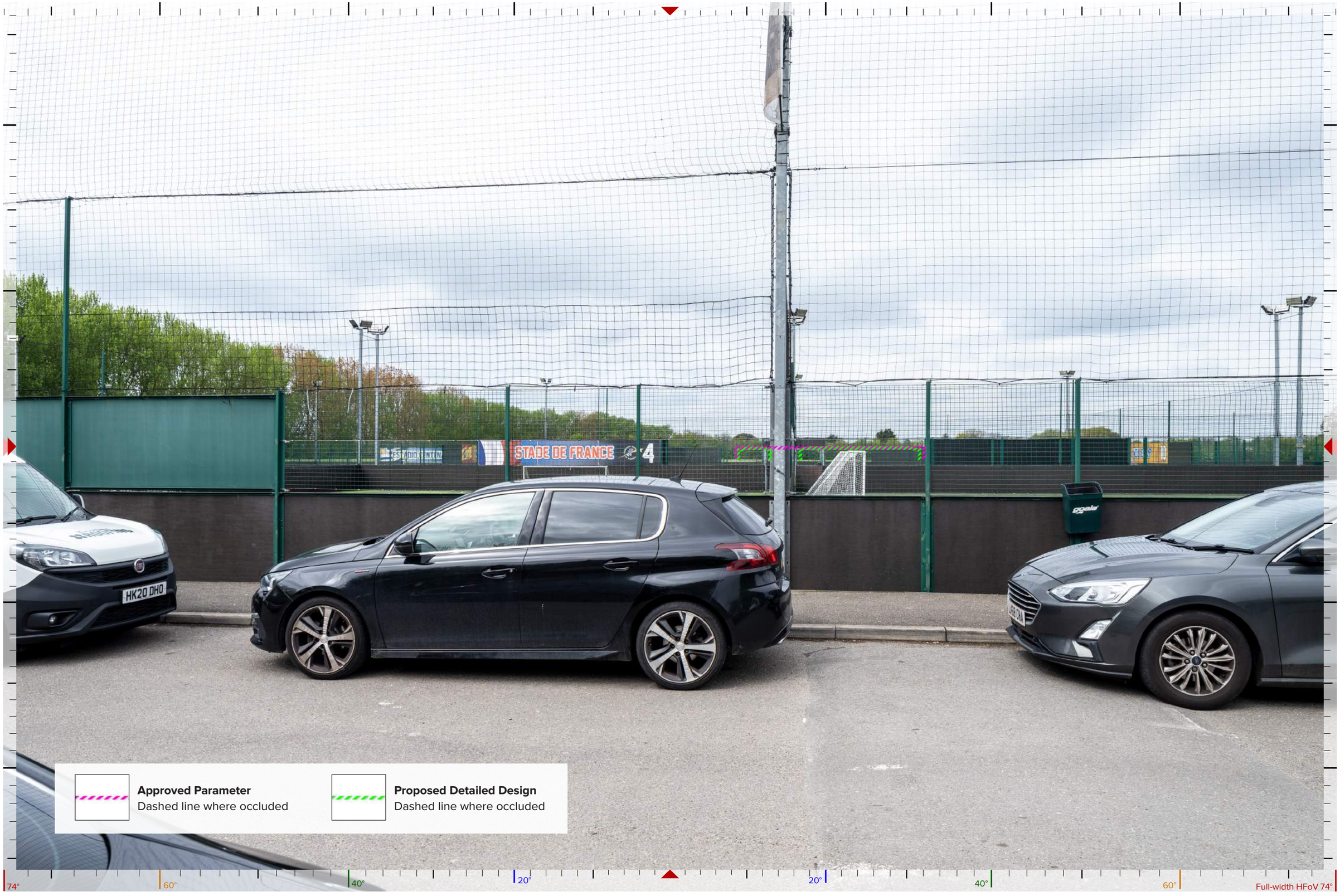
Approved Parameter
Dashed line where occluded

View 3 — Proposed (AVR1/ Wireline)

24mm | HFoV 74° | 96% @ A1 (scale this A3 page to fit A1)



View 3 — Proposed + Approved Parameters (AVR1/ Wireline) 24mm | HFoV 74° | 96% @ A1 (scale this A3 page to fit A1)



View 3 — Proposed + Approved Parameters (AVR1/ Wireline)

24mm Enlarged to 50mm | HFoV 40° | 100% @ A3

View 4 View from Public Highway

Existing Approved Parameters

VP	Description	Direction (looking)	Visualisation Level & Type	Distance to site boundary	Easting	Northing	Ground AOD	Date / Time	Camera Height	Camera	Lens	Focal Length	Horizon	Projection	HFoV
04	End of Pinkwell Lane	S	AVR1 - Type4	293.0m	508112.6	178975.6	27.6	02/04/2023, 18:07	1.65m	Sony A7R IV (35mm)	Canon TS-E 24mm F/3.5L	24mm	Central	Planar	74° / 40°

View 4 — Existing Approved Parameters

24mm | HFoV 74° | 96% @ A1 (scale this A3 page to fit A1)

View 4 — Proposed (AVR1/ Wireline)

24mm | HFoV 74° | 96% @ A1 (scale this A3 page to fit A1)

View 4 — Proposed + Approved Parameters (AVR1/ Wireline) 24mm | HFoV 74° | 96% @ A1 (scale this A3 page to fit A1)

View 4 — Proposed + Approved Parameters (AVR1/ Wireline)

24mm Enlarged to 50mm | HFoV 40° | 100% @ A3

Appendices

Appendix 01: Methodology

Overview
The process of generating verified views (also referred to as accurate visual representations / AVR) was carried out by Preconstruct.

Preconstruct use a methodology that is compliant with relevant sections of: The Landscape Institute/IEMA - Guidelines for Landscape and Visual Impact Assessment (3rd edition 2013); The Landscape Institute - Visual Representation of Development Proposals - Technical Guidance Note (September 2019); The Revised SPG London View Management Framework (March 2012).

High quality/resolution photographs were taken from the agreed locations by Preconstruct. An adequate number of visible features were subsequently surveyed, including the precise location and bearing of the cameras. A development model was imported/generated to correct geographical co-ordinates. With known camera positions and orientations, photographic and surveyed existing visible features, the development model was accurately aligned to the photographs.

Photography
For each agreed viewpoint location, a high resolution photograph was taken with a 35mm (full frame) digital camera. The location at which the photograph was taken was marked with a nail, peg and / or spray paint, to allow the surveyor to record the precise location on a subsequent visit. The camera was levelled horizontally and laterally by means of a bubbled tripod head, camera-mounted spirit level and in-camera digital level.

Lens Selection Criteria
There is no definitive camera, lens, or FoV (Field of View) format suitable for all planning photomontages. Focal length selection was primarily led by the provided scoping views. Emphasis was also placed on capturing the proposed development set within the important peripheral context of the environment.

The 40° lens (50mm lens/35mm camera) was deemed inadequate to capture the full extent of the proposed and/or its relevant context, especially for the close-range views. Therefore, a wider 74° (24mm/35mm camera) was selected. This was used across all the views for consistency. However, for the longer-range views (3&4), a supporting crop/enlargement was provided that accurately replicates a 40° lens (50mm lens/35mm camera).

We recommend that all parties use the planning photomontages as a complement to on-site assessment.

Use of Tilt Shift (T/S) Lenses
No T/S function was used therefore where a T/S lens has been used it replicates a standard prime lens. All optical axes and horizon lines are central.

Lens Selection
24mm Tilt/Shift Lens - landscape orientation.
(Used with no T/S function)
74° horizontal field of view (HFoV).

Field of View (FoV) Frame
Views within this document are annotated with a FoV frame/scale. The red arrows indicate the vertical and horizontal points of perspective (Optical Axis). Each graticule/marker on the scale represents 1°. The numbers on the scale should be read in pairs. E.g. the space between the two markers | **40° and 40°** | has a total horizontal field of view of 40°. Accuracy is estimated to be within 1° to 3°, to allow for rounding errors and lens variations.

Camera Make/Model
Sony a7R IV (ILCE-7RM4) (35mm)

Lens Make/Model
- Canon TS-E 24mm F/3.5L
- Sigma MC-11 Mount Converter - Canon EF to Sony E Mount

Tripod, Head & Other Photographic Equipment
- Manfrotto Tripod
- Manfrotto Tripod Head
- Camera Mounted Spirit Level / In-Camera Digital Level
- Street Marking Paint / Marker Pen
- Survey Nails / Pegs

Post Production
Each base photograph has had a level of basic colour correction applied to it so that it best represents the impression of the scene as the photographer experienced it in person.

This processing is predominately done to the 16bit RAW file using Adobe Lightroom. It includes, but is not limited to, adjustments in; colour temperature and tint; levels such as exposure and contrast; shadow and highlight recovery; sky recovery through the use of gradient corrections and AI masking; and other post processing effects such as sharpening and noise reduction.

Survey
For each agreed viewpoint location an instructional document was released to the survey subcontractor. The surveyor was instructed (by means of a marked-up photograph, map and tripod (in situ) photograph) to record a range of contextual reference points and the viewpoint location.

Survey Equipment
- Leica 1200 series GPS Smartnet enabled dual receiver (GPS and GLONASS)
- Leica Total Station (1201 or TS16 or TS15) 1’ accuracy with 1000m reflectorless laser

Field Survey Methodology
- Camera locations: where possible, the camera position will be used as a setup point for the total station, enabling the re-creation of the view as seen in the imagery and reducing the risk of wrong interpretation of detail. Connection is usually via GPS Smartnet derived control points in OSGB datum and grid. 3-4 control stations are used, to ensure long distance accuracies and to identify possible outliers.
- Reference points visible in the photography are measured with reflectorless means from the total station. If long distance views have suitable detail too far from the camera station,

further setups are used closer to the detail. Common visible detail points are observed from different setup points to check and increase accuracy achieved.
- Accuracies of camera positions and surveyed details will vary due to setup geometry and distance, but will typically always be below 20 centimetres.

Survey Data Processing and Delivery
Data is processed using industry standard software (Leica GeoOffice and TerraModel) to create points listings. A3 verification plots or digital photos are marked up with the surveyed points to aid identification. All points are to OSGB36 grid and datum, to allow the use of common Ordnance Survey products and industry standard site surveys.

The Proposed Development
Preconstruct created a 3D model of the proposed detailed design using pdf drawings supplied by the project architect. Preconstruct also created a block/volume model of the approved parameters from a supplied pdf footprint plan. This was extruded up to the height of 6.5m. Every attempt was made to model accurately despite pdf drawing format.

The models were subsequently aligned to the OSGB36 co-ordinate system. Additional OS data was sourced to place the buildings as accurately as possible given the supplied data.

Proposed planting shown on views 1 &2 (AVR3/Rendered) only. Directed by Leitrum Properties with supporting info and from Berrys & Heritage Trees LTD.

The Verification Process
The collected survey reference point data and camera location data was imported into the 3D model environment from the delimited text file (relative to the OSGB36 co-ordinate system) by means of a proprietary script.

At each viewpoint location a virtual camera was set up in the 3D software (Autodesk 3DS Max) using the coordinates provided by the surveyor. The 3D coordinates of the survey reference points were used to create an accurate ‘point cloud‘ model of the contextual surveyed parts of the scene. This was supplemented with publicly available LIDAR point cloud data.

The scene was verified by matching the contextual surveyed points to the photograph. For each viewpoint, a ‘point cloud‘ render* was made from the virtual camera in the 3D digital model. Using Adobe Photoshop, the photography and ‘point cloud’ render were aligned.

Subsequently more renders were made for the proposed detailed design and approved parameters. The alignment process was repeated to provide accurate placement of the proposed built-forms within the context of the photographs.

* Rendering is the process of generating an image from a model (or models in what collectively could be called the 3D environment), by means of computer programs - specifically, in this case Chaos Group’s Vray.

Printing, Viewing Distance and Image Enlargement
The ‘Viewing Distance’ and ‘Image Enlargement’ (as per specified in LI Technical Guidance Note 06/19 - Sep 2019) are relevant only to printed documentation.

image enlargement values (monocular) are included within this document on each view. Images to be viewed at a comfortable arm’s length (approx 542mm).

All focal lengths listed relate to a 35mm full-frame sensor camera.

Caution is needed in regard to the automatically scaling of printers and printing software. Printing should at 100% and edge-to-edge to match the listed sheet sizes.

Appendix 02: Sources of Data

Survey Data

Asset	Description	Supplier	Reference	Date	Comment
Survey Data	Table of Points (XLSX file) Surveyors notes/mark-up (PDF)	Mastermap Surveys	VV- 0136	05/05/2023	Imported using proprietary script. Origin Shift -508111 E -178629 N

Key Supplied Data

Asset & Description	Format	Supplier	Reference	Date	Comment
Proposed Detailed Scheme - Architectural Drawings	PDFs	Heroko (via Berrys)	2021-FF-PL02.pdf 2021-FF-PL03.pdf 2021-FF-PL04.pdf 2021-FF-PL06B.pdf	Received: 22/03/2023	Used to create model of proposed scheme. Model then aligned to OS coordinate system.
Outline Planning Development Parameters - Plan	PDF	Mott Macdonald (via Berrys)	Parameters Plan MMD-372345-C-DR-00-XX-2004-2004.pdf	Received: 22/03/2023	Used to create block model of approved parameters (@ 6.5m high).
Viewpoint - Plan	PDF	Berrys	WA44182_PL_04 Views Plan.pdf	Received: 22/03/2023	DWG contains OS reference Used to assist in alignment of model to OS coordinate system.
Landscape - Plan	PDF	Berrys	WA44182_PL_01 Landscaping Plan.pdf	Received: 30/05/2023	Instructed to show amended planting (higher hedges) - see entry below.
Planting growth rates	Email / verbal	Leitrum Properties & Heritage Trees Ltd		Received: 2023-09-07	Proposed planting shown on views 1 & 2. Instructions from Leitrum Properties: Evergreen shrubs mix - anticipated annual growth rate of approx 0.6m meter per year.

Supporting Data

Asset & Description	Format	Supplier	Reference	Date	Comment
Local OS Vector Map	DWG	emapsite.com	OS_VectorMap_Local.dwg	Downloaded: 09/05/2023	Purchased map - used to assist in the alignment of models to OS coordinate system.
LIDAR - Surface Height Data	Point Cloud (.laz)	Environment Agency	National-LIDAR-Programme-Point-Cloud-2021-TQ07ne	Data: 2021 Downloaded: 03/04/2023	Used to confirm accuracy of alignment of photography to models.

Generated/Compiled Data (by Preconstruct)

Asset	Description	Reference	Comment
3D Model / Scene	Scene files generated in Autodesk 3DS Max to create and render model data	5149 MaxRender	

Example Survey Data

Point #	Eastings	Northings	Height (AOD)
V1	508042.844	178665.565	27.071
C1	508052.884	178663.782	28.197
C2	508086.312	178654.308	27.853
C3	508061.025	178655.366	27.92
C4	508057.884	178653.451	27.8
C5	508084.284	178672.581	28.586
C6	508069.948	178669.994	27.876
C7	508055.83	178668.61	27.489
C8	508052.11	178661.2	27.092
C9	508086.738	178659.506	27.645
C10	508069.694	178655.932	27.718
C11	508063.278	178664.204	27.755
C12	508061.418	178657.303	27.501
C13	508053.522	178666.589	29.61
C14	508051.719	178666.512	30.446
C15	508091.384	178664.572	27.742
C16	508055.716	178656.561	27.993

Note: Supporting LIDAR data was also used for alignment (not shown).

Appendix 03: Visualisation Level & Type Descriptions

Accurate Visual Representations (AVR) 'Level' Descriptions

The following text is an extract from 'The London View Management Framework' (SPG March 2012 - Part 3, page 248) 'Appendix C: Accurate Visual Representations':

"To assist agreement between all parties prior to AVR preparation, the following classification types are presented to broadly define the purpose of an AVR in terms of the visual properties it represents. This classification is a cumulative scale in which each level incorporates all the properties of the previous level.

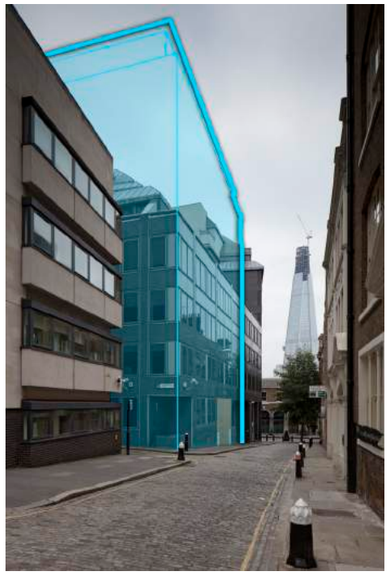
AVR (Level) 0
Location and size of proposal

AVR (Level) 1
Location, size and degree of visibility of proposal

AVR (Level) 2
As level 1 + description of architectural form

AVR (Level) 3
As level 2 + use of materials"

AVR0 (AVR Level 0)
Showing location and size
(in this case as a toned area superimposed on photograph)



AVR1 (AVR Level 1 - Wireline)
Confirming degree of visibility
(in this case as an occluded 'wireline' image)

AVR2 (AVR Level 2)
Explaining architectural form
(in this case as a simply shaded render in a uniform opaque material)

AVR3 (AVR Level 3 - Rendered)
Confirming the use of materials
(in this case using a 'photorealistic' rendering technique)

Visualisation 'Type' Descriptions

The Landscape Institute's 'Visual Representation of Development Proposals, Technical Guidance Note 06/19' (September 2019) proposes four Visualisation Types (1-4), from least to most sophisticated. The visualisations within this document are categorised as Type 4. They demonstrate the highest level of accuracy and stringent verifiable methodology of the 4 types.

Type 4 Specification Interpretation
Photomontage / Photowire — Survey / Scale Verifiable

Aim: to represent scale, appearance, context, form, and extent of development.

Full Frame Sensor (FFS) photography shot with a tripod (and panoramic head where appropriate).

Use of 50mm lens when practical. But exceptions apply including the use of 24mm Tilt-Shift lenses where viewpoints are located close to the development or within a close built environment.

Viewpoint location accuracy based on a bespoke measured survey (and GPS) or high-resolution imagery and LiDAR.

Depiction of the proposed content within the photographs is considered accurate and verifiable through the use of camera matches using bespoke measure surveys and/or LiDAR data. The proposed development, survey data, and viewpoints are all accurately geolocated within an OS coordinate system.

3D model provided by the design team or created from provided technical drawings.

Where practical, 'Image Enlargement' values (and corresponding page sizes) are shown on each image page. This is typically 100% but exceptions apply such as 93% for cylindrical panoramas, and for other focal lengths variations.

Dedicated viewpoint location plan/map.

Record of data sources and methodology.

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