

Land East of The Common Barwell

Pegasus Group LVIA, Appendix B

Content

1.0 Introduction	3
2.0 Methodology	3
3.0 Location Plan	4
4.0 Illustrative Masterplan	5
5.0 Viewpoint 1a - Shilton Road, opposite No.8	6
6.0 Viewpoint 12 - Dawson's Lane allotments	9

1.0 Introduction

- 1.1. Verified View / Accurate Visual Representation
- 1.1.1. A Verified View (VV) or Accurate Visual Representation (AVR) is “a still image, or animated sequence of images, intended to convey reliable visual information about a proposed development to assist the process of visual assessment”.¹

1.1.2. This document applies current good practice in preparing verified views of a proposed development. Views are from what is considered to be the most representative viewpoints in the area surrounding the site.

1.1.3. The current practice guides this process is informed by include:
 - The Landscape Institute's, 'Technical Guidance Note 06/19 : Visual Representation of Development Proposals'
 - 'Guidelines for Landscape and Visual Impact Assessment' Third edition April 2013, The landscape institute and Institute of Environmental Assessment and Management.
 - 'London View Management Framework', (March 2012) Published by Greater London Authority.

1.1.4. When displaying images taken with a 50mm lens at A3, It is advised (within the Landscape Institute's Technical Guidance Note 06/19) that the viewing distance for the montages from eye to paper should be 'at arms length' between 50 and 55cm (Landscape Institute TGN 06/19 para 3.8.3) with a Horizontal Field of View of around 39.6°.
- 2.1. Overview
- 2.1.1. In preparing the verified views/photomontages, accurate photography is required, with survey information recorded, and an accurate model of the application parameters prepared. In simple terms, this allows a 'virtual' viewpoint to be constructed that accurately reflects an actual photograph, which in turn allows a wireline (representing the outline of the proposed development form) or fully rendered image of the proposed development to be accurately superimposed on the existing photograph.
- 2.2. Photography
- 2.2.1. In accordance with current guidance, on-site photography records the position (as a grid reference), height of camera lens, camera used, lens type and focal length, field of view, date and time. Photographs were recorded at 1.6 metres above ground level to reflect the pedestrian eye height. Photographs are taken with a fixed 50mm focal length lens attached to a SLR camera (Canon EOS 5D MKiv).

2.0 Methodology

- 2.2.2. In assessing the impact of development on the landscape it is often necessary to record a panoramic view. A panorama made up from planar photographs is not strictly a 'true panorama' due to distortion encountered from the rectilinear projection of the lens. This is best described by looking through the viewfinder as you rotate the camera, the objects near the centre get larger as they approach the edge of the frame. Accurate 'stitching software' overcomes this effect by distorting each image into a cylindrical projection before aligning and blending, to reflect as accurately as possible the experience of the human eye.
- 2.3. Survey Information
- 2.3.1. On site surveying is carried out at the same time that the photographs are taken to record the position and height (Above Ordnance Datum) of the camera and its tripod alongside a range of 6 to 10 physical reference points per viewpoint (such as telegraph poles, road signs, or in the absence of sufficient existing reference points, ranging poles). To ensure the accuracy, the surveyed data was cross-referenced against OS information as well as the topographical site survey. This data is subsequently transferred into computer modelling software to produce an accurate 'virtual' view reflecting the actual panoramic photograph. Reference points are captured by a Total Station (the surveyors on-site equipment) with an electronic distance meter (EDM) which reads slope distances from the instrument to a particular point. These points are used to align the computer image against the photography.
- 2.4. Scheme Parameters Modelling
- 2.4.1. The Illustrative Masterplans on page 5, provides layouts that is reflective of how the proposed application could be realised, and is therefore considered to be an acceptable basis for verified view production. The development parcels are modelled up to 9m to ridge and assumes existing ground levels.
- 2.5. Camera Matching
- 2.5.1. Having accurately modelled the scheme, a series of computer generated images are constructed from the exact viewpoint locations and have cylindrical projection applied before photo-stitching to match the panoramic photographs, thus creating a 'virtual' panorama of the proposed development. With the virtual and photographic images overlaid with each other, common (surveyed) reference points are used to align both the virtual and photographic image and the foreground clipping applied or wireline drawn.

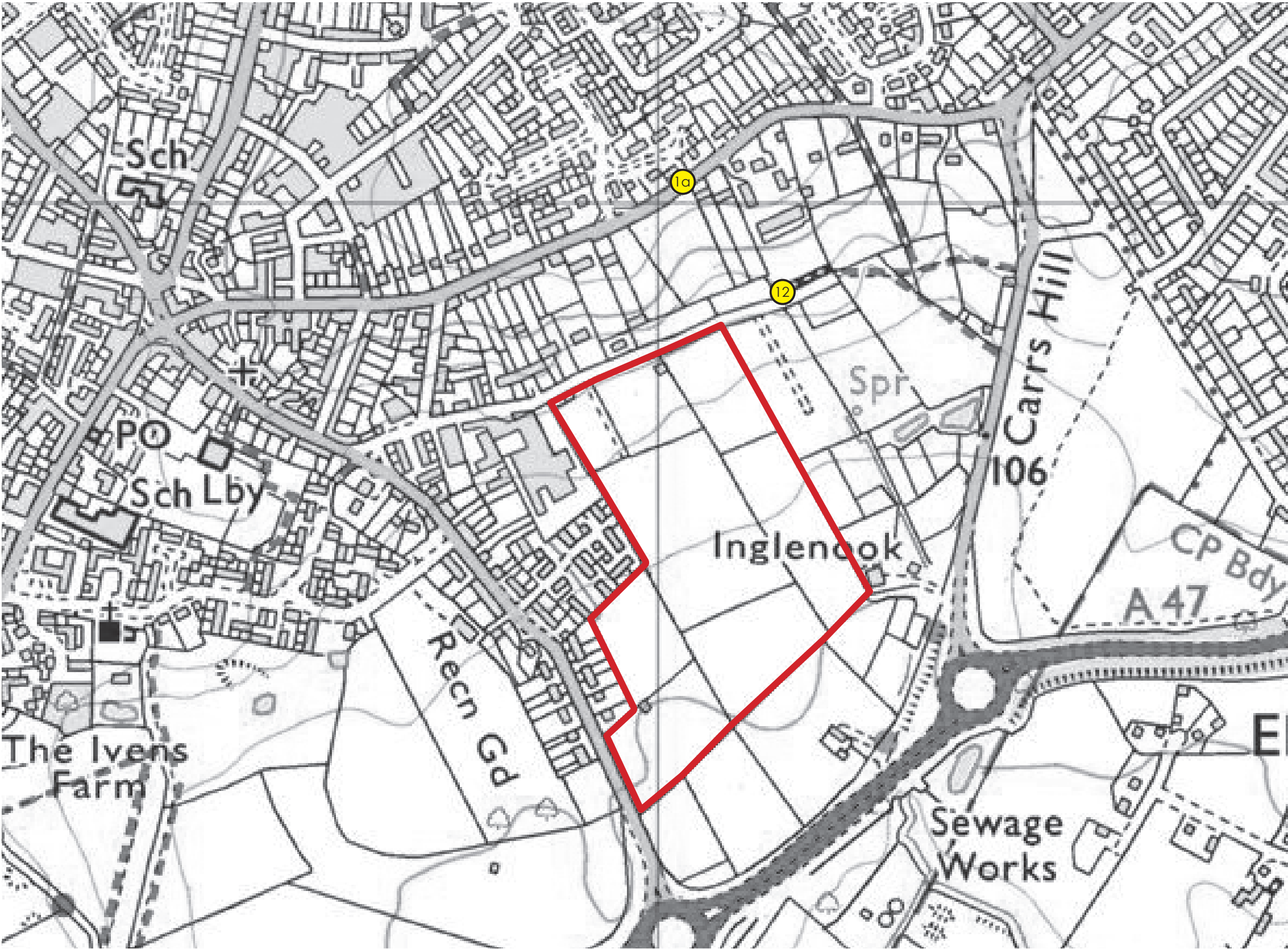
- 3.0 Presentation of Verified Views
- 3.1 Block Massing
- 3.1.1 As noted above the development parcels are modelled to 9.0 metres above existing ground level. At this stage of the outline application, no detailed design scheme with FFL's (Finished Floor Levels) is available. Additionally, there is no design in respect of the house types themselves, or their material finishes.
- 3.2 Wirelines
- 3.2.1 On this basis, the 2021 and 2023 proposals are depicted by a “wireline” model. In their presentation, where elements of the proposal will be visible, this is indicated by a solid line. Where it will not be visible (hidden from view by existing vegetation and/or topography) , this is indicated by a dashed line.

3.2.2 From each of the two views (1a and 12), there are three illustrations:
 1. The existing panorama;
 2. The existing baseline view with the 2023 proposal;
 3. The existing baseline view with the 2023 proposal and the 2021 proposal overlayed (to effectively illustrate a compare and contrast exercise).

3.2.3 There is no presentation of proposed vegetation in this wireline analysis.

¹ London View Management Framework March 2012

3.0 Location Plan

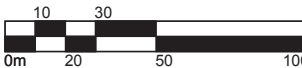


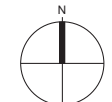
Legend

 Site Location

 Viewpoint Location

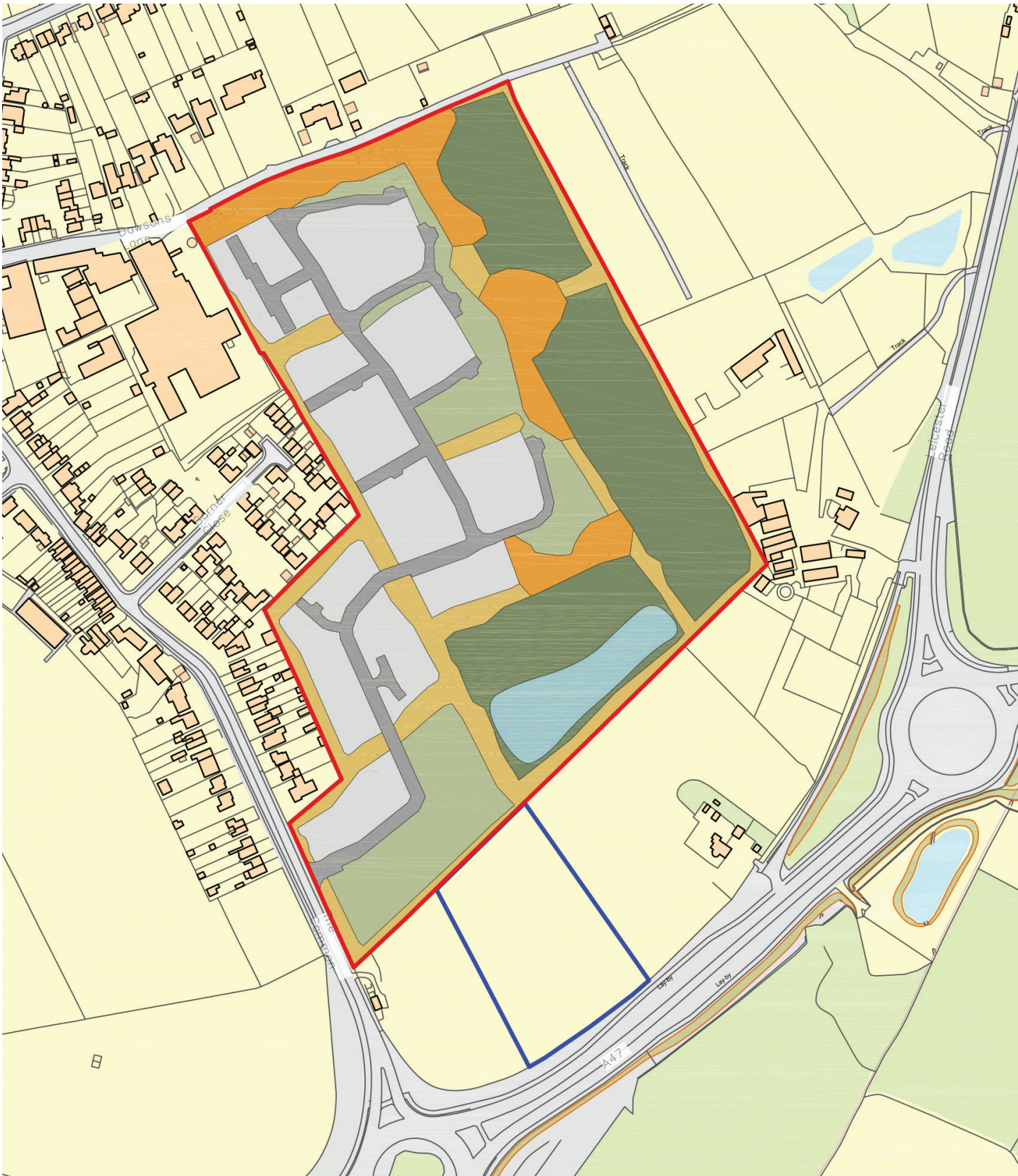
SCALE 1:2,500

 0m 10 20 30 50 100

 NTS

4.0 Illustrative Masterplan

2023 Scheme



2021 Scheme



5.0 Viewpoint 1a - Shilton Road, opposite No.8



National Grid Reference:
445027.861, 297009.943

Camera:
SLR Canon EOS 5D MK IV

Lens:
Fixed 50mm

Height of Camera Lens:
133.72 AOD

Horizontal Field of View:
44 °

Date:
09.12.23

Time:
13.32



Existing Panorama

5.1 Viewpoint 1a - Existing Baseline View, with wireline of the 2023 scheme

Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image.

2023 Scheme ———

Not visible / Glimpsed - - - - -



5.2 Viewpoint 1a - Overlay of the two proposals to illustrate changes in the extent of built form visible

Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image.

- 2023 Scheme
- 2021 Scheme
- Not visible / Glimpsed



6.0 Viewpoint 12 - Dawson's Lane allotments



National Grid Reference:
445146.823, 296883.260

Camera:
SLR Canon EOS 5D MK IV

Lens:
Fixed 50mm

Height of Camera Lens:
120.55 AOD

Horizontal Field of View:
44 °

Date:
09.12.23

Time:
14.00



Existing Panorama

6.1 Viewpoint 12 - Existing Baseline View, with wireline of the 2023 scheme

Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image.

2023 Scheme ———

Not visible / Glimpsed - - - - -



6.2 Viewpoint 12 - Overlay of the two proposals to illustrate changes in the extent of built form visible

Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image.

2023 Scheme —
2021 Scheme —
Not visible / Glimpsed - - -

