vista3d
verified visualisers

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Verified Views - Document Reference No. V3D 171106

January 2018

Prepared on behalf of

Pegasus Group

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Content

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 Advice Note 01/11
- '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. It is advised (within the Landscape Institute's Advice Note 01/11) that the viewing distance for the montages from eye to paper should be shown at 30-50cm. These figures determine the horizontal field of view and in this assessment, it is shown at 72 degrees so that they can be viewed at 30cm.

[1] London View Management Framework March 2012

2.0 Methodology

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 MKII).

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. In taking a panoramic photograph it is important to ensure the camera position is set horizontally level.

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.

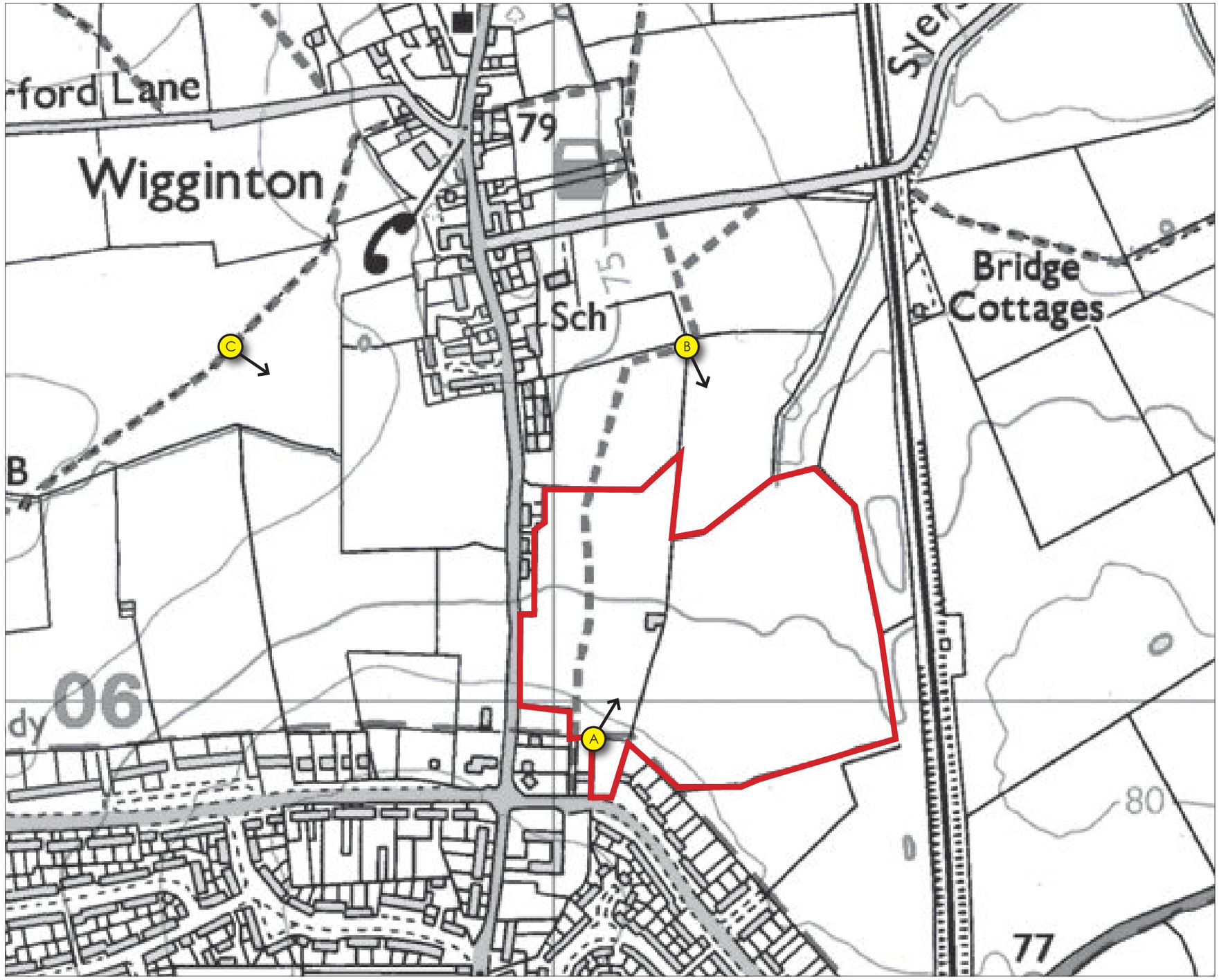
2.4. Scheme Parameters Modelling

2.4.1. The Indicative Masterplan (P16-1451_05_2_Rev:K) provides a layout that is reflective of how the proposed application site could be developed, and is therefore considered to be an acceptable basis for verified view production. The unit parameters within the proposed scheme are modelled as identified on page5.

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 before foreground clipping is applied.

3.0 Location Plan



Legend

Viewpoint Location

Site Location

SCALE 1:5,000

0m 50 125 250

4.0 Indicative Masterplan

Legend

- 1.5 storey (6.5m to ridge)
- 2.5 storey (10m to ridge)

Remaining units shown as 2 storey (8.6m to ridge)

Principal Street tree planting
Yr1 - 4-4.5m
Yr15 - 10m

Proposed vegetation
Yr1 - 1-1.8m
Yr15 - 9-10m

NTS.

5.0 Viewpoint A - View from right of way on the edge of Tamworth, and on the southern site boundary.

National Grid Reference:
421021.255, 306005.326

Camera:
SLR Canon EOS 5D MKII

Lens:
Fixed 50mm

Height of Camera Lens:
82.77 AOD

Horizontal Field of View:
72 °

Date:
24.12.17

Time:
09.37

Existing Panorama

5.1 Viewpoint A - Baseline

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

Existing View

5.2 Viewpoint A - Proposed with yr1 site planting

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

Proposed View

5.3 Viewpoint A - Proposed with yr15 site planting

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

Proposed View

6.0 Viewpoint B - View from right of way on southern edge of Wigginton, looking south.

National Grid Reference:
421147.490, 306444.697

Camera:
SLR Canon EOS 5D MKII

Lens:
Fixed 50mm

Height of Camera Lens:
76.19 AOD

Horizontal Field of View:
72 °

Date:
24.12.17

Time:
09.54

Existing Panorama

6.1 Viewpoint B - Baseline

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

Existing View

6.2 Viewpoint B - Proposed with yr1 site planting

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

Proposed View

6.3 Viewpoint B - Proposed with yr15 site planting

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

Proposed View

7.0 Viewpoint C - View from right of way of Wigginton, looking south-east.

National Grid Reference:
420666.106, 306476.112

Camera:
SLR Canon EOS 5D MKII

Lens:
Fixed 50mm

Height of Camera Lens:
71.22 AOD

Horizontal Field of View:
72 °

Date:
24.12.17

Time:
10.12

Existing Panorama

7.1 Viewpoint C - Baseline

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

Existing View

7.2 Viewpoint C - Proposed with yr1 site planting

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

Proposed View

7.3 Viewpoint C - Proposed with yr15 site planting

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

Proposed View