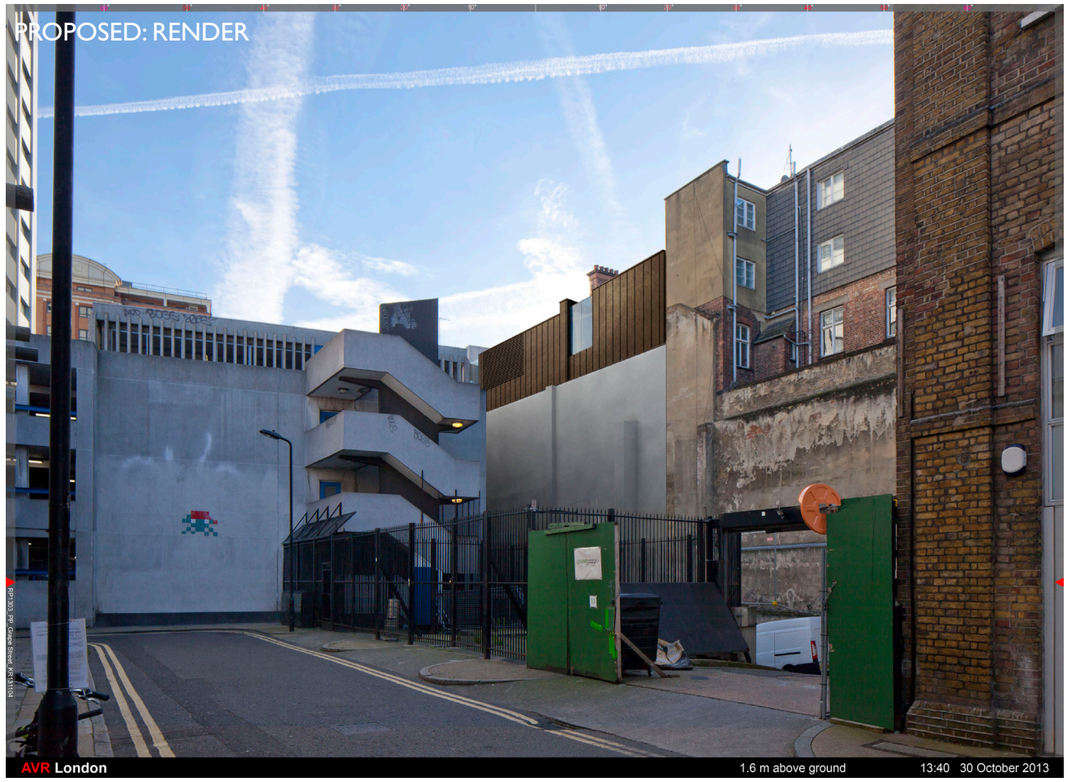
10.0 TOWNSCAPE & VISUAL ASSESSMENT (CONTD.)

VIEW 4 - LOOKING SOUTH WEST FROM WEST CENTRAL STREET



Existing

The West Central Street elevation is poor quality backland. The vacant development site immediately behind Queen Alexandra Mansions and No 9-13 Grape Street is blighted by the existence of vehicular ramps leading down to different car parks. This area will, of course, be redeveloped at some stage in the future, negating any visibility of the subject site. Currently it is possible to see part of the roof and one chimney.

Proposed/Effect

The development will add an upper part to the party wall while retaining the existing roof and chimney. The infilled and extended part will be clad in red/brown zinc with a cut out for a roof top glazing panel. This is a minor enhancement to an otherwise plainly ugly rear.


RP1303_PP_Grape Street_KR131104
View 2: Proposed RENDER
AVR London
1.6 m above ground
13:40 30 October 2013

11.0 CONCLUSION

11.1 The development proposes the reuse of No 9-13 as a residential mansion bringing it into line with neighbouring buildings. While doing so, embellishments are proposed, which enhance the accommodation and add architectural richness to an otherwise under-performing piece of architecture, compared to its neighbours. This entails the replacement of the ground floor fenestration and the addition of an inhabited roof.

11.2 In order to assist in conceiving the right design solution to these two aspects, the consultancy has provided comprehensive heritage support by way of historic research and assessments of both (i) the local designated area and its parts and; (ii) the building itself. The consultancy has collaborated with the architects on design approach and a means to ensure that any loss of fabric avoids harm to heritage and any new work enhances the building, the street and the area.

11.3 The consultancy has assessed the character and appearance of Sub Area No 8 of the Bloomsbury Conservation Area, in which the site exists, both in relation to the wider Georgian areas and in relation to its own Edwardian content. It has found that although one is part of the other from a designation point of view, their character and appearance is in contrast. This reveals that No 9-13 Grape Street makes no contribution to the wider Georgian character and appearance, but makes an important contribution to the character and appearance of Sub Area No 8. The consultancy has analysed this contribution and the importance it has for the sub area and for the setting of neighbouring listed buildings.

11.4 Views from the extreme ends of Grape Street are most significant and exclude visibility of the proposed roof. This is also the case with less significant views such as the broader view from the southern pavement of Holborn.

11.5 The consultancy concludes that the subtle changes and additions being proposed in this planning application do constitute enhancements, adding richness to one of the buildings in the enclave which lacks it, compared to its neighbours. In so doing, it enhances the character and appearance of Sub Area 8 and the setting of the neighbouring grade II listed Queen Alexandra Mansions.

11.6 The change of use to residential and the design quality of the addition is, therefore, a public benefit and deserves to be approved.

APPENDIX 1 - AVR METHODOLOGY, AVR LONDON

AVR METHODOLOGY

AVR London were commissioned in October 2013 to produce a number of verified images of the proposal known as 9-13 Grape Street in London. The positions were chosen during a site visit with the design and consultation team.

2D plans, Ordnance Survey Mapping, and a 3D model were provided by Robin Partington Architects these were used by AVR London to verify the proposal from the selected viewing positions.

Surveying

Control stations were established at each camera position and easily and clearly identifiable static points within the view were identified by the chartered land surveyor on site and marked as an overlay on the photograph from that position.

The survey control stations are resected from the OS base mapping and wherever possible, linked together to form a survey network. This means that survey information is accurate to tolerances quoted by GPS survey methods in plan and commensurate with this in level.
Horizontal and vertical angle observations from the control stations allow the previously identified points within the view to be surveyed using line of sight surveying and the accurate coordination of these points determined using an intersection program. These points are then related back to the Ordnance Survey grid and provided in a spreadsheet format.

The required horizon line within the image is established using the horizontal collimation of the theodolite (set to 1.60m above the ground) to identify 3 or 4 features that fall along the horizon line.

Surveying equipment used:
Wild/Leica TC1000 electronic theodolite which has 3" angle measuring accuracy and 3mm + 2ppm distance measuring accuracy.
Wild/Leica NAK2 automatic level which a standard deviation of +/- 0.7mm/km

Photography

Each scene was photographed using a plumb line over a survey pin to accurately position the view location. The centre of the camera lens was positioned at a height of 1.60 metres above the ground to simulate average viewing height. Each view was taken with a lens that gave approximately a 68 degree field of view, either in landscape or portrait format, a standard which has emerged for verified architectural photography. The nature of digital photography means that a record of the time and date of each photograph is embedded within the file; this metadata allows accurate lighting timings to be recreated within the computer model.

In professional architectural photography, having the camera horizontal is desirable in order to prevent any 3-point perspective being introduced to the image and ensure the verticals within the photographed scene remain parallel. Within architectural photography this is standard practice and more realistically reflects the viewing experience. The camera used by the photographer has the ability to shift the digital capture chip with respect to the centre of the camera lens, allowing for the horizon in the image to be above, below or centrally within the image whilst maintaining the parallel nature of verticals previously mentioned.

Using the surveyed horizon points as a guide, each photograph is checked and rotated, if necessary, in proprietary digital image manipulation software to ensure that the horizon line on the photograph is level and coincident with the information received from the surveyor.

Accurate Visual Representation Production Process

The 3D computer model was supplied aligned on the Ordnance Survey coordinate grid system and approved by the architects with levels being cross checked to Ordnance Survey heights.

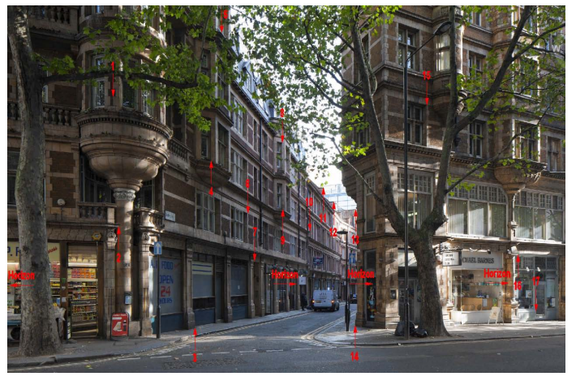
Within the 3D software a virtual camera was set up using the coordinates provided by the surveyor along with the previously identified points within the scene. The virtual camera was verified by matching the contextual surveyed points with matching points within the overlaid photograph. As all the surveyed points, virtual camera and 3D model all relate to the same 3-Dimensional coordinate system then there is only one position, viewing direction and field of view where all these points coincide with the actual photograph from site. The virtual camera is now verified against the site photograph.

The proprietary 3D modeling software then uses the verified virtual camera and 3D digital model to produce a computer generated render of the proposed building. The proposal was masked where it would be obscured behind built form or vegetation.

Using the surveyed information and verification process described above, the scale and position of a proposal with a scene can be objectively calculated.

View 3 - Shaftesbury Avenue

Point	Easting	Northing	Level
1	530126.25	181419.27	33.01
2	530126.97	181418.86	28.94
3	530128.71	181414.91	25.05
4	530128.74	181414.04	32.59
5	530128.27	181413.74	38.34
6	530132.60	181408.98	31.33
7	530132.90	181408.21	28.45
8	530135.19	181403.67	37.62
9	530135.19	181403.67	32.58
10	530141.42	181394.15	32.47
11	530146.17	181386.63	38.96
12	530150.82	181379.15	38.97
13	530160.18	181361.35	41.41
14	530125.30	181407.95	24.90
15	530122.39	181406.26	35.35
16	530120.46	181400.03	28.51
17	530120.19	181397.77	25.38



AVRLondon 9-13 Grape Street
METHOD STATEMENT

December 2013 1