

11.0 Appendices

11.6 Certified Views/ CGIs

Methodology for production of Accurate Visual Representations

Overview of Methodology.

- 1.1 The study was carried out by Squire and Partners (S+P, the Visualiser) by combining computer generated images of the Application Scheme with Small format photographs at key/strategic locations around the site as agreed with the project team. The surveying was executed by Gordon Tomlin Partnership (the Surveyor).
- 1.2 The project team defined a series of locations in London, the immediate vicinity, where the Application Scheme might create a significant visual impact. At each of these locations S+P carried out a preliminary study to identify specific Assessment Points from which a representative and informative view could be taken. Once the exact location had been agreed by the team, a photograph was taken which formed the basis of the study. The precise location of the camera was established by the Surveyor using a combination of differential GPS techniques and conventional observations.
- 1.3 For views where a photographic context was to be used, additional surveying was carried out. A number of features on existing structures visible from the camera location were surveyed. Using these points, S+P has determined the exact location where the computer model and each individual photograph can be overlaid to match exactly. Each photograph has then been divided into foreground and background so the Application Scheme can be inserted into context at the right visual distance for the foreground and background to be visible. When combined with the computer generated image these give an accurate impression of the impact of the Application Scheme on the selected views in terms of scale, locations and use of materials as set out in the London Management Framework for Strategic Views (AVR level 1-3).

Presentation

- 1.9 For each view the AVRs have been presented using a double page layout which facilitates desktop study. The layout shows all conditions at the same size and scale on the page. A further study has been undertaken to indicate in simple wire outline, the surrounding granted planning applications.

Styles

- 1.10 For each viewpoint, the Proposed Development is shown in a defined graphical style. These styles comply with the definitions of AVR style, defined by the London View Management Framework. The styles used in this study are:
AVR 1 – A wireline representation showing the silhouette of the proposed application. This level of detail was not requested at this stage of the project
AVR 3 – A fully rendered representation of the building showing the likely appearance of the proposed materials under the lighting conditions obtaining in the selected photograph.

Spatial framework and reference database.

Preparing models of the Proposed Development.

- 2.21 A 3D model was built by S+P to correspond to the current Application Scheme. The level of detail was sufficient to match the AVR 3 specifications as required.
- 2.22 The model is then located in the spatial framework using reference information supplied by the Architecture Team at S+P. Study renders are then supplied to the Architecture teams to confirm materials, heights and style are correct for the Application Scheme. At each stage of the design process the differing iteration designs to the computer model are assigned a unique reference number.

Determining occlusion and creating simple renderings.

- 2.23 A further rendering was created using the aligned camera, which combined the Application Scheme with the computer generated context. This was used by the artist to assist with determining which parts of the photograph should appear in front of the Application Scheme and which were to be behind it. Using this image and additional site photography for information, the source image is divided into layers representing foreground and background elements.
- 2.24 In cases where the Application Scheme is to be represented in silhouette or massing form (AVR1 or AVR2), final renderings of the accurate massing model were generated and inserted into the background photograph between the foreground and background layers. This was during the preliminary findings and are not included in this document.
- 2.25 Final graphical treatments were applied to the resulting image as agreed with the Architecture Team, environmental and planning consultants. These included the application of differing coloured outlines or the addition of tones for visible or occluded elements.

Creating more photo-realistic renderings.

- 2.26 Where more realistic representations of the Application Scheme were required (AVR3) the initial model is developed to show the building envelope in greater detail.
- 1.29 For each final view, lighting was set in the visualisation system to simulate the lighting conditions at the time of the source photograph. Additional lighting was placed where required in the system to best replicate the recorded lighting conditions, reflective light and the proposed materials to be used.

- 1.30 When all the above information is combined, the high resolution images were rendered and overlaid with the background photography. Further digital manipulation of colours, atmosphere and suggested life styles were applied by the artist to be indicative of the Application Scheme as it would appear under the lighting conditions as initially recorded in the photograph, resulting in the final study images.

Documneting the Study.

- 1.31 The final report on the Study Location was created which shows the existing and proposed vistas. These are complemented by images of the location map, a record of the camera location a descriptive text of camera, lens and heights of camera AOD used for each Assessment Point.

Space House, camera location information

View no.	ViewTitle	Survey		Ground	Date	Time	Camera	Camera Lens	Camera Height	WL / Render
		Eastings	Northings	Height AOD					above ground	
1	John Soane Museum (North side of Lincolns Fields)	530720.845	181454.877	22.883m	03/04/2019	10.15	Canon EOS 5D Mk 3	24 mm Tilt & Shift	1.7m	Render
2	Junction of Newmans Row and Lincoln's Inn Fields (South East)	530906.109	181351.044	20.003m	13/11/2018	11.10	Canon EOS 5D Mk 3	24 mm Tilt & Shift	1.7m	Render
3	Portugal street, near the junction with Carey Street	530874.667	181257.781	19.582m	03/04/2019	10.28	Canon EOS 5D Mk 3	24 mm Tilt & Shift	1.7m	Render
4	Great Queen Street/Wild Street, near the Freemasons Trade Hall	530414.304	181215.905	23.775m	03/04/2019	11.06	Canon EOS 5D Mk 3	24 mm Tilt & Shift	1.7m	Render
5	Drury Lane & Russell Street Junction	530545.273	181085.148	22.061m	19/02/2019	13.22	Canon EOS 5D Mk 3	17 mm Tilt & Shift	1.7m	Render
6	Wellington Street & Russell Street Junction	530472.747	180964.067	20.951m	03/04/2019	10.48	Canon EOS 5D Mk 3	24 mm Tilt & Shift	1.7m	Render
7	Kingsway (north) and Remnant Street Junction	530576.234	181400.930	22.177m	13/11/2018	10.45	Canon EOS 5D Mk 3	24 mm Tilt & Shift	1.7m	Render
8	Kingsway (South East side) near Metro Bank	530719.807	181095.189	18.776m	13/11/2018	11.34	Canon EOS 5D Mk 3	24 mm Tilt & Shift	1.7m	Render



KEY

- Visible
- Obstructed View
- Not Visible



View 1 : Existing



View 1 : Proposed



View 2 : Existing



View 2 : Proposed



View 3 : Existing



View 3 : Proposed

NB. The construction of a new, ten-storey building at 44 Lincoln's Inn Fields has commenced, consented in July 2017 (RN 17/01479/FULL), and will be erected within the middle ground of this view; this will ultimately conceal views of Space House from this perspective.



View 4 : Existing



View 4 : Proposed



View 5 : Existing



View 5 : Proposed



View 5 : Existing



View 5 : Proposed



View 7 : Existing



View 7 : Proposed



View 8 : Existing



View 8 : Proposed



View 7 : Existing



View 9 : Proposed



View 7 : Existing



View 10 : Proposed



View 7 : Existing



View 11 : Proposed

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