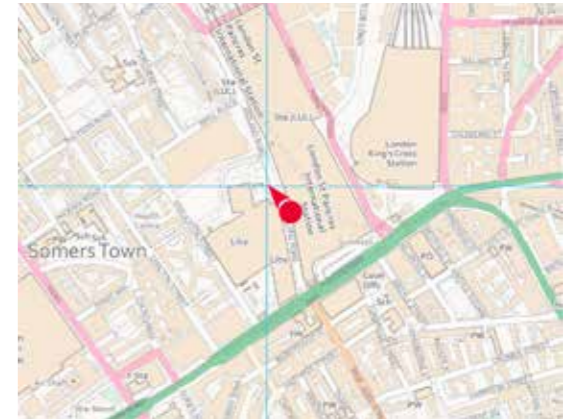




4553_4806

Cumulative



4553_4971

Existing



4553_4975

Proposed

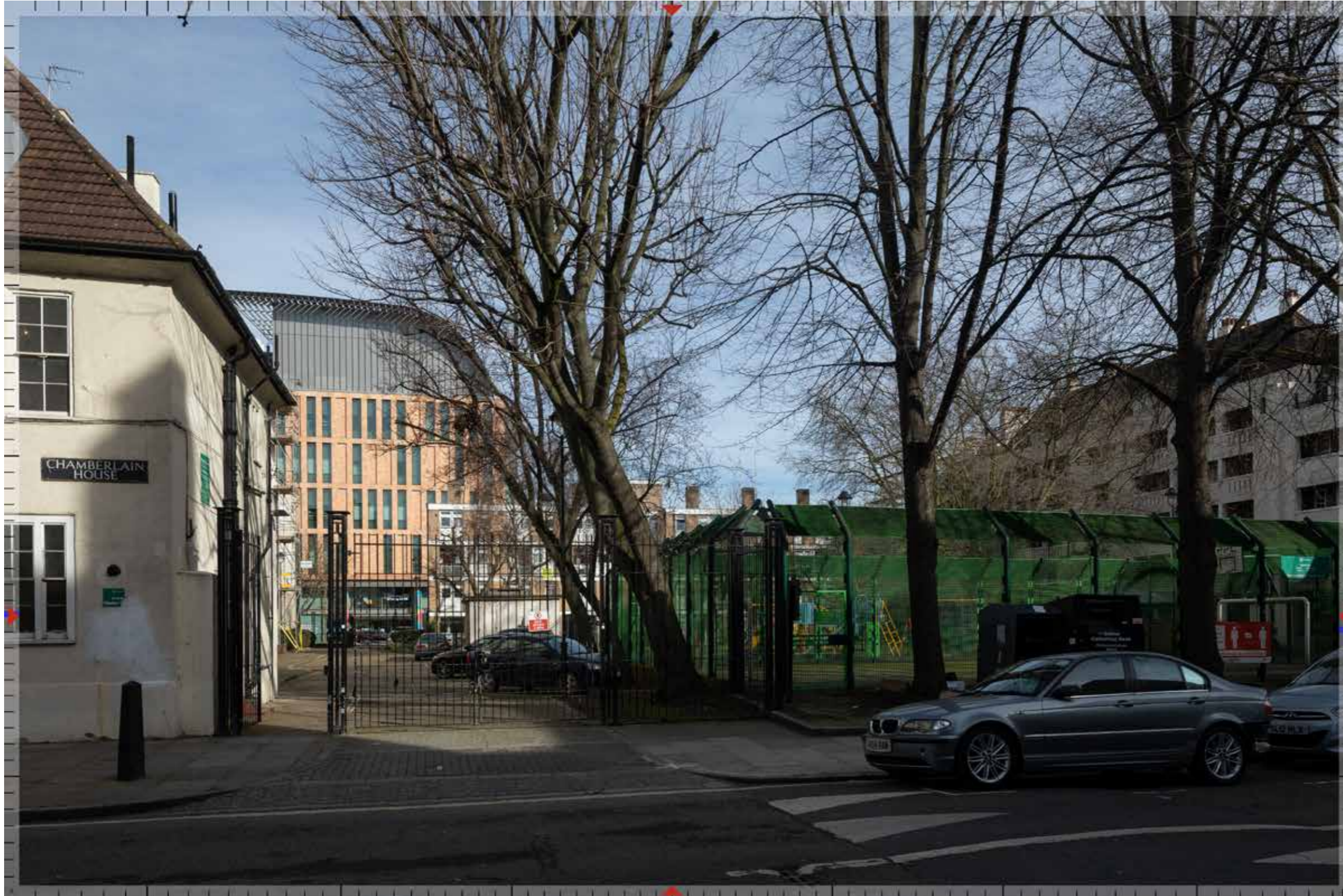


Midland Road, east side where St Pancras Hotel meets station



4553_4976

Cumulative



4553_3301



Existing



4553_3305

Proposed



Summer reference photograph



4553_3306

Cumulative

Appendices (continued)

B Additional Unverified Test Views

Introduction

B.1 This following pages contain views prepared to supplement the AVRs in the main section of the report. Each view is presented as a pair of images showing a photograph of the existing condition alongside a study render of the cumulative condition. This image shows the massing of the Proposed Development combined with the Miller Hare London Model, including key consented schemes.

B.2 Subject to the accuracy of the CAD model, these studies provide an accurate and consistent method for assessing the location, size, visibility and architectural form of the proposal relative to its context. The digital photograph taken from approximately the same location provides direct validation of the study render, and the photograph and render should always be assessed together in order that any differences between the model and the current state are made manifest.

B.3 Where it is likely that the Proposed Development will be discernible, and outline of the scheme has been superimposed on the study render in order to make clear the location of the Proposed Development.

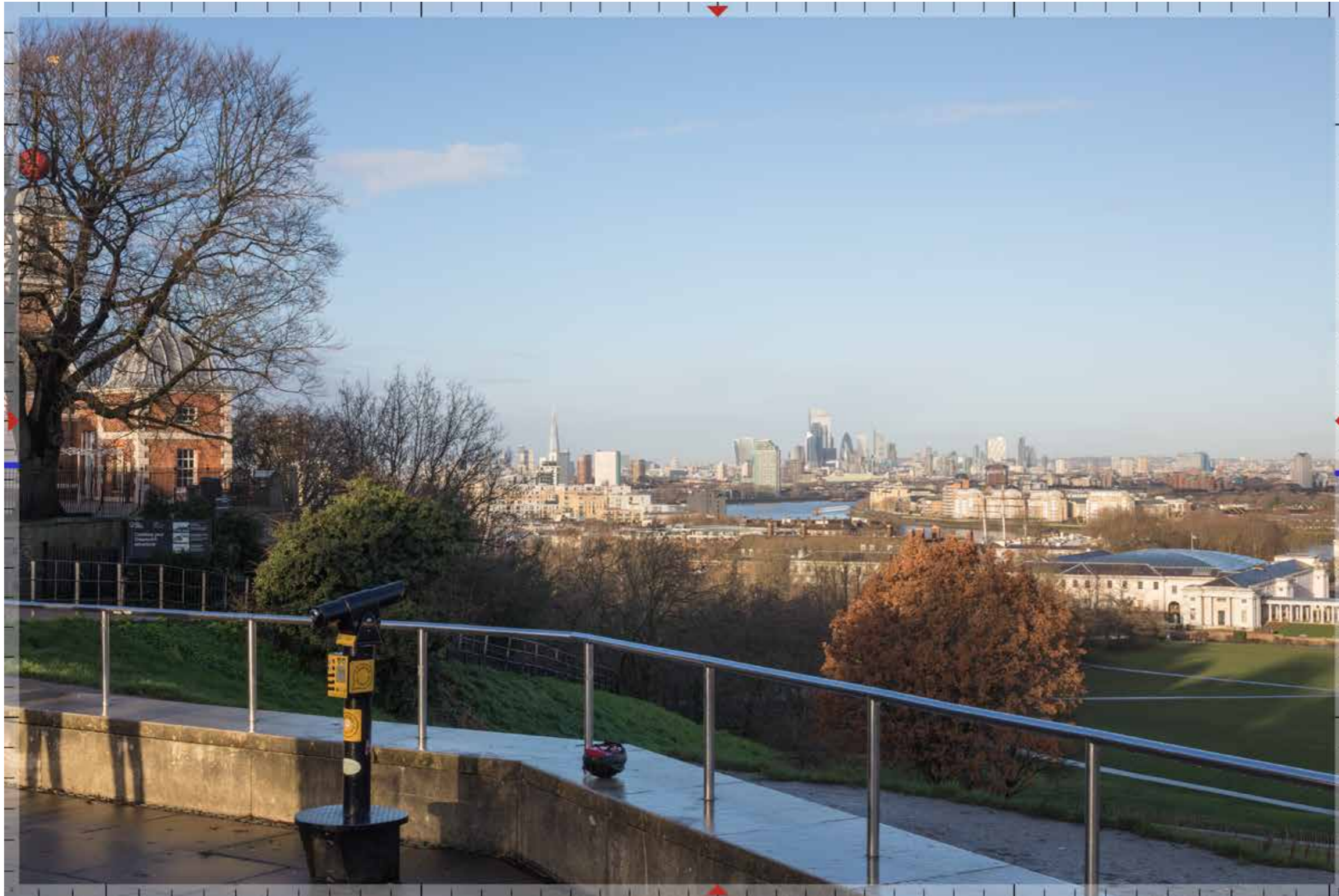
Process – Comparative views

B.4 From each view position a digital photograph has been taken using a conventional digital camera. Each location has also been recorded with supplementary photographs and field notes to allow its precise location to be revisited. The National Grid coordinates and AOD height of the positions from which the photograph was taken have been estimated using field records, available mapping and using data from The London Model.

B.5 Using these estimated view coordinates a virtual camera has been defined. The Field of View and direction of view have been matched to the photograph by eye and have not been verified by survey.

B.6 A CAD model was prepared by combining an extracted area of the Miller Hare London Model with the CAD models of the Proposed Development and models of other consented schemes. The full list of schemes used in the study render is shown in Appendix D2 “Details of Cumulative Schemes”





4553_1301



Existing



4553_1304

Cumulative



Existing



4553_3701



4553_3704

Cumulative



4553_3801



Existing



4553_3804

Cumulative



4553_3901



Existing



4553_3904

Cumulative



4553_0951

Existing



4553_0954

Cumulative



4553_0961



Existing



4553_0964

Cumulative



4553_0971



Existing



4553_0974

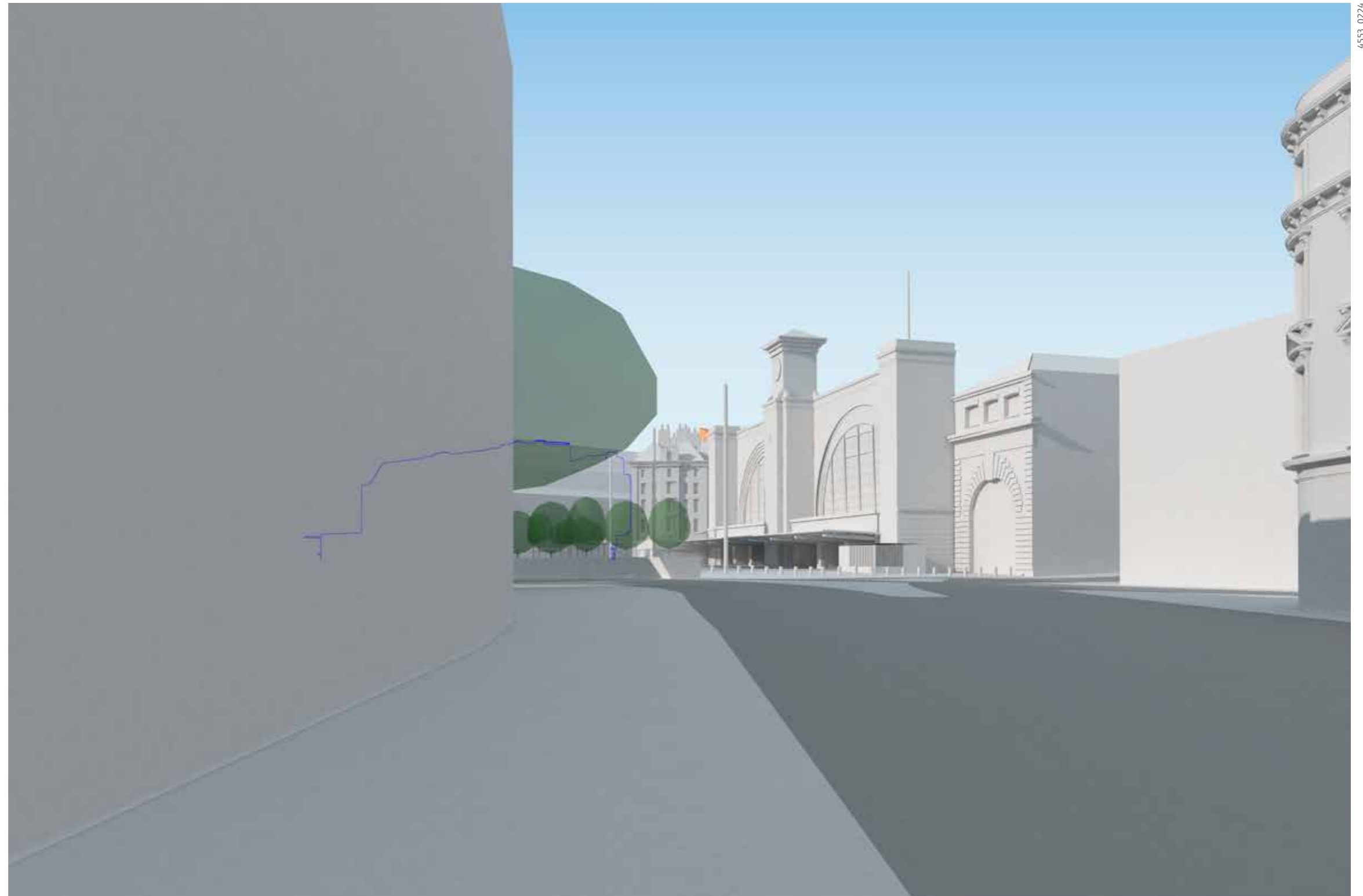
Cumulative



4553_0221



Existing



4553_0224

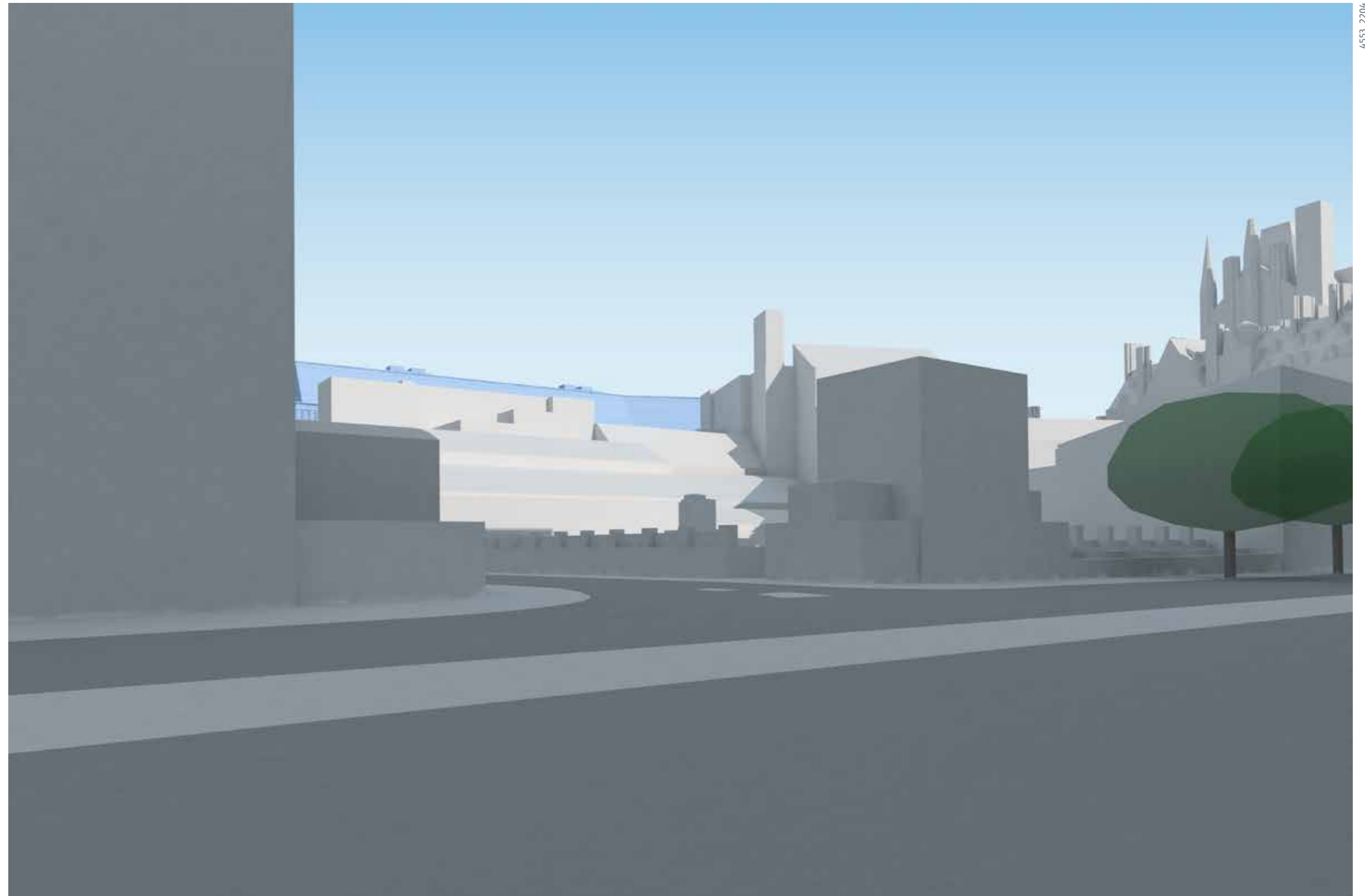
Cumulative



4553_2201



Existing



4553_2204

Cumulative



4553_4501

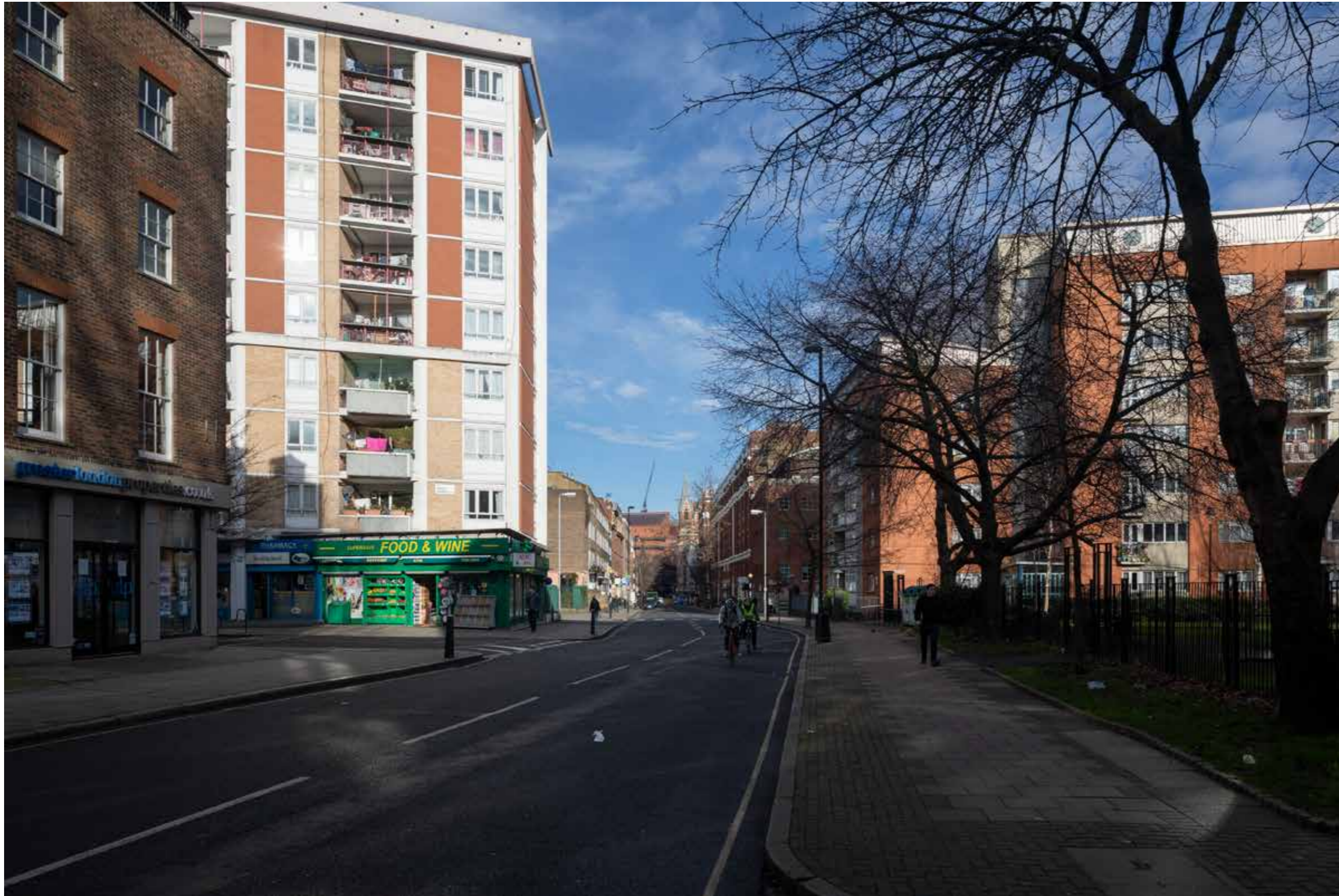


Existing



4553_4504

Cumulative



Existing



4553_4604

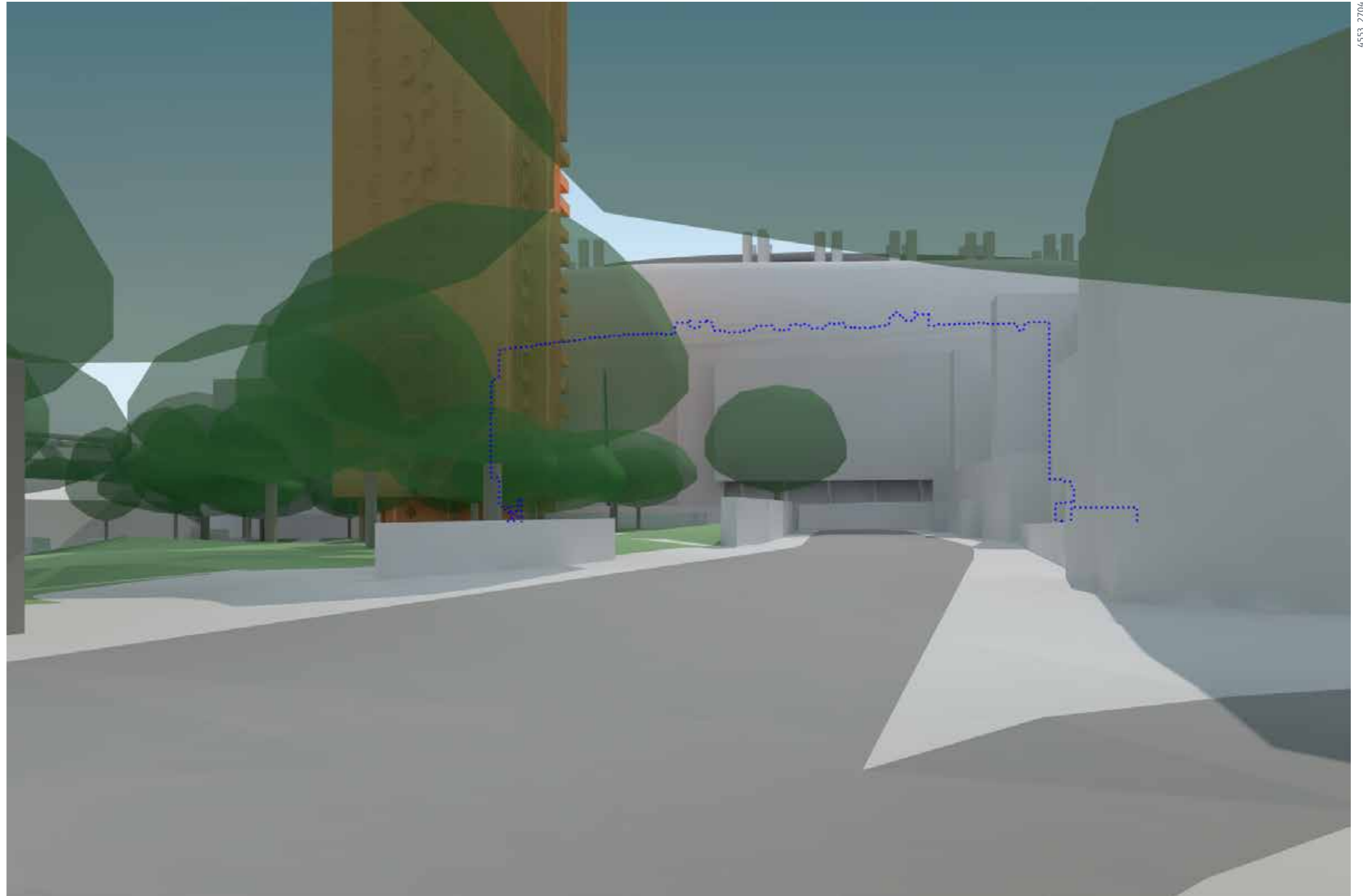
Cumulative



4553_2701



Existing



4553_2704

Cumulative



4553_3501



Existing



4553_3504

Cumulative



Existing



4553_4004

Cumulative



4553_4201



Existing



4553_4204

Cumulative



4553_4301



Existing



4553_4304

Cumulative

Appendices (continued)

c Theoretical Zone of Visual Influence



Appendices (continued)

D1 View Locations

1 | LVMF London Panorama from Parliament Hill to St Paul's (Assessment Point 2A.1)



Camera Location
 National Grid Reference 527665.4E 186131.5N
 Camera height 98.10m AOD
 Looking at Centre of Site
 Bearing 138.7°, distance 3.8km
Photography Details
 Height of camera 1.60m above ground
 Date of photograph 21/02/2021
 Time of photograph 15:56
 Canon EOS 5D Mark IV DSLR
 Lens 50mm

2 | LVMF London Panorama from Kenwood to St Paul's (Assessment Point 3A.1)



Camera Location
 National Grid Reference 527270.1E 187486.2N
 Camera height 114.10m AOD
 Looking at Centre of Site
 Bearing 143.0°, distance 5.2km
Photography Details
 Height of camera 1.60m above ground
 Date of photograph 27/12/2020
 Time of photograph 15:22
 Canon EOS 5D Mark IV DSLR
 Lens 50mm

3 | LVMF London Panorama from Primrose Hill to St Paul's (Assessment Point 4A.1)



Camera Location
 National Grid Reference 527657.3E 183893.0N
 Camera height 68.29m AOD
 Looking at Centre of Site
 Bearing 122.0°, distance 2.4km
Photography Details
 Height of camera 1.60m above ground
 Date of photograph 21/02/2021
 Time of photograph 17:09
 Canon EOS 5D Mark IV DSLR
 Lens 50mm

4 | LVMF London Panorama from Blackheath to St Paul's (Assessment Point 6A.1)



Camera Location
 National Grid Reference 538238.2E 176823.1N
 Camera height 47.61m AOD
 Looking at Centre of Site
 Bearing 304.9°, distance 10.4km
Photography Details
 Height of camera 1.60m above ground
 Date of photograph 27/03/2021
 Time of photograph 08:28
 Canon EOS 5D Mark IV DSLR
 Lens 50mm

5 | Islington Local View LV8 from Pentonville Road to St Pancras



Camera Location
 National Grid Reference 531094.1E 183107.0N
 Camera height 38.61m AOD
 Looking at Centre of Site
 Bearing 257.7°, distance 1.2km
Photography Details
 Height of camera 1.60m above ground
 Date of photograph 23/02/2021
 Time of photograph 08:36
 Canon EOS 5D Mark IV DSLR
 Lens 24mm

6 | Pentonville Road, junction with Penton Rise Road to St Pancras



Camera Location
 National Grid Reference 530914.9E 183063.7N
 Camera height 30.32m AOD
 Looking at Centre of Site
 Bearing 263.7°, distance 1.0km
Photography Details
 Height of camera 1.60m above ground
 Date of photograph 11/02/2021
 Time of photograph 11:34
 Canon EOS 5DS R DSLR
 Lens 24mm

Appendices (continued)

7 | Gray's Inn Road



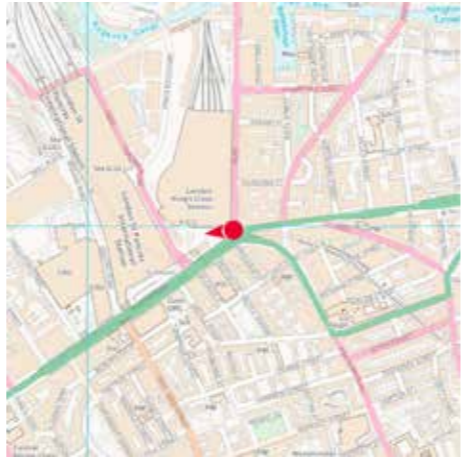
Camera Location
 National Grid Reference 530415.1E 182965.0N
 Camera height 17.70m AOD
 Looking at Centre of Site
 Bearing 273.9°, distance 0.5km
Photography Details
 Height of camera 1.60m above ground
 Date of photograph 11/02/2021
 Time of photograph 12:31
 Canon EOS 5DS R DSLR
 Lens 24mm

7N | Gray's Inn Road (dusk view)



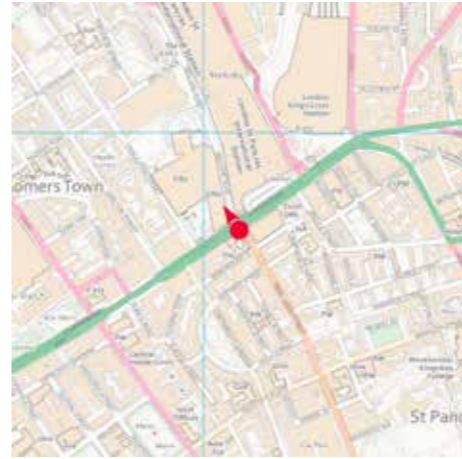
Camera Location
 National Grid Reference 530415.2E 182965.0N
 Camera height 17.64m AOD
 Looking at Centre of Site
 Bearing 273.4°, distance 0.5km
Photography Details
 Height of camera 1.60m above ground
 Date of photograph 25/05/2021
 Time of photograph 21:34
 Canon EOS 5D Mark IV DSLR
 Lens 24mm

8 | King's Cross Square



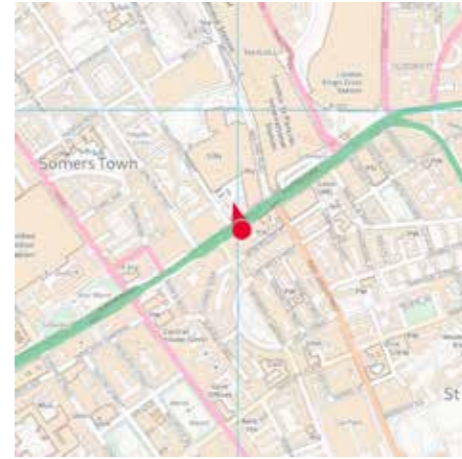
Camera Location
 National Grid Reference 530321.9E 182991.6N
 Camera height 17.93m AOD
 Looking at Centre of Site
 Bearing 262.2°, distance 0.4km
Photography Details
 Height of camera 1.60m above ground
 Date of photograph 23/02/2021
 Time of photograph 09:10
 Canon EOS 5D Mark IV DSLR
 Lens 24mm

9 | Euston Road, junction with Judd Street



Camera Location
 National Grid Reference 530078.4E 182785.7N
 Camera height 21.02m AOD
 Looking at Centre of Site
 Bearing 327.1°, distance 0.3km
Photography Details
 Height of camera 1.60m above ground
 Date of photograph 19/03/2021
 Time of photograph 10:01
 Canon EOS 5D Mark IV DSLR
 Lens 24mm

10 | Euston Road, opposite the British Library



Camera Location
 National Grid Reference 530009.1E 182735.4N
 Camera height 21.80m AOD
 Looking at Centre of Site
 Bearing 342.4°, distance 0.3km
Photography Details
 Height of camera 1.60m above ground
 Date of photograph 23/02/2021
 Time of photograph 10:32
 Canon EOS 5D Mark IV DSLR
 Lens 24mm

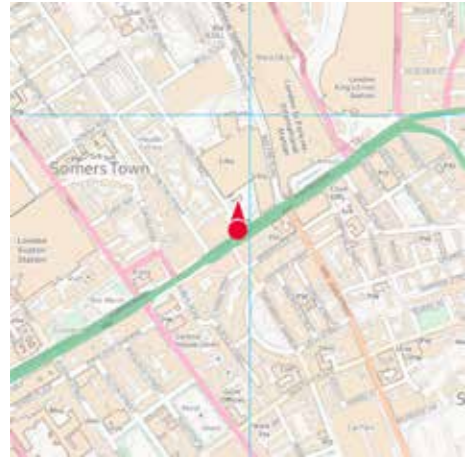
11 | Ossulston Street, junction with Euston Road



Camera Location
 National Grid Reference 529973.1E 182746.6N
 Camera height 22.11m AOD
 Looking at Centre of Site
 Bearing 1.2°, distance 0.3km
Photography Details
 Height of camera 1.60m above ground
 Date of photograph 19/03/2021
 Time of photograph 10:38
 Canon EOS 5D Mark IV DSLR
 Lens 24mm

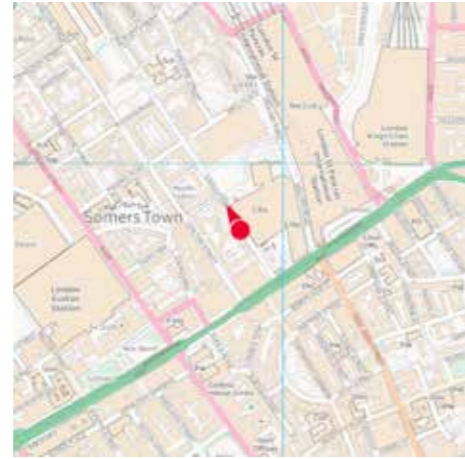
Appendices (continued)

11N | Ossulston Street, junction with Euston Road (dusk view)



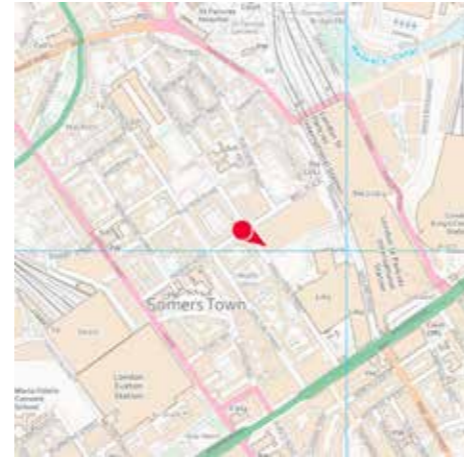
Camera Location
 National Grid Reference 529973.1E 182746.6N
 Camera height 22.13m AOD
 Looking at Centre of Site
 Bearing 1.1°, distance 0.3km
Photography Details
 Height of camera 1.60m above ground
 Date of photograph 01/03/2021
 Time of photograph 18:26
 Canon EOS 5D Mark IV DSLR
 Lens 24mm

12 | Ossulston Street, outside Levita House



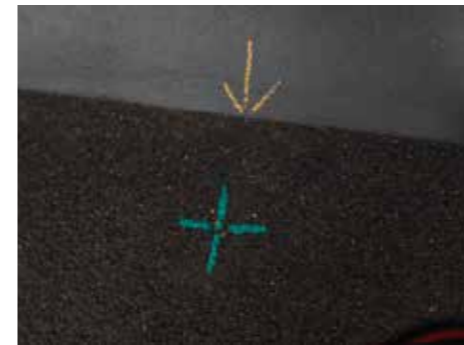
Camera Location
 National Grid Reference 529906.2E 182853.4N
 Camera height 20.73m AOD
 Looking at Centre of Site
 Bearing 331.3°, distance 0.2km
Photography Details
 Height of camera 1.60m above ground
 Date of photograph 23/02/2021
 Time of photograph 10:52
 Canon EOS 5D Mark IV DSLR
 Lens 24mm

13 | Ossulston Street, junction with Phoenix Road



Camera Location
 National Grid Reference 529770.3E 183045.7N
 Camera height 21.04m AOD
 Looking at Centre of Site
 Bearing 123.6°, distance 0.1km
Photography Details
 Height of camera 1.60m above ground
 Date of photograph 13/11/2020
 Time of photograph 14:08
 Canon EOS 5D Mark IV DSLR
 Lens 24mm

14 | Somers Town Bridge



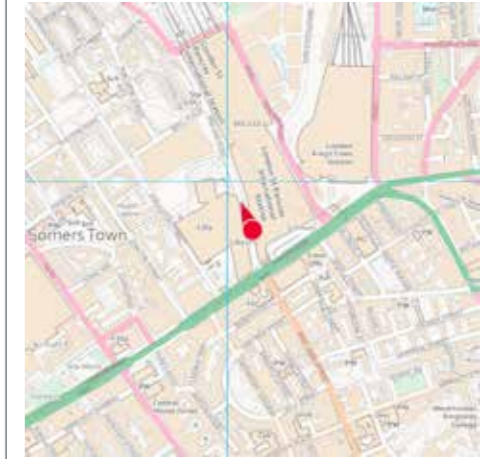
Camera Location
 National Grid Reference 529970.9E 183534.6N
 Camera height 27.07m AOD
 Looking at Centre of Site
 Bearing 170.5°, distance 0.5km
Photography Details
 Height of camera 1.60m above ground
 Date of photograph 23/02/2021
 Time of photograph 16:37
 Canon EOS 5D Mark IV DSLR
 Lens 24mm

15 | Midland Road, opposite junction with Brill Place



Camera Location
 National Grid Reference 529962.4E 183165.1N
 Camera height 18.92m AOD
 Looking at Centre of Site
 Bearing 173.1°, distance 0.1km
Photography Details
 Height of camera 1.60m above ground
 Date of photograph 24/02/2021
 Time of photograph 09:18
 Canon EOS 5D Mark IV DSLR
 Lens 24mm

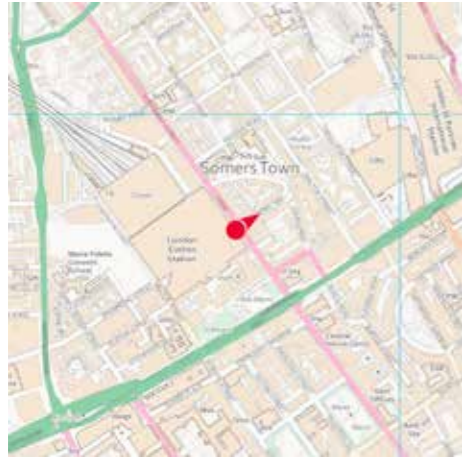
16 | Midland Road, opposite the British Library



Camera Location
 National Grid Reference 530054.9E 182892.5N
 Camera height 19.51m AOD
 Looking at Centre of Site
 Bearing 337.5°, distance 0.2km
Photography Details
 Height of camera 1.60m above ground
 Date of photograph 23/02/2021
 Time of photograph 11:11
 Canon EOS 5D Mark IV DSLR
 Lens 24mm

Appendices (continued)

17 | Eversholt St, junction with Doric Way



Camera Location
 National Grid Reference 529639.2E 182745.6N
 Camera height 23.51m AOD
 Looking at Centre of Site
 Bearing 55.8°, distance 0.4km
Photography Details
 Height of camera 1.60m above ground
 Date of photograph 23/02/2021
 Time of photograph 13:39
 Canon EOS 5D Mark IV DSLR
 Lens 24mm

18 | Chalton Street

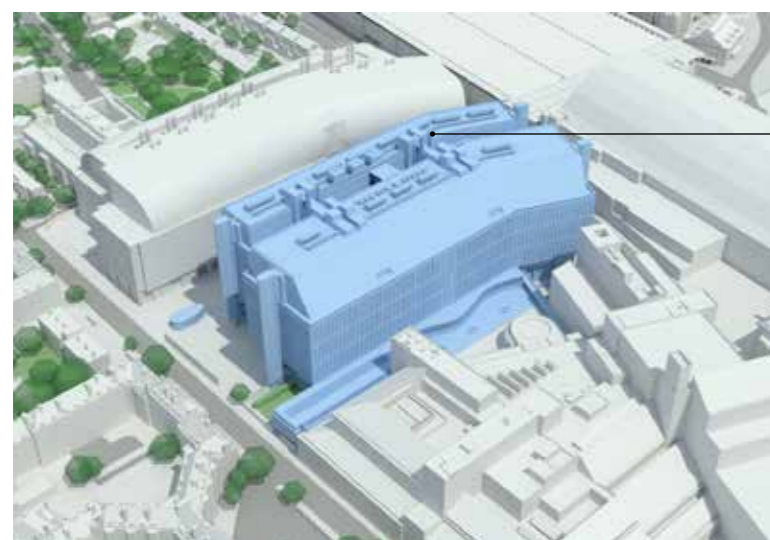


Camera Location
 National Grid Reference 529781.1E 182873.6N
 Camera height 20.62m AOD
 Looking at Centre of Site
 Bearing 39.6°, distance 0.2km
Photography Details
 Height of camera 1.60m above ground
 Date of photograph 13/11/2020
 Time of photograph 13:49
 Canon EOS 5D Mark IV DSLR
 Lens 24mm

Appendices (continued)

D2 Details of Cumulative Schemes

index	scheme name	address	reference	PA	status	source of model data	positioning method	MH reference	colour
1	British Library Extension	96 Euston Road, London NW1 2DB	n/a	Camden	Proposed	Paper planning application drawings from local authority	Best fit to Ordnance Survey	camd0437.detail210420-rshp-proposed	Blue
2	Central Somers Town (2019)	Central Somers Town Covering land at Polygon Road Open Space, Edith Neville Primary School, 174 Ossulston Street and Purchase Street Open Space, London, NW1	2019/5882/P	Camden	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	camd0456.surface210324-dp-consented	Orange
3	Oriel – St Pancras Hospital	St Pancras Hospital, 4 St Pancras Way London NW1 OPE	2020/4825/P	Camden	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	camd0497.surface210222-dp-proposed	Orange
4	King's Cross – Plot W (2016 – Reserved Matters)	King's Cross Central Plot W, York Way, London, N3	2016/1530/P	Camden	Legal Consent granted	Model supplied by David Morley Architects	Position relative to O.S. supplied by architect	kx-w.surface160311-proposed	Orange
5	King's Cross – Zone A	Development Zone A King's Cross Central York Way London	2017/3133/P	Camden	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	kx-a.surface171010-proposed	Orange
6	King's Cross – Plots T2-T3 (2016 – Reserved Matters)	n/a	2016/3195/P	Camden	Completed	Paper planning application drawings from local authority	Best fit to Ordnance Survey	kx-t2.profile151113-ba-proposed	Orange
7	King's Cross – Plot P2 (2018 – Reserved Matters)	Building P2, King's Cross Central, York Way, London N1C 4UZ	2018/2628/P	Camden	Completed	Paper planning application drawings from local authority	Best fit to Ordnance Survey	kx-p2.profile180726-proposed	Orange
8	King's Cross – Plot R8 (2016 – Reserved Matters)	Kings Cross Central – Main Site, Building R8, Development Zone R, York Way, London N1C	2016/1877/P	Camden	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	kx-r8.profile151202-consented	Orange
9	King's Cross – Plot R3 (2015 – Reserved Matters)	King's Cross Central, Building R3 and Zone R Gardens Development, Zone R, York Way London N1C,	2015/4819/P	Camden	Completed	Paper planning application drawings from local authority	Best fit to Ordnance Survey	kx-r3.profile170830-sp-proposed	Orange
10	King's Cross – Plot S5 (2018 – Reserved Matters)	Building S5, King's Cross Central, York Way, London	2018/4813/P	Camden	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	kx-s5.profile180530-dp-proposed	Orange
11	Belgrove House	314-320 Acorn House, Gray's Inn Road, London, WC1X 8DP	2020/3881/P	Camden	Submitted for planning	Paper planning application drawings from local authority	Best fit to Ordnance Survey	camd0425.detail210224-ahmm-proposed-chalk	Orange
12	Ugly Brown Buildings	2-6 St Pancras Way, London, NW1 0TB	2017/5497/P	Camden	Legal Consent granted	Model supplied by Bennetts Associates	Position relative to O.S. supplied by architect	camd0506.surface180216-ba-proposed	Orange
13	Stephenson House	Stephenson House, 75 Hampstead Road	2017/3518/P	Camden	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	camd0208.surface210222-dp-existing	Orange
14	256 Gray's Inn Road	Eastman Dental Hospital Site and Buildings (including the Former Royal Free Hospital the Eastman Dental Clinic and the Levy Wing) located at 256 Gray's Inn Road WC1X 8LD and Frances Gardner House, Wren Street, Gray's Inn Road WC1X 0HD	2019/2879/P	Camden	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	camd0372.mass200427-dp-consented	Orange
15	Regents Park Estate	Regent's Park Estate, Robert Street, London NW1	2015/3076/P	Camden	Completed	Paper planning application drawings from local authority	Best fit to Ordnance Survey	camd0335.mass160906-rb-consented	Orange
16	St Pancras Commercial Centre	St Pancras Commercial Centre, 63 Pratt Street, London, NW1 0BY	2019/4201/P	Camden	Submitted for planning	Paper planning application drawings from local authority	Best fit to Ordnance Survey	camd0532.surface210222-dp-proposed	Orange
17	Drummond Street	93-103 Drummond Street and 63 Cobourg Street, London, NW1 2HJ	2018/2398/P	Camden	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	camd0247.detail190411-czwg-proposed-chalk	Orange
18	1 Triton Square	1 Triton Square, London, NW1 3DX	2016/6069/P	Camden	Submitted for planning	Paper planning application drawings from local authority	Best fit to Ordnance Survey	camd0222.detail160920-arup-proposed-chalk	Orange
19	101 Camley Street	101 Camley Street, London, NW1 0PF	2014/4385/P	Camden	Completed	Model supplied by Bennetts Associates	Position relative to O.S. supplied by architect	camd0508.mass160720-ba-proposed	Orange
20	102 Camley Street	102 Camley Street, London, NW1 0PF	2015/5185/P	Camden	Under Construction	Model supplied by Bennetts Associates	Position relative to O.S. supplied by architect	camd0638.profile210216-zmap-existing	Orange
21	Mount Pleasant – Phases 1-3	Land to west of Royal Mail Sorting office bounded by Phoenix Place, Mount Pleasant, Gough Street & Calthorpe St. Camden WC1.	2013/3807/P	Camden	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	camd0017.profile141008-dp-consented	Orange
22	Mount Pleasant – Phases 4-5	Land north west of the Royal Mail Sorting Office, bounded by Farringdon Road, Calthorpe Street and Phoenix Place, Islington, London EC1A 1BB	P2013/1423/FUL	Islington	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	isli0063.profile141008-dp-consented	Orange
23	Panther House	Panther House, 38 Mount Pleasant The Brain Yard 156-164 Gray's Inn Road London WC1X	2015/6955/P	Camden	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	camd0024.surface210301-dp-consented	Orange
24	Middlesex Hospital Annexe Site	Middlesex Hospital Annex, 44 Cleveland Street, London, W1T 4JT	2017/0414/P	Camden	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	camd0253.profile170113-ld-proposed	Orange
25	140-146 Camden Street	140-146 Camden Street London NW1 9PF	2014/7908/P	Camden	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	camd0536.surface210301-dp-consented	Orange
26	The Fitzpatrick Building (9 Storey Scheme)	Fitzpatrick Building, 188-194 York Way, London, N7 9AS	P2016/1999/FUL	Islington	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	isli0426-a.surface210301-dp-consented	Orange
27	330 Grays Inn Road	Royal National Throat, Nose And Ear Hospital Site, 330 Gray's Inn Road (and fronting Swinton Street and Wicklow Street) London WC1	2020/5593/P	Camden	Submitted for planning	Paper planning application drawings from local authority	Best fit to Ordnance Survey	camd0415.profile210222-dp-proposed	Orange



72.935m AOD

Aerial view of Proposed Development

Appendices (continued)



Aerial diagram showing location of schemes

Appendices (continued)

D3 Accurate Visual Representations

3.1 Each of the views in this study has been prepared as an Accurate Visual Representation (AVR) following a consistent methodology and approach to rendering. Appendix C of the London View Management Framework: Supplementary Planning Guidance (March 2012) defines an AVR as:

“An AVR is a static or moving image which shows the location of a proposed development as accurately as possible; it may also illustrate the degree to which the development will be visible, its detailed form or the proposed use of materials. An AVR must be prepared following a well-defined and verifiable procedure and can therefore be relied upon by assessors to represent fairly the selected visual properties of a proposed development. AVRs are produced by accurately combining images of the proposed building (typically created from a three-dimensional computer model) with a representation of its context; this usually being a photograph, a video sequence, or an image created from a second computer model built from survey data. AVRs can be presented in a number of different ways, as either still or moving images, in a variety of digital or printed formats.”

3.2 The Landscape Institute Technical Guidance Note 06/19 “Visual Representation of Development Proposals” notes that the production of technical visualisations:

“should allow competent authorities to understand the likely effects of the proposals on the character of an area and on views from specific points.”

3.3 Paragraph 2.2 highlights that the baseline photography should:

“be sufficiently up-to-date to reflect the current baseline situation”

“include the extent of the site and sufficient context;”

“be based on good quality imagery, secured in good, clear weather conditions wherever reasonably possible;”

3.4 In this study the baseline condition is provided by carefully taken large format photography. The proposed condition is represented as an accurate photomontage, which combines a computer generated image with the photographic context. In preparing AVRs of this type certain several key attributes need to be determined, including:

- the Field of View
- the representation of the Proposed Development
- documentation accompanying the AVR

Selection of Field of View

3.5 The choice of telephoto, standard or wide-angle lens, and consequently the Field of View, is made on the basis of the requirements for assessment which will vary from view to view.

3.6 In the simple case the lens selection will be that which provides a comfortable Viewing Distance. This would normally entail the use of what most photographers would refer to as a “standard” or “normal” lens, which in practice means the use of a lens with a 35mm equivalent focal length of between about 40 and 58 mm.

3.7 However in a visual assessment there are three scenarios where constraining the study to this single fixed lens combination would not provide the assessor with the relevant information to properly assess the Proposed Development in its context.

Field Of View

The term ‘Field Of View’ (FOV) or more specifically Horizontal Field of View (HFOV), refers to the horizontal angle of view visible in a photograph or printed image and is expressed in degrees. It is often generally referred to as ‘angle of view’, ‘included angle’ or ‘view cone angle’.

Using this measure it becomes practical to make a comparison between photographs taken using lens of various focal lengths captured on to photographic film or digital camera sensors of various size and proportions. It is also possible to compare computer renderings with photographic images.

Studies of this type use a range of camera equipment; in recent times digital cameras have largely superseded the traditional film formats of 35mm, medium format (6cm x 6cm) and large format (5in x 4in). Comparing digital and film formats may be achieved using either the HFOV or the 35mm equivalent lens calculation, however quoting the lens focal length (in mm) is not as consistently applicable as using the HFOV when comparing AVRs.

35mm Lens	HFOV degrees	Lens focal length (mm)
Wide angle lens	74.0	24
Medium wide lens	54.4	35
Standard lens	39.6	50
Telephoto lens	28.8	70
Telephoto lens	20.4	100
Telephoto lens	10.3	200
Telephoto lens	6.9	300

The FOV of digital cameras is dependent on the physical dimensions of the CCD used in the camera. These depend on the make and model of the camera. The comparison table uses the specifications for a Canon EOS-5D Mark II which has CCD dimensions of 36.0mm x 22.0mm.

3.8 Firstly, where the relationship being assessed is distant, the observer would tend naturally to focus closely on it. At this point the observer might be studying as little as 5 to 10 degrees in plan. The printing technology and image resolution of a print limit the amount of detail that can be resolved on paper when compared to the real world, hence in this situation it is appropriate to make use of a telephoto lens.

3.9 Secondly, where the wider context of the view must be considered and in making the assessment a viewer would naturally make use of peripheral vision in order to understand the whole. A print has a fixed extent which constrains the angle of view available to the viewer and hence it is logical to use a wide angle lens in these situations in order to include additional context in the print.

3.10 Thirdly where the viewing point is studied at rest and the eye is free to roam over a very wide field of view and the whole setting of the view can be examined by turning the head. In these situations it is appropriate to provide a panorama comprising of a number of photographs placed side by side.

3.11 The Landscape Institute Technical Guidance Note 06/19 Appendix 1 suggests that where a standard lens in landscape or portrait orientation cannot capture the view then the use of wider-angled prime lenses should be considered. Appendix 13 further notes:

“The 24mm tilt shift is typically used for visualisation work where viewpoints are located close to a development and the normal range of prime lenses will not capture the proposed site”

3.12 For some views two of these scenarios might be appropriate, and hence the study will include two versions of the same view with different fields of view.

Representation of the Proposed Development and cumulative schemes

Classification of AVRs

3.13 AVRs are classified according to their purpose using Levels 0 to 3. These are defined in detail in Appendix C of the London View Management Framework: Supplementary Planning Guidance (July 2007). The following table is a summary.

AVR level	showing	purpose
AVR 0	Location and size of proposal	Showing Location and size
AVR 1	Location, size and degree of visibility of proposal	Confirming degree of visibility
AVR 2	As level 1 + description of architectural form	Explaining form
AVR 3	As level 2 + use of materials	Confirming the use of materials

3.14 In practice the majority of photography based AVRs are either AVR 3 (commonly referred to as “fully rendered” or “photoreal”) or AVR 1 (commonly referred to as “wire-line”). Model based AVRs are generally AVR 1.

AVR 3 – Photoreal



Example of AVR 3 – confirming the use of materials (in this case using a ‘photo-realistic’ rendering technique)

3.15 The purpose of a Level 3 AVR is to represent the likely appearance of the Proposed Development under the lighting conditions found in the photograph. All aspects of the images that are able to be objectively defined have been created directly from a single detailed description of the building. These include the geometry of the building and the size and shape of shadows cast by the sun.

3.16 Beyond this it is necessary to move into a somewhat more subjective arena where the judgement of the delineator must be used in order to define the final appearance of the building under the specific conditions captured by the photographic and subsequent printing processes. In this area the delineator is primarily guided by the appearance of similar types of buildings at similar distances in the selected photograph. In large scope studies photography is necessarily executed over a long period of time and sometimes at short notice. This will produce a range of lighting conditions and photographic exposures. The treatment of lighting and materials within these images will respond according to those in the photograph.

3.17 Where the Proposed Development is shown at night-time, the lightness of the scheme and the treatment of the materials was the best judgment of the visualiser as to the likely appearance of the scheme given the intended lighting strategy and the ambient lighting conditions in the background photograph. In particular the exact lighting levels are not based on photometric calculations and therefore the resulting image is assessed by the Architect and Lighting Designer as being a reasonable interpretation of the concept lighting strategy.

Appendices (continued)

AVR 1 – Outline



Example of AVR 1 confirming degree of visibility (in this case as an occluded 'wire-line' image)

3.18 The purpose of a wire-line view is to accurately indicate the location and degree of visibility of the Proposed Development in the context of the existing condition and potentially in the context of other proposed schemes.

3.19 In AVR1 representation each scheme is represented by a single line profile, sometimes with key edges lines to help understand the massing. The width of the profile line is selected to ensure that the diagram is clear, and is always drawn inside the true profile. The colour of the line is selected to contrast with the background. Different coloured lines may be used in order to distinguish between proposed and consented status, or between different schemes.

3.20 Where more than one scheme is represented in outline form the outlines will obscure each other as if the schemes were opaque. Trees or other foliage will not obscure the outline of schemes behind them. This is because the transparency of trees varies with the seasons, and the practical difficulties of representing a solid line behind a filigree of branches. Elements of a temporary nature (e.g. cars, tower cranes, people) will similarly not obscure the outlines.

Framing the view

3.21 Typically AVRs are composed with the camera looking horizontally i.e. with a horizontal Optical Axis. This is in order to avoid converging verticals which, although perspectively correct, appear to many viewers as unnatural in print form. The camera is levelled using mechanical levelling devices to ensure the verticality of the Picture Plane, being the plane on to which the image is projected; the film in the case of large format photography or the CCD in the case of digital photography.

3.22 For a typical townscape view, a Landscape camera format is usually the most appropriate, giving the maximum horizontal angle of view. Vertical rise may be used in order to reduce the proportion of immediate foreground visible in the photograph. Horizontal shift will not be used. Where the prospect is framed by existing buildings, portrait format photographs may be used if this will result in the proposal being wholly visible in the AVR, and will not entirely exclude any relevant existing buildings.

3.23 Where the Proposed Development would extend off the top of the photograph, the image may be extended vertically to ensure that the full height of the Proposed Development is shown. Typically images will be extended only where this can be achieved by the addition of sky and no built structures are amended. Where it is necessary to extend built elements of the view, the method used to check the accuracy of this will be noted in the text.

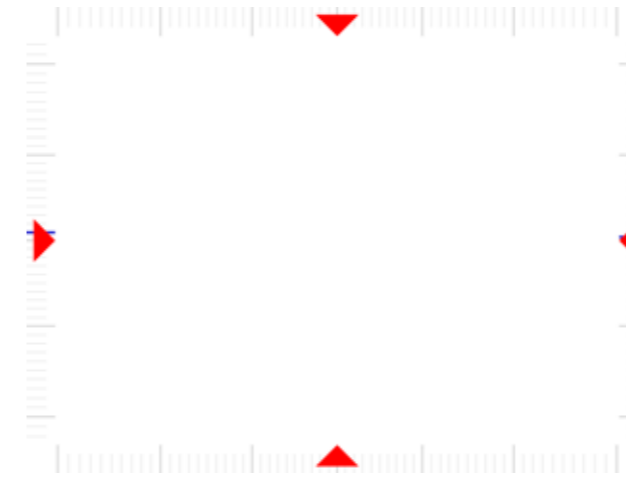
Documenting the AVR

Border annotation

3.24 A Millerhare AVR image has an annotated border or 'graticule' which indicates the field of view, the optical axis and the horizon line. This annotation helps the user to understand the characteristics of the lens used for the source photograph, whether the photographer applied tilt, vertical rise or horizontal shift during the taking of the shot and if the final image has been cropped on one or more sides.

3.25 The four red arrows mark the horizontal and vertical location of the 'optical axis'. The optical axis is a line passing through the eye point normal to the projection plane. In photography this line passes through the centre of the lens, assuming that the film plane has not been tilted relative to the lens mount. In computer rendering it is the viewing vector, i.e. the line from the eye point to the target point.

3.26 If the point indicated by these marks lies above or below the centre of the image, this indicates either that vertical rise was used when taking the photograph or that the image has subsequently been cropped from the top or bottom edge. If it lies to the left or right of the centre of the image then cropping has been applied to one side or the other, or more unusually that horizontal shift was applied to the photograph.

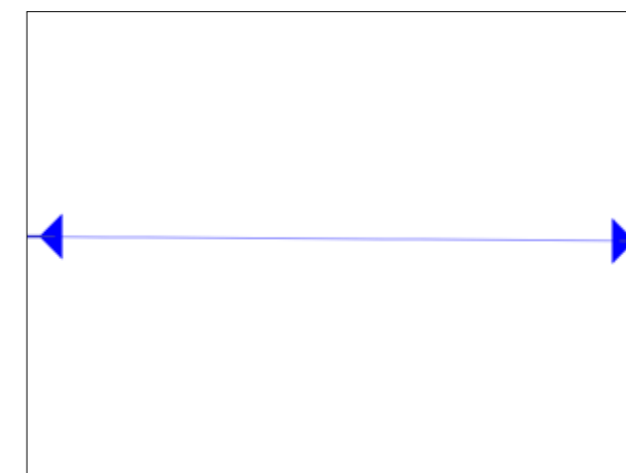


Sample graticule showing optical axis markers

3.27 The vertical and horizontal field of view of the final image is declared using a graticule consisting of thick lines at ten degree increments and intermediate lines every degree, measured away from the optical axis. Using this graticule it is possible to read off the resultant horizontal and vertical field of view, and thereby to compare the image with others taken using specific lens and camera combinations. Alternatively it can be used to apply precise crops during subsequent analysis

3.28 .

3.29 The blue marks on the left and right indicate the calculated location of the horizon line i.e. a plane running horizontally from the location of the camera. Where this line is above or below the optical axis, this indicates that the camera has been tilted; where it is not parallel with the horizontal marking of the optical axis, this indicates that the camera was not exactly horizontal, i.e. that "roll" is present. Note that a small amount of tilt and roll is nearly always present in a photograph, due to the practical limitations of the levelling devices used to align the camera in the field.



Sample graticule showing horizon line markers

Comparing AVRs with different FOVs

3.30 A key benefit of the index markings is that it becomes practical to crop out a rectangle in order to simulate the effect of an image with a narrower field of view. In order to understand the effect of using a longer lens it is simply necessary to cover up portions of the images using the graticule as a guide.

Appendices (continued)

D4 Methodology for the production of Accurate Visual Representations

Overview of Methodology

4.1 The study was carried out by Millerhare (the Visualiser) by combining computer generated images of the Proposed Development with either large format photographs or with rendered images from a context model at key strategic locations around the site as agreed with the project team. Surveying was executed by Absolute Survey (the Surveyor).

4.2 The methodology employed by Millerhare is compliant with Appendix C of the London View Management Framework: Supplementary Planning Guidance (March 2012) and Landscape Institute Technical Guidance Note 06/19.

4.3 The project team defined a series of locations in London where the proposed buildings might have a significant visual effect. At each of these locations Millerhare 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 project 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.

4.4 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, Millerhare has determined the appropriate parameters to permit a view of the computer model to be generated which exactly overlays the appropriate photograph. Each photograph has then been divided into foreground and background elements to determine which parts of the current context should be shown in front of the Proposed Development and which behind. When combined with the computer-generated image these give an accurate impression of the impact of the Proposed Development on the selected view in terms of scale, location and use of materials (AVR Level 3).

Spatial framework and reference database

4.5 All data was assembled into a consistent spatial framework, expressed in a grid coordinate system with a local plan origin. The vertical datum of this framework is equivalent to Ordnance Survey (OS) Newlyn Datum.

4.6 By using a transformation between this framework and the OSGB36 (National Grid) reference framework, Millerhare have been able to use other data sets (such as OS land line maps and ortho-corrected aerial photography) to test and document the resulting photomontages.

4.7 In addition, surveyed observation points and line work from Millerhare's London Model database are used in conjunction with new data in order to ensure consistency and reliability.

4.8 The models used to represent consented schemes have been assembled from a variety of sources. Some have been supplied by the original project team, the remainder have been built by Millerhare from available drawings, generally paper copies of the submitted planning application. While these models have not been checked for detailed accuracy by the relevant architects, Millerhare has used its best endeavours to ensure that the models are positioned accurately both in plan and in overall height.

Process – photographic context

Reconnaissance

4.9 At each Study Location the Visualiser conducted a photographic reconnaissance to identify potential Assessment Points. From each candidate position, a digital photograph was taken looking in the direction of the Proposed Development using a wide angle lens. Its position was noted with field observations onto an OS map and recorded by a second digital photograph looking at a marker placed at the Assessment Point.

4.10 In the situation where, in order to allow the appreciation of the wider setting of the proposal, the assessor requires more context than is practical to capture using a wide angle lens, multiple photographs may be combined to create a panorama, typically as a diptych or triptych. This will be prepared by treating each panel as a separate AVR and then combining in to a single panorama as a final process.

4.11 The Visualiser assigned a unique reference to each Assessment Point and Photograph.

Final Photography

4.12 From each selected Assessment Point a series of large format photographs were taken with a camera height of approximately 1.6m. The camera, lens, format and direction of view are determined in accordance with the policies set out above

4.13 Where a panoramic view is specified the camera/tripod head is rotated through increments of 40 degrees to add additional panels to the left and/or right of the main view.

4.14 The centre point of the tripod was marked and a digital photograph showing the camera and tripod in situ was taken to allow the Surveyor to return to its location. Measurements and field notes were also taken to record the camera location, lens used, target point and time of day.

Surveying the Assessment Points

4.15 For each selected Assessment Point a survey brief was prepared, consisting of the Assessment Point study sheet and a marked up photograph indicating alignment points to be surveyed. Care was taken to ensure that a good spread of alignment points was selected, including points close to the camera and close to the target.

4.16 Using differential GPS techniques the Surveyor established the location of at least two intervisible stations in the vicinity of the camera location. A photograph of the GPS antenna in situ was taken as confirmation of the position.

4.17 From these the local survey stations, the requested alignment points were surveyed using conventional observation.

4.18 The resulting survey points were amalgamated into a single data set by the Surveyor. This data set was supplied as a spreadsheet with a set of coordinates transformed and re-projected into OSGB36 (National Grid) coordinates, and with additional interpreted lines to improve the clarity of the surveyed data.

4.19 From the point set, the Visualiser created a three dimensional alignment model in the visualisation system by placing inverted cones at each surveyed point.

Photo preparation

4.20 From the set of photographs taken from each Assessment Point, one single photograph was selected for use in the study. This choice was made on the combination of sharpness, exposure and appropriate lighting.

4.21 The selected photograph was copied into a template image file of predetermined dimensions. The resulting image was then examined and any artefacts related to the digital image capture process were rectified.

4.22 Where vertical rise has been used the image is analysed and compensation is applied to ensure that the centre of the image corresponds to the location of the camera's optical axis.

Calculating the photographic alignment

4.23 A preliminary view definition was created within the visualisation system using the surveyed camera location, recorded target point and FOV based on the camera and lens combination selected for the shot

4.24 A lower resolution version of the annotated photograph was attached as a background to this view, to assist the operator to interpret on-screen displays of the alignment model and other relevant datasets.

4.25 Using this preliminary view definition, a rendering was created of the alignment model at a resolution to match the scanned photograph. This was overlaid onto the background image to compare the image created by the actual camera and its computer equivalent. Based on the results of this process adjustments were made to the camera definition. When using a wide angle lens observations outside the circle of distortion are given less weighting.

4.26 This process was iterated until a match had been achieved between the photograph and alignment model. At this stage, a second member of staff verified the judgements made. An A3 print was made of the resulting photograph overlaid with the

alignment model as a record of the match. This was annotated to show the extents of the final views to be used in the study.



Example of alignment model overlaid on the photograph

Preparing models of the Proposed Development

4.27 _type of the final images.

4.28 Models of the Proposed Development and other schemes are located within the spatial framework using reference information supplied by the Architect or, when not available, by best fit to other data from the spatial framework reference database. Study renders of the model are supplied back to the Architect for confirmation of the form and the overall height of the Proposed Development. The method used to locate each model is recorded. Each distinct model is assigned a unique reference code by the Visualiser.

Determining occlusion and creating simple renderings

4.29 A further rendering was created using the aligned camera, which combined the Proposed Development with a computer-generated context. This was used to assist the operator to determine which parts of the source image should appear in front of the Proposed Development and which behind it. Using this image and additional site photography for information, the source file is divided into layers representing foreground and background elements.

4.30 In cases where the Proposed Development is to be represented in silhouette or massing form (AVR1 or AVR2), final renderings of an accurate massing model were generated and inserted into the background image file between the foreground and background layers.

4.31 Final graphical treatments were applied to the resulting image as agreed with the Architect and environmental and planning consultants. These included the application of coloured outlines to clarify the reading of the images or the addition of tones to indicate occluded areas.

Creating more sophisticated renderings

4.32 Where more sophisticated representations of the Proposed Developments were required (AVR3) the initial model is developed to show the building envelope in greater detail. In addition, definitions were applied to the model to illustrate

Appendices (continued)

transparency, indicative material properties and inter-reflection with the surrounding buildings.

4.33 For each final view, lighting was set in the visualisation system to match the theoretical sunlight conditions at the time the source photograph was taken, and additional model lighting placed as required to best approximate the recorded lighting conditions and the representation of its proposed materials.

4.34 By creating high resolution renderings of the detailed model, using the calculated camera specification and approximated lighting scenario, the operator prepared an image of the building that was indicative of its likely appearance when viewed under the conditions of the study photograph. This rendering was combined with the background and foreground components of the source image to create the final study images.

4.35 A single CAD model of the Proposed Development has been used for all distant and local views, in which the architectural detail is therefore consistently shown. Similarly a single palette of materials has been applied. In each case the sun angles used for each view are transferred directly from the photography records.

4.36 Material definitions have been applied to the models assembled as described. The definitions of these materials have been informed by technical notes on the planning drawings and other available visual material, primarily renderings created by others. These resulting models have then been rendered using the lighting conditions of the photographs.

4.37 Where the Proposed Development is shown at night-time, the lightness of the scheme and the treatment of the materials was the best judgment of the visualiser as to the likely appearance of the scheme given the intended lighting strategy and the ambient lighting conditions in the background photograph.

4.38 Where a panoramic view is specified each panel is prepared by treating each photograph as an individual AVR following the process described in the previous paragraphs. The panels are then arranged side by side to construct the panorama. Vertical dividers are added to mark the edge of each panel in order to make clear that the final image has been constructed from more than one photograph.

Documenting the study

4.39 For each Assessment Point a CAD location plan was prepared, onto which a symbol was placed using the coordinates of the camera supplied by the Surveyor. Two images of this symbol were created cross-referencing background mapping supplied by Ordnance Survey.

4.40 The final report on the Study Location was created which shows side by side, the existing and proposed prospect. These were

supplemented by images of the location map, a record of the camera location and descriptive text. The AVR level is described.

4.41 Peripheral annotation was added to the image to clearly indicate the final FOV used in the image, any tilt or rise, and whether any cropping has been applied.

4.42 Any exceptions to the applied policies or deviations from the methodology were clearly described.

4.43 Where appropriate, additional images were included in the study report, showing the Proposed Development in the context of other consented schemes.

