



View 16 Jews Walk, south

Proposed

- 5.54 The Appeal Proposal will not be visible in this view as indicated by the purple dashed wireline outline.



View 17 Kirkdale opposite Willow Way

Existing

- 5.55 This viewpoint is on the east footway of Kirkdale, looking along Willow Way at the Site. The viewpoint and foreground are within the Kirkdale ASLC.
- 5.56 The foreground to the right (facing) comprises the recent nos. 139-147. To the left is no. 137, a C19 end of terrace property adjoining two properties that have been substantially rebuilt in the post-war period and then nos. 125 to 131 another recent apartment development, like no. 139-147 with a commercial ground floor use.
- 5.57 The tops of canopies of trees can be seen terminating the view along Willow Way which comprises poor quality buildings and a fragmented and uninviting townscape.



View 17 Kirkdale opposite Willow Way

Proposed

- 5.58 It is in this view that the Appeal Proposal will be most visible and where the contextual design and the positive effects of the scheme can be best appreciated. The building will provide an animated built edge to the east side of Willow Way. Unlike either of the foreground buildings, it will where possible present an active frontage to most of the frontage along Willow Way.
- 5.59 The scale of the building and its elevation design complement those of the foreground development and will provide a building of a calm and ordered appearance appropriate to this backland area. The use of different coloured bricks and inset balconies articulate the whole.



View 18 LVMF1.A1 Alexander Palace

Existing

- 5.60 This LVMF viewpoint is located on the south-western section of the viewing terrace, looking south-east in the direction of the Site. The site lies outside the formal consultation area in the background of this Protected Vista.
- 5.61 The LVMF states, *'The panorama provides a strong sense of the geography and topography of the flatter, eastern parts of London, extending towards the Thames Estuary'.*



View 18 LVMF1.A1 Alexander Palace

Proposed

- 5.62 The Appeal Proposal will not be visible in this view as indicated by the purple dashed wireline outline.

6 ASSESSMENT & CONCLUSIONS

6.1 The Proposed Development is assessed in section 4 of this report and its effect on views is assessed in section 5. The Site and its context are described in section 3, which also identifies heritage assets in the surrounding area. This section considers the effects of the Proposed Development on the local townscape and views.

6.2 The DAS and application drawings should be consulted in conjunction with this section.

Architecture and urban design

Plot A

6.3 As assessed at section 4, and contrary to RfR4 and the assessment in the delegated report the Appeal Proposal is of a well considered design. It will transform the Site with a new building that positively addresses Willow Way, providing a strong built edge with an animated frontage at both ground floor and upper floor levels.

6.4 The height and massing of the Appeal Proposal at up to 6 storeys high are appropriate for this backland Site and its context, with limited presence locally, as seen in the views in Section 5 and discussed below. The DRP found the massing of this block (Plot A) reasonable. It appears mostly as a 5 storeys building from the rear (with a set back 5th floor) and steps down to both the north and south along Willow Way continuing the scale of development set by nos. 139 to 145 Kirkdale to the south and Shippenham Court to the north-west.

6.5 The detailed elevation designs are well ordered and provide an appropriate appearance, the commercial uses clearly expressed by the double height ground floor openings that provide a base to the building as well as an activated edge to the street (which is missing

along the entire length of this route at present). The residential use above is clearly expressed by the fenestration and infill panel design, as well as the inset balconies. The robust brickwork grid will be finished with crisp detailing and high quality materials are proposed throughout.

6.6 The architectural approach is essentially no different to that seen in nearby recent schemes in more sensitive and more visible locations along Kirkdale (nos. 125 to 131 and 139 to 145) and Dartmouth Road (Shippenham Court).

Masterplan

6.7 The masterplan does not form part of the Appeal Proposal and is outline in nature. It suggests a possible way forward for the redevelopment of the wider area which would need to be tested through more detailed design stages. The delegated report notes the DRP found the masterplan ordered and logical and that the massing for Plot A as part of this, seemed reasonable. It is sufficient to give comfort that if the Appeal Proposal is found acceptable it would not prejudice the development of the remainder of the allocation site.

Townscape

6.8 The Appeal Proposal relates well to its context. It will provide a new mixed-use character on Site which will help establish a sense of place where one is missing today, and sits in a local area that will undergo significant change. This is consistent with recently built schemes, the emerging character of the local area and the aspirations for the wider allocation site.

6.9 The Appeal Proposal responds positively to the scale of existing developments in the local area. The height overall is in keeping with the general townscape character locally, particularly the more recent apartment schemes, and whilst taller than the existing buildings on Site and neighbouring buildings will sit comfortably within the local townscape. The use of distinct materials for various elements and the setbacks, including between the two 6 storey elements onto Willow Way, and of the 5th floor to the rear, will further articulate the block.

6.10 The Site's particular character is easily understood as being one of a run down poor quality post-war backland industrial area, as assessed in detail in section 3 of this TVIA and illustrated in the DAS accompanying the application. The Site is unusually self-contained with only glimpsed views from the surroundings as assessed in section 5 and below.

6.11 In respect of TCA 1 there will be limited effects beyond Willow Way (and its junctions), which will be transformed with a building that positively addresses the street in respect of form and uses. The Appeal Proposal encourages movement along Willow Way and through the area. The effect on views along the junction from Kirkdale and Dartmouth Road can be seen in section 5 (views 17 and 8 and 9 respectively).

6.12 There will be a very minimal effect on TCA 2 limited principally to Sydenham Park Road, where there will be glimpsed views of the Appeal Scheme in the gaps between the large semidetached villas along its north-west edge, as seen in views 12 and 13; and in views from Kirkdale (north of Dartmouth Road) where only part of the upper floors are visible.

- 6.13 In line with Core Strategy Policy 15 the Appeal Proposal *optimises the potential of sites and is sensitive to the local context and responds to local character.* It will enhance the local townscape and preserve the historic character of Sydenham.

Views

- 6.14 Eighteen views have been assessed in section 5 of this report. These views demonstrate that the Proposed Development will have a minimal impact on views and the townscape in general beyond those from nearby, principally looking into Willow Way.
- 6.15 The Appeal Proposal will not be prominent in any view and for the most part will be not very noticeable. It is most visible in view 17 looking along Willow Way at the Site from Kirkdale, and to a lesser degree in views 7 and 8 looking along Willow Way from Dartmouth Road. In both cases it will enhance the local townscape with a positive form of development on Site, as assessed above.
- 6.16 The Appeal Proposals will not be visible in views 1 from the west; 6 from Baxter Fields to the north; 9 and 14 from Sydenham Park to the east; 15 & 16 from Jews Walk to the south; and, 18 LVMF view 1.A1 Alexander Palace. It will be barely visible in views 2 and 4 from nearby to the west and north-west. It is more visible but only to a limited degree in view 5, 4 and 3 as you make your way towards the Site from the north-west along Kirkdale; and 10 where the very northern end is glimpsed from Sydenham Park (beyond William Wood House). Its effect on views in the local area however is limited.
- 6.17 Five views have been assessed from Sydenham Park, including additional views noted in the delegated Officers report. The Appeal Proposal will not be visible in two of these (views 9 and 14) and not very noticeable

in view 10 (seen beyond the late C20 William Wood House). It will be visible in views 12 and 13 which both look at the Site through gaps between the large C19 Villas that are characteristic of this street. These are glimpsed views and in reality most people walking along Sydenham Park will be looking up and down the street. Whilst the Appeal Proposal will appear in these gaps it will not be prominent. The visual effects will overall be limited and any reasonable form of development would be visible in these views. Such views, of development on backland sites, are not uncharacteristic of outer London suburbs and are to be expected, particularly where allocation sites are being identified.

- 6.18 The Appeal Proposal will appear above the ridge line of nos. 19 and 21 Sydenham Park in view 11 from the south-east from Carlton Terrace. It will be partially screened when the trees in this view are in leaf. This is not a sensitive viewpoint nor is it a main route: it has been chosen as it looks along a route that aligns onto the Site. Whilst taller than the middleground buildings the Appeal Proposal will not dominate this view, large parts of the foreground of which include late C20 housing. The white painted stucco details of nos. 19 and 21 in the Sydenham Park Conservation Area will ensure they remain the focus in this view.
- 6.19 In Views 8 and 9 from Dartmouth Road the Appeal Proposal will simply continue the scale of development established by the recent Shippenham Court scheme and provide a positive built edge to the eastern edge of Willow Way. It will not appear prominent in these views, and will become more evident and enhance the views as the viewer makes their way along Willow Way.
- 6.20 It is in view 17 from Kirkdale looking along Willow Way where the Appeal Proposal is most visible and its positive effects can be best appreciated. It will introduce a positive, animated built edge to Willow Way encouraging people to use this route. Both the

scale and detailed design of the block are appropriate for the Site and complementary to those of recent schemes built nearby, and whilst taller it will not appear prominent or out of place in this view.

Rebuttal of RfR4

- 6.21 The RfR4 which references townscape matters states, *'No townscape views have been submitted and the proposal does not demonstrate a context based design that responds to local character, including surrounding heritage assets. Furthermore, the building heights in the masterplan area are excessive and without additional information, officers cannot conclude the proposals would result in high quality design or preserve local heritage assets. The proposal is therefore contrary to policies D3, D6 and HC1 in the London Plan (2021); paragraph 126 in the NPPG and paragraphs 127, 130, 199, 200 and 203 in the NPPF (2021).'*
- 6.22 This TVIA has been prepared to address the matters relating to townscape and visual effects in RfR4. This section sets out how the Appeal Proposal comprises a context based design that responds to local character and goes on to consider matters relating to height and the outline masterplan. It goes on to assess the Appeal Proposal in respect of the relevant policies.
- 6.23 Policy HC1 of the London Plan and Paras 199, 200 and 203 of the NPPF relate to heritage matters and are dealt with at Appendix 14 Heritage Addendum of the Statement of Case. The TVIA considers heritage assets as far as they contribute to townscape character.
- 6.24 Matters relating to London Plan Policy D6 and Para 126 of the NPPG in respect of housing is dealt with in the Statement of Case.

TVIA

- 6.25 This TVIA was prepared in support of the Appeal Proposal (the appellant was not allowed to submit a TVIA during the course of determining the application). It includes 18 views (some of which were suggested by officers in the delegated report) as part of a comprehensive townscape and visual impact assessment. The TVIA provides a thorough assessment of the Site's context and demonstrates how the Appeal Proposal responds to this and local character (including surrounding heritage assets as much as they form part of the wider townscape), as assessed above.
- 6.26 The DAS set out various aspects of the Site context including building heights, heritage assets, open spaces, land uses, architectural quality, accessibility, traffic management and materials. This report assesses the townscape character of the area around the Site, and does not disagree with any of the findings in the DAS.
- 6.27 In the Urban Design conclusion section of the delegated report it is claimed the design is not informed by local context and is generic rather than distinctive in character. As assessed above the Appeal Proposal does respond to its local context in terms of height, elevation design and materials (officers and the DRP were happy with the proposed palette of materials). The architectural approach adopted is essentially no different to that at nos. 139-145 and 125-131 Kirkdale, 243 Dartmouth Road, 21 Willow Way (Moore court) or Shipperman Court.
- 6.28 As set out above and in Section 5 the Appeal Proposal will have a limited effect on the surrounding area and there will be no harmful effect on any view. The principal visibility of the Appeal Scheme will be in the views looking along Willow Way where it will enhance these views.

Height and the outline masterplan

- 6.29 The height of the Appeal Proposal (plot A) has been tested comprehensively as part of the TVIA (as has that of the outline masterplan). It was not said to be unacceptable in the delegated officer report, nor by the DRP; it was simply said it had not been tested. Officers accept in principle that the height of development on Site could be increased and that the height proposed could be acceptable. This report, assessing the local townscape and providing 18 views from the surrounding area, gives reassurance that this is the case.
- 6.30 As worded RfR4 relates to concerns regarding the heights suggested for the outline masterplan (which does not form part of the Appeal Proposal) which it claims are excessive. The outline masterplan has been tested in a subset of 9 of the TVIA views as set out at Appendix A, and it has been assessed that the outline masterplan at the heights suggested in the DAS accompanying the Appeal Proposal would have a limited effect on the local area; and (subject to their detailed design) that there would be no harmful effects. In fact, it would enhance views 7 and 8 from Dartmouth Road.
- 6.31 The masterplan did not form part of the application and did not evolve through the application process. The delegated report notes the DRP found the masterplan ordered and logical and that the massing for Plot A seemed reasonable. The road layout (essentially Willow Way) is the main element of the wider outline masterplan that would be fixed as a result of the Appeal Proposal. All materials relating to the height of buildings (which is shown to be acceptable as currently proposed, see above) and extent and detailed design of public realm can be addressed as detailed proposals emerge of the other sites.

- 6.32 The road layout and overall approach is supported in principle. This is sufficient to give comfort that the Appeal Scheme, if found acceptable, would not prejudice the development of the remainder of the allocation site, and that the detailed design of future phases could address the points raised by Officers and the DRP.
- 6.33 In respect of the masterplan more generally para 219 of the delegated report states in relation to officers and the DRP that '*both parties have endorsed the connection to Dartmouth Road*', but questions were raised about the surveillance over Willow Way. As seen above surveillance along Willow Way will be greatly enhanced by the Appeal Proposal and can only be improved further as other sites are developed.

Policies

- 6.34 In line with paragraph 126 of the NPPF the Appeal Proposal is of high quality and will create a better place along Willow Way serving the local community.
- 6.35 In line with paragraph 130 of the NPPF the Appeal Proposal will function well and add to the overall quality of the area over the long term. It is visually attractive as a result of good architecture and layout, and sympathetic to local character. It will establish a strong sense of place where one is missing today, '*using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit*'. It will also optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development, and create a place that is safe, inclusive and accessible.
- 6.36 In line with Paragraph 21 of the National Design Guide consideration has been given to the layout, the form and scale of buildings as well as their materials and detailing, and to the public realm and on site amenity

	space. These aspects of the Appeal Proposal are considered above. An outline masterplan for the wider area was provided and the general site planning for the wider allocation site was supported.		
6.37	The Appeal Proposal is in line with the aspects of paragraphs 36 and 37 (as relevant to a TVIA). It has been mindful of its context, as discussed above, and will enhance Willow Way with minimal effect on the surrounding area; it will deliver a mixed use building of a distinct identity in an area lacking one today; and, it will provide a coherent pattern of development along the east side of Willow Way. The Appeal Proposal will enhance the route of Willow Way and encourage movement along its length.	6.41	In line with Core Strategy Policy 15 ' <i>High quality design for Lewisham</i> ' the Appeal Proposal optimises the potential of the Site, is sensitive to the local context and responds to local character, as assessed above.
6.38	In line with London Plan Policy D3 the Appeal Proposal will make the best use of land by following a design-led approach that optimises the capacity of sites. It will enhance the local context with a building that positively responds to local distinctiveness through its layout, orientation, scale, appearance and shape, and one which has had due regard to existing and emerging street hierarchy, building types, forms and proportions – as illustrated with the illustrative outline masterplan and assessed in this report. It will create a new character of place on this backland Site and provide an active frontage, and is of high quality, with architecture that pays attention to detail utilising attractive, robust materials.	6.42	In line with M Policy 30 ' <i>Urban design and local character General principles</i> ' of the Development Management Local Plan (and the draft local plan policy QD1) the Appeal Proposal demonstrate an understanding of the Site context and responds positively to Lewisham's local distinctiveness, and: <ul style="list-style-type: none"> a. will create a positive relationship to the existing townscape taking all available opportunities for enhancement; b. is of a height, scale and mass that relates to the urban typology of the area; c. avoids large areas of parking; d. returns a positive built edge to this street where one is missing along its entire length; e. clearly delineates the public routes significantly enhancing the attractiveness and safety of the street; f. proposes quality and durable materials that relate to their context (Officers are happy with the materials proposed); g. provides ordered, interesting elevations that reflect the various uses; h. provides an active ground floor that maintains the current commercial uses, arranging them in a more positive manner with the street edge.
6.39	In line with Policy HC3 there will be no effect on any strategic view.	6.43	Whilst no reference is made to setting in Policy DM Policy 37 (nor in policy HE3 part D of the draft Plan) in respect of ' <i>Areas of Special Local Character</i> ' the Appeal Proposal will enhance the townscape setting of the Kirkdale ASLC.
6.40	The Appeal Proposal is in line with LB Lewisham's Core Strategy Objective 10: ' <i>Protect and enhance Lewisham's character</i> ' and will achieve high standards of urban design contributing to a sense of place and local distinctiveness. It is sensitive and appropriate to its context, and will make a positive contribution to the urban environment.	6.44	In line with draft local plan policy QD6 ' <i>Optimising site capacity</i> ' the Appeal Proposal will make the best use of land and optimise the capacity of the Site.
		6.45	Finally, in line with the development requirement and guidelines set out in the Willow Way Locally Significant Industrial Site (LSIS) site allocation in the draft local plan, the Appeal Proposal will: <ul style="list-style-type: none"> • fully re-integrate the Site with the surrounding street network, improving access and permeability in the local area; • deliver new and improved public realm and open space; • provide a coherent building line along Willow Way; • respond positively to the local context, with limited effects beyond the immediate context.
			Conclusion
		6.46	The Proposed Development, of a high quality of design, is an intelligent response to the Site, its townscape character and its context.
		6.47	The Proposed Development is in line with the NPPF and will contribute positively to making places better for people (in respect of architecture, urban design and townscape), and to local character and distinctiveness. It will create a positive sense of place where one is lacking today, in an immediate context that is run down, and is compatible with local views. The effects on the wider area of the Appeal Proposal is limited as clearly illustrated in the 18 views that were tested in the this TVIA. There will be no harmful effects on any view.

6.48 The effects of the Proposed Development will be entirely positive, and it will enhance the quality of the local townscape with a new high quality frontage to Willow Way. In respect of design, townscape and visual considerations, the Proposed Development is in line with the NPPF policies, the national PPG, London Plan policies; local policies and SPDs and guidance.

GJHP

10 May 2023

APPENDIX A: SUBSET OF AVR VIEWS WITH ILLUSTRATIVE OUTLINE MASTERPLAN SCHEME



View 2 Halifax Street at junction with Kirkdale

Proposed and outline masterplan

- A.1. The upper floors of some of the outline masterplan scheme blocks would appear beyond nos. 103 and 105 Kirkdale. They would not be very prominent in this view and the foreground development would remain the principal feature.
- A.2. The outline masterplan scheme would occlude the Appeal Proposal in this view.



View 3 Kirkdale, junction with Dartmouth Road

Proposed and outline masterplan

- A.3. The upper floors of some of the outline masterplan scheme blocks would appear beyond the terraced development along Dartmouth Road. They would appear as a similar height to nos. 243 Kirkdale in the foreground from this viewpoint and not be prominent in this view.
- A.4. The outline masterplan scheme would occlude the Appeal Proposal in this view.



View 7 Dartmouth Road outside Sydenham School

Proposed and outline masterplan

- A.5. The Appeal Proposal is visible to the left (facing). The outline masterplan scheme will be visible either side of the Bricklayers Arms providing a positive built edge to Willow Way to the left (facing) and Dartmouth Road to the right. It will rise above the Bricklayers Arms providing an appropriate of development on the masterplan site. It would, subject to its detailed design, enhance this view.



View 8 Dartmouth Road at Willow Way junction

Proposed and outline masterplan

- A.6. The Appeal Proposal is visible to the left (facing). The outline masterplan scheme will be visible either side of the Bricklayers Arms providing a positive built edge to Willow Way to the left (facing) and Dartmouth Road to the right. It will rise above the Bricklayers Arms providing an appropriate of development on the masterplan site. It would, subject to its detailed design, enhance this view.



View 10 Sydenham Park opposite Shrublands Close

Proposed and outline masterplan

- A.7. The outline masterplan scheme will not be visible in this view as indicated by the dashed yellow wireline outline.



View 11 Carlton Terrace

Proposed and outline masterplan

- A.8. The outline masterplan scheme will be visible in this view beyond the middle ground development but would be largely screened by the Appeal Proposal, and trees when they are fully in leaf.



View 12 Sydenham Park – Park Terrace

Proposed and outline masterplan

- A.9. The outline masterplan scheme will not be visible in this view as indicated by the dashed yellow wireline outline.



View 13 Sydenham Park opposite nos. 9 and 11

Proposed and outline masterplan

- A.10. A small part of the top floor of one of the outline masterplan scheme blocks would be visible beyond the Appeal Proposal in this view.



View 16 Jews Walk, south

Proposed and outline masterplan

- A.11. The very top of part of the outline masterplan scheme would be visible in this view but it would be screened when the trees in the middleground are in leaf.
- A.12. The Appeal Proposal is not visible in this view.

APPENDIX B: METHODOLOGY FOR THE PREPARATION OF THE VIEW IMAGES

Appendix 01: Methodology

Overview

The process of generating verified views (also referred to as accurate visual representations / AVR) was carried out by Preconstruct.

Preconstruct use a methodology that is compliant with relevant sections of: The Landscape Institute/IEMA - Guidelines for Landscape and Visual Impact Assessment (3rd edition 2013); The Landscape Institute - Visual Representation of Development Proposals - Technical Guidance Note (September 2019); The Revised SPG London View Management Framework (March 2012).

High quality/resolution photographs were taken from the agreed locations by Preconstruct. An adequate number of visible features were subsequently surveyed, including the precise location and bearing of the cameras. A development model was imported to correct geographical co-ordinates. With known camera positions and orientations, photographic and surveyed existing visible features, the development model was accurately aligned to the photographs.

Photography

For each agreed viewpoint location, a high resolution photograph was taken with a 35mm (full frame) digital camera. The camera was levelled horizontally and laterally by means of a bubbled tripod head, camera-mounted spirit level and in-camera digital level.

The photographer recorded the camera location using GPS and aerial photography observations (Google Maps). The location was also marked with a nail, peg and / or spray paint. These locations were revisited by a surveyor to record additional location and environment data (with the exception of view 12 - known location).

Lens Selection Criteria

There is no definitive camera, lens, or FoV (Field of View), format suitable for all planning photomontages. Emphasis was placed on capturing the proposed development set within the important peripheral context of the environment.

The 40° lens (50mm lens/35mm camera) was deemed inadequate to capture the full extent of the Proposed Scheme, Cumulative Masterplan and its relevant context, for the majority of close-range views. Therefore, a wider 74° (24mm/35mm camera) was selected. This was used across all the views for consistency, with the exception of view 12 (LVMF 1.A1 Alexander Palace).

View 12 (LVMF 1.A1 Alexander Palace) uses a standard 40° lens (50mm lens/35mm camera) . A supporting crop/enlargement was also provided for this view. This crop equates to 27° (75mm lens/35mm camera).

We recommend that all parties use the planning photomontages as a complement to on-site assessment.

Use of Tilt Shift (T/S) Lenses

Where a T/S lens was selected it has only been used with either:

- 1) No T/S function (therefore replicating a standard prime lens). Here the view will be annotated “Horizon - Central” within the view data table.
- or
- 2) Only with an upwards ‘Shift’ function. Here the view will be annotated “Horizon - Lowered” within the view information table. And the lowered “point of perspective (Horizon Line / Optical Axis)” will be annotated with an arrow.

The upwards ‘Shift’ function (2) will only be used in the case of one or more of the following reasons:
The proposed scheme is tall and would largely extend off the top of a non-shifted view.
Important tall surrounding context would extend off the top of a non-shifted view.

In either case, the technique is a long-term staple of architectural photography. It allows an accurate representation of what a on-site viewer would naturally experience by looking up to study an environment, without creating distracting and confusing converging vertical lines.

Using an upwards ‘Shift’ function has been favoured over non-shifted portrait format images. This is because portrait views would include a large amount of non-essential content on the lower half of the frame and also miss important horizontal context on either side of the proposed. A cohesive landscape-format approach also provides greater consistency of horizontal FoVs within the overall suite of images, as well as making the presentation of uniform, and compliant, enlargement values feasible.

Lens Selection

24mm Tilt/Shift Lens - landscape orientation.
74° horizontal field of view (HFoV).

50mm (24-105mm) Lens - landscape orientation.
40° horizontal field of view (HFoV).
(Zoom lens used for flexibility given distance to site).

Field of View (FoV) Frame

Views within this document are annotated with a FoV frame/ scale. The red arrows indicate the vertical and horizontal points of perspective (Optical Axis). Each graticule/marker on the scale represents 1°. The numbers on the scale should be read in pairs. E.g. the space between the two markers | **40°** and **40°** | has a total horizontal field of view of 40°. Accuracy is estimated to be within 1° to 3°, to allow for rounding errors and lens variations.

Camera Make/Model

Sony a7R IV (ILCE-7RM4) (35mm)

Lens Make/Model

- Canon TS-E 24mm F/3.5L
- Sony FE 24-105mm F4 (used at 50mm)
- Sigma MC-11 Mount Converter - Canon EF to Sony E Mount

Tripod, Head & Other Photographic Equipment

- Manfrotto Tripod
- Manfrotto Tripod Head
- Camera Mounted Spirit Level / In-Camera Digital Level
- Street Marking Paint / Marker Pen
- Survey Nails / Pegs

Post Production

Each base photograph has had a level of basic colour correction applied to it so that it best represents the impression of the scene as the photographer experienced it in person.

This processing is predominately done to the 16bit RAW file using Adobe Lightroom. It includes, but is not limited to, adjustments in; colour temperature and tint; levels such as exposure and contrast; shadow and highlight recovery; sky recovery through the use of gradient corrections and AI masking; and other post processing effects such as sharpening and noise reduction.

Survey

The survey subcontractor was instructed (by means of marked-up photographs, map and in situs tripod photographs) to record a range of contextual reference points and viewpoint locations. This information was supplemented with publicly available LIDAR point cloud data.

Survey Equipment

- Leica 1200 series GPS Smartnet enabled dual receiver (GPS and GLONASS)
- Leica Total Station (1201 or TS16 or TS15) 1’ accuracy with 1000m reflectorless laser

Field Survey Methodology

- Camera locations: where possible, the camera position will be used as a setup point for the total station, enabling the re-creation of the view as seen in the imagery and reducing the risk of wrong interpretation of detail. Connection is usually via GPS Smartnet derived control points in OSGB datum and grid. 3-4 control stations are used, to ensure long distance accuracies and to identify possible outliers.
- Reference points visible in the photography are measured with reflectorless means from the total station. If long distance views have suitable detail too far from the camera station, further setups are used closer to the detail. Common visible detail points are observed from different setup points to check and increase accuracy achieved.
- Accuracies of camera positions and surveyed details will vary due to setup geometry and distance, but will typically always be below 20 centimetres.

Survey Data Processing and Delivery

Data is processed using industry standard software (Leica GeoOffice and TerraModel) to create points listings. A3 verification plots or digital photos are marked up with the surveyed points to aid identification. All points are to OSGB36 grid and datum, to allow the use of common Ordnance Survey products and industry standard site surveys.

The Proposed Development

Preconstruct imported a 3D Autodesk Revit model of the Proposed Scheme and Cumulative Masterplan as supplied by the project architect. This was then subsequently aligned to the OSGB36 co-ordinate system. The model and renders were directed and reviewed by the project architect.

No landscape plans or tree removal plans were provided.

The Verification Process

The collected survey reference point data and camera location data was imported into the 3D model environment from the delimited text file (relative to the OSGB36 co-ordinate system) by means of a proprietary script.

At each viewpoint location a virtual camera was set up in the 3D software (Autodesk 3DS Max) using the coordinates provided by the surveyor. The 3D coordinates of the survey reference points were used to create an accurate ‘point cloud’ model of the contextual surveyed parts of the scene. This was supplemented with publicly available LIDAR point cloud data.

The scene was verified by matching the contextual surveyed points (and LIDAR data) to the photograph. For each viewpoint, a ‘point cloud’ render* was made from the virtual camera in the 3D digital model. Using Adobe Photoshop, the photography and ‘point cloud’ render were aligned.

Subsequently more renders were made for the Proposed Scheme and Cumulative Masterplan. The alignment process was repeated to provide accurate placement of the proposed built-forms within the context of the photographs.

For the Proposed Scheme, in AVR1 (Wireline) depiction, occluded elements are masked-out and have a dashed line applied.

For the Proposed Scheme, in AVR2 (Architectural form) depiction, occluded elements are masked-out and have a dashed line applied.

For the Proposed Scheme, in AVR3 (Rendered / realistic) depiction, occluded elements are masked-out.

For the Cumulative Masterplan (on all view types) occluded elements have a dashed line applied.

The Cumulative Masterplan has only been assessed on views where an additional ‘+ Masterplan’ view is shown.

* Rendering is the process of generating an image from a model (or models in what collectively could be called the 3D environment), by means of computer programs - specifically, in this case Chaos Group’s Vray.

Printing, Viewing Distance and Image Enlargement

The ‘Viewing Distance’ and ‘Image Enlargement’ (as per specified in LI Technical Guidance Note 06/19 - Sep 2019) are relevant only to printed documentation.

image enlargement values are included within this document on each view. Images to be viewed at a comfortable arm’s length.

All focal lengths listed relate to a 35mm full-frame sensor camera.

Caution is needed in regard to the automatically scaling of printers and printing software. Printing should at 100% and edge-to-edge to match the listed sheet sizes.

Appendix 02: Sources of Data

Survey Data

Asset	Description	Supplier	Reference	Date	Comment
Survey Data	Table of Points (XLSX file) Surveyors notes/mark-up (PDF)	Mastermap Surveys	VV- 0135	30/04/2023	Imported using proprietary script. Origin Shift -535037 E -172162 N

Key Supplied Data

Asset & Description	Format	Supplier	Reference	Date	Comment
Proposed Scheme + Masterplan Model	Autodesk Revit File	DC Architecture + Design (Via Kitewood)	KTW034-DCR-XX-XX-M3-A-0001 - Massing.rvt	04/05/2023	Model not in OS coordinate system. Model not set at correct AOD Heights. Model directed and reviewed by Architect .
Proposed Scheme Site Plan	DWG	DC Architecture + Design (Via Kitewood)	KTW034_PL_A_100_Ground Floor Plan.dwg	21/04/2023	Contains OS reference. Used to assist in alignment of Proposed Scheme Model to OS coordinate system.
Proposed Scheme Elevation Drawing	DWG	### Architects	KTW034_EL_301_Block A - Elevations (PARTY WALL VERSION) v2.dwg	21/04/2023	Used to assist in alignment of the Proposed Scheme Model to the correct AOD heights. Also confirmed via email dialogue with DCA+D.

Supporting Data

Asset & Description	Format	Supplier	Reference	Date	Comment
LIDAR - Surface Height Data	Point Cloud (.laz)	Environment Agency	National-LIDAR-Programme-Point-Cloud-2018-TQ37se National-LIDAR-Programme-Point-Cloud-2020-TQ29se National-LIDAR-Programme-Point-Cloud-2020-TQ37ne National-LIDAR-Programme-Point-Cloud-2020-TQ38se National-LIDAR-Programme-Point-Cloud-2020-TQ38sw	Data: 2018 / 2020 Downloaded: 04/2023	Used to confirm accuracy of alignment of photography to models.

Generated/Compiled Data (by Preconstruct)

Asset	Description	Reference	Comment
3D Model / Scene	Scene files generated in Autodesk 3DS Max to create and render model data	5159 MaxRender	

Example Survey Data



Point #	Eastings	Northings	Height (AOD)
V15C	534898.815	172116.099	67.252
C1	534933.608	172134.194	76.553
C2	534926.643	172124.368	72.934
C3	534922.97	172119.736	70.56
C4	534918.843	172116.681	73.148
C5	534928.384	172135.374	77.11
C6	534921.257	172112.204	72.015
C7	534919.527	172115.42	68.77
C8	534916.655	172122.479	67.042
C9	534923.28	172129.044	72.537
C10	534916.456	172123.216	69.855
C11	534914.547	172120.165	67.33
C12	534915.713	172128.383	68.767
C13	534918.504	172116.65	68.911
C14	534915.938	172128.027	69.99
C15	534916.389	172123.837	68.512
C16	534907.993	172120.655	66.696
C17	534910.173	172116.751	66.491
C18	534925.918	172118.562	73.171
C19	534917.938	172135.754	70.85



Note: Supporting LIDAR data was also used for alignment (not shown).

Appendix 03: Visualisation Level & Type Descriptions

Accurate Visual Representations (AVR) ‘Level’ Descriptions

The following text is an extract from ‘The London View Management Framework’ (SPG March 2012 - Part 3, page 248) ‘Appendix C: Accurate Visual Representations’:

“To assist agreement between all parties prior to AVR preparation, the following classification types are presented to broadly define the purpose of an AVR in terms of the visual properties it represents. This classification is a cumulative scale in which each level incorporates all the properties of the previous level.

AVR (Level) 0

Location and size of proposal

AVR (Level) 1

Location, size and degree of visibility of proposal

AVR (Level) 2

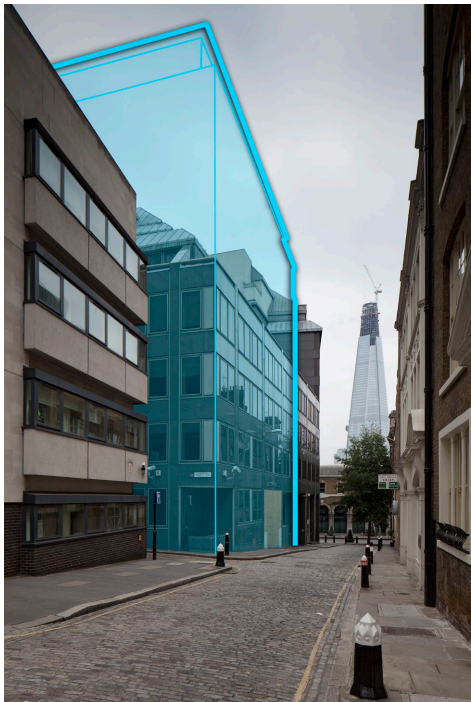
As level 1 + description of architectural form

AVR (Level) 3

As level 2 + use of materials”



AVR0 (AVR Level 0)
Showing location and size
(in this case as a toned area
superimposed on photograph)



AVR1 (AVR Level 1 - Wireline)
Confirming degree of visibility
(in this case as an occluded
‘wireline’ image and toned area)



AVR2 (AVR Level 2)
Explaining architectural form
(in this case as a simply shaded
render in a uniform opaque
material)



AVR3 (AVR Level 3 - Rendered)
Confirming the use of materials
(in this case using a
‘photorealistic’ rendering
technique)

Visualisation ‘Type’ Descriptions

The Landscape Institute’s ‘Visual Representation of Development Proposals, Technical Guidance Note 06/19’ (September 2019) proposes four Visualisation Types (1-4), from least to most sophisticated. The visualisations within this document are categorised as Type 4. They demonstrate the highest level of accuracy and stringent verifiable methodology of the 4 types.

Type 4 Specification Interpretation

Photomontage / Photowire — Survey / Scale Verifiable

Aim: to represent scale, appearance, context, form, and extent of development.

Full Frame Sensor (FFS) photography shot with a tripod (and panoramic head where appropriate).

Use of 50mm lens when practical. But exceptions apply including the use of 24mm Tilt-Shift lenses where viewpoints are located close to the development or within a close built environment.

Viewpoint location accuracy based on a bespoke measured survey (and GPS) or high-resolution imagery and LiDAR.

Depiction of the proposed content within the photographs is considered accurate and verifiable through the use of camera matches using bespoke measure surveys and/or LiDAR data. The proposed development, survey data, and viewpoints are all accurately geolocated within an OS coordinate system.

3D model provided by the design team or created from provided technical drawings.

Where practical, ‘Image Enlargement’ values (and corresponding page sizes) are shown on each image page. This is typically 100% but exceptions apply such as 93% for cylindrical panoramas, and for other focal lengths variations.

Dedicated viewpoint location plan/map.

Record of data sources and methodology.