

Growing Baldock

Environmental Statement Volume 2: Figures & Appendices

Chapter 7: Landscape and Visual

Appendix 7.7 AVR (Accurate Visual Representation)

Viewpoint Wirelines

Baldock

Technical Appendix 7.7



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1.0 Introduction

1.1. Verified View / Accurate Visual Representation

- 1.1.1. A Verified View (VV) or Accurate Visual Representation (AVR) is *“a still image, or animated sequence of images, intended to convey reliable visual information about a proposed development to assist the process of visual assessment”*.¹
- 1.1.2. This document applies current good practice in preparing verified views of a proposed development. Views are from what is considered to be the most representative viewpoints in the area surrounding the site.
- 1.1.3. The current practice guides this process is informed by include:
 - The Landscape Institute's, 'Technical Guidance Note 06/19 : Visual Representation of Development Proposals'
 - 'Guidelines for Landscape and Visual Impact Assessment' Third edition April 2013, The landscape institute and Institute of Environmental Assessment and Management.
 - 'London View Management Framework', (March 2012) Published by Greater London Authority.
- 1.1.4. When displaying images taken with a 50mm lens at A3, It is advised (within the Landscape Institute's Technical Guidance Note 06/19) that the viewing distance for the montages from eye to paper should be 'at arms length' between 50 and 55cm (Landscape Institute TGN 06/19 para 3.8.3) with a Horizontal Field of View of around 39.6°.

In this document, for practical tabled discussions, the viewing distance has been set at 50cm so that the images display a wider HFOV of 90° when printed at extended A3. Extended A3 pages to be printed at 29.7x84.1cm (at 100% scaling) so that the image size width is 80cm.

2.0 Methodology

2.1. Overview

- 2.1.1. In preparing the verified views/photomontages, accurate photography is required, with survey information recorded, and an accurate model of the application parameters prepared. In simple terms, this allows a 'virtual' viewpoint to be constructed that accurately reflects an actual photograph, which in turn allows a wireline (representing the outline of the proposed development form) or fully rendered image of the proposed development to be accurately superimposed on the existing photograph.

2.2. Photography

- 2.2.1. In accordance with current guidance, on-site photography records the position (as a grid reference), height of camera lens, camera used, lens type and focal length, field of view, date and time. Photographs were recorded at 1.6 metres above ground level to reflect the pedestrian eye height. Photographs are taken with a fixed 50mm focal length lens attached to a SLR camera (Canon EOS R5).
- 2.2.2. In assessing the impact of development on the landscape it is often necessary to record a panoramic view. A panorama made up from planar photographs is not strictly a 'true panorama' due to distortion encountered from the rectilinear projection of the lens. This is best described by looking through the viewfinder as you rotate the camera, the objects near the centre get larger as they approach the edge of the frame. Accurate 'stitching software' overcomes this effect by distorting each image into a cylindrical projection before aligning and blending, to reflect as accurately as possible the experience of the human eye.

2.3. Survey Information

- 2.3.1. On site surveying is carried out at the same time that the photographs are taken to record the position and height (Above Ordnance Datum) of the camera and its tripod alongside a range of 6 to 10 physical reference points per viewpoint (such as telegraph poles, road signs, or in the absence of sufficient existing reference points, ranging poles). To ensure the accuracy, the surveyed data was cross-referenced against OS information as well as the topographical site survey. This data is subsequently transferred into computer modelling software to produce an accurate 'virtual' view reflecting the actual panoramic photograph. Reference points are captured by a Total Station (the surveyors on-site equipment) with an electronic distance meter (EDM) which reads slope distances from the instrument to a particular point. These points are used to align the computer image against the photography.

2.4. Scheme Parameters Modelling

- 2.4.1. The Maximum Development Heights on page 5, based on the Parameter Plan (UAC092-002 Rev Q) and the Development Specification – SP3, provides a layout that is reflective of how the proposed application could be realised, and is therefore considered to be an acceptable basis for verified view production.

The 3D model has been formed in line with this plan with employment areas as 15.5m and residential areas shown as 14m, from existing ground levels.

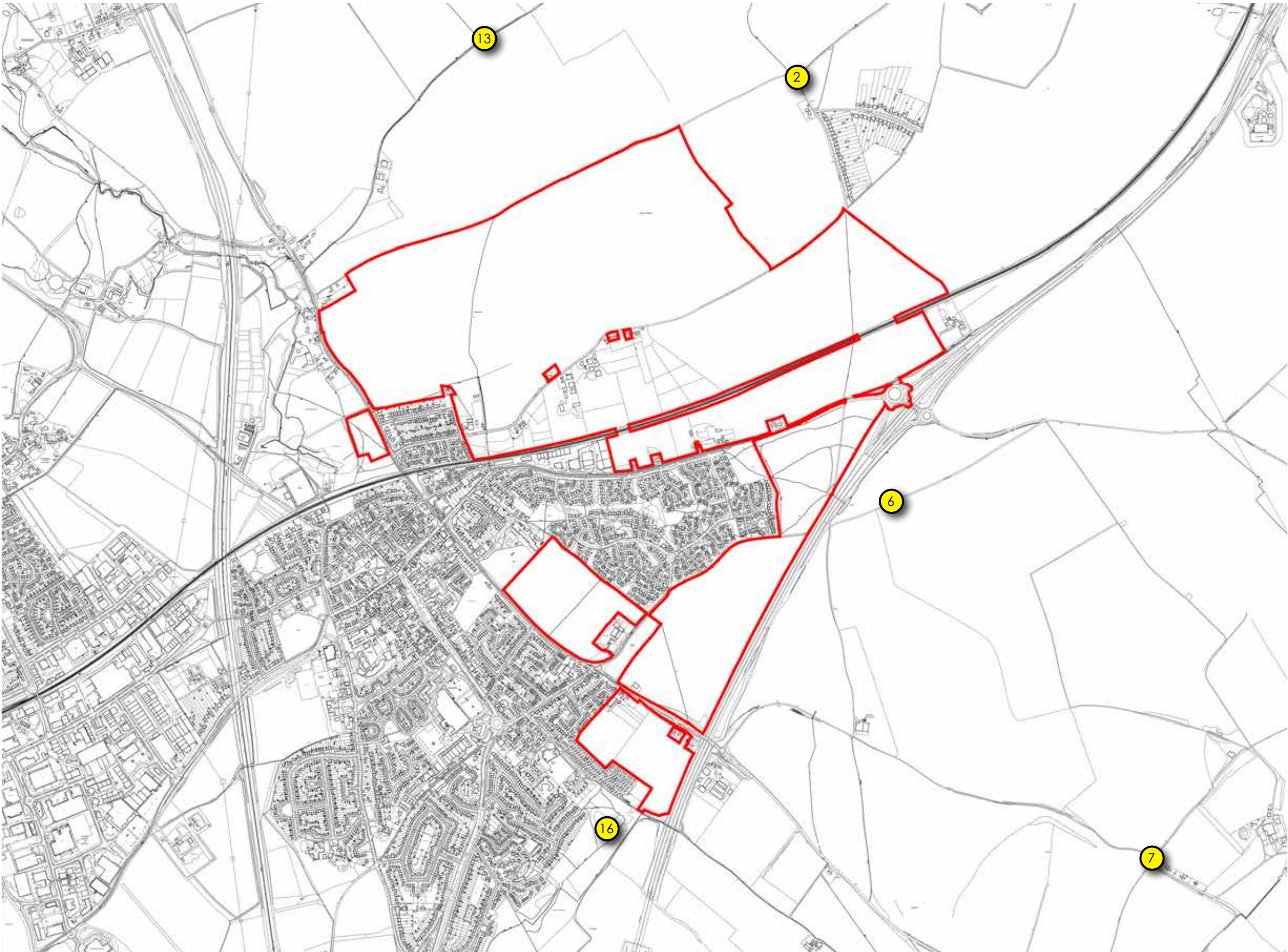
2.5. Camera Matching

- 2.5.1. Having accurately modelled the scheme, a series of computer generated images are constructed from the exact viewpoint locations and have cylindrical projection applied before photo-stitching to match the panoramic photographs, thus creating a 'virtual' panorama of the proposed development. With the virtual and photographic images overlaid with each other, common (surveyed) reference points are used to align both the virtual and actual images and the wireline drawn or foreground clipping applied.

¹ London View Management Framework March 2012



3.0 Location Plan



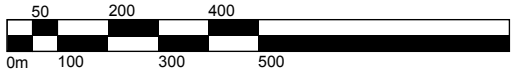
Legend

 Site Location

 Viewpoint Location



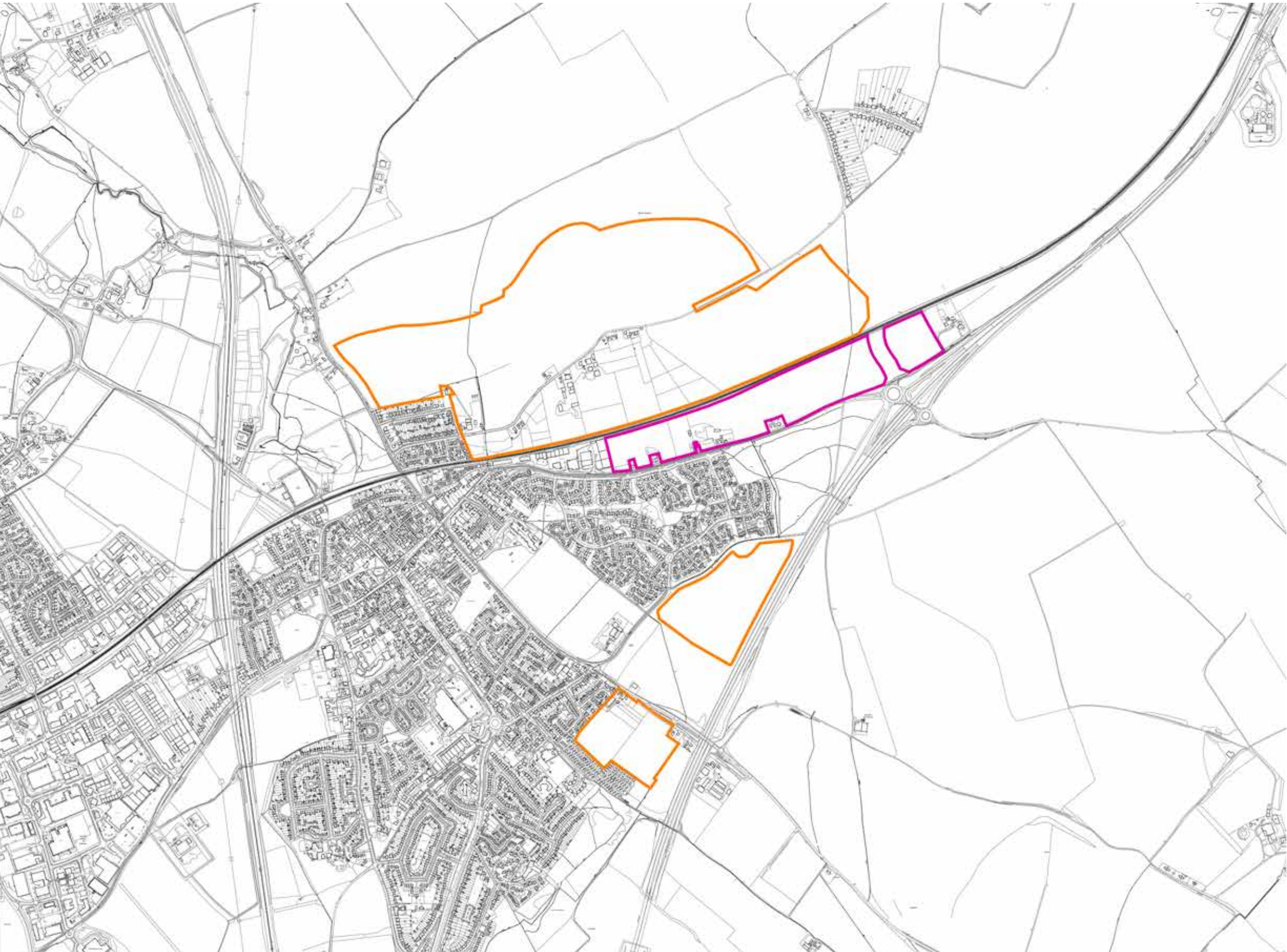
SCALE 1:15,000





4.0 Maximum Development Heights

The maximum building heights are based on the Parameter Plan (UAC092-002 Rev Q) and the Development Specification – SP3. All building heights referred to in SP3 are from finished floor level to building ridge height.



Legend

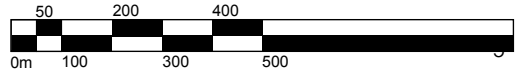
 Employment@15.5m

 Residential@14m

(from existing ground levels)



SCALE 1:15,000



5.0 Viewpoint 2 - VIEW FROM ASHWELL ROAD & PUBLIC BRIDLEWAY BYGRAVE 001



National Grid Reference:
525904.528, 235694.405

Camera:
Canon EOS R5

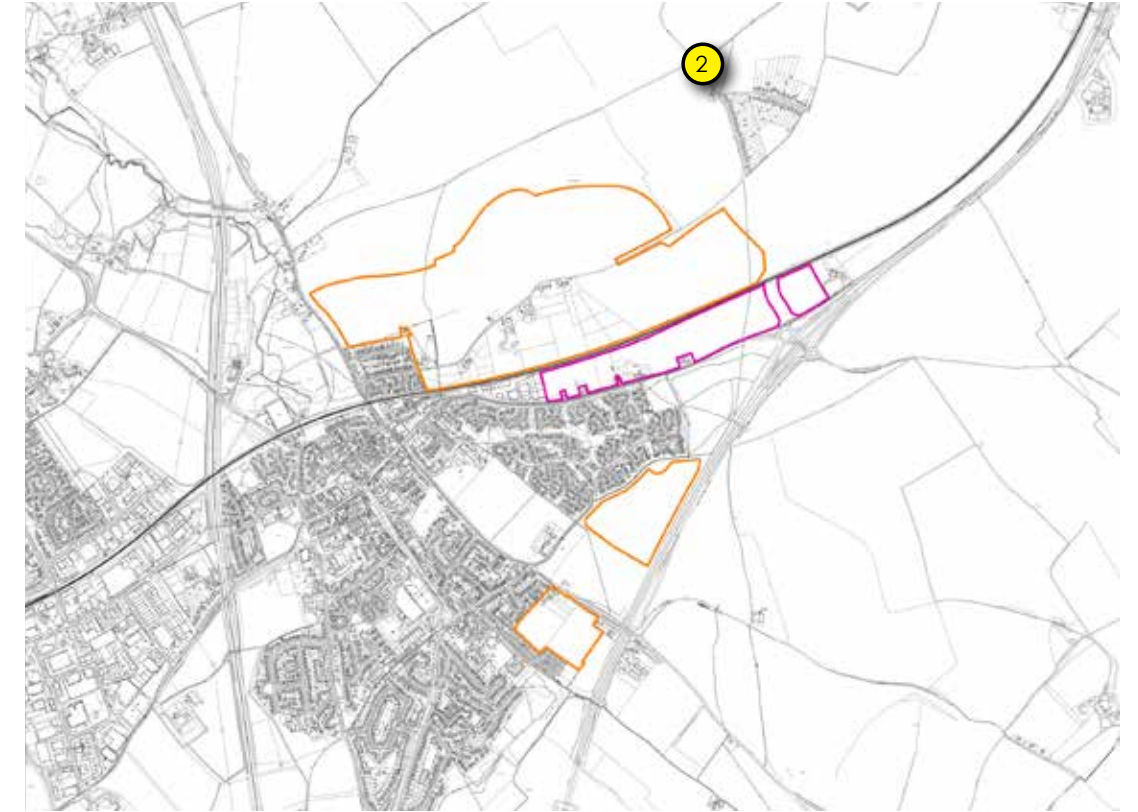
Lens:
Fixed 50mm

Height of Camera Lens:
73.40 AOD

Horizontal Field of View:
90 °

Date:
19.06.25

Time:
11.55



Existing extended panorama



5.1. Viewpoint 2 - Existing baseline view with a wireline of the maximum parameters.



Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image (extended A3 pages to be printed at 29.7x84.1cm)

6.0 Viewpoint 6 - VIEW FROM PUBLIC BRIDLEWAY CLOTHALL 028



National Grid Reference:
526239.863, 234156.851

Camera:
Canon EOS R5

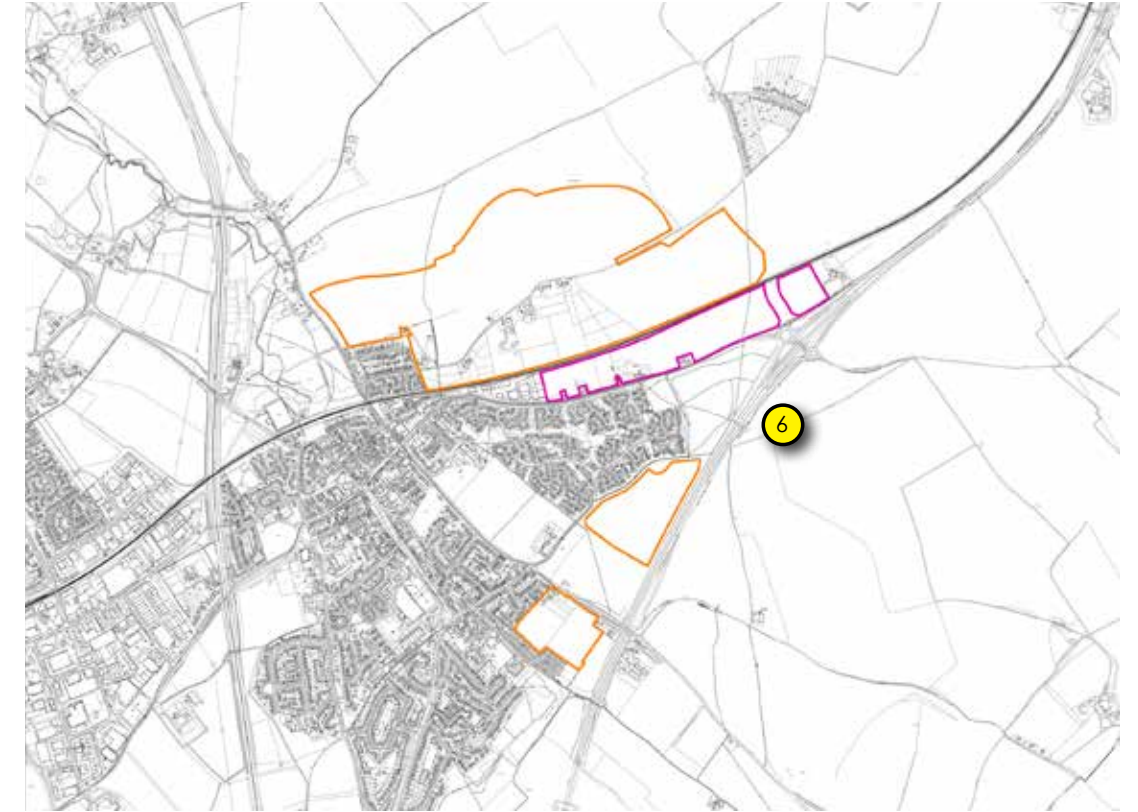
Lens:
Fixed 50mm

Height of Camera Lens:
91.09 AOD

Horizontal Field of View:
90 °

Date:
19.06.25

Time:
13.06



Existing extended panorama



6.1. Viewpoint 6 - Existing baseline view with a wireline of the maximum parameters.



Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image (extended A3 pages to be printed at 29.7x84.1cm)

7.0 Viewpoint 7 - VIEW FROM WARREN LANE & ICKNIELD WAY TRAIL / BRIDLEWAY CLOTHALL 006



National Grid Reference:
527186.914, 232863.690

Camera:
Canon EOS R5

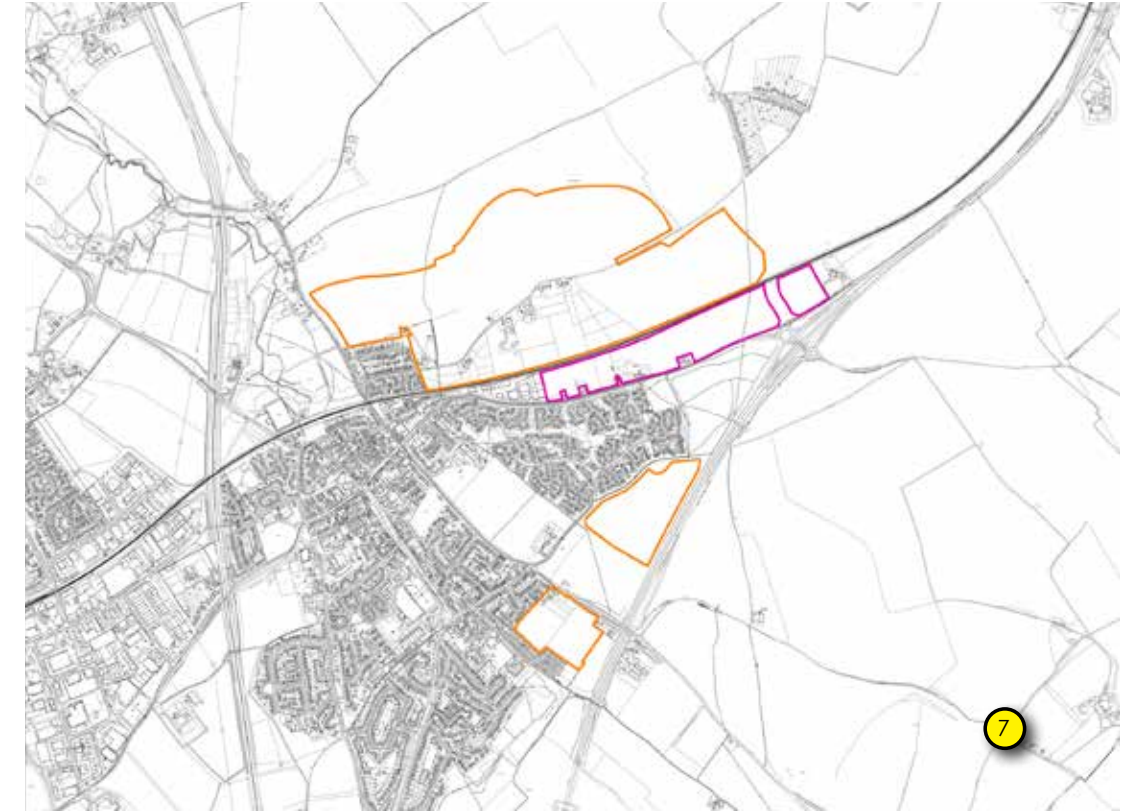
Lens:
Fixed 50mm

Height of Camera Lens:
136.26 AOD

Horizontal Field of View:
90 °

Date:
19.06.25

Time:
13.58



Existing extended panorama



7.1. Viewpoint 7 - Existing baseline view with a wireline of the maximum parameters.



Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image (extended A3 pages to be printed at 29.7x84.1cm)

8.0 Viewpoint 13 - VIEW FROM RESTRICTED BYWAY BYGRAVE 014 & BRIDLEWAY BYGRAVE 002



National Grid Reference:
524765.466, 235834.845

Camera:
Canon EOS R5

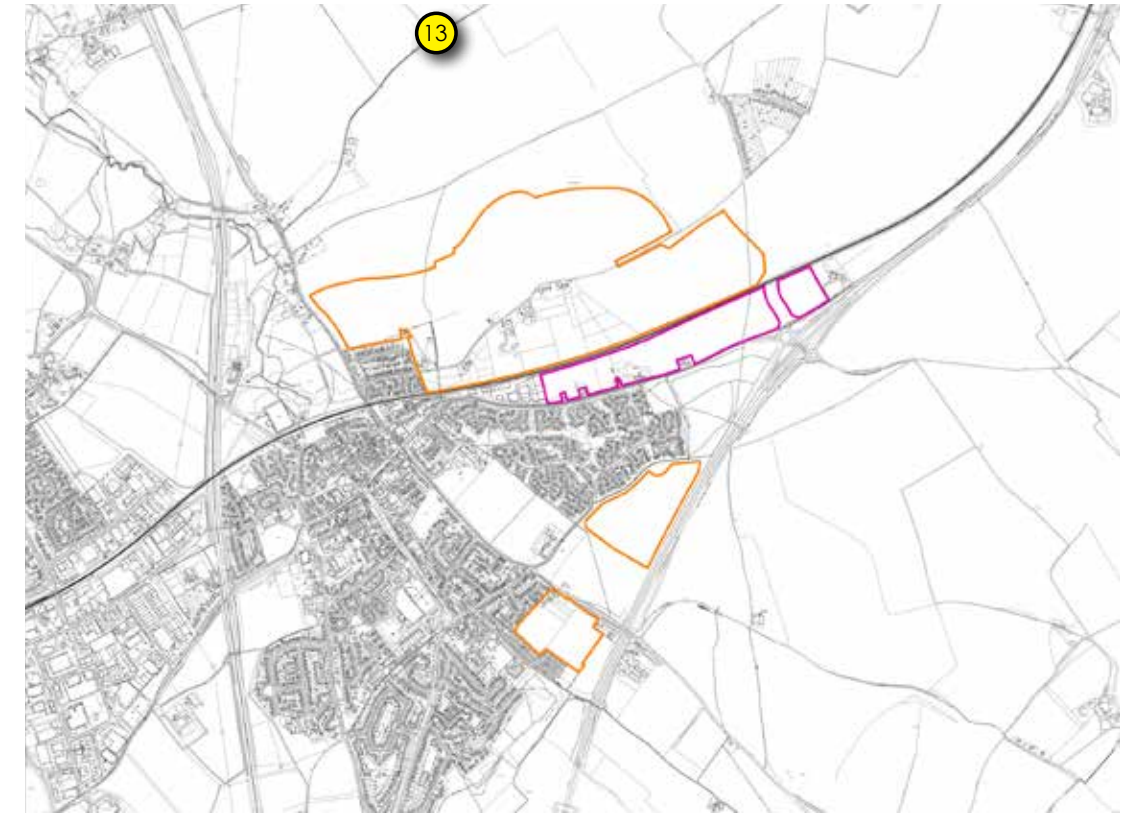
Lens:
Fixed 50mm

Height of Camera Lens:
93.57 AOD

Horizontal Field of View:
90 °

Date:
19.06.25

Time:
10.16



Existing extended panorama



8.1. Viewpoint 13 - Existing baseline view with a wireline of the maximum parameters.



Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image (extended A3 pages to be printed at 29.7x84.1cm)

9.0 Viewpoint 16 - VIEW FROM WESTON HILLS LNR



National Grid Reference:
525219.917, 232965.719

Camera:
Canon EOS R5

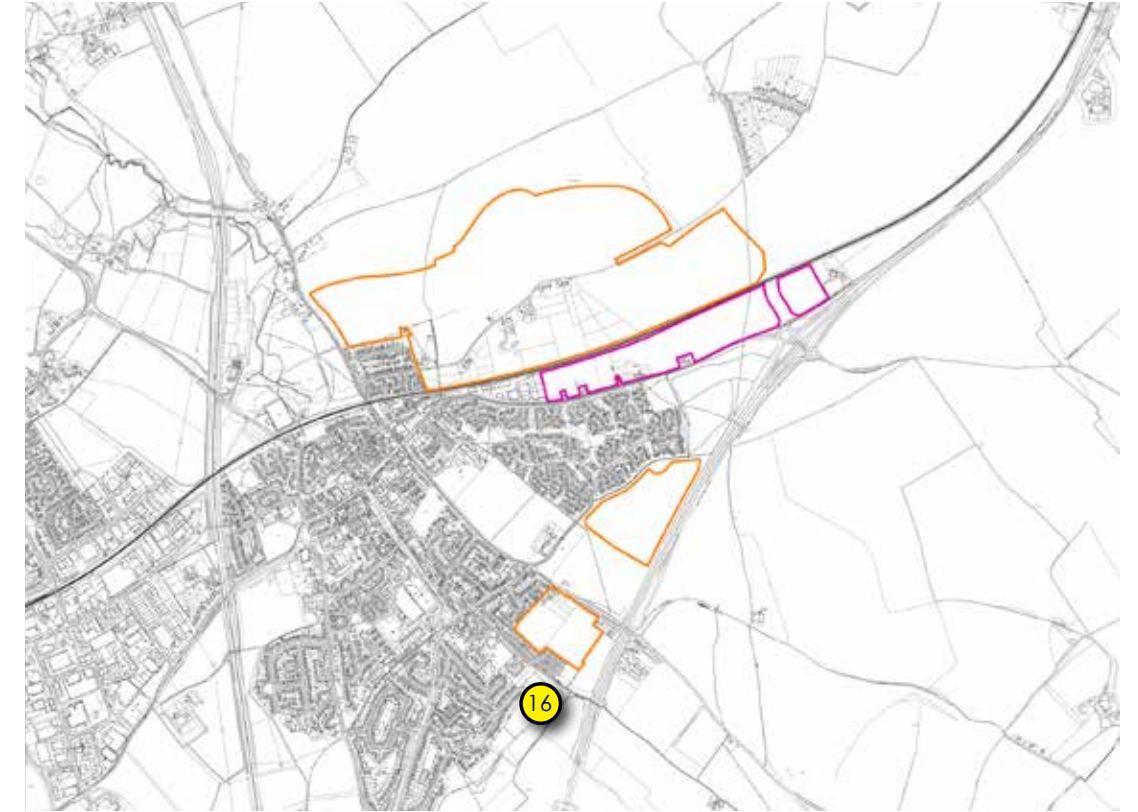
Lens:
Fixed 50mm

Height of Camera Lens:
104.09 AOD

Horizontal Field of View:
90 °

Date:
19.06.25

Time:
14.27



Existing extended panorama

— Employment@15.5m — Residential@14m - - - Dashed denotes not visible / glimpsed



Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image (extended A3 pages to be printed at 29.7x84.1cm)