ENVIRONMENTAL STATEMENT

VOLUME 2

APPENDIX 13.8 – ACCURATE VISUAL REPRESENTATIONS

vista3d
verified visualisers

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Proposed Great Wolf Lodge

Chesterton, Bicester

Verified Views - Document Reference No. V3D 190401

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Prepared on behalf of

BMD

Content

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 are 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. 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 shown at 30-50cm. These figures determine the horizontal field of view and in this assessment, it is shown at 72 degrees so that they can be viewed at 30cm when printed at A3.

[1] London View Management Framework March 2012

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 average pedestrian eye height. Photographs are taken with a fixed 50mm focal length lens attached to a SLR camera (Canon EOS 5D MKII).

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. In taking a panoramic photograph it is important to ensure the camera position is set horizontally level.

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 general arrangement Plan (prepared by BMD) illustrates a layout that is reflective of how the proposed application site could be developed, and is therefore considered to be an acceptable basis for verified view production. The proposed building is shown as per the 3D model provided by EPR Architects.

2.4.1. The proposed site planting assumes the following growth heights,

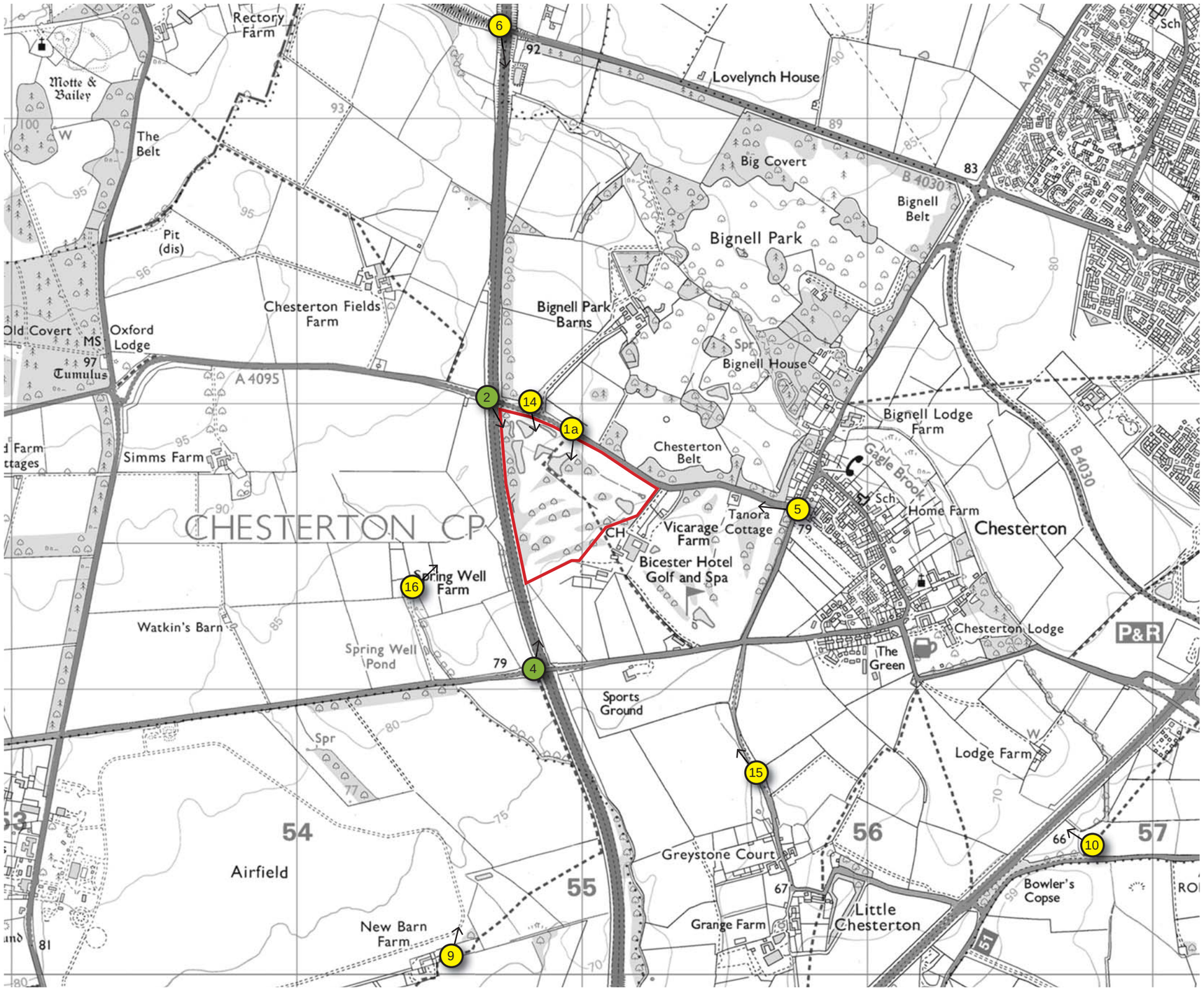
Boulevard Trees	Yr 1: 7-8m	Yr 15: 14.5-15.5m
Feature Parkland Trees	Yr 1: 5-5.5m	Yr 15: 9-10m
Ornamental feature Trees	Yr 1: 6-7m	Yr 15: 11.5m-12.5m
Car Park Trees	Yr 1: 5 - 5.5m	Yr 15: 11 – 11.5m
Parkland Trees	Yr 1: 3.5-4.5m	Yr 15: 9-10m
Woodland Planting	Yr 1: 1-3m	Yr 15: av 6.5 - 9m

Existing boundary vegetation assumes a growth rate of 300mm-500mm and at year 15 it is shown to increase between 4.5-7.5m.

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 aligned both the virtual and actual images before the wireline is drawn or foreground clipping applied.

3.0 Viewpoint Location Plan



Legend

- Site Location
- Wireline
- Photomontage

1a. A4095 along north edge of site

2. A4095 crossing over M40

4. Green Lane crossing over M40

5. Junction of A4095 and the Hale

6. B4030 crossing over M40

9. Footpath 404/15/10 Near M40

10. Footpath 161/8/10

14. Bignell Park Barns access junction/A4095

15. Little Chesterton

16. Spring Well Farm

N

SCALE 1:15,000

0m 50 100 200 300 400 500

4.0 General Arrangement Plan

Legend

Site Location

N

SCALE 1:3,000

10 30 50

0m 20 40 100

5.0 Viewpoint 1a - View from A4095 along north edge of site

National Grid Reference:
454949.740, 221913.805

Camera:
SLR Canon EOS 5D MKII

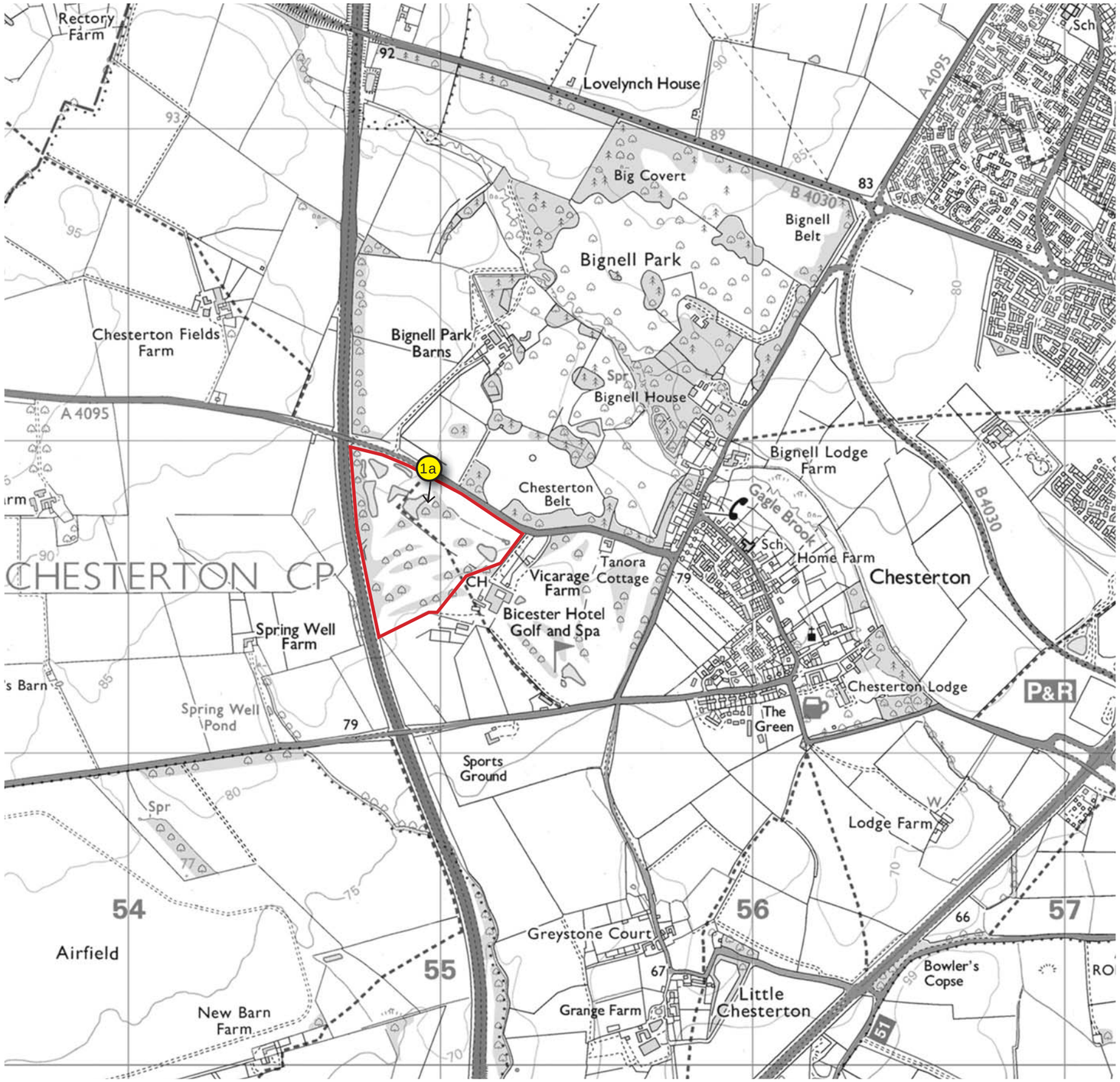
Lens:
Fixed 50mm

Height of Camera Lens:
87.58 AOD

Horizontal Field of View:
72 °

Date:
30.04.19

Time:
11.31



5.1 Viewpoint 1a - Extended Panorama

5.2 Viewpoint 1a - Baseline

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

5.3 Viewpoint 1a - Wireline of proposal

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

Proposed Scheme

Not Visible

6.0 Viewpoint 2 - View from A4095 crossing over M40

National Grid Reference:
454676.030, 222010.498

Camera:
SLR Canon EOS 5D MKII

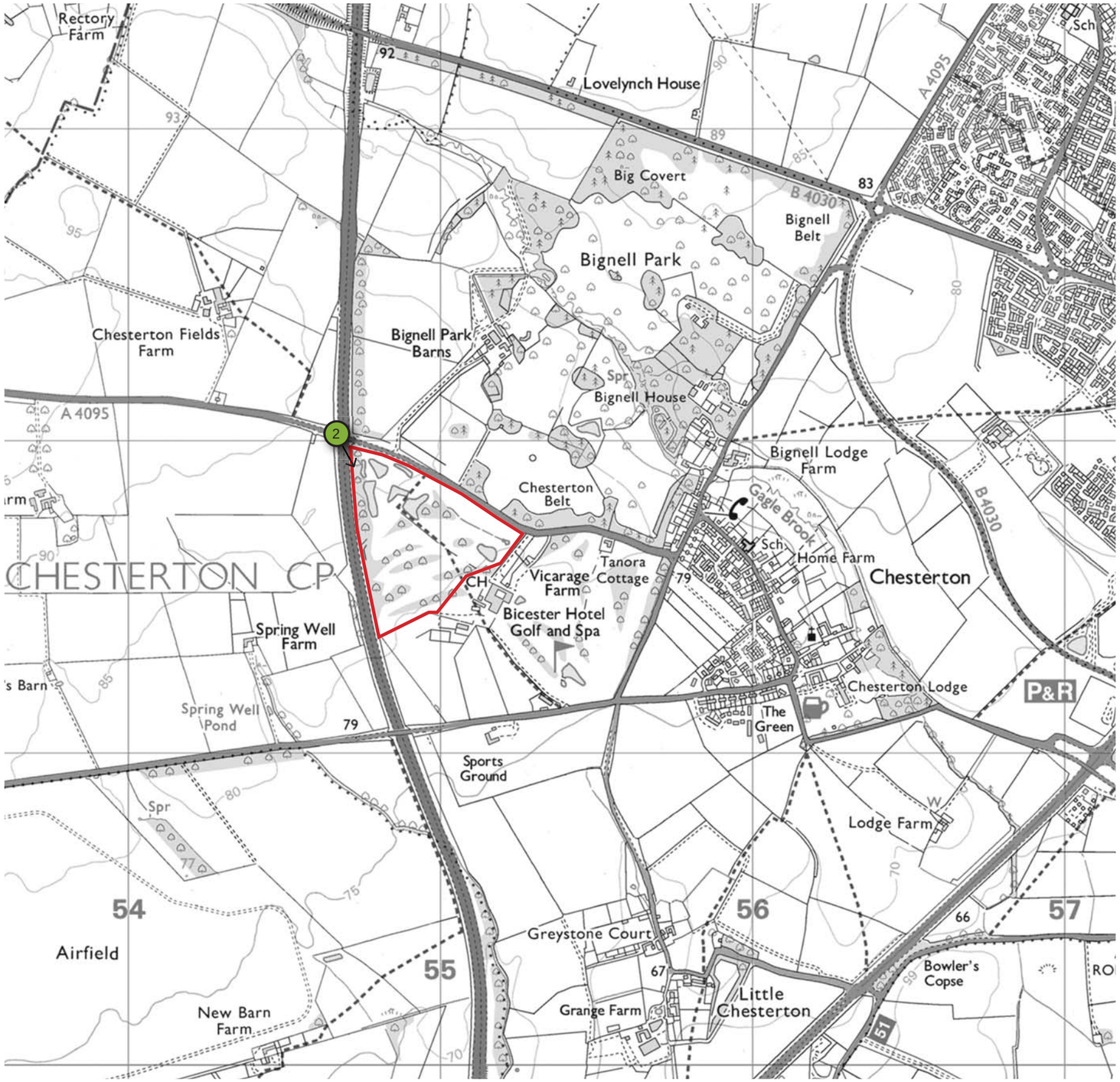
Lens:
Fixed 50mm

Height of Camera Lens:
93.83 AOD

Horizontal Field of View:
72 °

Date:
30.04.19

Time:
10.41



6.1 Viewpoint 2 - Baseline

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

6.2 Viewpoint 2 - Proposed view at Year1

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

6.3 Viewpoint 2 - Proposed view at Year15

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

7.0 Viewpoint 4 - View from Green Lane crossing over M40

National Grid Reference:
454842.933, 221066.641

Camera:
SLR Canon EOS 5D MKII

Lens:
Fixed 50mm

Height of Camera Lens:
84.89 AOD

Horizontal Field of View:
72 °

Date:
30.04.19

Time:
14.39

7.1 Viewpoint 4 - Baseline

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

7.2 Viewpoint 4 - Proposed view at Year1

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

7.3 Viewpoint 4 - Proposed view at Year15

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

8.0 Viewpoint 5 - View from Junction of A4095 and the Hale

National Grid Reference:
455756.033, 221632.107

Camera:
SLR Canon EOS 5D MKII

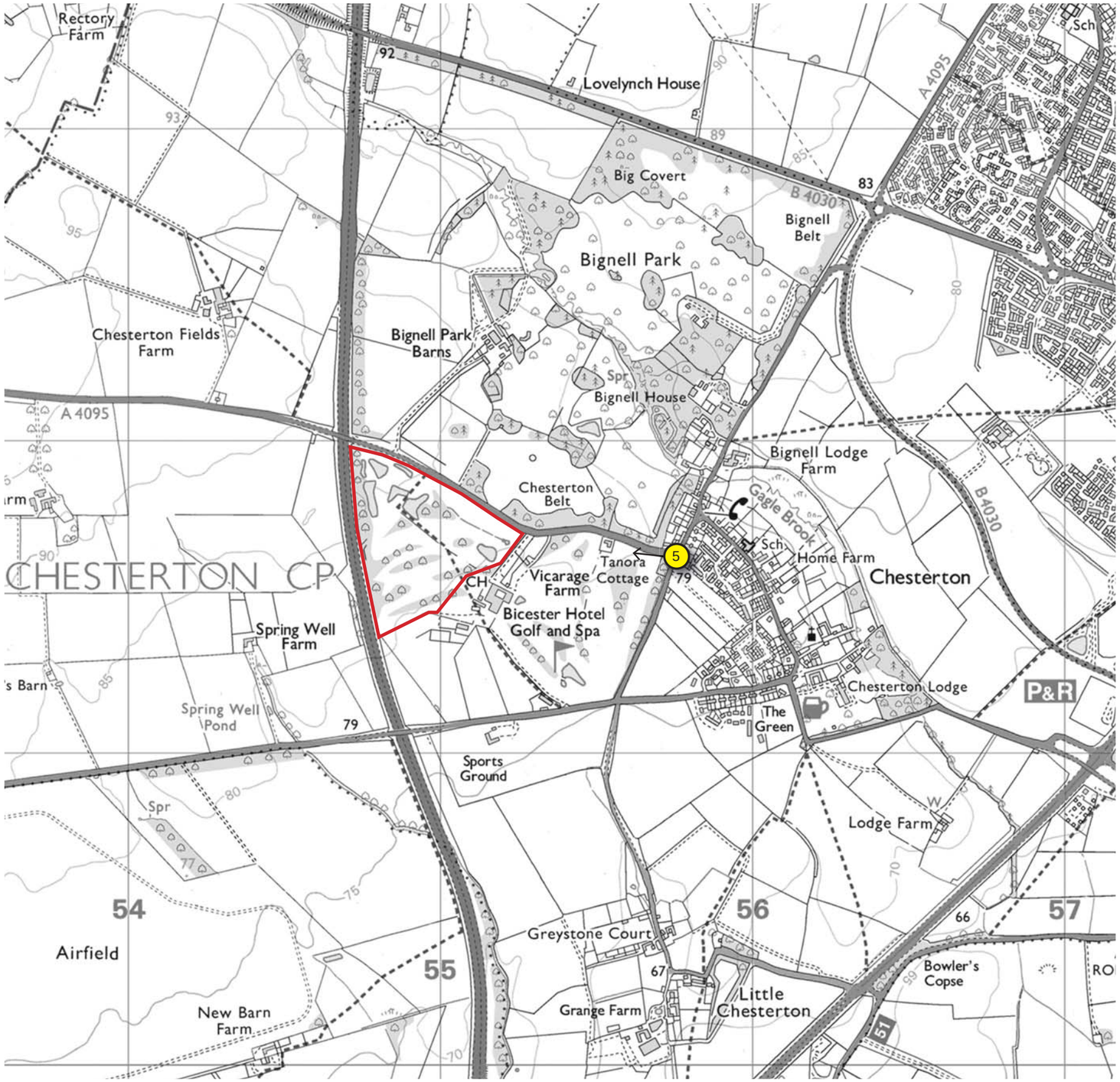
Lens:
Fixed 50mm

Height of Camera Lens:
80.14 AOD

Horizontal Field of View:
72 °

Date:
30.04.19

Time:
13.23



8.1 Viewpoint 5 - Extended Panorama

8.2 Viewpoint 5 - Baseline

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

8.3 Viewpoint 5 - Wireframe of proposal

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

Proposed Scheme

Not Visible

9.0 Viewpoint 6 - View from B4030 crossing over M40

National Grid Reference:
454703.265, 223317.373

Camera:
SLR Canon EOS 5D MKII

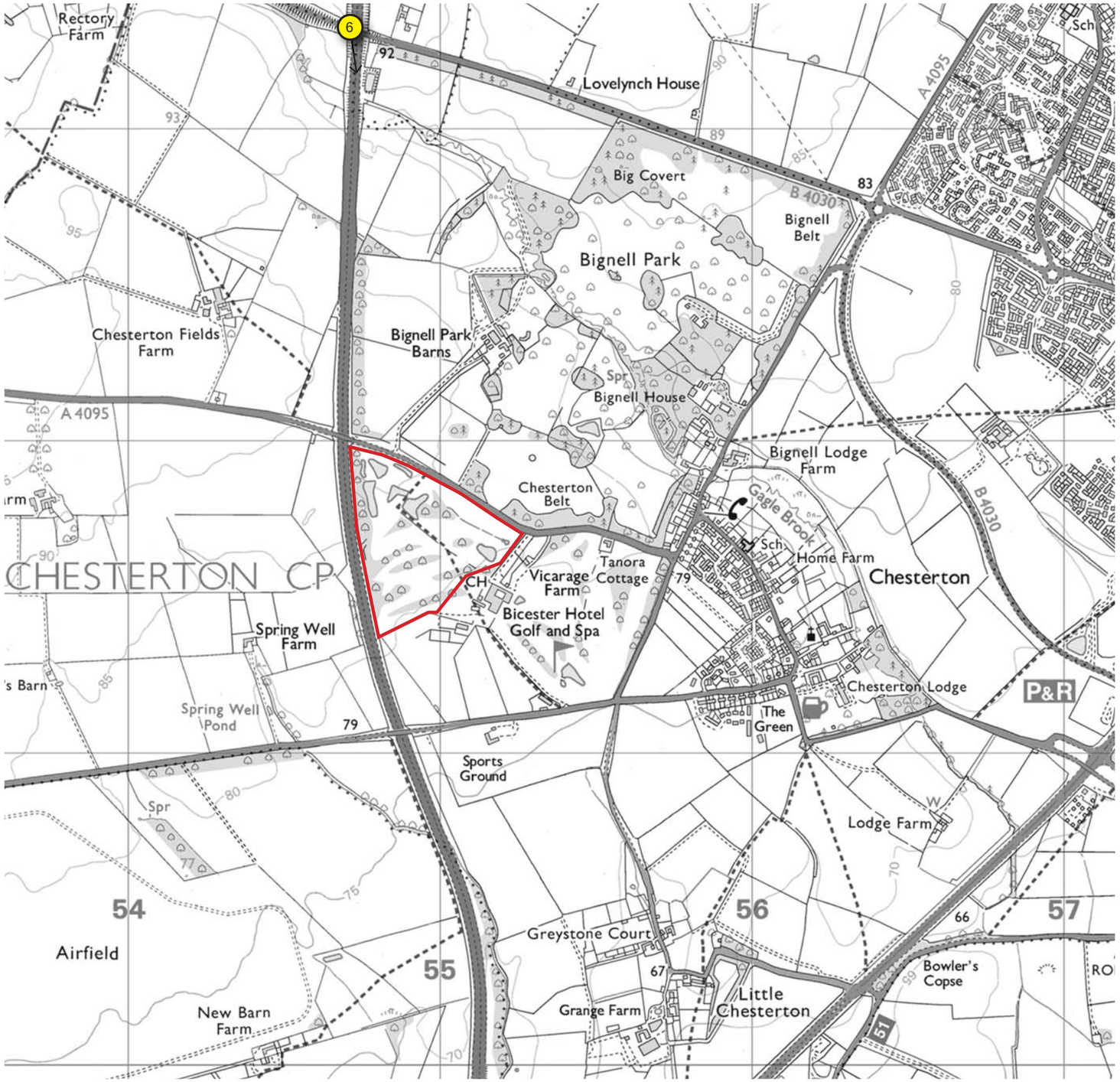
Lens:
Fixed 50mm

Height of Camera Lens:
96.27 AOD

Horizontal Field of View:
72 °

Date:
30.04.19

Time:
10.15



9.1 Viewpoint 6 - Extended Panorama

9.2 Viewpoint 6 - Baseline

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

9.3 Viewpoint 6 - Wireline of proposal

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

Proposed Scheme

Not Visible

10.0 Viewpoint 9 - View from Footpath 404/15/10 Near M40

National Grid Reference:
454538.642, 220052.686

Camera:
SLR Canon EOS 5D MKII

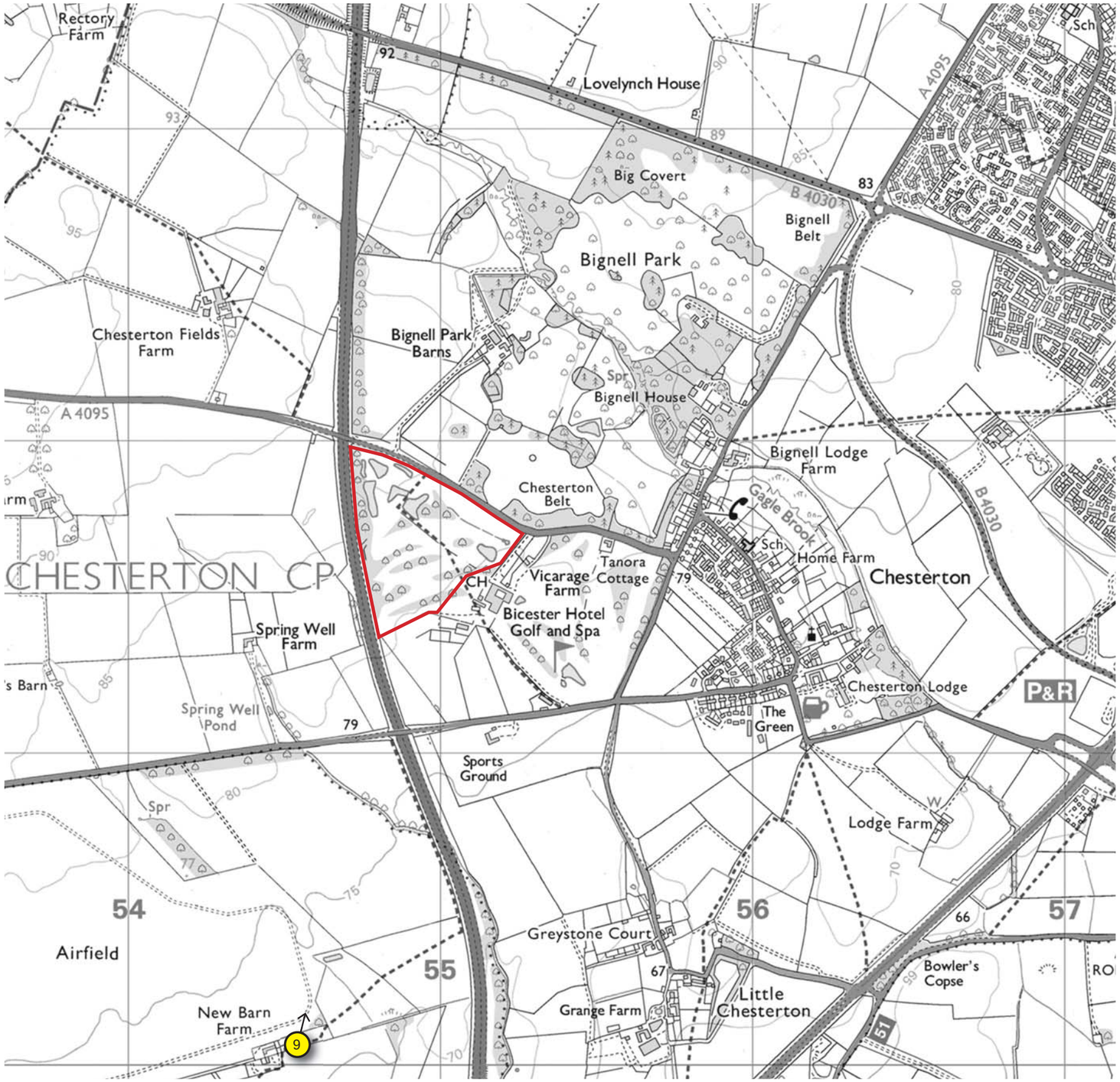
Lens:
Fixed 50mm

Height of Camera Lens:
73.25 AOD

Horizontal Field of View:
72 °

Date:
30.04.19

Time:
15.32



10.1 Viewpoint 9 - Extended Panorama

10.2 Viewpoint 9 - Baseline

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

10.3 Viewpoint 9 - Wireline of proposal

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

Proposed Scheme

Not Visible

11.0 Viewpoint 10 - View from Footpath 161/8/10

National Grid Reference:
456802.620, 220431.760

Camera:
SLR Canon EOS 5D MKII

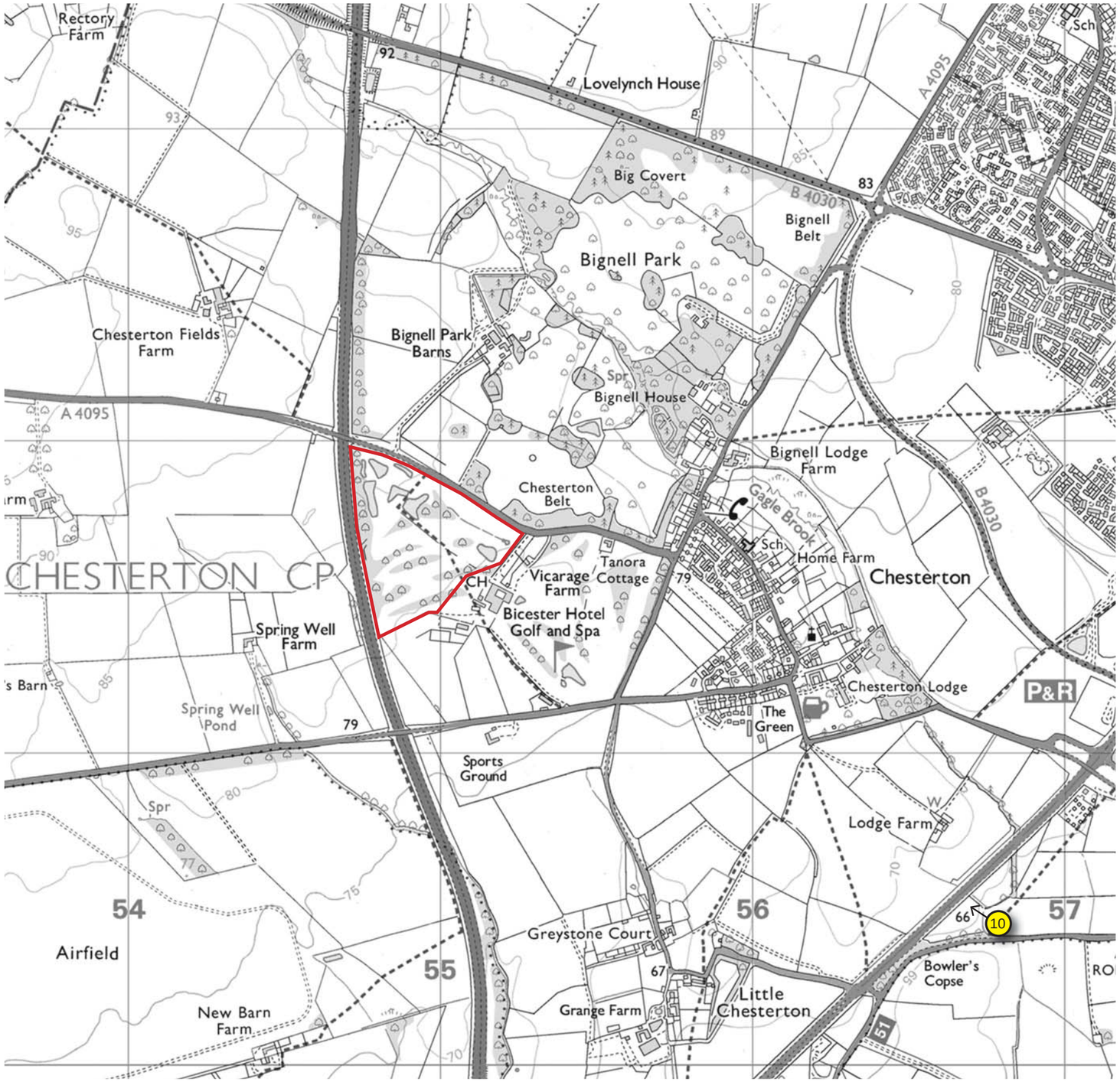
Lens:
Fixed 50mm

Height of Camera Lens:
65.78 AOD

Horizontal Field of View:
72 °

Date:
30.04.19

Time:
14.04



11.1 Viewpoint 10 - Extended Panorama

11.2 Viewpoint 10 - Baseline

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

11.3 Viewpoint 10 - Wireline of proposal

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

Proposed Scheme

Not Visible

12.0 Viewpoint 14 - View from Bignell Park Barns access junction/A4095

National Grid Reference:
454845.194, 221967.677

Camera:
SLR Canon EOS 5D MKII

Lens:
Fixed 50mm

Height of Camera Lens:
91.01 AOD

Horizontal Field of View:
72 °

Date:
29.05.19

Time:
10.47

12.1 Viewpoint 14 - Extended Panorama

12.2 Viewpoint 14 - Baseline

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

12.3 Viewpoint 14 - Wireline of proposal

Proposed Scheme

Not Visible

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

13.0 Viewpoint 15 - View from Little Chesterton

National Grid Reference:
455588.635, 220755.135

Camera:
SLR Canon EOS 5D MKII

Lens:
Fixed 50mm

Height of Camera Lens:
73.00 AOD

Horizontal Field of View:
72 °

Date:
29.05.19

Time:
08.36

13.1 Viewpoint 15 - Extended Panorama

13.2 Viewpoint 15 - Baseline

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

13.3 Viewpoint 15 - Wireline of proposal

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

Proposed Scheme

Not Visible

14.0 Viewpoint 16 - View from Spring Wells Farm

National Grid Reference:
454428.051, 221372.697

Camera:
SLR Canon EOS 5D MKII

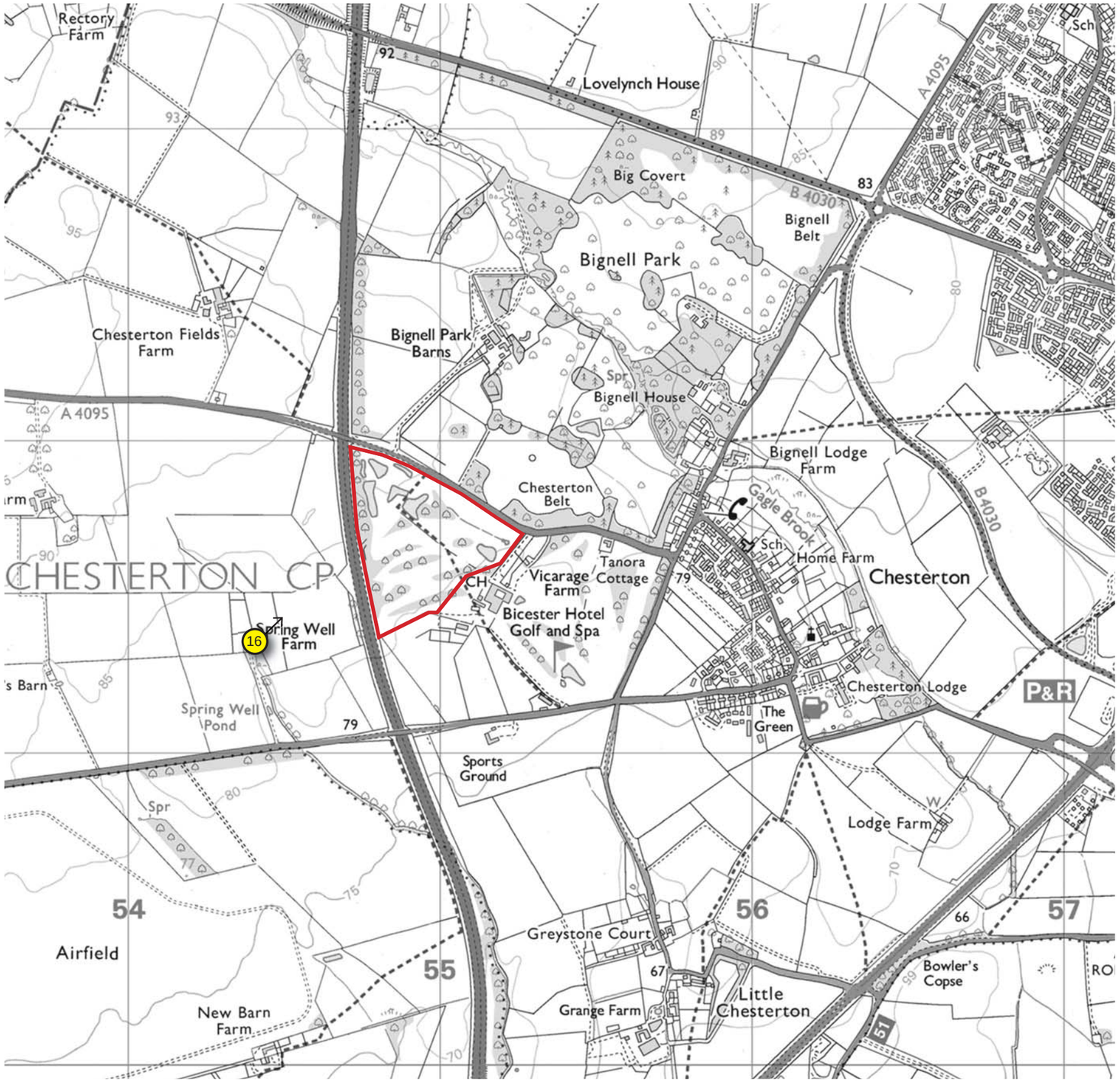
Lens:
Fixed 50mm

Height of Camera Lens:
83.31 AOD

Horizontal Field of View:
72 °

Date:
29.05.19

Time:
10.16



14.1 Viewpoint 16 - Extended Panorama

14.2 Viewpoint 16 - Baseline

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

14.3 Viewpoint 16 - Wireline of proposal

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image.

Proposed Scheme

Not Visible