SUMMARY OF APPEAL PROPOSAL DRAWINGS & IMAGES

CONTEXT : DRAWINGS : PRECEDENTS

Former Buzz Bingo | Banbury | Oxfordshire | OX16 0TH

JULY 2022

planningissues TOWN PLANNING AND ARCHITECTURE

Churchill Retirement Living

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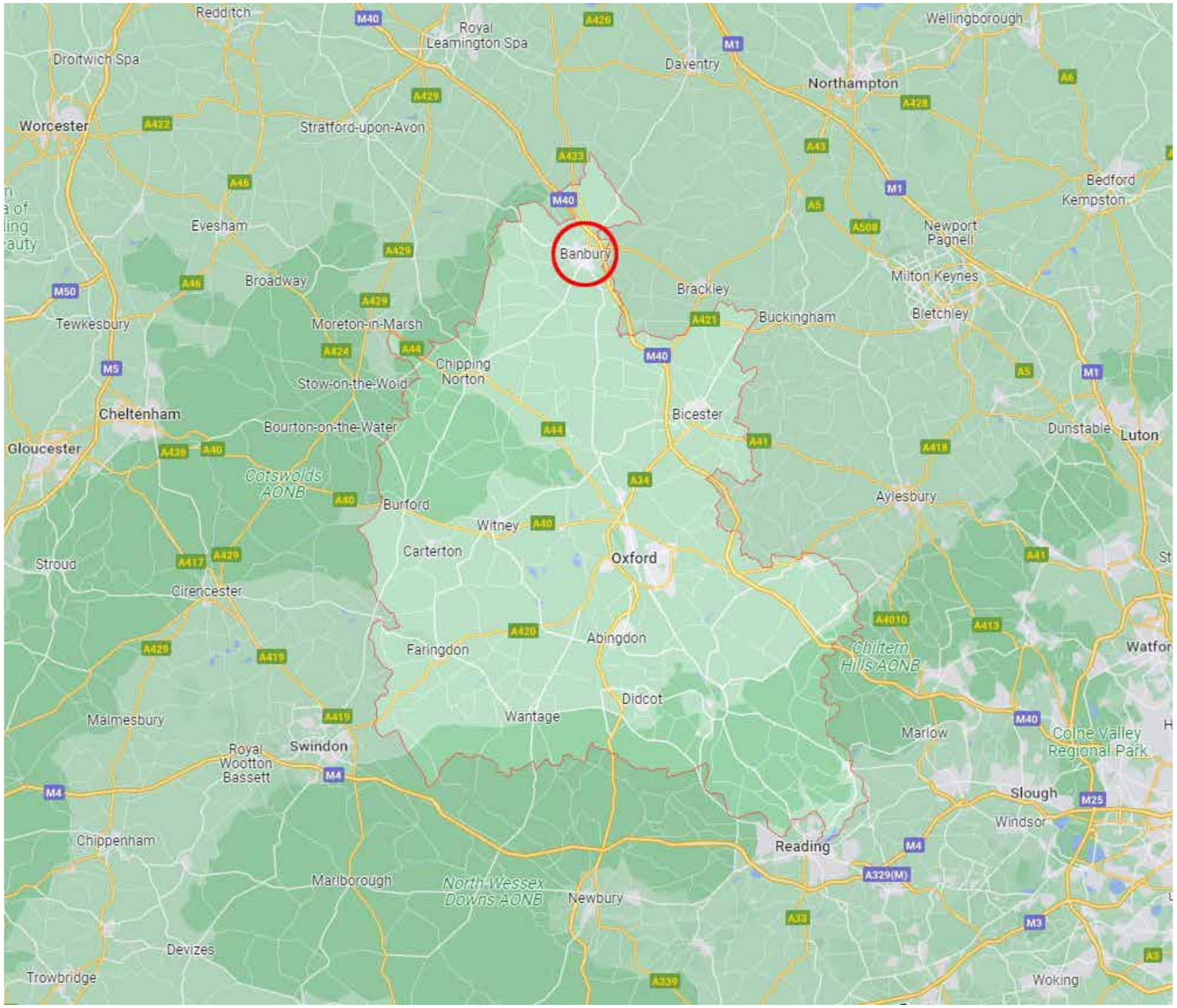
1 MAPS

1.1 LOCATION OF SITE - UNITED KINGDOM

Location of Oxfordshire within the United Kingdom.

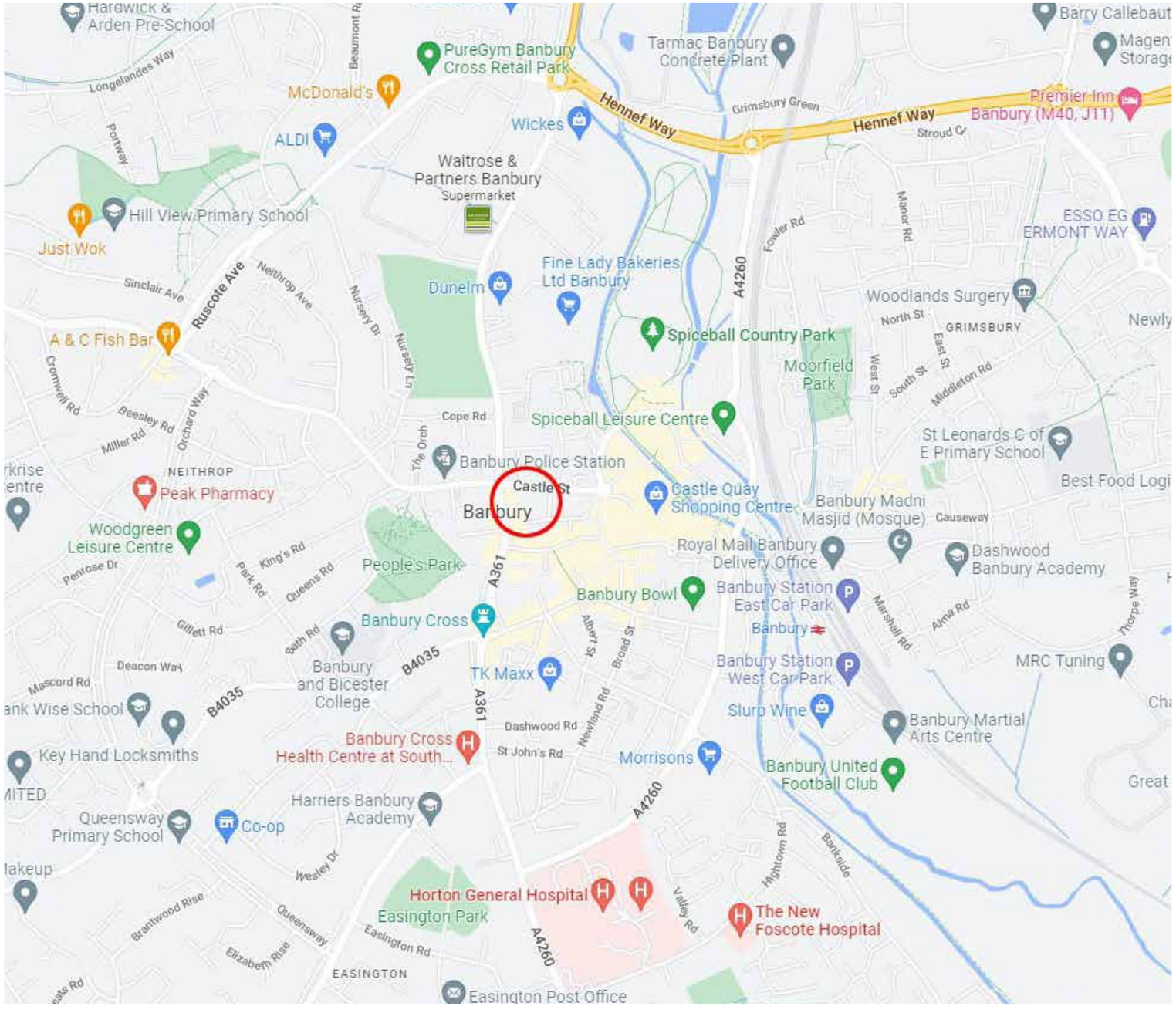
1.2 LOCATION OF SITE - OXFORDSHIRE

Location of Banbury within Oxfordshire.



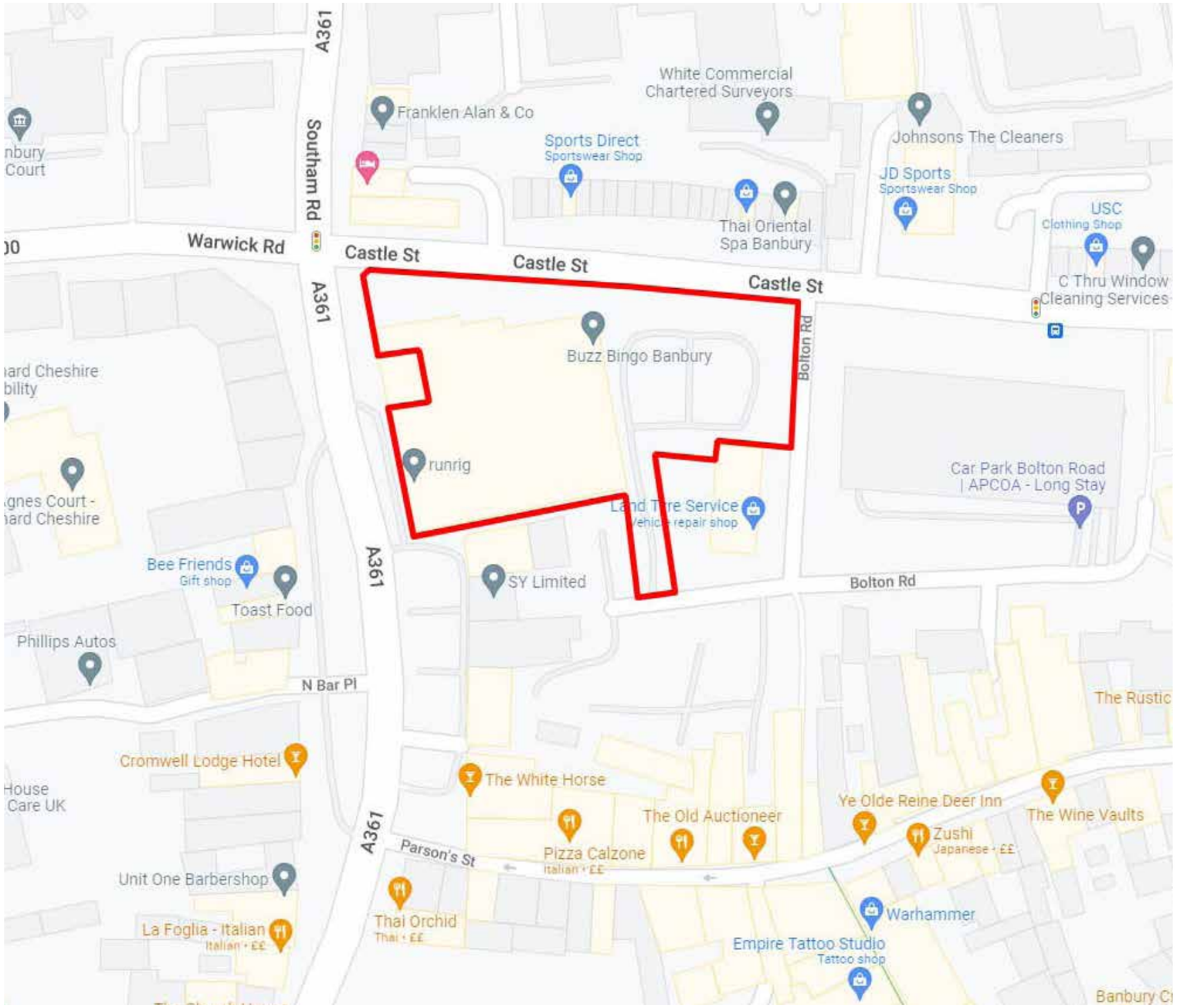
1.3 LOCATION OF SITE - BANBURY

Location of the Site within Banbury.



1.4 LOCATION OF SITE - CASTLE STREET

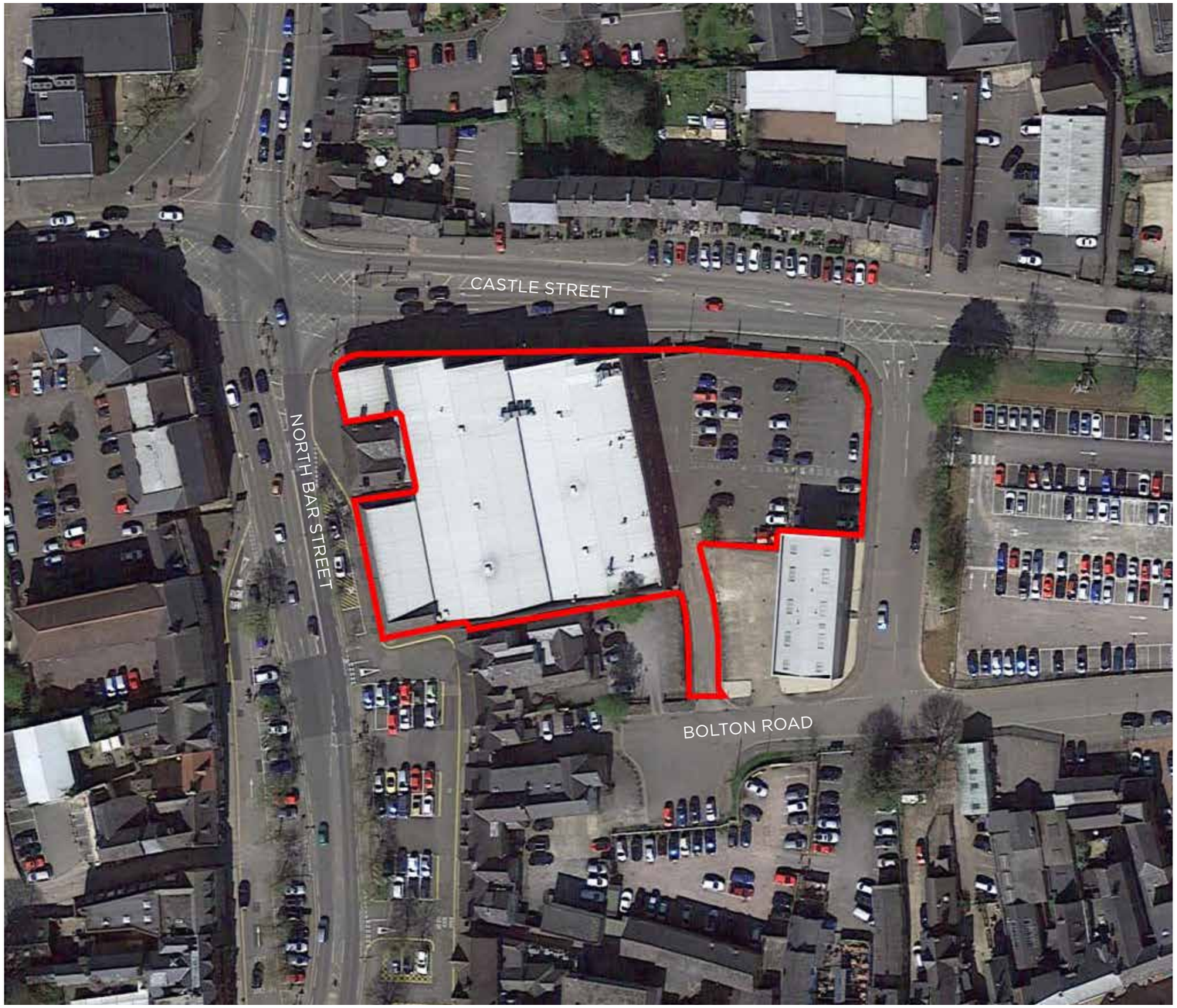
Location of the Site in relation to Castle Street, North Bar Street and Bolton Road.



1 MAPS

1.5 LOCATION OF SITE - AERIAL IMAGE

Aerial Image of the Site in relation to Castle Street, North Bar Street and Bolton Road.



1.6 LOCATION OF SITE - LOCAL POLICY

Location of the Site in relation to Banbury Vision Document SPD site ‘Banbury 8’.

Bolton Road development area (Banbury 8)

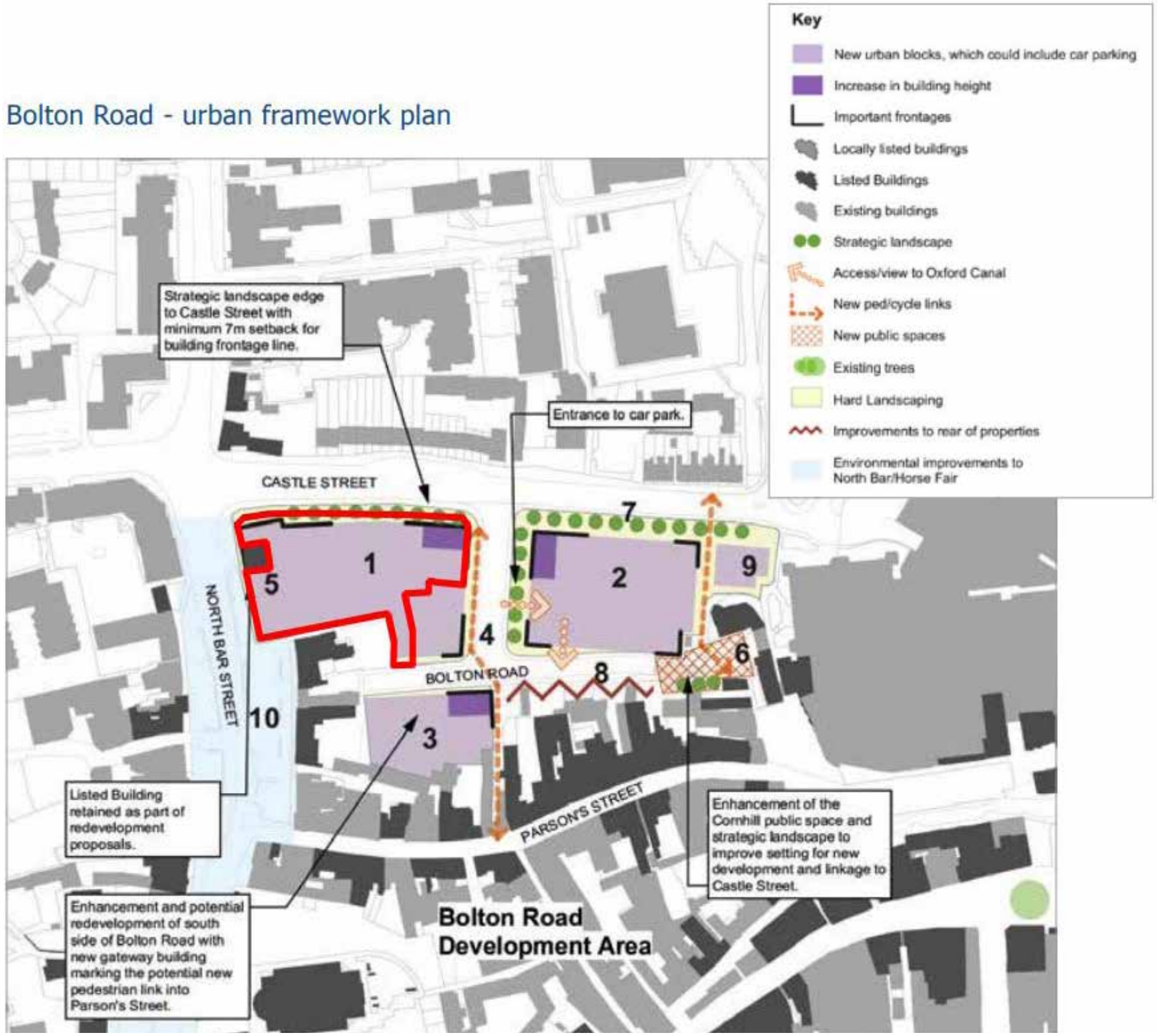
Development proposals should be consistent with the design principles below, which build on the Local Plan Policy.

Key urban design/development principles

1. Bolton Street development area split into three development areas (1, 2 and 3) by the existing road network, with area 1 on the west to provide three/four storey mixed use development for residential and town centre uses. Existing modern buildings will need to be removed if Area 1 comes forward for redevelopment. Uses and occupiers could remain on the site.
2. Area 2 on the east to be redeveloped for car parking and perimeter mixed use along Bolton Street close to Cornhill and the public space next to The Beer Tree public house.
3. Area 3 includes the surface car park behind Parson’s Street to be developed for mixed use with a gateway building forming a frontage and access to Parson’s Street through a new pedestrian link. The special historic architectural character of the listed buildings and their settings to be considered as part of any redevelopment proposals.
4. New pedestrian and cycle link through the rear of Parson’s Street properties to connect the Bolton Road Development and car park to retail activity on Parson’s Street.
5. Existing Listed Buildings fronting onto Parson’s Street and North Bar Street to be retained as part of the comprehensive regeneration of the site. All development proposals within the Bolton Road development area should seek to preserve and enhance listed buildings and the conservation area.

The Urban Framework Plan opposite illustrates a development solution following the urban design principles:

6. Cornhill public space improved and extended with strategic landscaping at the eastern end of Bolton Road and a new pedestrian/cycle link onto Castle Street to improve town centre accessibility.
7. Improved frontage onto Castle Street with strategic landscaping.
8. Bolton Road retained for service access to rear of Parson’s Street properties. Consideration to be given to the inclusion of the rear of Parson’s Street as part of the development area after consultation with owners/operators.
9. Existing single storey building to be redeveloped.
10. Environmental improvements to North Bar Street and Horse Fair to include new public realm, landscape and car parking improvements.



1.7 LOCATION OF SITE - URBAN GRAIN

Figure Ground diagram as existing

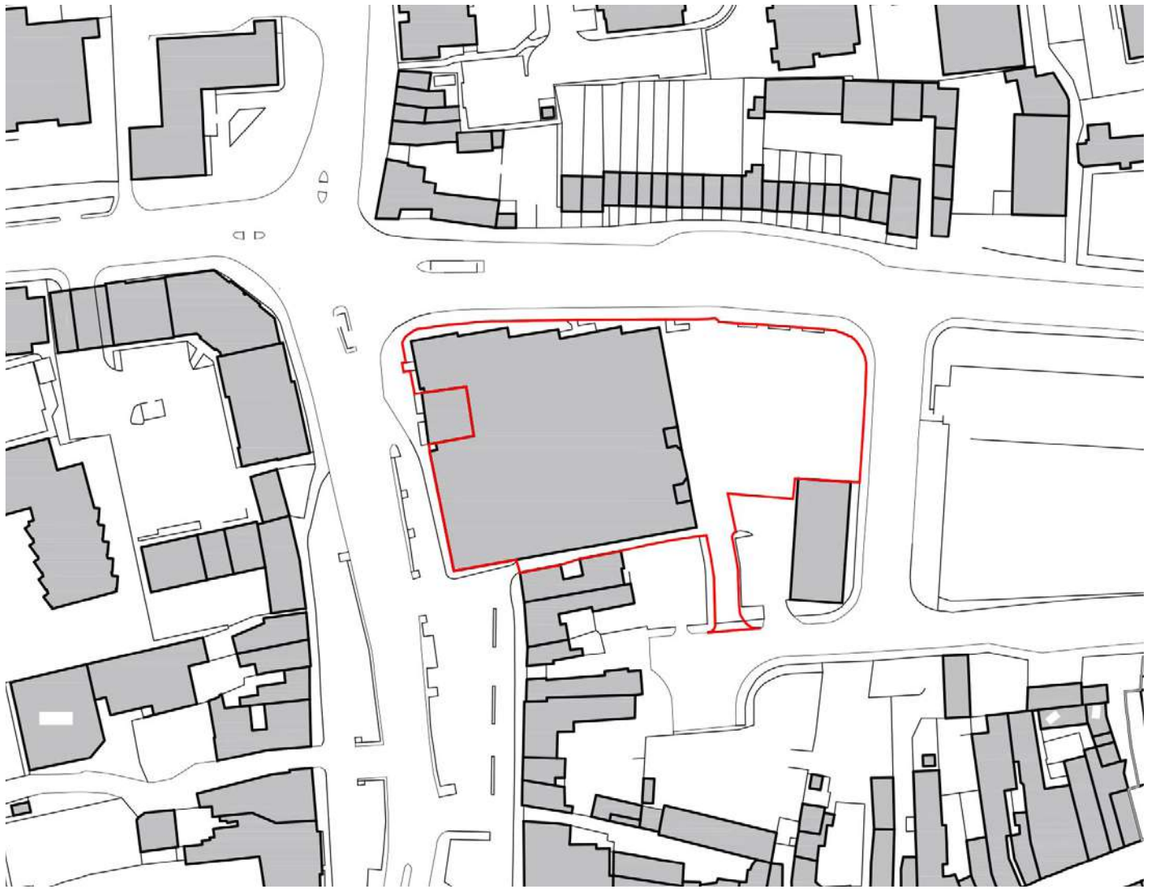


Figure Ground diagram as proposed

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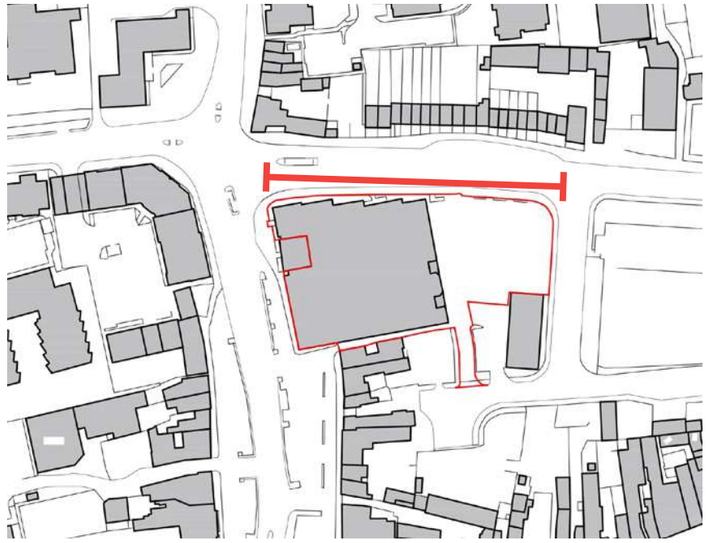
2 CONTEXT PHOTOS

2.1 CONTEXT - CASTLE STREET

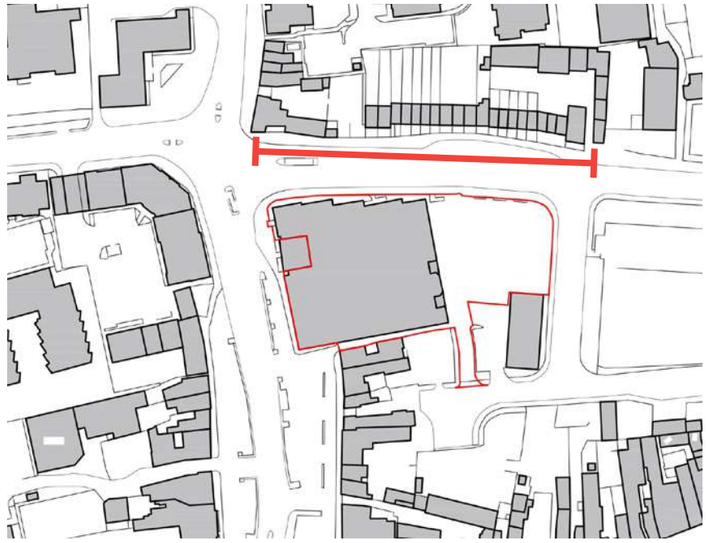
Southern side of Castle Street, looking at Site.



2 CONTEXT PHOTOS

2.2 CONTEXT - CASTLE STREET

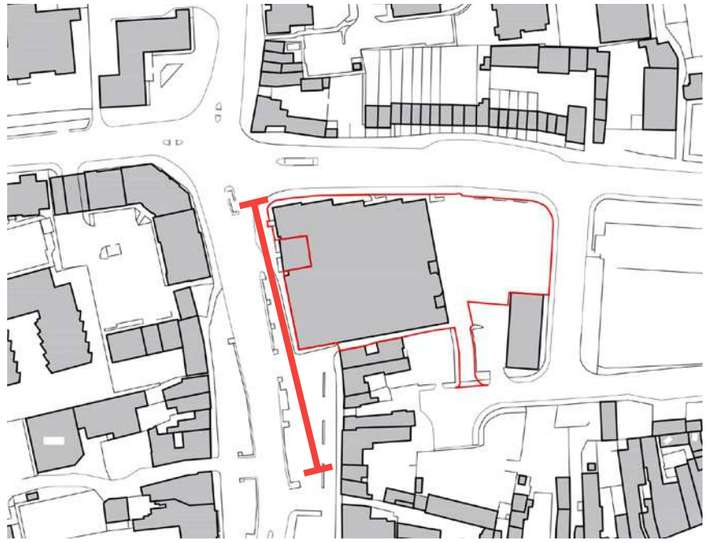
Northern side of Castle Street, opposite proposed Site.



2 CONTEXT PHOTOS

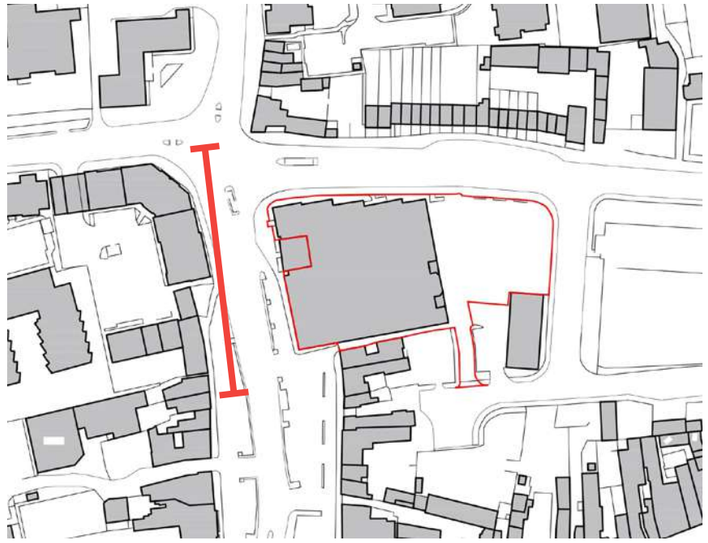
2.3 CONTEXT - NORTH BAR STREET

Eastern side of North Bar Street, looking at Site.



2.4 CONTEXT - NORTH BAR STREET

Western side of North Bar Street, opposite proposed Site.



2.5 CONTEXT - NORTH BAR STREET

View of North Bar Street, looking north.

2.6 CONTEXT - NORTH BAR STREET

View of North Bar Street, looking south.

2.7 CONTEXT - NORTH BAR STREET

View of North Bar Street, looking north.

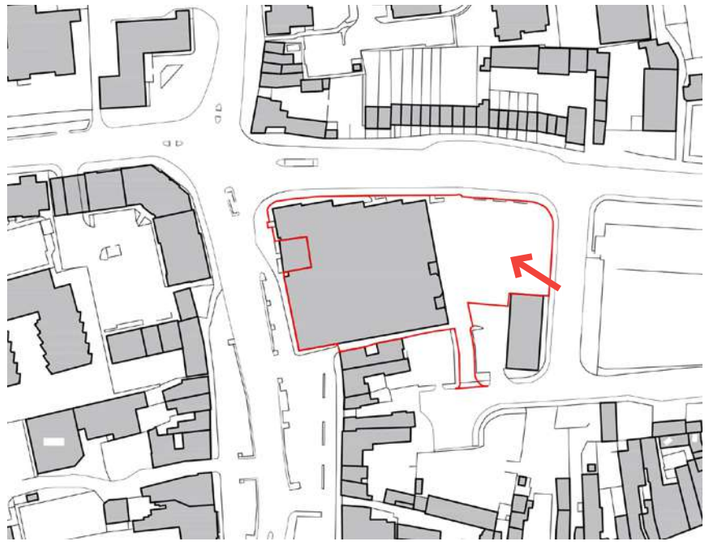
2.8 CONTEXT - NORTH BAR STREET

View of North Bar Street, looking south.

2 CONTEXT PHOTOS

2.9 CONTEXT - BINGO HALL CAR PARK

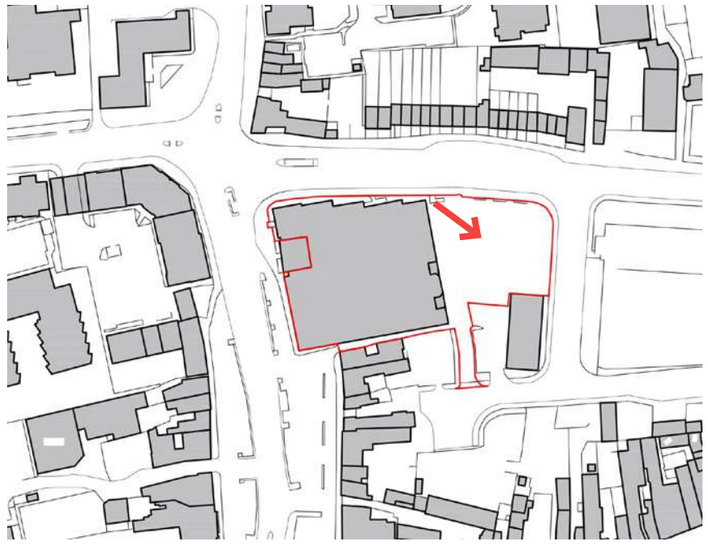
View of Bingo Hall car park, looking north-west.



2 CONTEXT PHOTOS

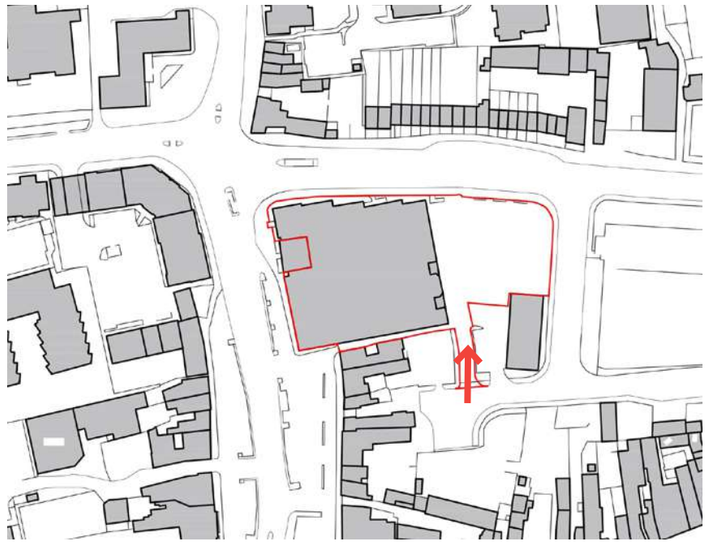
2.10 CONTEXT - BINGO HALL CAR PARK

View of Bingo Hall car park, looking south-east.



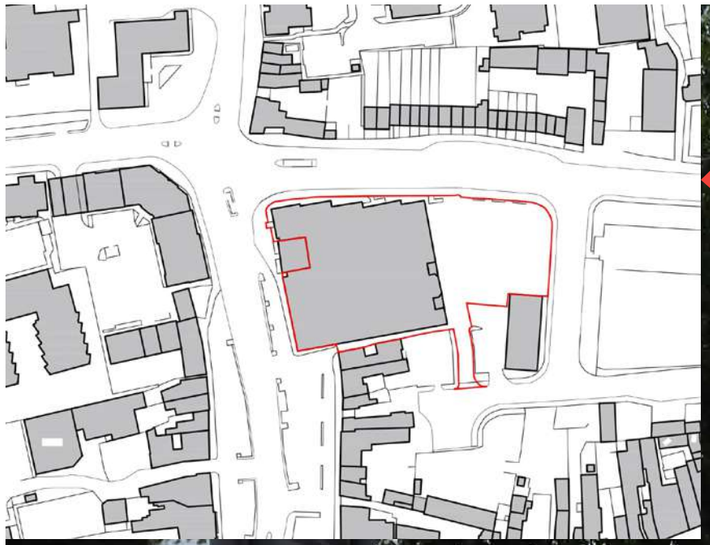
2.11 CONTEXT - ACCESS FROM BOLTON ROAD

View of access road, looking north.



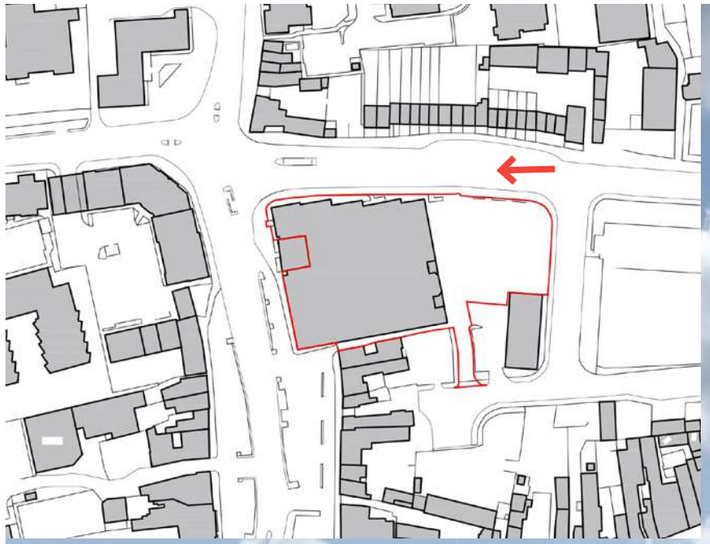
2.12 CONTEXT - CASTLE STREET

View of Castle Street, looking west.



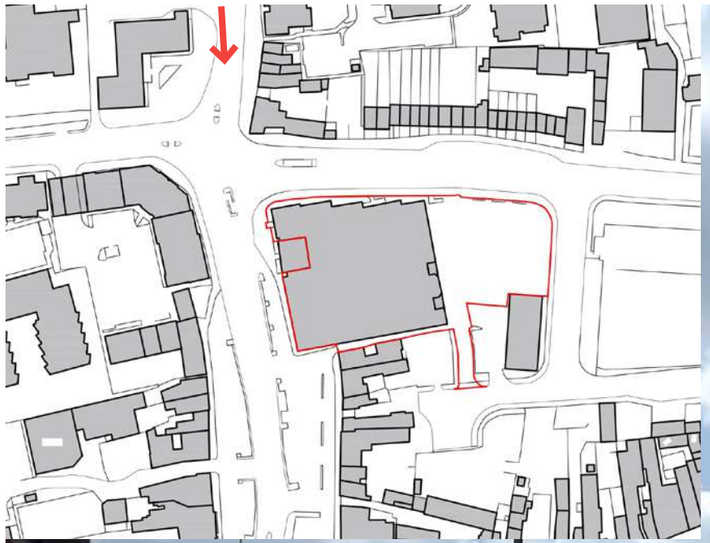
2.13 CONTEXT - CASTLE STREET

View of Castle Street, looking west.



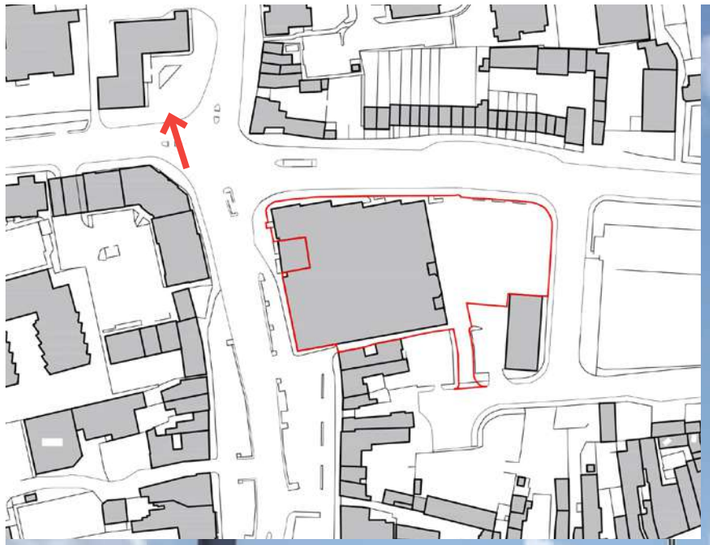
2.14 CONTEXT - SOUTHAM ROAD

View of Southam Road, looking south.



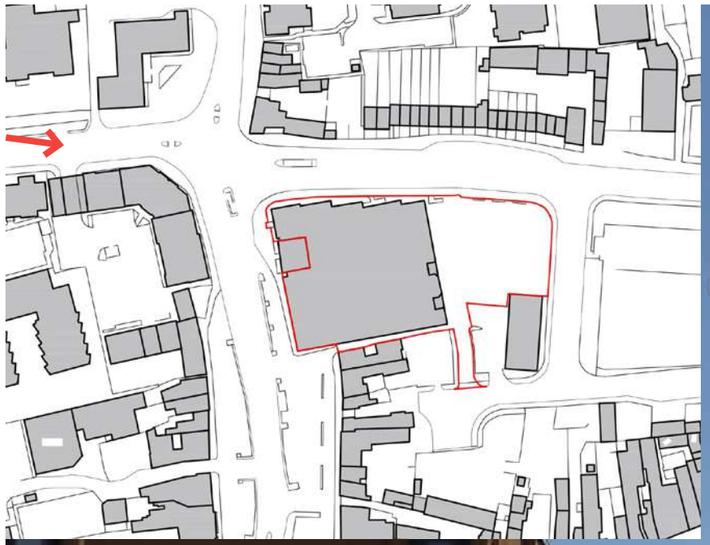
2.15 CONTEXT - WARWICK ROAD

View of corner of Southam Road and Warwick Road, looking north.



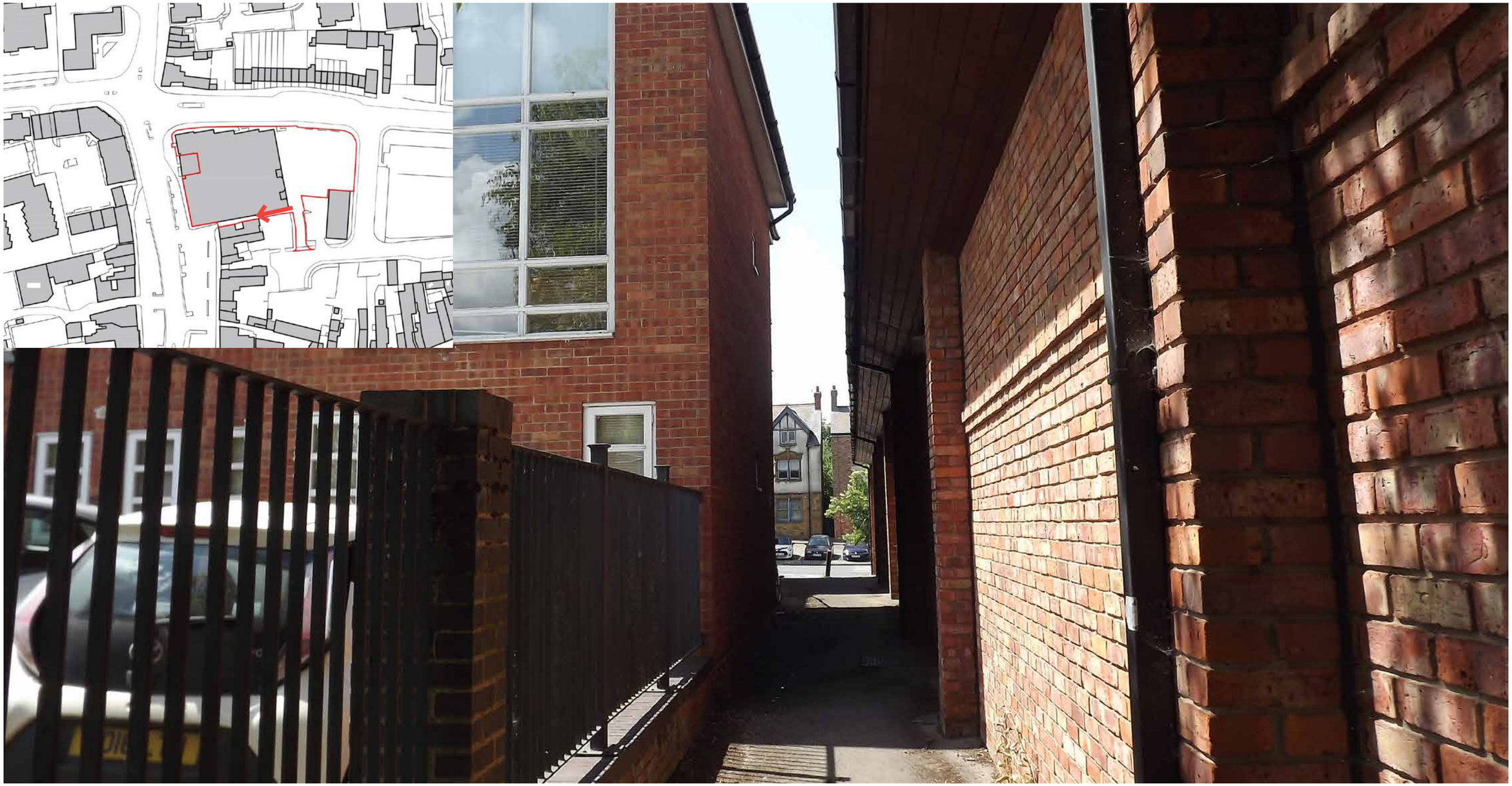
2.16 CONTEXT - WARWICK ROAD

View of Warwick Road, looking east.



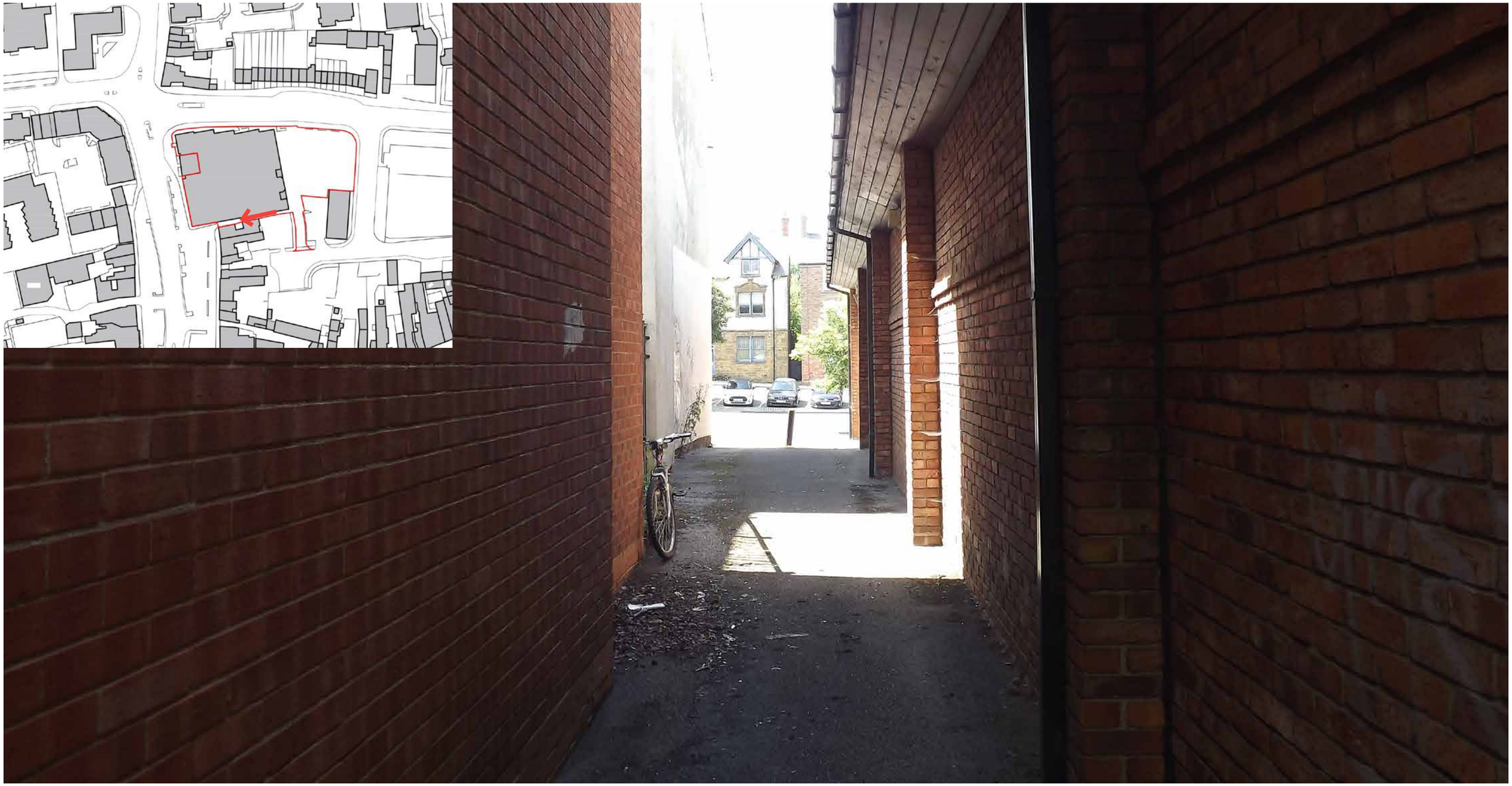
2.17 CONTEXT - SOUTHERN BOUNDARY

View of southern boundary, looking west.



2.18 CONTEXT - SOUTHERN BOUNDARY

View of southern boundary, looking west.



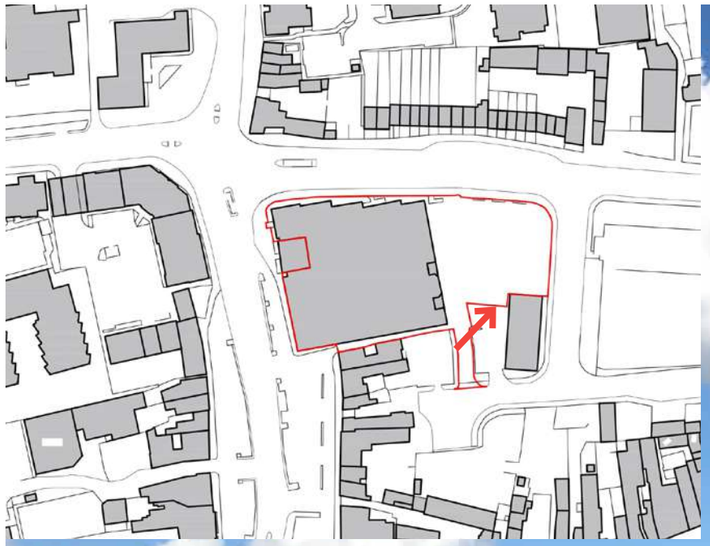
2 CONTEXT PHOTOS

2.19 CONTEXT - SOUTHERN BOUNDARY

View of southern boundary, looking west.

2.20 CONTEXT - SOUTHERN BOUNDARY

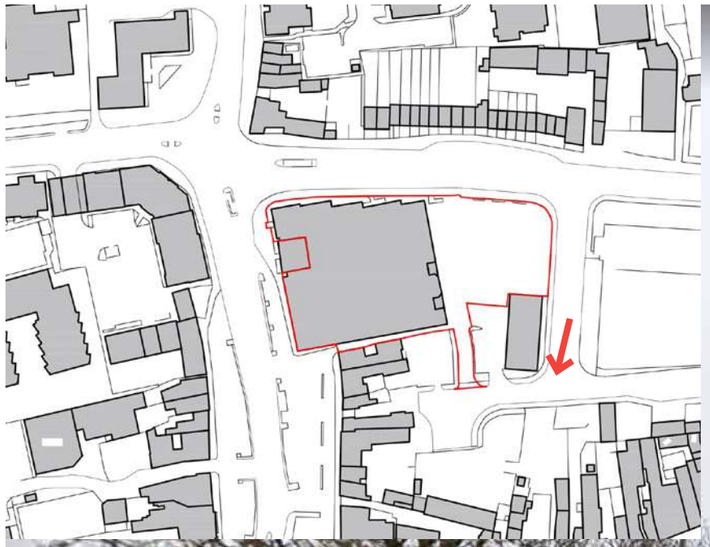
View of southern boundary, looking north-east.



2 CONTEXT PHOTOS

2.21 CONTEXT - BOLTON ROAD

View of Bolton Road, looking south



2.22 CONTEXT - BOLTON ROAD

View of Bolton Road, looking west

3 PRECEDENT CHURCHILL DEVELOPMENTS

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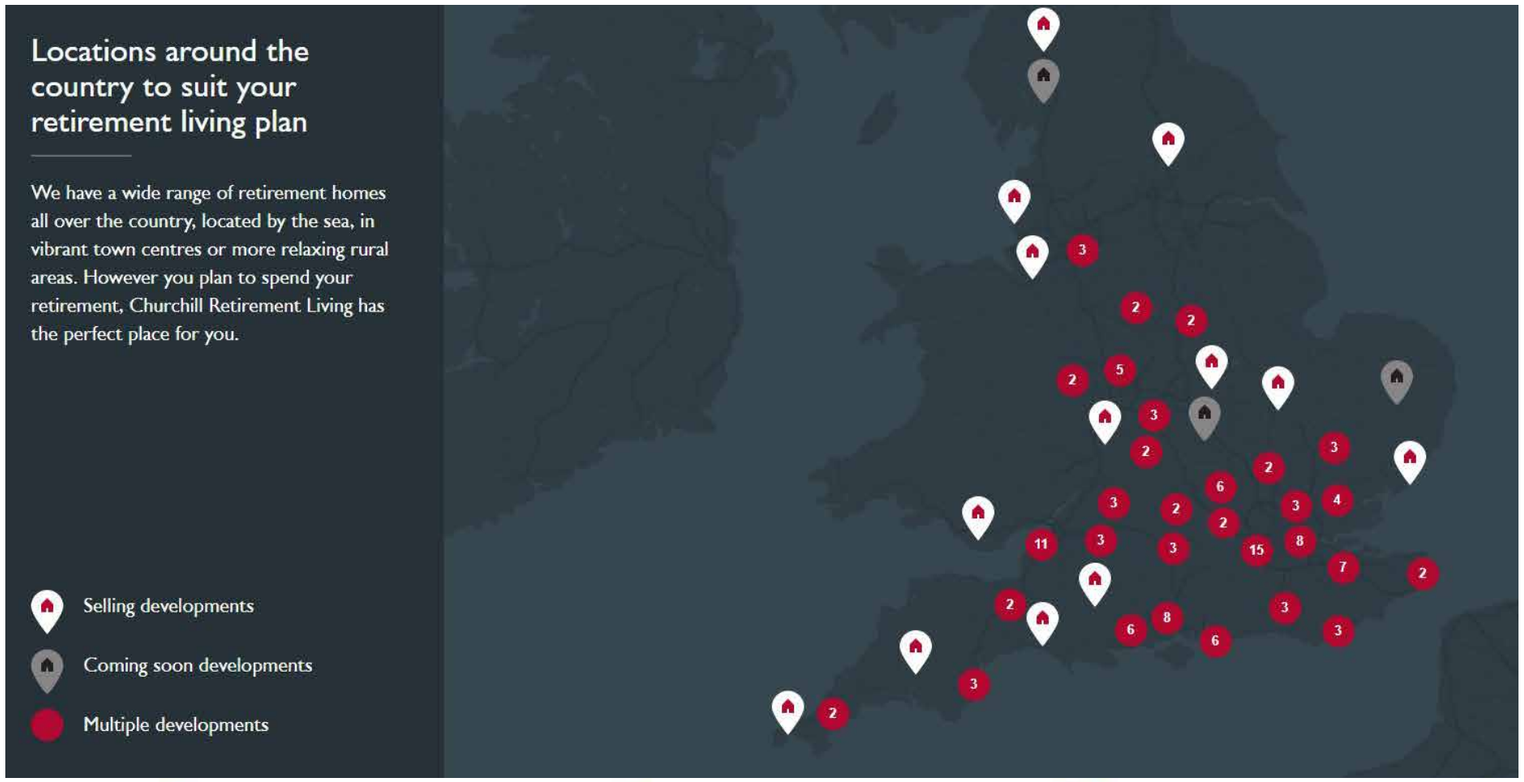
3 PRECEDENT CHURCHILL DEVELOPMENTS

3.1 LOCATIONS AND AWARDS

Churchill Retirement Living has designed and constructed a large variety of retirement living developments across the country, and received multiple awards.



3.2 RECENT RETIREMENT DEVELOPMENT

Fitzford Lodge, Tavistock

3.3 RECENT RETIREMENT DEVELOPMENT

Sarum Lodge, Salisbury

3.4 RECENT RETIREMENT DEVELOPMENT

Priory Lodge, Christchurch

3.5 RECENT RETIREMENT DEVELOPMENT

Arlington Lodge, Leamington Spa

3.6 RECENT RETIREMENT DEVELOPMENT

Lewis Carroll Lodge, Cheltenham

3.7 RECENT RETIREMENT DEVELOPMENT

Alfred Lodge, Bridport

3.8 RECENT RETIREMENT DEVELOPMENT

Albert Lodge, Abingdon

3.9 RECENT RETIREMENT DEVELOPMENT

St. Andrew's Lodge, Chippenham

3.10 RECENT RETIREMENT DEVELOPMENT

Hardy Lodge, Shaftesbury

3.11 RECENT RETIREMENT DEVELOPMENT

Hubert Lodge, Hythe

3.12 RECENT RETIREMENT DEVELOPMENT

William Lodge, Malmesbury

3.13 RECENT RETIREMENT DEVELOPMENT

King Edgar Lodge, Ringwood

3.14 RECENT RETIREMENT DEVELOPMENT

St. Athelm Lodge, Wells

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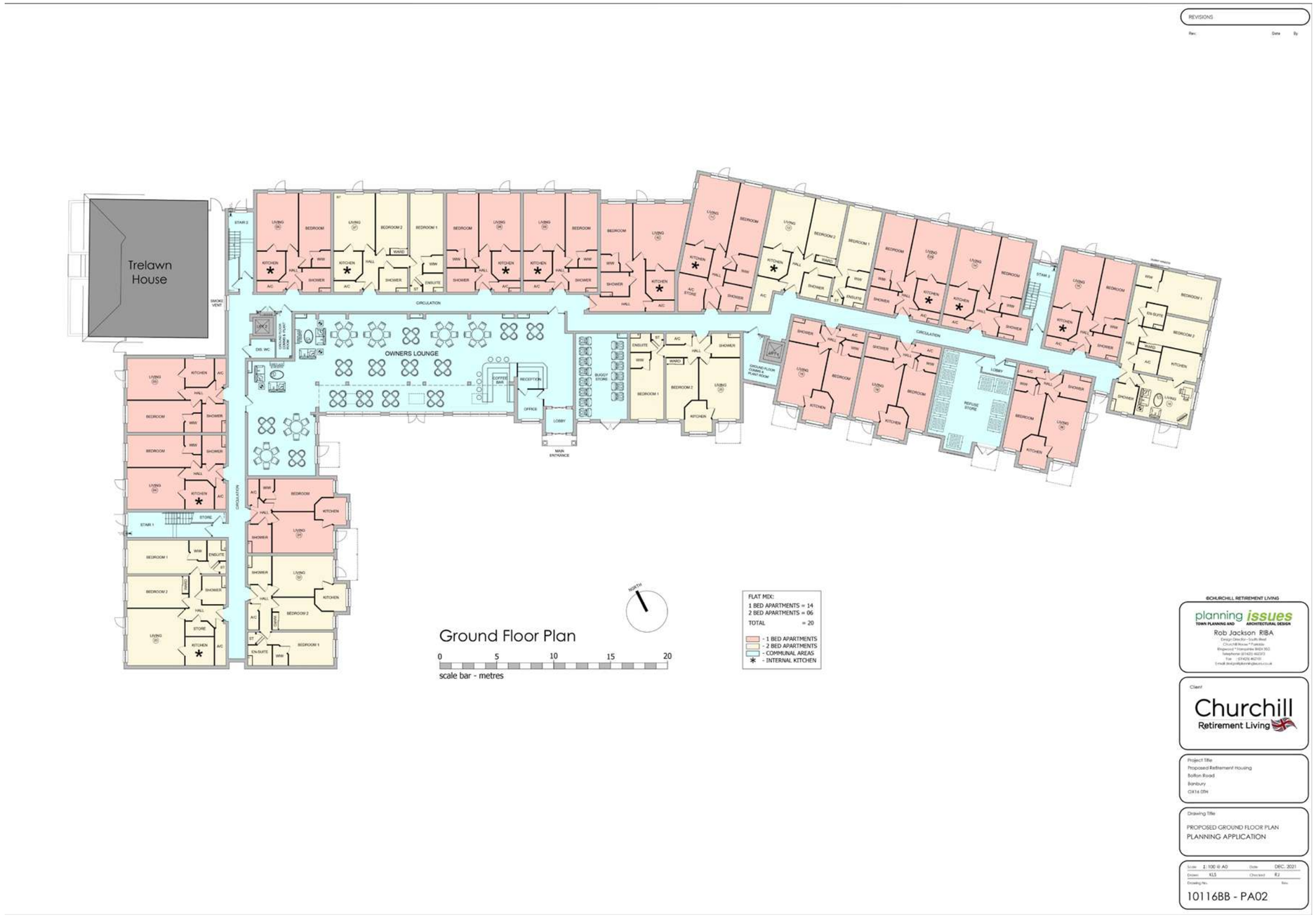
4 APPEAL PLANS AND ELEVATIONS

4.1 SITE PLAN

PA01 Site Plan

4.2 GROUND FLOOR PLAN

PA02 Ground Floor Plan

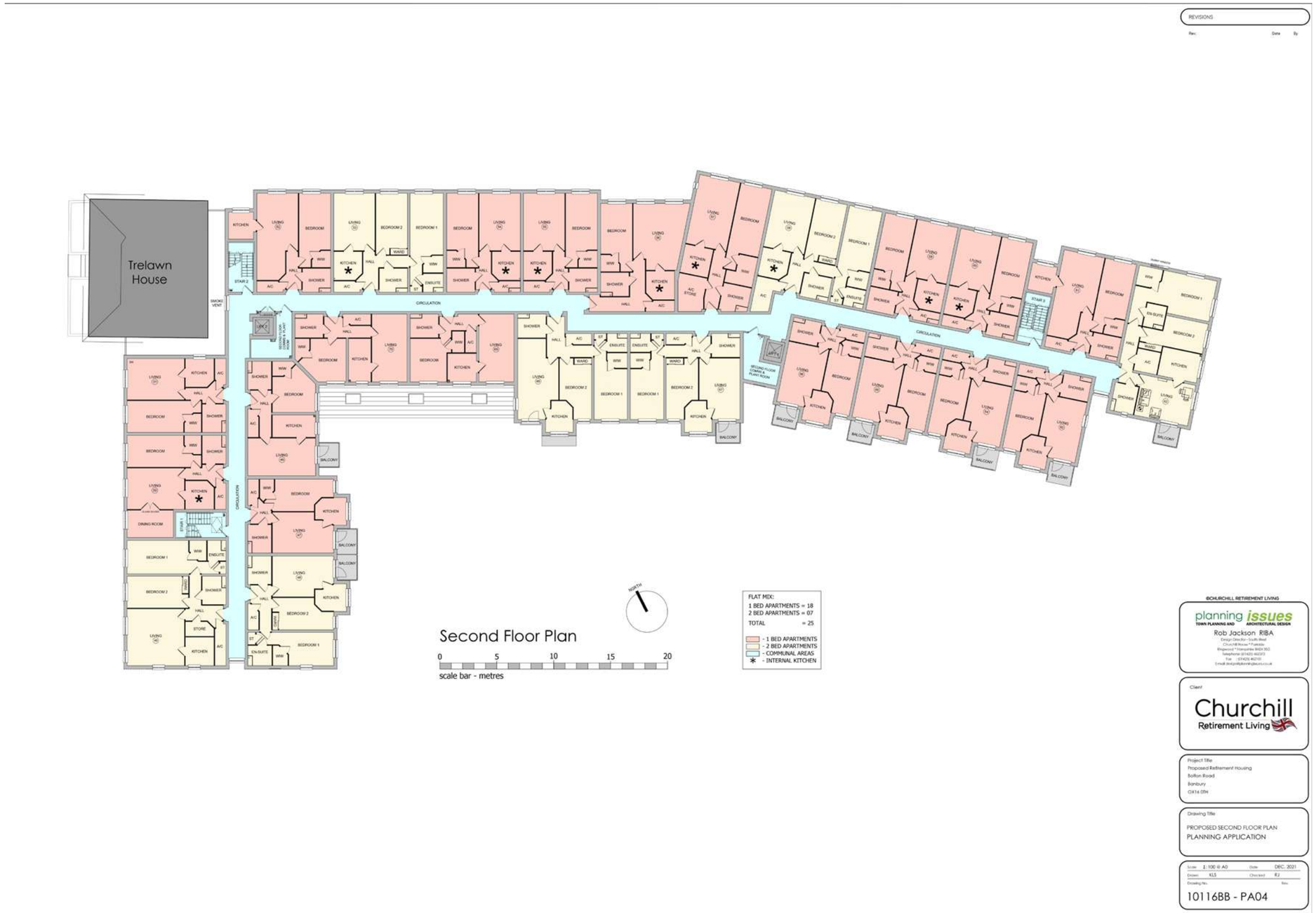


4.3 FIRST FLOOR PLAN

PA03 First Floor Plan

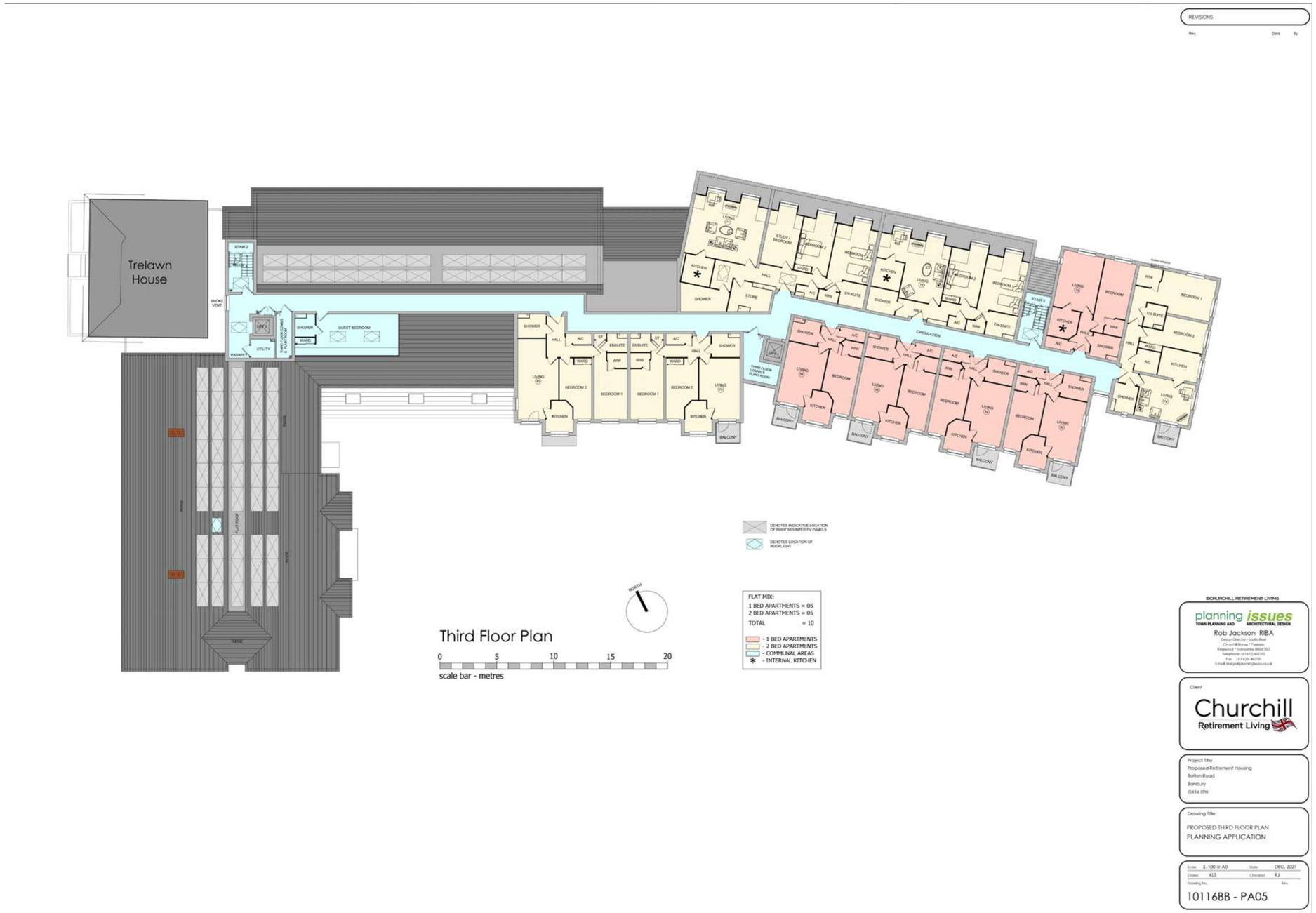
4.4 SECOND FLOOR PLAN

PA04 Second Floor Plan



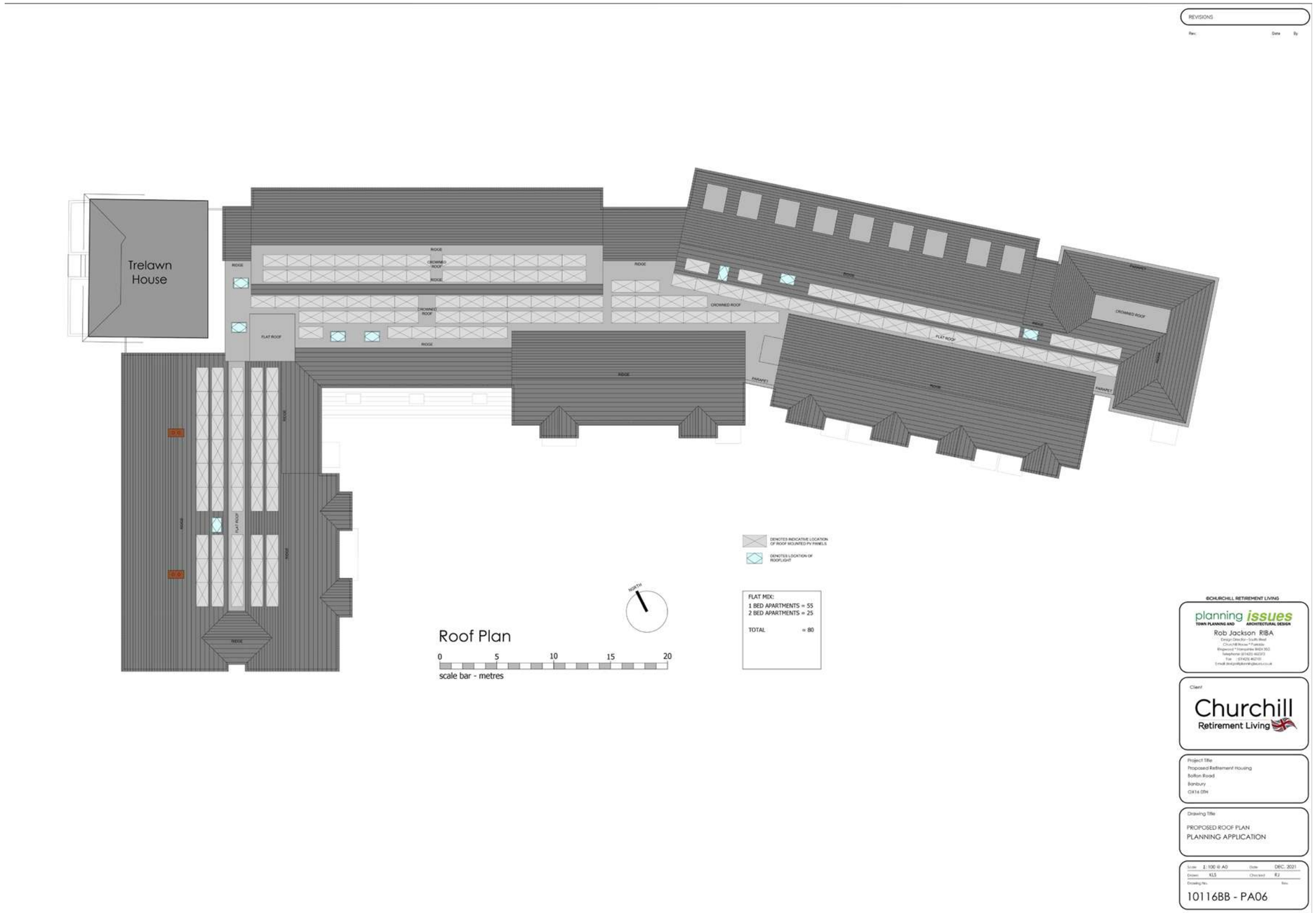
4.5 THIRD FLOOR PLAN

PA05 Third Floor Plan



4.6 ROOF PLAN

PA06 Roof Plan



4.7 CASTLE STREET ELEVATION

PA07 Castle Street Elevation

Please note that the drawing was listed as PA07 for the planning application, but incorrectly numbered as RF07.

4.8 NORTH BAR STREET ELEVATION

PA08 North Bar Street Elevation

Please note that the drawing was listed as PA08 for the planning application, but incorrectly numbered as RF08.

North Bar Street longitudinal Elevation as proposed

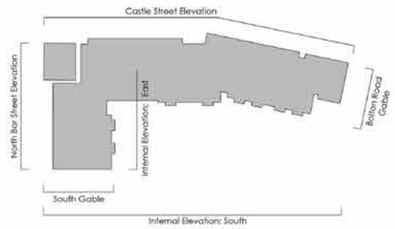
0 5 10 15 20

scale bar - metres

North Bar Street Elevation / North Elevation as proposed

0 5 10

scale bar - metres



Materials Key

- Red Brick; matching heads and cills
- Tiled Roof; Grey
- Stucco Render; off-white
- Rendered finish; off white
- Stone heads and cills
- uPVC downpipes; black
- uPVC fascias and gutters; white
- uPVC Windows and Doors; white
- GRP dormers; grey
- Metal walk-out balconies; grey
- Metal Juliet balconies; black
- Door and portico surround

planning issues
Rob Jackson RIBA
©CHURCHILL RETIREMENT LIVING

Project Title: Proposed Retirement Housing, Bolton Road, Banbury, OX16 0TH

Drawing Title: PROPOSED NORTH BAR STREET ELEVATION PLANNING APPLICATION

Client: Churchill Retirement Living

Scale: 1:100 / 200 @ A1 Date: DEC. 2021
Drawn: KLS Checked: RJ
Drawing No: 10116BB - RF08

4.9 INTERNAL AND OTHER ELEVATIONS

PA09 Other Elevations

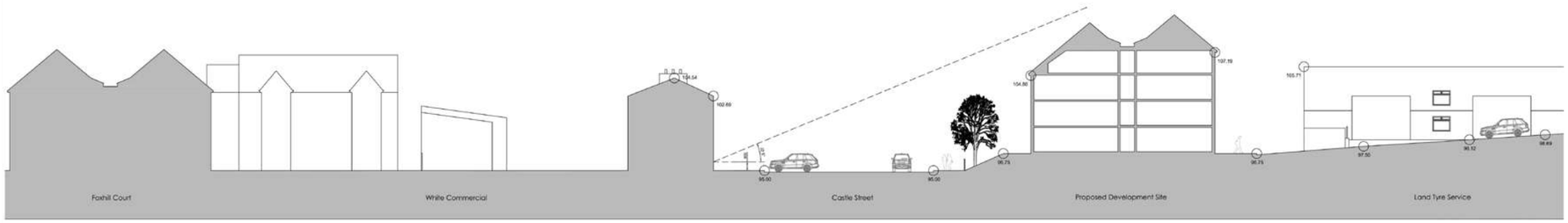
Please note that the drawing was listed as PA09 for the planning application, but incorrectly numbered as RF09.

4.10 SITE SECTIONS

PA10 Site Sections

REVISIONS

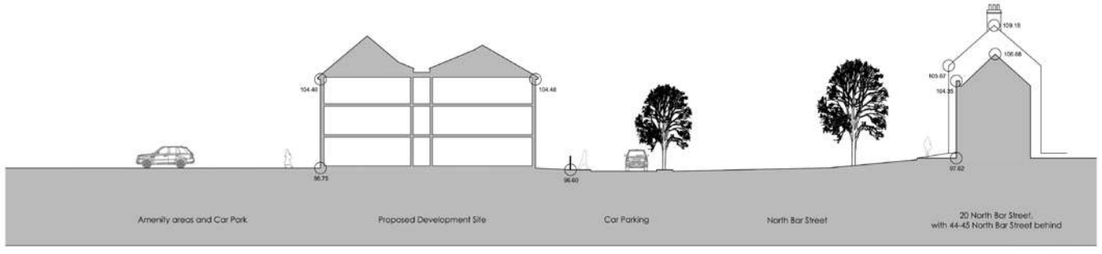
Rev. Date By



Section A-A through Castle Street (proposed)

0 5 10 15 20

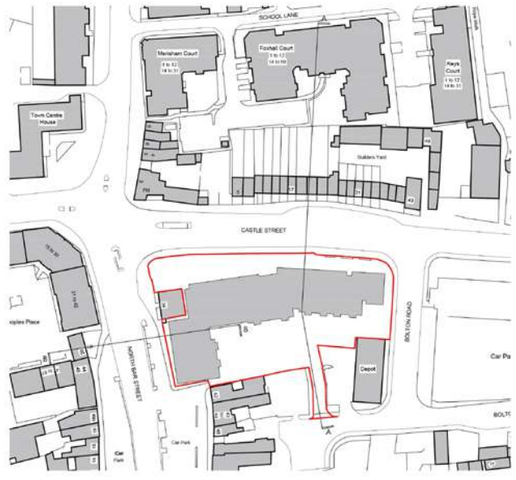
scale bar - metres



Section B-B through North Bar Street (proposed)

0 5 10

scale bar - metres



Key Plan showing section lines

planning issues
TOWN PLANNING AND ARCHITECTURAL DESIGN
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Churchill House 7 Fortnite
Ringwood * Hampshire BH24 3SG
Telephone: (01425) 461777
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©CHURCHILL RETIREMENT LIVING

Client
Churchill Retirement Living

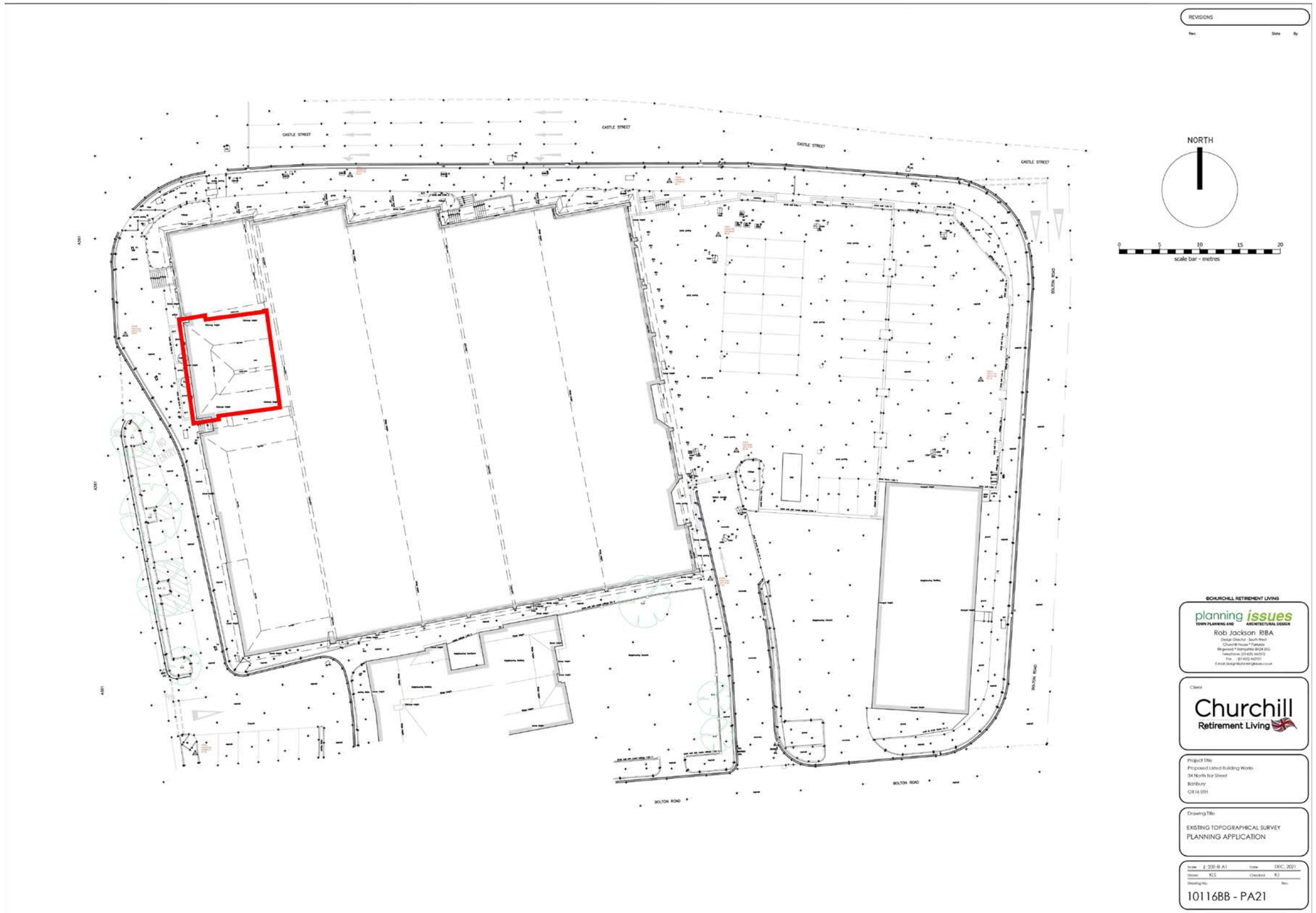
Project Title
Proposed Retirement Housing
Bolton Road
Banbury
OX16 0TH

Drawing Title
PROPOSED SITE SECTIONS
PLANNING APPLICATION

Scale 1:200 @ A1 Date DEC. 2021
Drawn KLS Checked RJ
Drawing No. Rev.
10116BB - PA10

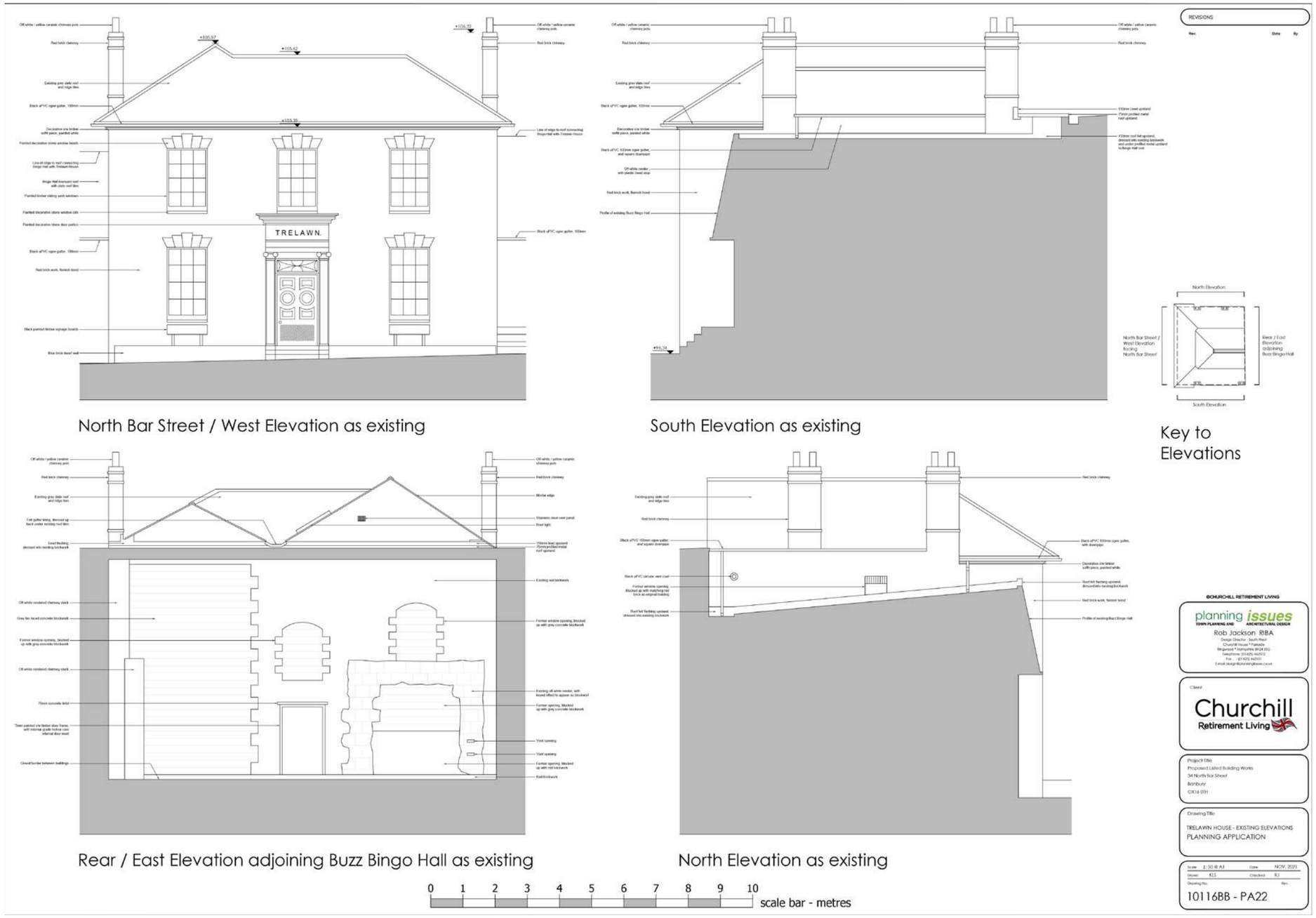
4.11 SITE PLAN (TRELAWN HOUSE)

PA21 Site Plan



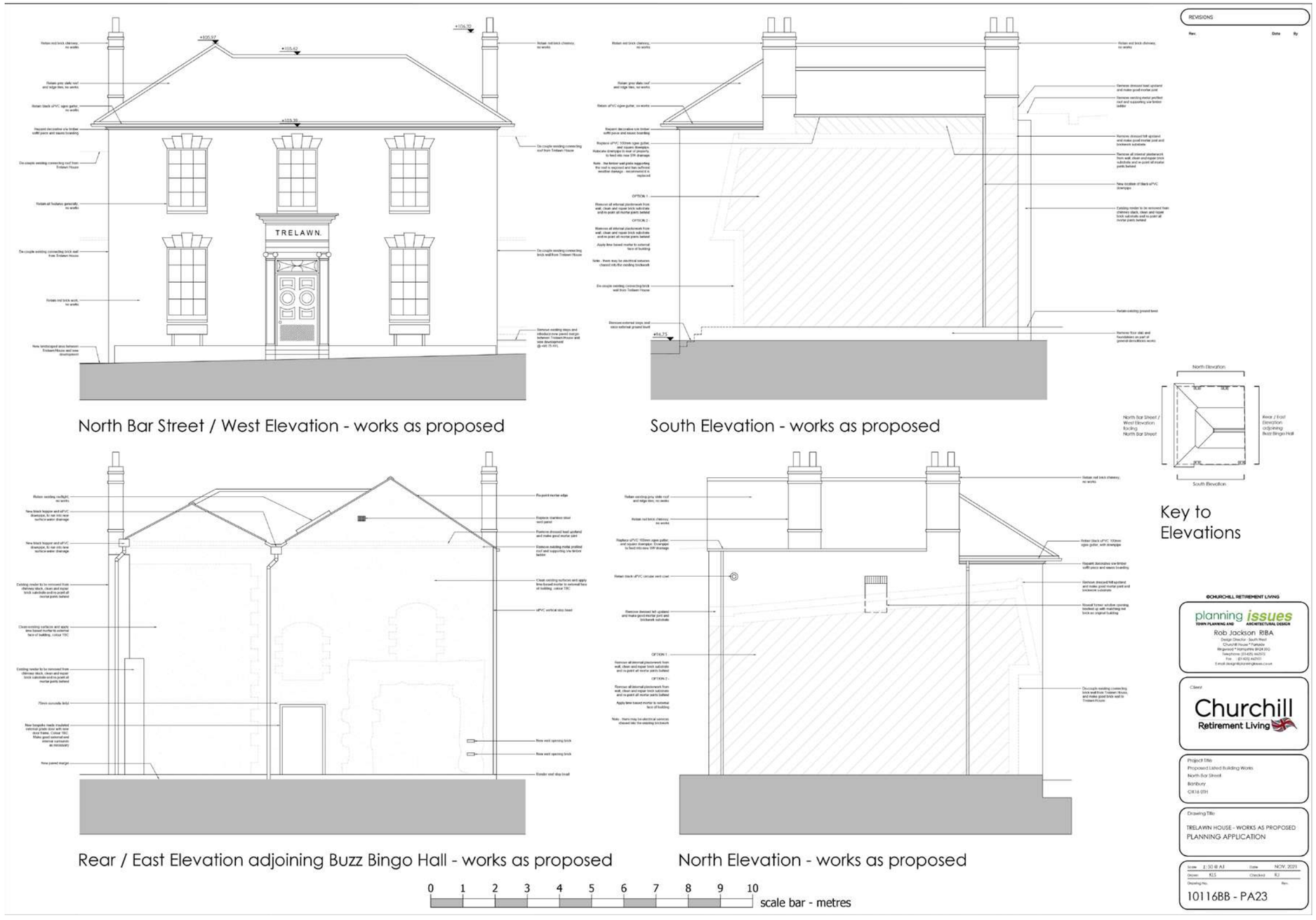
4.12 EXISTING ELEVATIONS (TRELAWN HOUSE)

PA22 Existing Elevations



4.13 WORKS AS PROPOSED (TRELAWN HOUSE)

PA23 Works as Proposed



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5.1 VERIFIED VIEWS - VIEW LOCATIONS

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Fig. 09: View 2 - N Bar Street - Data Sheet

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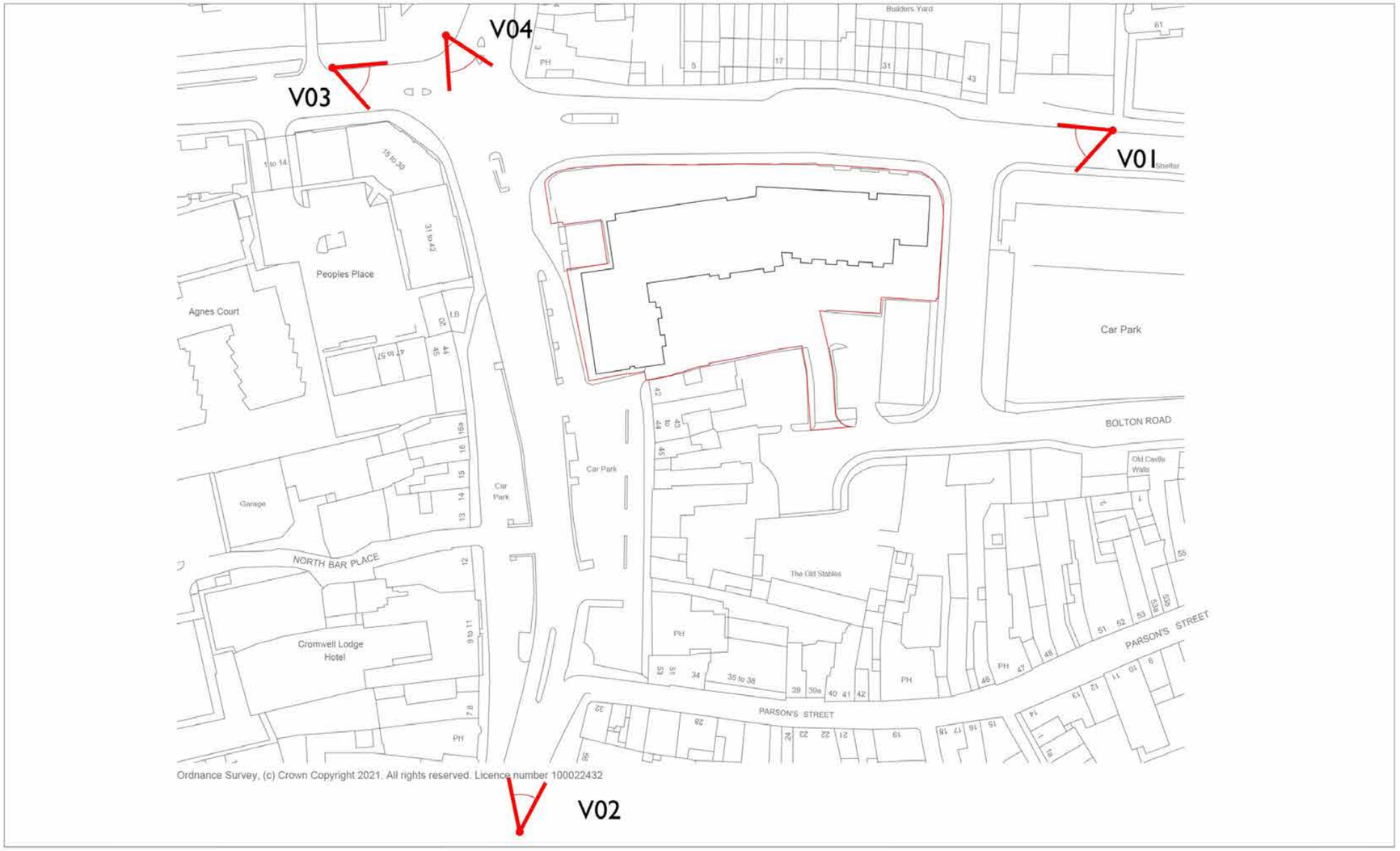
Fig. 12: View 3 - Warwick Road - Data Sheet

Fig. 13: View 4 - Southam Road Existing

Fig. 14: View 4 - Southam Road Proposed

Fig. 15: View 4 - Southam Road - Data Sheet

Viewpoint Location Plan



NPA Visuals
NICHOLAS PEARSON ASSOCIATES

5 VERIFIED VIEWS (WINTER)

5.2 VERIFIED VIEWS - CASTLE STREET AS EXISTING

NPA Visuals
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0cm (Original image width 523mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Project No:	11208-009	**Date:**	March 2022
Client:	Churchill Retirement	**Project:**	Bolton Road, Banbury
Status:	Planning	**Figure:**	Fig. 01: View 1 - Castle Street Existing

5.3 VERIFIED VIEWS - CASTLE STREET AS PROPOSED

NPA Visuals
NICHOLAS PEARSON ASSOCIATES

0cm (Original image width 523mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Project No:	11208-009	**Date:**	March 2022
Client:	Churchill Retirement	**Project:**	Bolton Road, Banbury
Status:	Planning	**Figure:**	Fig. 02: View 1 - Castle Street Proposed

5.4 VERIFIED VIEWS - CASTLE STREET VIEW METHODOLOGY

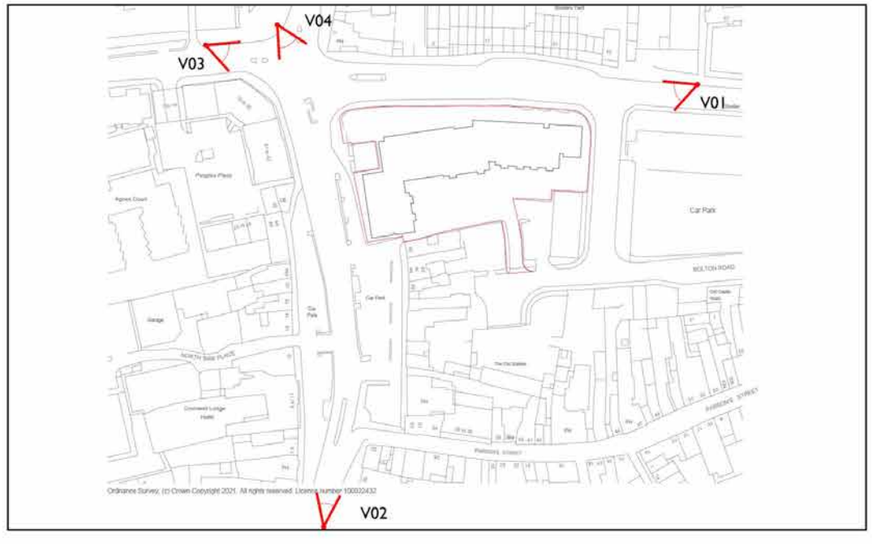
Survey Reference Points

Notes:

- If viewing this view on a screen, enlarge to full screen height. A scale bar is provided to calibrate correct sizing.
- Images should be viewed at comfortable arm's length.
- Coordinates of all survey reference points indicated on the image to the left can be supplied upon request

Information:

View Number	1
Visualisation Type	Type 4
AVR Level	3
Location	Castle Street
Coordinates	445527, 240774 (to EPSG 27700)
Bearing of View	249 W
Distance to centre Site	53m
View Level (AOD)	96.53 AOD,
Camera Height	1.6m above ground levels
Camera	Canon EOS 5D MK III
Frame Type	Composite
Projection	Planar
Lens Focal Length	Sigma 50mm
Horizontal FOV	53.5°
Vertical FOV	27°
Date of Photo	10/12/2021 10:56
Weather	Sunny



View Location

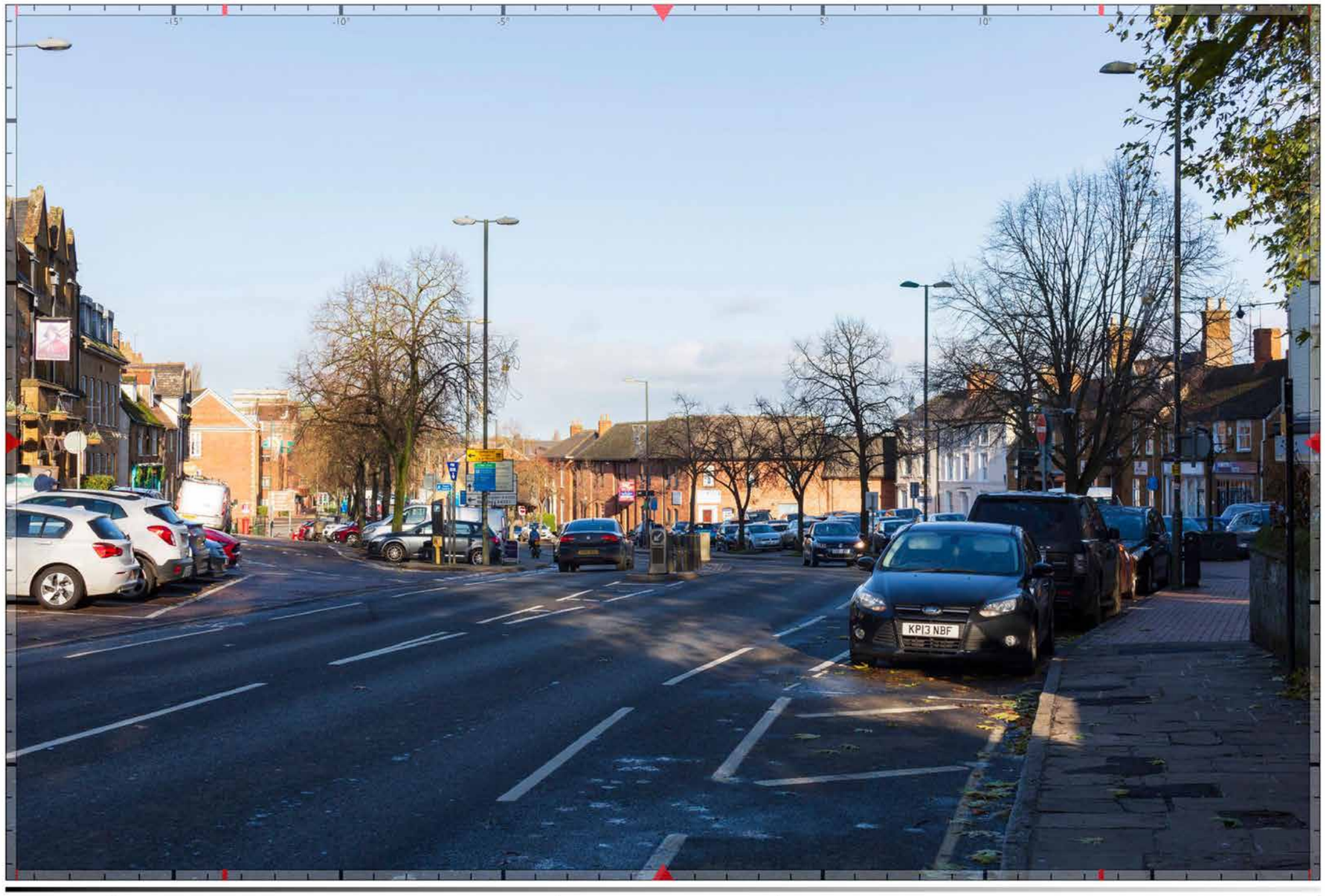
View Verification

View Verification

NPA Visuals
NICHOLAS PEARSON ASSOCIATES

Project No:	11208-009	**Date:**	March 2022
Client:	Churchill Retirement	**Project:**	Bolton Road, Banbury
Status:	Planning	**Figure:**	Fig. 03: View 1 - Castle Street - Data Sheet

5.5 VERIFIED VIEWS - NORTH BAR STREET AS EXISTING



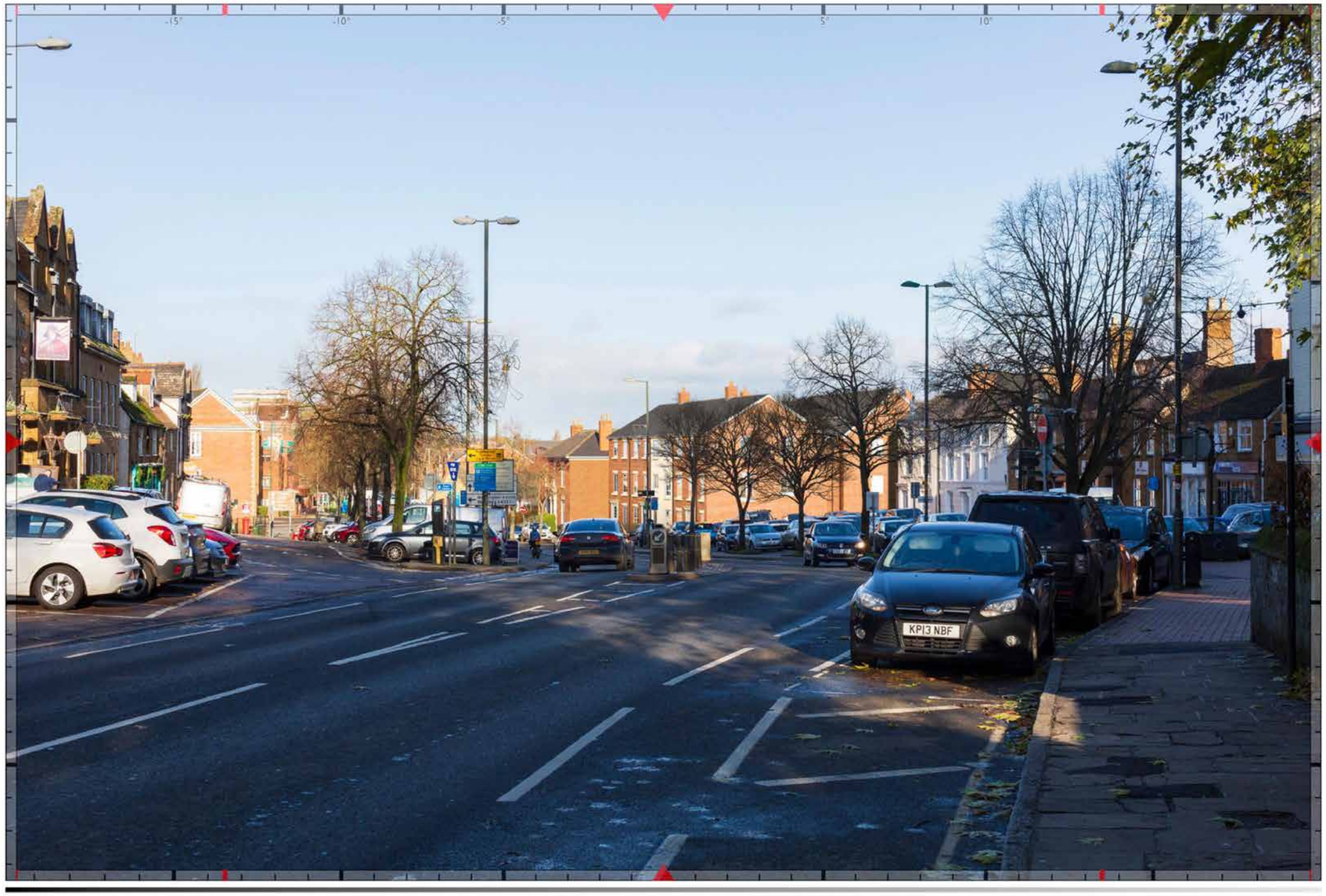
0cm 10cm (Original image size 390 x 260mm)

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

NPA Visuals
NICHOLAS PEARSON ASSOCIATES

Project No:	11208-009	**Date:**	March 2022
Client:	Churchill Retirement	**Project:**	Bolton Road, Banbury
Status:	Planning	**Figure:**	Fig. 04: View 2 - N Bar Street Existing Baseline

5.6 VERIFIED VIEWS - NORTH BAR STREET AS PROPOSED



0cm 10cm (Original image size 390 x 260mm)

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

NPA Visuals
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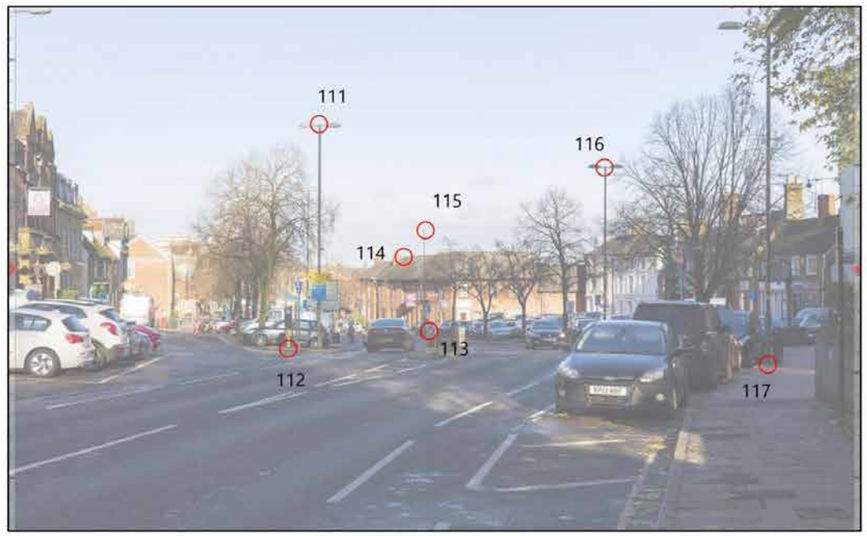
Visualisation Type:	Type 4
Image Enlargement:	100% (Monocular)
Page Size:	A3

Project No:	11208-009	**Date:**	March 2022
Client:	Churchill Retirement	**Project:**	Bolton Road, Banbury
Status:	Planning	**Figure:**	Fig. 05: View 2 - N Bar Street Proposed

5.7 VERIFIED VIEWS - NORTH BAR STREET VIEW METHODOLOGY



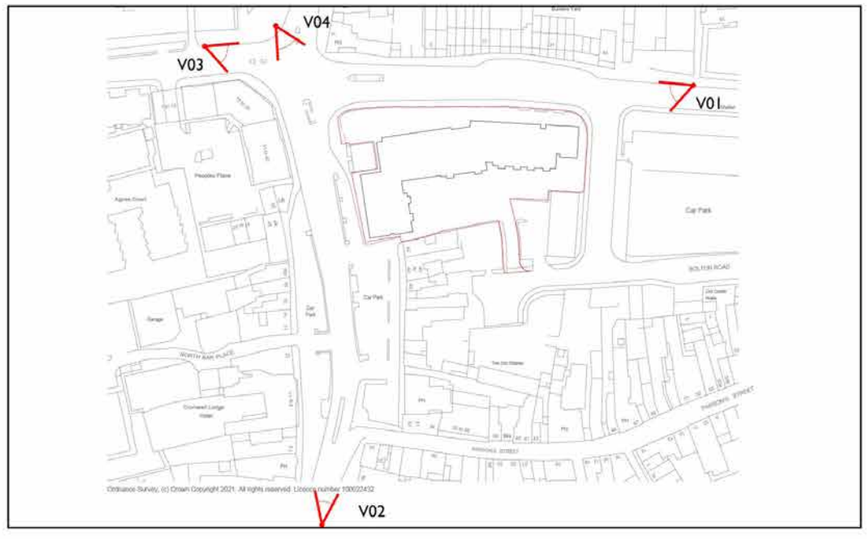
Survey Reference Points

Notes:

- If viewing this view on a screen, enlarge to full screen height. A scale bar is provided to calibrate correct sizing.
- Images should be viewed at comfortable arm's length.
- Coordinates of all survey reference points indicated on the image to the left can be supplied upon request

Information:

View Number	3
Visualisation Type	Type 4
AVR Level	3
Location	N Bar Street
Coordinates	445366, 240585 (to EPSG 27700)
Bearing of View	8 N
Distance to centre Site	122m
View Level (AOD)	103.11 AOD,
Camera Height	1.6m above ground levels
Camera	Canon EOS 5D MK III
Frame Type	Composite
Projection	Planar
Lens Focal Length	Sigma 50mm
Horizontal FOV	39°
Vertical FOV	27°
Date of Photo	10/12/2021 11:29
Weather	Sunny



View Location

View Verification

View Verification

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Nicholas Pearson Associates

Project No:	11208-009	**Date:**	March 2022
Client:	Churchill Retirement	**Project:**	Bolton Road, Banbury
Status:	Planning	**Figure:**	Fig. 06: View 2 - N Bar Street - Data Sheet

5.8 VERIFIED VIEWS - WARWICK ROAD AS EXISTING

NPA Visuals
NICHOLAS PEARSON ASSOCIATES

0cm (Original image width 523mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Project No:	11208-009	**Date:**	March 2022
Client:	Churchill Retirement	**Project:**	Bolton Road, Banbury
Status:	Planning	**Figure:**	Fig. 07: View 3 - Warwick Road Existing

5.9 VERIFIED VIEWS - WARWICK ROAD AS PROPOSED

NPA Visuals
NICHOLAS PEARSON ASSOCIATES

0cm (Original image width 523mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Project No:	11208-009	**Date:**	March 2022
Client:	Churchill Retirement	**Project:**	Bolton Road, Banbury
Status:	Planning	**Figure:**	Fig. 08: View 3 - Warwick Road Proposed

5.10 VERIFIED VIEWS - WARWICK ROAD VIEW METHODOLOGY

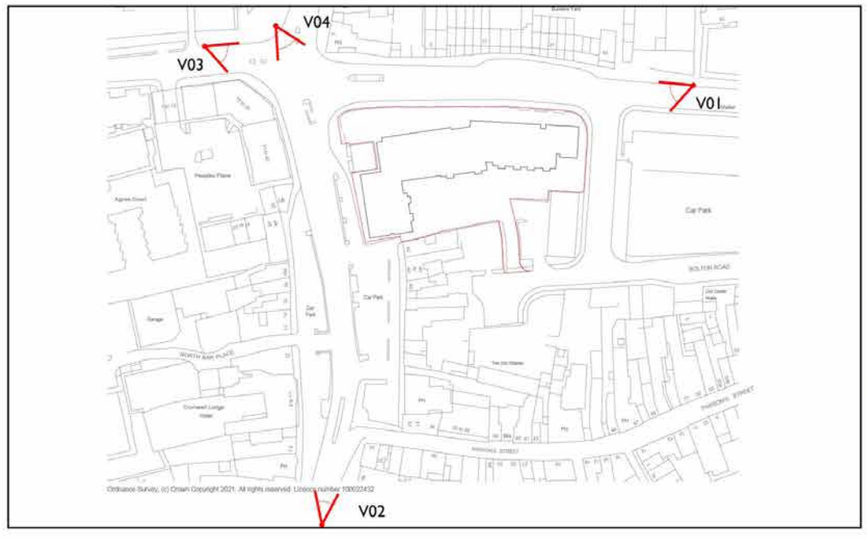
Survey Reference Points

Notes:

- If viewing this view on a screen, enlarge to full screen height. A scale bar is provided to calibrate correct sizing.
- Images should be viewed at comfortable arm's length.
- Coordinates of all survey reference points indicated on the image to the left can be supplied upon request

Information:

View Number	4
Visualisation Type	Type 4
AVR Level	3
Location	Warwick Road
Coordinates	445316, 240791 (to EPSG 27700)
Bearing of View	112 E
Distance to centre Site	67m
View Level (AOD)	97.20 AOD,
Camera Height	1.6m above ground levels
Camera	Canon EOS 5D MK III
Frame Type	Composite
Projection	Planar
Lens Focal Length	Sigma 50mm
Horizontal FOV	53.5°
Vertical FOV	27°
Date of Photo	10/12/2021 12:55
Weather	Sunny



View Location

View Verification

View Verification

NPA Visuals
Nicholas Pearson Associates

Project No:	11208-009	**Date:**	March 2022
Client:	Churchill Retirement	**Project:**	Bolton Road, Banbury
Status:	Planning	**Figure:**	Fig. 09: View 3 - Warwick Road - Data Sheet

5.11 VERIFIED VIEWS - CASTLE STREET / NORTH BAR STREET JUNCTION AS EXISTING

NPA Visuals
NICHOLAS PEARSON ASSOCIATES

0cm (Original image width 523mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Project No:	11208-009	**Date:**	March 2022
Client:	Churchill Retirement	**Project:**	Bolton Road, Banbury
Status:	Planning	**Figure:**	Fig. 10: View 4 - Southam Road Existing

5.12 VERIFIED VIEWS - CASTLE STREET / NORTH BAR STREET JUNCTION AS PROPOSED

NPA Visuals
NICHOLAS PEARSON ASSOCIATES

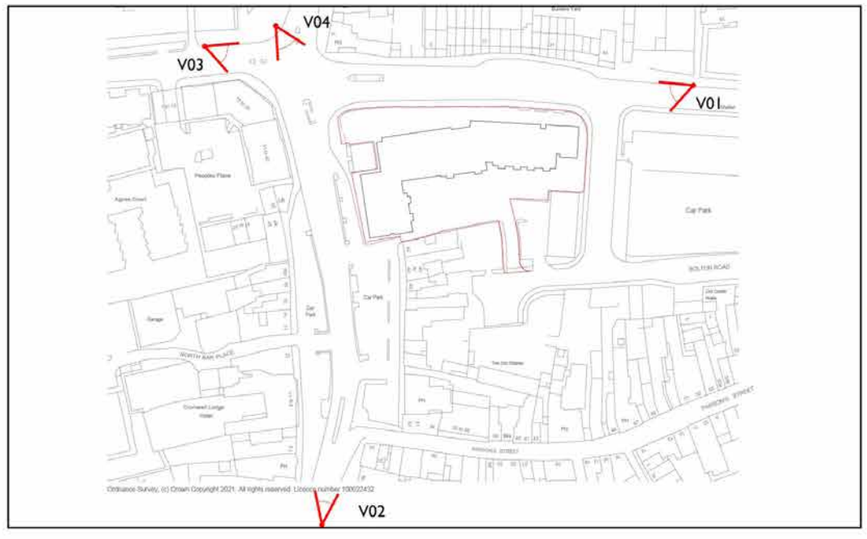
0cm (Original image width 523mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Project No:	11208-009	**Date:**	March 2022
Client:	Churchill Retirement	**Project:**	Bolton Road, Banbury
Status:	Planning	**Figure:**	Fig. 11: View 4 - Southam Road Proposed

5.13 VERIFIED VIEWS - CASTLE STREET / NORTH BAR STREET JUNCTION VIEW METHODOLOGY

Survey Reference Points



View Location

Notes:

- If viewing this view on a screen, enlarge to full screen height. A scale bar is provided to calibrate correct sizing.
- Images should be viewed at comfortable arm's length.
- Coordinates of all survey reference points indicated on the image to the left can be supplied upon request

Information:

View Number	5
Visualisation Type	Type 4
AVR Level	3
Location	
Coordinates	445347, 240800 (to EPSG 27700)
Bearing of View	150 SE
Distance to centre Site	49m
View Level (AOD)	96.76 AOD,
Camera Height	1.6m above ground levels
Camera	Canon EOS 5D MK III
Frame Type	Composite
Projection	Planar
Lens Focal Length	Sigma 50mm
Horizontal FOV	53.5°
Vertical FOV	27°
Date of Photo	10/12/2021 12:58
Weather	Sunny

View Verification

View Verification

NPA Visuals
Nicholas Pearson Associates

Project No:	11208-009	**Date:**	March 2022
Client:	Churchill Retirement	**Project:**	Bolton Road, Banbury
Status:	Planning	**Figure:**	Fig. 12: View 4 - Southam Road - Data Sheet

5.14 VERIFIED VIEWS - VIEW METHODOLOGY

Visually Verifiable Montage Methodology

Introduction

A Verified View is an image that combines a photographic view with an accurate 3d CAD representation of a proposed development, displayed to an agreed level of detail. Using a baseline of verifiable visual data and information, its purpose is to impartially and if required, realistically represent the proposal. Not just the appearance and context, but also its scale. By using verifiable visual data this image can then be used by others (if required) to scrutinise the work, without its accuracy being questioned.

"Photographs can have an important role to play in communicating information about the landscape and the visual effects of a proposed development, although they cannot convey exactly the way that the effects would appear on site." (GLVIA, Third Edition)

Verified Views are also referred to as:

Visually Verifiable Montages (VVM)

Verified Visual Image (VVI)

Accurate Visual Representation (AVR)

We have an established reputation for the production of Verified Views for both urban and rural developments and have successfully presented these for planning applications and as expert witnesses at public inquiry.

The methodology used by us accords with the following guidance documents where appropriate:

The Third Edition of the good practice 'Guidelines for Landscape and Visual Impact Assessment' 2013; produced by the Landscape Institute and Institute of Environmental Management & Assessment.

Visual Representation of Development Proposals, September 2019. Landscape Institute Technical Guidance Note 06/19

London View Management Framework Supplementary Planning Guidance: Appendix C: Accurate Visual Representations. March 2012.

Visual Representation of Wind Farms Version 2.2, February 2017, Scottish Natural Heritage

Assessing the impact of small-scale wind energy proposals on the natural heritage, March 2016 Version 3, Scottish Natural Heritage

'Visualisation Standards for Wind Energy Developments' (July 2016), The Highland Council

When producing verified views, a series of options are available to aid design and planning decisions according to the level of detail required. 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 As level 0 + degree of visibility of proposal

AVR Level 2 As level 1 + visual architectural form and details

AVR Level 3 As level 2 + use of realistic materials and lighting

Visulisations 'Types' according to the Landscape Institute guidance note 06/19 refer to the following

Type 4: visualisations where the highest level of locational accuracy. Image scaleing may be required.

Type 3: Visulialisations where a verifiable process and printed scale representation is not required

Appendix A includes a project specific methodology pro-forma detailing which principles from this methodology have been applied.

Preparation

Each view of the proposal is represented so that an informed decision can be made by balancing the needs of the assessor or viewer on site. Wherever possible, consultation with the relevant planning professional takes place on the matter and our final methodology is based on the most appropriate agreed set of professional Guidance.

Initially all baseline and proposal data is compiled so we can plan and agree the viewpoint locations with the client and relevant authorities. If the information is available we will also "pre-visualise" the viewpoints showing both the existing and proposed. This can also be used as an accurate guide on site and discuss all options with the client to ensure that our site photography covers all the potential locations and captures the full extent of the proposed scene correctly.

Prior to the site visit we prepare a "site pack" containing all the drawings and information we require on site. Pre-planning also includes a review of transport options so that public transport is utilised wherever possible. Route planning and time estimates are considered and a site risk assessment is completed for record.

Photography

Equipment available:

Canon 5D MkIII full frame digital SLR camera (Full frame sensor)

Canon EF 50mm f/1.4 STM lens

Sigma 50mm f/1.4 EX DG HSM

Canon EF 28mm f/1.8 USM Lens

Canon TS-E 24mm f/3.5 L II

Manfrotto Tripod 190

Nodal Ninja Ultimate M2 Panorama Head with Advanced Rotator RD16-II

NN4-D16-Nodal Ninja NN4 Panorama head with RD-16 rotator base

Arca-Swiss Style Standard Camera Plate

NN-EZ-Nodal Ninja EZ Leveler MKII (Tribrach)

Hand held spirit level

Canon RS-80N3 Remote Switch

UV, Polarising, Graduation & neutral density filters

Batteries & chargers

SD cards

Plumb bob, tape measure, spray paint & Hilti nails

Compass

Suitable weather conditions are sought so that the proposals may be clearly visible in the context of the view. We endeavor to take the photographs at an appropriate time of day to reduce the chance of the site being in shadow or back-lit. Therefore, when planning a site visit, detailed consideration is given to weather forecasts and sunrise/set times, particularly during the winter when the low angle of the sun can be problematic. The photograph(s) correctly portray the view which is obtained at each representative viewpoint whilst avoiding obvious obstructions.

At each viewpoint the camera is mounted on a tripod at a height of 1.65m above existing ground level, which best represents the average human eye level. The height of the lens "nodal point" is checked by using a tape measure.

The Tribrach and hand held spirit level is used to ensure that the camera is horizontal/vertical. The cameras on board spirit level may also be used. Using the plumb bob, where possible, the "nodal point" is positioned over a pre-surveyed feature which can be identified on the 3D model. Where a pre-existing surveyed feature is not available, spray paint or Hilti nails are used to locate the point for future surveying if required.

As part of the verification procedure, photographs of the tripod and survey point, in situ, are taken using a second camera, so that the surveyor can identify the location. These images are also reproduced in the document to aid on site assessment by third parties if required.

All baseline photographs are taken using the manual settings with a target ISO of 100. A medium aperture with a minimum shutter speed of 1/125 sec ensures that all images are sharp and have a good depth of field. Evaluative metering mode and Auto White Balance is all selected as standard. It should be noted that these settings are preferred but may need to be adjusted according to the climatic or physical conditions.

Photographs are taken in a RAW format using manual settings to enable the best quality results. If necessary, the original RAW file can be submitted as part of the verification process

The photographer takes note of the weather conditions and direction of view. All other details relating to the photograph are stored in the image EXIF data.

Lenses

No 'one size fits all', and we will use the most appropriate set of lenses / formats to convey the view. Only prime lenses are used; in the following order of preference: 50mm, 28mm, 24mm, 24mm/Shift. Both landscape and portrait orientations are considered when planning the photography. The 50mm lens has always been regarded as the "standard" lens on a full frame 35mm camera and closest to the human eye when image printed at A3 and viewed at arm's length. 50mm lenses are not always appropriate for all situations and so when viewing Verified Views based on other lenses, the observer must be aware of the limitations of the printed format. Alternative lenses are only selected when the viewpoint is close to the site. This means that even at a reduced printed scale, the observer is still able to identify all the features visible by the naked eye. (Ref: LI TGN 06/19 Appendix 1.1 & 13.1)

Full Frame Sensor lenses are quoted as having the following Horizontal Fields of View. Canon EF 50mm: 39.6 Degrees / Canon EF 28mm: 65.5 Degrees / Canon TS-E 24mm: 74 Degrees. However, the exact field of view cannot be assumed, and the actual field of view may vary +/- 2 or 3 degrees depending on the lens.

The Effective Focal Lengths (EFL) shown below represent the calculated field of view for our lenses based on known measurements.

Canon EF 50mm f/1.4 STM lens – EFL51.4mm (38.6° HFoV / 26.3° VFoV)

Sigma 50mm f/1.4 EX DG HSM – EFL 47.8mm (41.2° HFoV / 28.2° VFoV)

Canon EF 28mm f/1.8 USM Lens – EFL 28.2mm (65.1° HFoV / 46.1° VFoV)

Canon TS-E 24mm f/3.5 L II - EFL 24.7mm (73.7° HFoV / 51.8° VFoV)

Image composition and Presentation

Each viewpoint is intended to capture the view as perceived and experienced by the observer.

A practical and aesthetic approach is applied to our viewpoint photography where good composition is important. No one format or lens is suitable for all situations; as a rule of thumb, rural and coastal sites tend to require a 50mm based "panoramic" format (in line with SNH & LI TGN 06/19 guidelines), whilst urban sites can require a more considered approach where alternative lenses and formats may be required.

Viewpoint photographs are taken so that the camera is level to the horizon, so that converging verticals and perspective distortion is avoided. Proposals are in the central portion of the view.

The final baseline viewpoint photographs are single frame planar or composite panoramic images.

Planar or Cylindrical Most technical guidance advises that the final verified views should be presented in Planar format. Therefore, cylindrical "panoramic" views will be re-projected back to planar (53.5° or 60° HFoV) for presentation. Occasionally linear sites or panoramic urban views (such as city scapes, power lines, roads and solar farms for example), may be best presented cylindrically.

NPA Visuals
NICHOLAS PEARSON ASSOCIATES

5.15 VERIFIED VIEWS - VIEW METHODOLOGY

Visually Verifiable Montage Methodology

When a proposed development is at distance, whilst the observer is aware of the wider area within their peripheral vision they tend to focus on the area in question. In these circumstances it is important to consider the limitations of printed technology and electronic viewing methods and the verified view may presented on a baseline photograph with a smaller field to be reproduced at a scale suitable for viewing at a comfortable arm's length (This can be up to 75mm EFL in accordance with SNH & or 150% according to LI TGN 06/19 guidance). To ensure that the viewer is provided with a representation of the wider context, a "representative" view with a wider horizontal field of view may be presented alongside. This may be a single frame photograph or panorama of either 60° or 90° HFoV and "provides landscape and visual context only"

Most imagery is viewed electronically on screen or printed at A3 with the occasional use of A1 wide by A4 high (840 x 297mm) for panoramic views. Therefore, a sensible balance must be struck to place the proposal within meaningful context whilst providing clarity for the viewer.

See Appendix A for project specific exceptions which may apply to any of the above

Baseline Imagery Processing

Following review in Adobe Bridge, the original Canon RAW files are selected and processed in Adobe Photoshop to adjust white balance, colour accuracy and sharpness. The images undergo further correction procedures to ensure the horizon is precisely horizontal and any lens/barrel distortion is compensated for. The images are then saved as uncompressed Photoshop files for future compositing. Separate .jpg images are saved for use in the camera matching process.

Surveying

The level of accuracy necessary for the individual viewpoints or project as a whole is agreed in advance by the client and planning authority. There are 3 main options;

Option 1: Surveyed Camera Data (±0.1m accuracy)

For each agreed photo viewpoint, a location plan is provided to the surveyor along with marked up referenced photographs showing the camera in situ and the preferred survey reference points. The surveyor then establishes the location of each viewpoint using a Leica Global Positioning System (GPS). Where GPS positioning was not possible near to the required survey point, the surveyor works back from an established GPS location.

The surveyor records a range of reference points, using a reflector-less Total Station. Viewpoint marker points are in the foreground and background, high level and low level. These can include existing building ridges, lighting columns, bollards or similar such details. The reference points are individually numbered and referenced on screen-shots or marked up photographs. All reference points must be within the central zone of the photograph where least distortion occurs.

Data processing is conducted and referenced back to Ordnance Survey Grid (OSGB36 / EPSG 2770)

Data is presented in Spreadsheet form 3d .dwg plus a photograph marked with the reference points.

Option 2: Using Existing Topographic Survey Data (± 0.1m accuracy)

Where the camera has been taken on or at pre-existing surveyed point, this and the rest of the survey can be used to identify features in the viewpoint. In many cases these include street furniture, manholes, kerbs, buildings, ridge and eave levels or similar. Data is usually provided in a geo-referenced 3d .dwg format, or converted to a 3d format based on stated levels in the survey.

Data processing is conducted and referenced back to Ordnance Survey Grid (OSGB36 / EPSG 2770)

Option 3: Using Publicly available Geographic data (±1.5m accuracy)

Digital Surface Models (DSM) / Digital Terrain Models (DTM) / Ordnance Survey / City (Z) Model / Aerial photography can be used to identify 3D point locations. In many cases these may include existing building ridge-lines & Parapets, Street furniture, kerbs or similar such details. Data includes Camera locations and specific 3D points to assist in the camera matching process.

Data processing is conducted and referenced back to Ordnance Survey Grid (OSGB36 / EPSG 2770)

Note: While in most cases this method will be within the ±1.5m accuracy tolerance, depending on the site location and the available data, only ±3-5m accuracy may be achievable in some areas

3d Modeling

The proposals supplied by the architects and landscape architects are combined with the site survey and mapping data so that they correspond with each other. A geo-referencing system is used when doing this so that information regarding viewpoints can be accurately located. The model(s) supplied or constructed by us are cross-checked with the site plan and elevations to ensure they accurately match the design drawings, including floor levels, roof heights and footprint.

Camera Matching & Verification:

Irrespective of whether the final VVM is output as a single or composite panoramic image, each Verified View is based upon a single rendered image.

Viewpoint markers are used to tie the photograph to the CAD Camera view. These are surveyed features and points such as lamp posts, walls, boundaries and buildings; anything that has a known location. These markers are required to be as accurate as possible and should ideally be positioned within the central portion of the image. They should be at both varying heights, distances and breadth within the view. The background plate photograph is imported into 3ds Max to verify the accuracy of the match.

The location accuracy and angle of view can also be checked by triangulating the position and preparing view line sections. This is a reliable method successfully used for location finding in the field.

There are two ways of camera matching;

For planar baseline photography:

This can be achieved within the 3D modeling program by aligning a virtual camera with the reference survey points to obtain an accurate match. The survey is rendered out and, if necessary, this can be adjusted to align correctly to detailed or distant elements that may have been difficult to get pixel perfect precision in 3ds max. The rendered Survey points can then be replaced by the final render to ensure accuracy.

For cylindrical baseline photography:

This can be achieved within the 3D modeling program by aligning virtual planar camera and survey points with a version of the cylindrical image re-projected to a planar perspective. The reference points are then rendered out cylindrically to the required horizontal and vertical FoV, and this is aligned in Photoshop to the cylindrical baseline image. The survey image is then replaced with the rendered model output, based upon the same camera and render settings.

Texturing, Rendering & Post Production

3ds Max is used for applying photo-realistic surfaces and materials to the 3D model. Material references and planting sizes are based upon information provided by the Architects / Landscape Architect

The exact resolution of the photograph is noted and used as the size for the final rendered output of the 3D Model view so that the two overlay each other precisely.

Adobe Photoshop is used to blend the render(s) of the model(s) with the existing baseline / base plate photograph. Where elements are removed from the baseline photograph, reference photography and/ or models of the existing site are used to accurately place elements that were not seen in the original photography

Reproduction

To assist the viewer in understanding the characteristics of the lenses used baseline photographs and verified views can be annotated around the border, to indicate the field of view and optical axis of the lens used. This border is divided up into degree increments indicating the field of view. The position of the optical axis indicates whether the photograph was taken with vertical shift. The above added graphic is simply an alternative way of quickly knowing the lens used. This is particularly useful when a number of viewpoints of a proposal are taken with varying lens types.

It is important to reproduce each document and view at the correct size for both practicality and to ensure view accuracy when combined with the listed recommended viewing distance (as detailed on each view)

Each verified view is accompanied by a viewpoint location plan and photographs of camera locations together with the verification data and camera matching reference imagery. A Technical Methodology is included.

Viewing Procedures

The purpose is to reproduce the Verified View so that it correctly reconstructs the perspective seen from the location from which the photograph was taken.

We aim to reproduce all wire frames and photomontages so that they can be viewed at a comfortable arm's length. When comparing the view in the field, the viewer must keep their head motionless and fix their eyes on the centre of the view. This ensures that the represented view falls within the human field of view. If requested an acetate print can be provided for viewing on site. This can help the viewer align the key features on the image with those in real life.

Cylindrical views are only intended for viewing as a printed image or in an appropriate electronic viewing application. The printed image should be viewed on an arc that matches the images field of view, at a comfortable arms-length.

Where it is not possible to represent the proposed site with suitable context in the standard document frame, a larger field of view is necessary. Irrespective of reproduction size all verified views are accurate representation, and the advisory viewing distance (also referred to as Principle Distance by the SNH guidance) is included on all images to allow technical comparison if required.

NPA Visuals
NICHOLAS PEARSON ASSOCIATES

5.16 VERIFIED VIEWS - VIEW METHODOLOGY

Visually Verifiable Montage Methodology

Appendix A

Project Title	Proposed Residential Development
Site Location	Bolton Road, Banbury
Status	Planning
Architect	Planning Issues
Landscape Architect	James Blake Associates
Coordinate System	OSGB36 (EPSG 277000)
Accuracy of Viewpoint Location	±0.1m
Method used to locate camera horizontally	Topographic Survey / Surveyed Camera Position
Method used to locate camera vertically	Topographic Survey / Surveyed Camera Position
Camera Matching Technique	Planar (Model Camera Aligned)
Details used for camera matching - Horizontally	Topographic Survey / Surveyed Feature Points
Details used for camera matching - Vertically	Topographic Survey / Surveyed Feature Points
Modeling Software	3ds Max / Civil 3d
Compositing Software	Photoshop / PT GUI
Other applications	InDesign
Height and Age of Proposed Planting	Year 5 (7-8m)
Season(s)	Winter
LI Visualisation Type	Type 4
AVR Level	AVR 3
Design Data Provided	2d CAD Plans
Photography Equipment Used	Canon 5D full frame digital SLR camera (Full frame sensor) Sigma 50mm f/1.4 EX DG HSM Manfrotto Tripod 190 NNodal Ninja Ultimate M2 Panorama Head with Advanced Rotator RD16-II NN-EZ-Nodal Ninja EZ Leveler MKII

Lens and format

50mm

50mm / 100% / 39.6° @ A3

The baseline photograph for Viewpoint 2 was a single photograph taken using the Sigma 50mm f/1.8 lens with a 39.6-degree HFoV, reproduced suitable to be viewed at comfortable arm's length (100% @ A3/A1). This format is selected as suitable to assess a proposed development site which occupies a key portion of the viewpoint requiring a greater level detail to represent in print what may be visible with the naked eye. The verified view can often be presented with an additional viewpoint image with a wider field of view 'for context only'.

50mm / 100% / 53.5° @ A1 Wide

The baseline photographs for Viewpoints 1, 3 & 4 were a composite image taken using the Sigma 50mm f/1.4 lens at intervals of 20 degrees (Landscape Orientation), these images were then stitched together to form a standard 53.5-degree field of view planar image and reproduced suitable to be viewed at comfortable arm's length (100% @ A2 Wide).

Each viewpoint within the document may be supplied with all or some of the following information:

Figure Number
Viewpoint Number
Viewpoint Details
OS Coordinates (12 digit)
Eye level (A.O.D)
Direction of View (Bearing)
Camera Height (AGL)
Date & Time
Viewing distance (Advisory)
Single Frame or Composite
Horizontal Field of View
Vertical Field of View
Weather / Lighting Conditions
Camera Type
Lens / Focal Length

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6 VERIFIED VIEWS (SUMMER)

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6.1 VERIFIED VIEWS - VIEW LOCATIONS

List of Figures

Fig. 01: View 1 - Castle Street Existing

Fig. 02: View 1 - Castle Street Proposed

Fig. 03: View 2 - N Bar Street Existing

Fig. 04: View 2 - N Bar Street Proposed

Fig. 05: View 3 - Warwick Road Existing

Fig. 06: View 3 - Warwick Road Proposed

Viewpoint Information

View 1 - Castle Street OS: 445527, 240774

Date of Photo:	?05/?07/?2022 ??15:46
Weather:	Sunny
Visualisation Type:	Type 4
AVR Level:	3
Bearing of View:	249 W
Camera:	Canon EOS 5D MK III
Frame Type:	Composite
Projection:	Planar
Lens Focal Length:	Sigma 50mm
Horizontal FOV:	53.5°
Distance to site :	53m

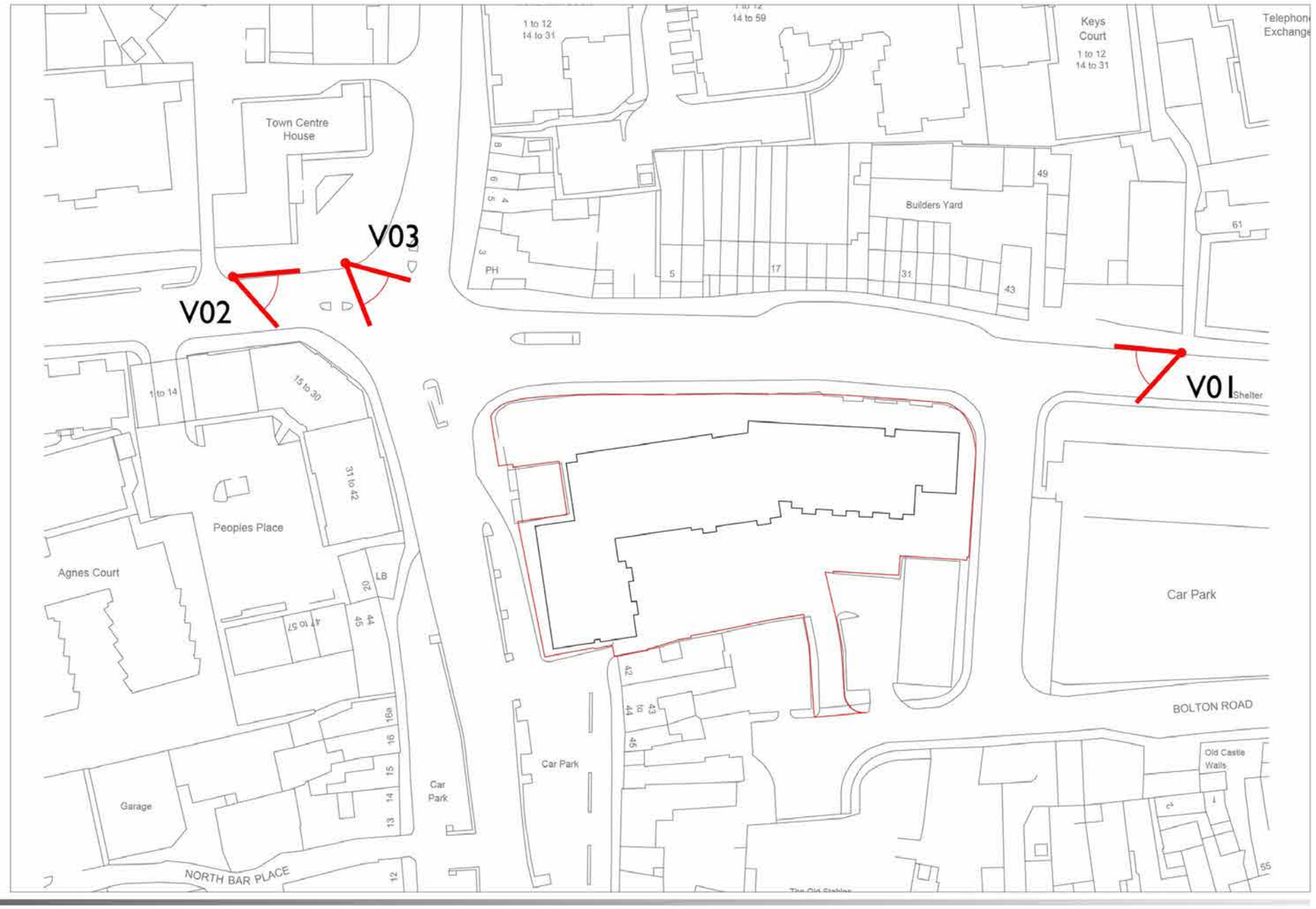
View 2 - N Bar Street OS: 445316, 240791

Date of Photo:	?05/?07/?2022 ??16:15
Weather:	Sunny
Visualisation Type:	Type 4
AVR Level:	3
Bearing of View:	112 E
Camera:	Canon EOS 5D MK III
Frame Type:	Composite
Projection:	Planar
Lens Focal Length:	Sigma 50mm
Horizontal FOV:	53.5°
Distance to site :	67m

View 3 - Warwick Road OS: 445341, 240794

Date of Photo:	?05/?07/?2022 ??16:18
Weather:	Sunny
Visualisation Type:	Type 4
AVR Level:	3
Bearing of View:	132 SE
Camera:	Canon EOS 5D MK III
Frame Type:	Composite
Projection:	Planar
Lens Focal Length:	Sigma 50mm
Horizontal FOV:	53.5°
Distance to site :	48m

Viewpoint Location Plan



NPA *Visuals*

NICHOLAS PEARSON ASSOCIATES

6.2 VERIFIED VIEWS - CASTLE STREET AS EXISTING

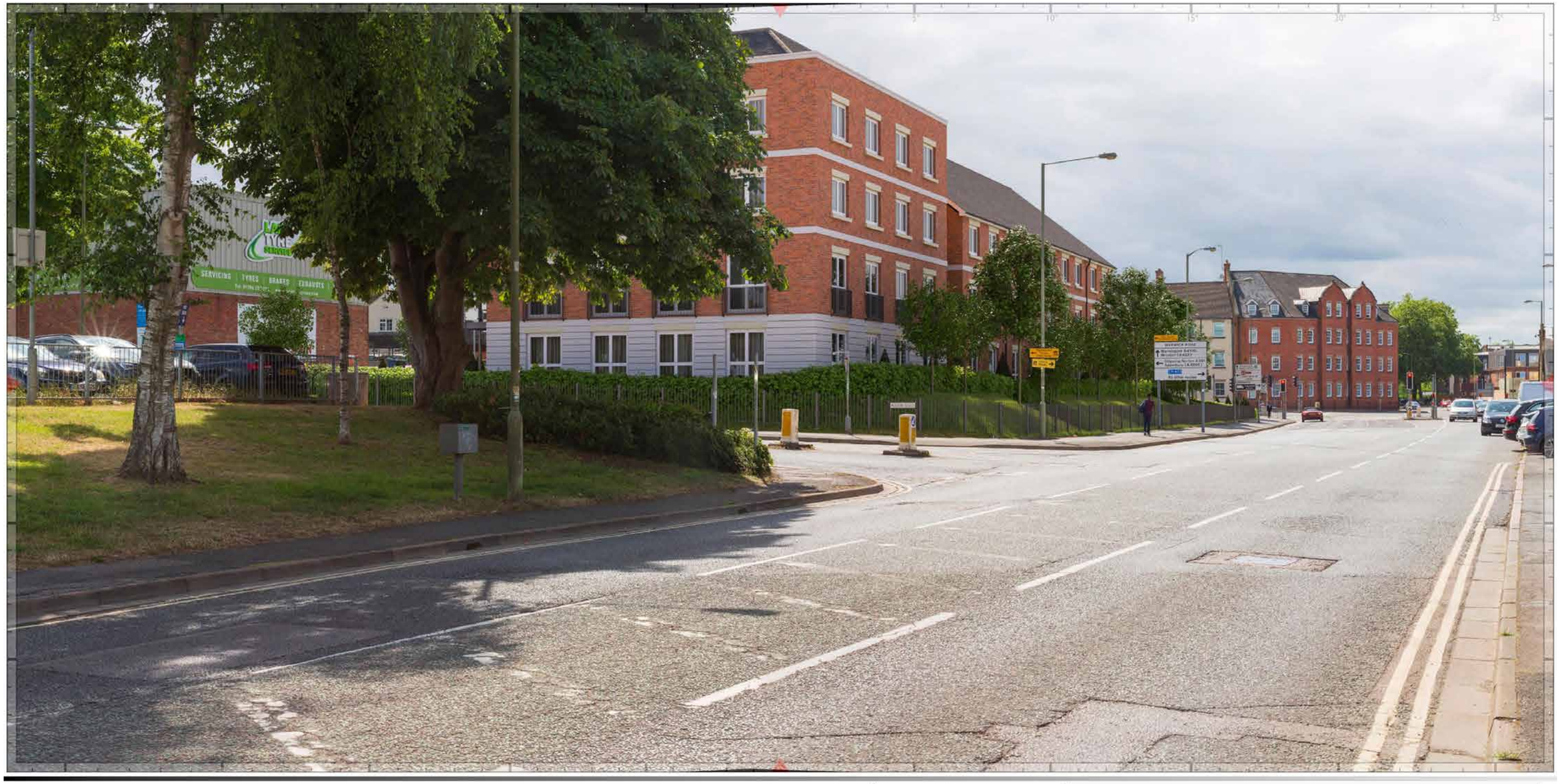
NPA Visuals
Nicholas Pearson Associates

0cm (Original image width 523mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Project No:	11208-009	**Date:**	February 2022
Client:	Churchill Retirement	**Project:**	Bolton Road, Banbury
Status:	Planning	**Figure:**	Fig. 01: View 1 - Castle Street Existing

6.3 VERIFIED VIEWS - CASTLE STREET AS EXISTING



NPA Visuals
NICHOLAS PEARSON ASSOCIATES

0cm (Original image width 523mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Project No:	11208-009	**Date:**	February 2022
Client:	Churchill Retirement	**Project:**	Bolton Road, Banbury
Status:	Planning	**Figure:**	Fig. 02: View 1 - Castle Street Proposed

6.4 VERIFIED VIEWS - WARWICK ROAD AS EXISTING

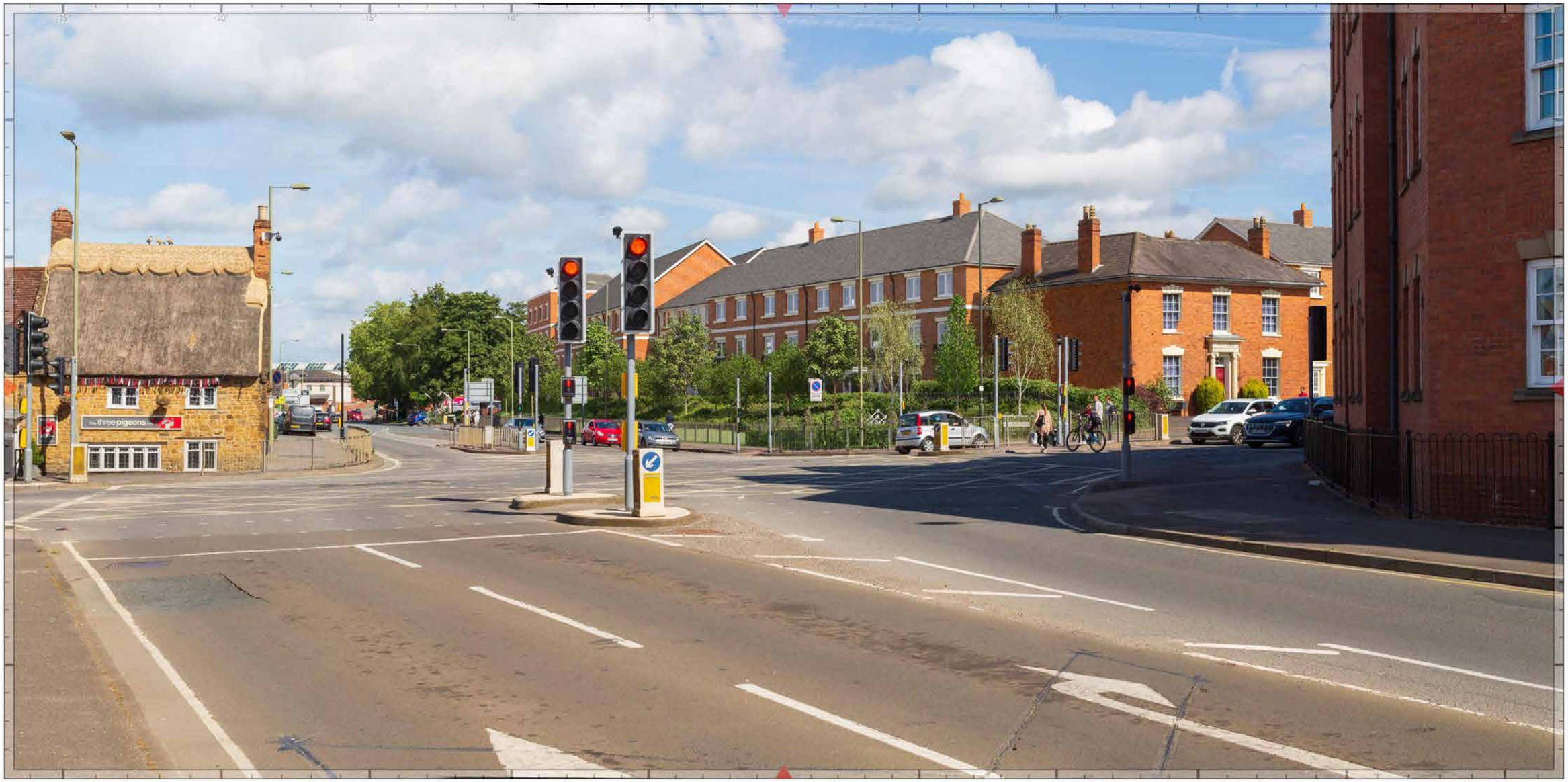
NPA Visuals
NICHOLAS PEARSON ASSOCIATES

0cm (Original image width 523mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Project No:	11208-009	**Date:**	February 2022
Client:	Churchill Retirement	**Project:**	Bolton Road, Banbury
Status:	Planning	**Figure:**	Fig. 03: View 2 - N Bar Street Existing

6.5 VERIFIED VIEWS - WARWICK ROAD AS PROPOSED



NPA Visuals
NICHOLAS PEARSON ASSOCIATES

0cm (Original image width 523mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Project No:	11208-009	**Date:**	February 2022
Client:	Churchill Retirement	**Project:**	Bolton Road, Banbury
Status:	Planning	**Figure:**	Fig. 04: View 2 - N Bar Street Proposed

6.6 VERIFIED VIEWS - CASTLE STREET / NORTH BAR STREET JUNCTION AS EXISTING

NPA Visuals
NICHOLAS PEARSON ASSOCIATES

0cm (Original image width 523mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Project No:	11208-009	**Date:**	February 2022
Client:	Churchill Retirement	**Project:**	Bolton Road, Banbury
Status:	Planning	**Figure:**	Fig. 05: View 3 - Warwick Road Existing

6.7 VERIFIED VIEWS - CASTLE STREET / NORTH BAR STREET JUNCTION AS PROPOSED

NPA Visuals
NICHOLAS PEARSON ASSOCIATES

0cm (Original image width 523mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Project No:	11208-009	**Date:**	February 2022
Client:	Churchill Retirement	**Project:**	Bolton Road, Banbury
Status:	Planning	**Figure:**	Fig. 06: View 3 - Warwick Road Proposed

6.8 VERIFIED VIEWS - VIEW METHODOLOGY

Visually Verifiable Montage Methodology

Introduction

A Verified View is an image that combines a photographic view with an accurate 3d CAD representation of a proposed development, displayed to an agreed level of detail. Using a baseline of verifiable visual data and information, its purpose is to impartially and if required, realistically represent the proposal. Not just the appearance and context, but also its scale. By using verifiable visual data this image can then be used by others (if required) to scrutinise the work, without its accuracy being questioned.

"Photographs can have an important role to play in communicating information about the landscape and the visual effects of a proposed development, although they cannot convey exactly the way that the effects would appear on site." (GLVIA, Third Edition)

Verified Views are also referred to as:

Visually Verifiable Montages (VVM)

Verified Visual Image (VVI)

Accurate Visual Representation (AVR)

We have an established reputation for the production of Verified Views for both urban and rural developments and have successfully presented these for planning applications and as expert witnesses at public inquiry.

The methodology used by us accords with the following guidance documents where appropriate:

The Third Edition of the good practice 'Guidelines for Landscape and Visual Impact Assessment' 2013; produced by the Landscape Institute and Institute of Environmental Management & Assessment.

Visual Representation of Development Proposals, September 2019. Landscape Institute Technical Guidance Note 06/19

London View Management Framework Supplementary Planning Guidance: Appendix C: Accurate Visual Representations. March 2012.

Visual Representation of Wind Farms Version 2.2, February 2017, Scottish Natural Heritage

Assessing the impact of small-scale wind energy proposals on the natural heritage, March 2016 Version 3, Scottish Natural Heritage

'Visualisation Standards for Wind Energy Developments' (July 2016), The Highland Council

When producing verified views, a series of options are available to aid design and planning decisions according to the level of detail required. 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 As level 0 + degree of visibility of proposal

AVR Level 2 As level 1 + visual architectural form and details

AVR Level 3 As level 2 + use of realistic materials and lighting

Visulisations 'Types' according to the Landscape Institute guidance note 06/19 refer to the following

Type 4: visualisations where the highest level of locational accuracy. Image scaleing may be required.

Type 3: Visulialisations where a verifiable process and printed scale representation is not required

Appendix A includes a project specific methodology pro-forma detailing which principles from this methodology have been applied.

Preparation

Each view of the proposal is represented so that an informed decision can be made by balancing the needs of the assessor or viewer on site. Wherever possible, consultation with the relevant planning professional takes place on the matter and our final methodology is based on the most appropriate agreed set of professional Guidance.

Initially all baseline and proposal data is compiled so we can plan and agree the viewpoint locations with the client and relevant authorities. If the information is available we will also "pre-visualise" the viewpoints showing both the existing and proposed. This can also be used as an accurate guide on site and discuss all options with the client to ensure that our site photography covers all the potential locations and captures the full extent of the proposed scene correctly.

Prior to the site visit we prepare a "site pack" containing all the drawings and information we require on site. Pre-planning also includes a review of transport options so that public transport is utilised wherever possible. Route planning and time estimates are considered and a site risk assessment is completed for record.

Photography

Equipment available:

Canon 5D MkIII full frame digital SLR camera (Full frame sensor)

Canon EF 50mm f/1.4 STM lens

Sigma 50mm f/1.4 EX DG HSM

Canon EF 28mm f/1.8 USM Lens

Canon TS-E 24mm f/3.5 L II

Manfrotto Tripod 190

Nodal Ninja Ultimate M2 Panorama Head with Advanced Rotator RD16-II

NN4-D16-Nodal Ninja NN4 Panorama head with RD-16 rotator base

Arca-Swiss Style Standard Camera Plate

NN-EZ-Nodal Ninja EZ Leveler MKII (Tribrach)

Hand held spirit level

Canon RS-80N3 Remote Switch

UV, Polarising, Graduation & neutral density filters

Batteries & chargers

SD cards

Plumb bob, tape measure, spray paint & Hilti nails

Compass

Suitable weather conditions are sought so that the proposals may be clearly visible in the context of the view. We endeavor to take the photographs at an appropriate time of day to reduce the chance of the site being in shadow or back-lit. Therefore, when planning a site visit, detailed consideration is given to weather forecasts and sunrise/set times, particularly during the winter when the low angle of the sun can be problematic. The photograph(s) correctly portray the view which is obtained at each representative viewpoint whilst avoiding obvious obstructions.

At each viewpoint the camera is mounted on a tripod at a height of 1.65m above existing ground level, which best represents the average human eye level. The height of the lens "nodal point" is checked by using a tape measure.

The Tribrach and hand held spirit level is used to ensure that the camera is horizontal/vertical. The cameras on board spirit level may also be used. Using the plumb bob, where possible, the "nodal point" is positioned over a pre-surveyed feature which can be identified on the 3D model. Where a pre-existing surveyed feature is not available, spray paint or Hilti nails are used to locate the point for future surveying if required.

As part of the verification procedure, photographs of the tripod and survey point, in situ, are taken using a second camera, so that the surveyor can identify the location. These images are also reproduced in the document to aid on site assessment by third parties if required.

All baseline photographs are taken using the manual settings with a target ISO of 100. A medium aperture with a minimum shutter speed of 1/125 sec ensures that all images are sharp and have a good depth of field. Evaluative metering mode and Auto White Balance is all selected as standard. It should be noted that these settings are preferred but may need to be adjusted according to the climatic or physical conditions.

Photographs are taken in a RAW format using manual settings to enable the best quality results. If necessary, the original RAW file can be submitted as part of the verification process

The photographer takes note of the weather conditions and direction of view. All other details relating to the photograph are stored in the image EXIF data.

Lenses

No 'one size fits all', and we will use the most appropriate set of lenses / formats to convey the view. Only prime lenses are used; in the following order of preference: 50mm, 28mm, 24mm, 24mm/Shift. Both landscape and portrait orientations are considered when planning the photography. The 50mm lens has always been regarded as the "standard" lens on a full frame 35mm camera and closest to the human eye when image printed at A3 and viewed at arm's length. 50mm lenses are not always appropriate for all situations and so when viewing Verified Views based on other lenses, the observer must be aware of the limitations of the printed format. Alternative lenses are only selected when the viewpoint is close to the site. This means that even at a reduced printed scale, the observer is still able to identify all the features visible by the naked eye. (Ref: LI TGN 06/19 Appendix 1.1 & 13.1)

Full Frame Sensor lenses are quoted as having the following Horizontal Fields of View. Canon EF 50mm: 39.6 Degrees / Canon EF 28mm: 65.5 Degrees / Canon TS-E 24mm: 74 Degrees. However, the exact field of view cannot be assumed, and the actual field of view may vary +/- 2 or 3 degrees depending on the lens.

The Effective Focal Lengths (EFL) shown below represent the calculated field of view for our lenses based on known measurements.

Canon EF 50mm f/1.4 STM lens – EFL51.4mm (38.6° HFoV / 26.3° VFoV)

Sigma 50mm f/1.4 EX DG HSM – EFL 47.8mm (41.2° HFoV / 28.2° VFoV)

Canon EF 28mm f/1.8 USM Lens – EFL 28.2mm (65.1° HFoV / 46.1° VFoV)

Canon TS-E 24mm f/3.5 L II - EFL 24.7mm (73.7° HFoV / 51.8° VFoV)

Image composition and Presentation

Each viewpoint is intended to capture the view as perceived and experienced by the observer.

A practical and aesthetic approach is applied to our viewpoint photography where good composition is important. No one format or lens is suitable for all situations; as a rule of thumb, rural and coastal sites tend to require a 50mm based "panoramic" format (in line with SNH & LI TGN 06/19 guidelines), whilst urban sites can require a more considered approach where alternative lenses and formats may be required.

Viewpoint photographs are taken so that the camera is level to the horizon, so that converging verticals and perspective distortion is avoided. Proposals are in the central portion of the view.

The final baseline viewpoint photographs are single frame planar or composite panoramic images.

Planar or Cylindrical? Most technical guidance advises that the final verified views should be presented in Planar format. Therefore, cylindrical "panoramic" views will be re-projected back to planar (53.5° or 60° HFoV) for presentation. Occasionally linear sites or panoramic urban views (such as city scapes, power lines, roads and solar farms for example), may be best presented cylindrically.

NPA Visuals
NICHOLAS PEARSON ASSOCIATES

6.9 VERIFIED VIEWS - VIEW METHODOLOGY

Visually Verifiable Montage Methodology

When a proposed development is at distance, whilst the observer is aware of the wider area within their peripheral vision they tend to focus on the area in question. In these circumstances it is important to consider the limitations of printed technology and electronic viewing methods and the verified view may presented on a baseline photograph with a smaller field to be reproduced at a scale suitable for viewing at a comfortable arm's length (This can be up to 75mm EFL in accordance with SNH & or 150% according to LI TGN 06/19 guidance). To ensure that the viewer is provided with a representation of the wider context, a "representative" view with a wider horizontal field of view may be presented alongside. This may be a single frame photograph or panorama of either 60° or 90° HFoV and "provides landscape and visual context only"

Most imagery is viewed electronically on screen or printed at A3 with the occasional use of A1 wide by A4 high (840 x 297mm) for panoramic views. Therefore, a sensible balance must be struck to place the proposal within meaningful context whilst providing clarity for the viewer.

See Appendix A for project specific exceptions which may apply to any of the above

Baseline Imagery Processing

Following review in Adobe Bridge, the original Canon RAW files are selected and processed in Adobe Photoshop to adjust white balance, colour accuracy and sharpness. The images undergo further correction procedures to ensure the horizon is precisely horizontal and any lens/barrel distortion is compensated for. The images are then saved as uncompressed Photoshop files for future compositing. Separate .jpg images are saved for use in the camera matching process.

Surveying

The level of accuracy necessary for the individual viewpoints or project as a whole is agreed in advance by the client and planning authority. There are 3 main options;

Option 1: Surveyed Camera Data (±0.1m accuracy)

For each agreed photo viewpoint, a location plan is provided to the surveyor along with marked up referenced photographs showing the camera in situ and the preferred survey reference points. The surveyor then establishes the location of each viewpoint using a Leica Global Positioning System (GPS). Where GPS positioning was not possible near to the required survey point, the surveyor works back from an established GPS location.

The surveyor records a range of reference points, using a reflector-less Total Station. Viewpoint marker points are in the foreground and background, high level and low level. These can include existing building ridges, lighting columns, bollards or similar such details. The reference points are individually numbered and referenced on screen-shots or marked up photographs. All reference points must be within the central zone of the photograph where least distortion occurs.

Data processing is conducted and referenced back to Ordnance Survey Grid (OSGB36 / EPSG 2770)

Data is presented in Spreadsheet form 3d .dwg plus a photograph marked with the reference points.

Option 2: Using Existing Topographic Survey Data (± 0.1m accuracy)

Where the camera has been taken on or at pre-existing surveyed point, this and the rest of the survey can be used to identify features in the viewpoint. In many cases these include street furniture, manholes, kerbs, buildings, ridge and eave levels or similar. Data is usually provided in a geo-referenced 3d .dwg format, or converted to a 3d format based on stated levels in the survey.

Data processing is conducted and referenced back to Ordnance Survey Grid (OSGB36 / EPSG 2770)

Option 3: Using Publicly available Geographic data (±1.5m accuracy)

Digital Surface Models (DSM) / Digital Terrain Models (DTM) / Ordnance Survey / City (Z) Model / Aerial photography can be used to identify 3D point locations. In many cases these may include existing building ridge-lines & Parapets, Street furniture, kerbs or similar such details. Data includes Camera locations and specific 3D points to assist in the camera matching process.

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Note: While in most cases this method will be within the ±1.5m accuracy tolerance, depending on the site location and the available data, only ±3-5m accuracy may be achievable in some areas

3d Modeling

The proposals supplied by the architects and landscape architects are combined with the site survey and mapping data so that they correspond with each other. A geo-referencing system is used when doing this so that information regarding viewpoints can be accurately located. The model(s) supplied or constructed by us are cross-checked with the site plan and elevations to ensure they accurately match the design drawings, including floor levels, roof heights and footprint.

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Viewpoint markers are used to tie the photograph to the CAD Camera view. These are surveyed features and points such as lamp posts, walls, boundaries and buildings; anything that has a known location. These markers are required to be as accurate as possible and should ideally be positioned within the central portion of the image. They should be at both varying heights, distances and breadth within the view. The background plate photograph is imported into 3ds Max to verify the accuracy of the match.

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This can be achieved within the 3D modeling program by aligning a virtual camera with the reference survey points to obtain an accurate match. The survey is rendered out and, if necessary, this can be adjusted to align correctly to detailed or distant elements that may have been difficult to get pixel perfect precision in 3ds max. The rendered Survey points can then be replaced by the final render to ensure accuracy.

For cylindrical baseline photography:

This can be achieved within the 3D modeling program by aligning virtual planar camera and survey points with a version of the cylindrical image re-projected to a planar perspective. The reference points are then rendered out cylindrically to the required horizontal and vertical FoV, and this is aligned in Photoshop to the cylindrical baseline image. The survey image is then replaced with the rendered model output, based upon the same camera and render settings.

Texturing, Rendering & Post Production

3ds Max is used for applying photo-realistic surfaces and materials to the 3D model. Material references and planting sizes are based upon information provided by the Architects / Landscape Architect

The exact resolution of the photograph is noted and used as the size for the final rendered output of the 3D Model view so that the two overlay each other precisely.

Adobe Photoshop is used to blend the render(s) of the model(s) with the existing baseline / base plate photograph. Where elements are removed from the baseline photograph, reference photography and/ or models of the existing site are used to accurately place elements that were not seen in the original photography

Reproduction

To assist the viewer in understanding the characteristics of the lenses used baseline photographs and verified views can be annotated around the border, to indicate the field of view and optical axis of the lens used. This border is divided up into degree increments indicating the field of view. The position of the optical axis indicates whether the photograph was taken with vertical shift. The above added graphic is simply an alternative way of quickly knowing the lens used. This is particularly useful when a number of viewpoints of a proposal are taken with varying lens types.

It is important to reproduce each document and view at the correct size for both practicality and to ensure view accuracy when combined with the listed recommended viewing distance (as detailed on each view)

Each verified view is accompanied by a viewpoint location plan and photographs of camera locations together with the verification data and camera matching reference imagery. A Technical Methodology is included.

Viewing Procedures

The purpose is to reproduce the Verified View so that it correctly reconstructs the perspective seen from the location from which the photograph was taken.

We aim to reproduce all wire frames and photomontages so that they can be viewed at a comfortable arm's length. When comparing the view in the field, the viewer must keep their head motionless and fix their eyes on the centre of the view. This ensures that the represented view falls within the human field of view. If requested an acetate print can be provided for viewing on site. This can help the viewer align the key features on the image with those in real life.

Cylindrical views are only intended for viewing as a printed image or in an appropriate electronic viewing application. The printed image should be viewed on an arc that matches the images field of view, at a comfortable arms-length.

Where it is not possible to represent the proposed site with suitable context in the standard document frame, a larger field of view is necessary. Irrespective of reproduction size all verified views are accurate representation, and the advisory viewing distance (also referred to as Principle Distance by the SNH guidance) is included on all images to allow technical comparison if required.

NPA Visuals
NICHOLAS PEARSON ASSOCIATES

6.10 VERIFIED VIEWS - VIEW METHODOLOGY

Visually Verifiable Montage Methodology

Appendix A

Project Title	Proposed Residential Development
Site Location	Bolton Road, Banbury
Status	Planning
Architect	Planning Issues
Landscape Architect	James Blake Associates
Coordinate System	OSGB36 (EPSG 277000)
Accuracy of Viewpoint Location	±0.1m
Method used to locate camera horizontally	Topographic Survey / Surveyed Camera Position
Method used to locate camera vertically	Topographic Survey / Surveyed Camera Position
Camera Matching Technique	Planar (Model Camera Aligned)
Details used for camera matching - Horizontally	Topographic Survey / Surveyed Feature Points
Details used for camera matching - Vertically	Topographic Survey / Surveyed Feature Points
Modeling Software	3ds Max
Compositing Software	Photoshop / PT GUI
Other applications	InDesign
Height and Age of Proposed Planting	Year 5 (7-8m)
Season(s)	Summer
LI Visualisation Type	Type 4
AVR Level	AVR 3
Design Data Provided	2d CAD Plans
Photography Equipment Used	Canon 5D full frame digital SLR camera (Full frame sensor) Sigma 50mm f/1.4 EX DG HSM Manfrotto Tripod 190 NNodal Ninja Ultimate M2 Panorama Head with Advanced Rotator RD16-II NN-EZ-Nodal Ninja EZ Leveler MKII

Lens and format

50mm

50mm / 100% / 53.5° @ A1 Wide

The baseline photographs for the Viewpoints were a composite image taken using the Sigma 50mm f/1.4 lens at intervals of 20 degrees (Landscape Orientation), these images were then stitched together to form a standard 53.5-degree field of view planar image and reproduced suitable to be viewed at comfortable arm's length (100% @ A1wide). This format is selected as suitable for assessing sites which sit within a panoramic landscape setting and derives from the SNH Visual representation of wind farms.

Additional Comments

(regarding proportionality etc. - for example was a certain AVR level chosen due to project scope.)

Each viewpoint within the document may be supplied with all or some of the following information:

Figure Number
Viewpoint Number
Viewpoint Details
OS Coordinates (12 digit)
Eye level (A.O.D)
Direction of View (Bearing)
Camera Height (AGL)
Date & Time
Viewing distance (Advisory)
Single Frame or Composite
Horizontal Field of View
Vertical Field of View
Weather / Lighting Conditions
Camera Type
Lens / Focal Length

Model and camera location accuracy

The Verified views in this document may also contain other information such as:

Illustrative bar indicating compass bearing

Extent of central 50mm frame used to construct panorama
Extent of which Proposed development occupy – (Degrees noted)
Number of buildings visible
Distance to site
Note on A3 versions: "This image provides landscape and visual context only."
Annotation of key features
Note: "View flat at a comfortable arm's length"
Building ID numbers

Viewpoint Pack: Note: This image is intended only for use at the viewpoint.

Wirelines views are colour coded as follows:

DTM – Grey/Black
Waterbodies – Light Blue
Proposed structures – Brown
Existing structures - Blue
Proposed Vegetation - Light Green
Existing Vegetation - Dark Green

NPA Visuals
NICHOLAS PEARSON ASSOCIATES

7 REVISED PLANS AND ELEVATIONS

7	**Revised Plans and Elevations**	
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7 REVISED PLANS AND ELEVATIONS

7.1 SITE PLAN

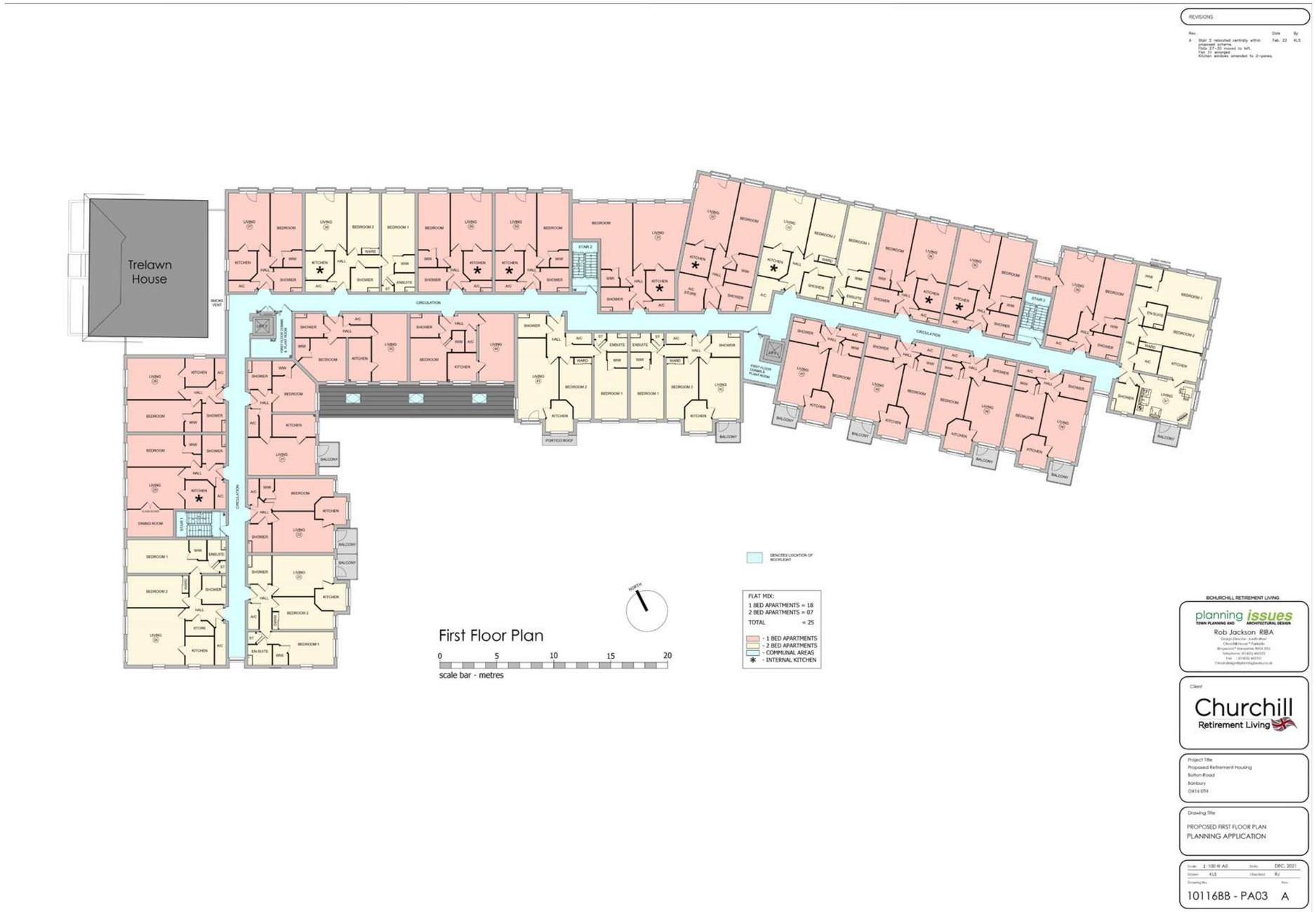
PA01 Site Plan, revision C

7.2 GROUND FLOOR PLAN

PA02 Ground Floor Plan, revision B

7.3 FIRST FLOOR PLAN

PA03 First Floor Plan, revision A

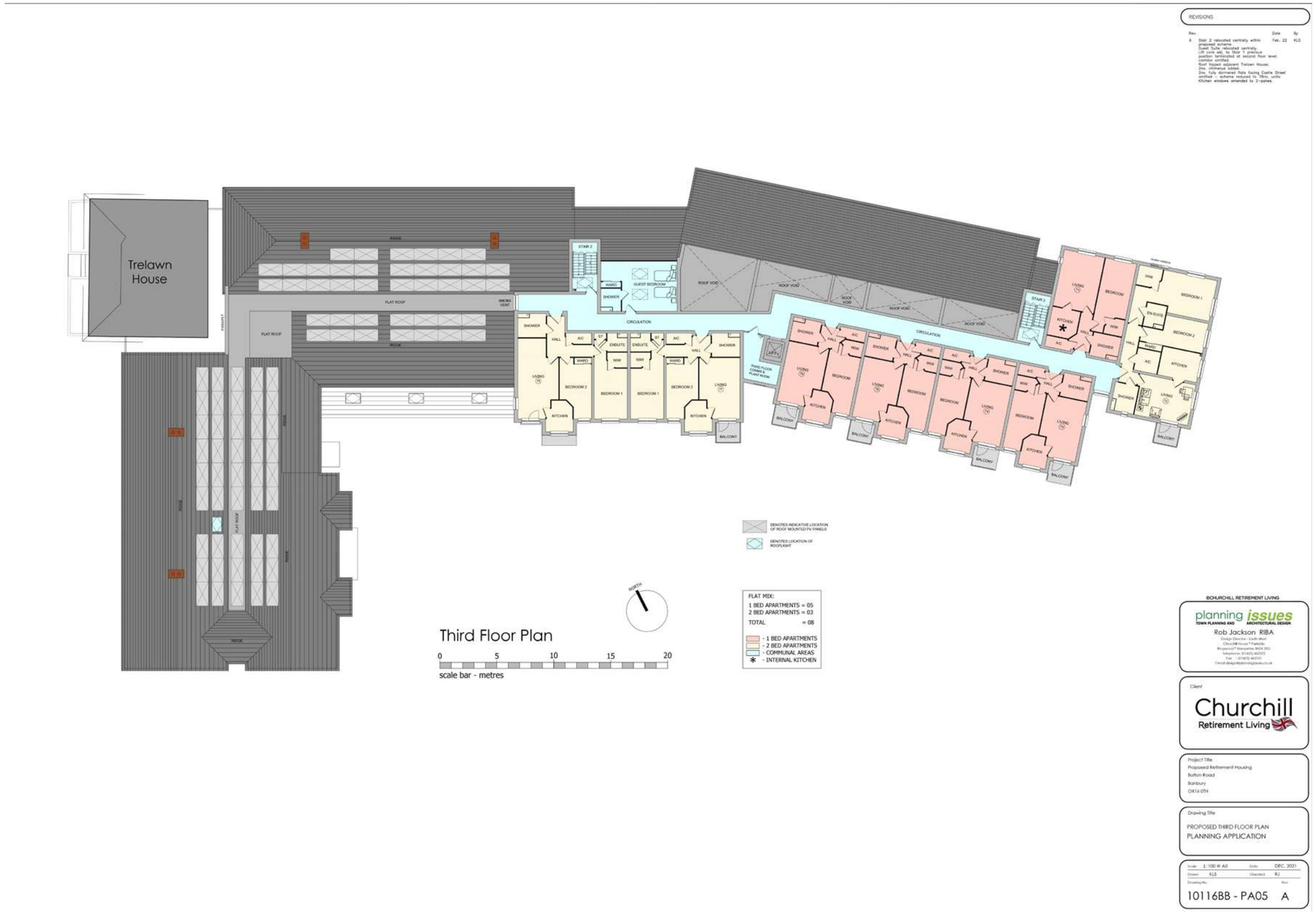


7.4 SECOND FLOOR PLAN

PA04 Second Floor Plan, revision A

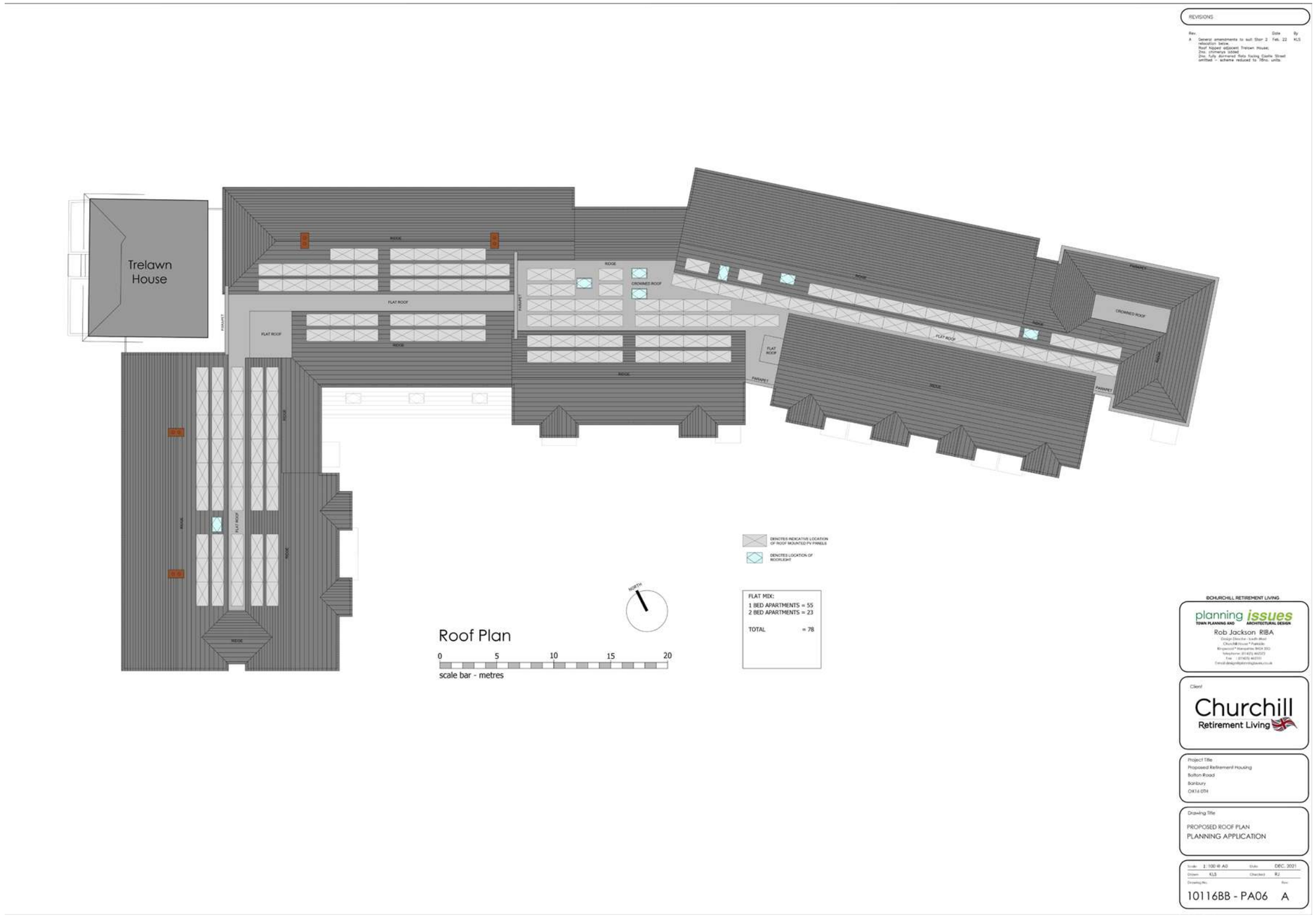
7.5 THIRD FLOOR PLAN

PA05 Third Floor Plan, revision A



7.6 ROOF PLAN

PA06 Roof Plan, revision A



7.7 CASTLE STREET ELEVATION

PA07 Castle Street Elevation, revision B

7.8 NORTH BAR STREET ELEVATION

PA08 North Bar Street Elevation, revision B

North Bar Street longitudinal Elevation as proposed

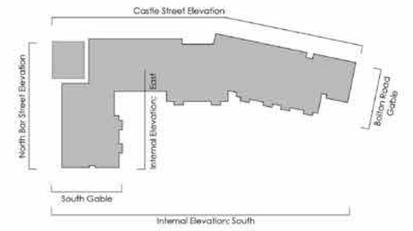
0 5 10 15 20

scale bar - metres

North Bar Street Elevation / North Elevation as proposed

0 5 10

scale bar - metres



Materials Key

- Red Brick; matching heads and cills
- Tiled Roof; Grey
- Stucco Render; off-white
- Rendered finish; off white
- Stone heads and cills
- uPVC downpipes; black
- uPVC fascias and gutters; white
- uPVC Windows and Doors; white
- GRP dormers; grey
- Metal walk-out balconies; grey
- Metal Juliet balconies; black
- Door and portico surround

planning issues
TOWN PLANNING AND ARCHITECTURAL DESIGN
Rob Jackson RIBA

©CHURCHILL RETIREMENT LIVING

Project Title
Proposed Retirement Housing
Bolton Road
Banbury
OX16 0TH

Drawing Title
PROPOSED NORTH BAR STREET ELEVATION
PLANNING APPLICATION

Client
Churchill Retirement Living

Scale 1:100 / 200 @ A1 Date DEC. 2021
Drawn KLS Checked RJ
Drawing No. Rev.
10116BB - PA08 B

7.9 INTERNAL AND OTHER ELEVATIONS

PA09 Other Elevations, revision B

8 CONSERVATION AREA AND LISTED BUILDING PLAN

8 Conservation Area

8.1 Conservation Area & Listed Building Plan 102

8.1 CONSERVATION AREA AND LISTED BUILDING PLAN

Image from ECUS Heritage Statement