

Appendix 8.7 AVR Viewpoint Wirelines



Harpenden

Appendix 8.7 - AVR Viewpoint Wirelines



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1.0 Introduction

1.1. Verified View / Accurate Visual Representation

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

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

2.0 Methodology

2.1. Overview

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

2.2. Photography

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

2.3. Survey Information

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

2.4. Scheme Parameters Modelling

- 2.4.1. The Storey Heights Parameters Plan on page 5, provides a layout that is reflective of how the proposed application could be realised, and is therefore considered to be an acceptable basis for verified view production.

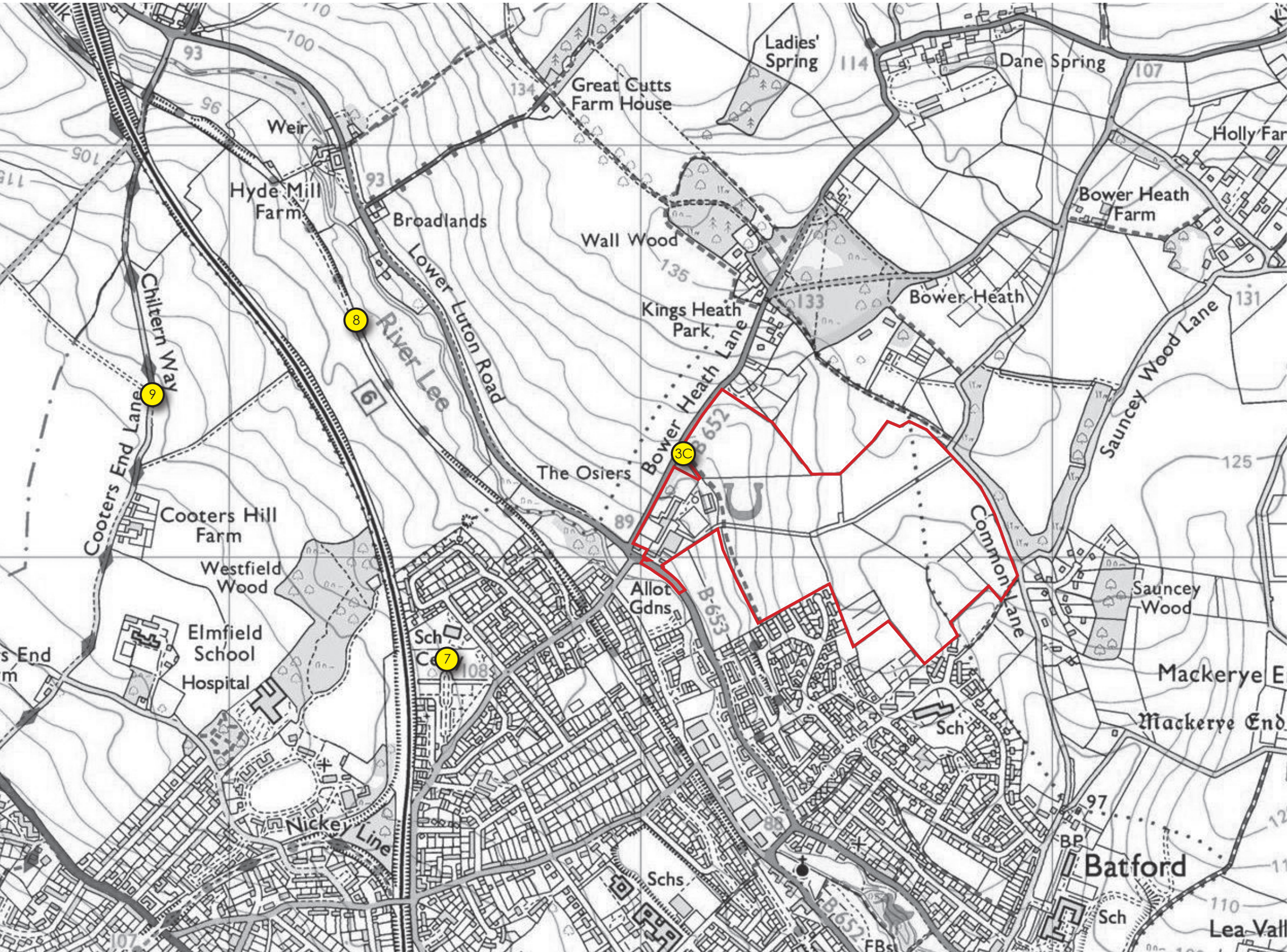
2.5. Camera Matching

- 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 and the wireline drawn.

¹ London View Management Framework March 2012



3.0 Location Plan



Legend

Site Location

Viewpoint Location

SCALE 1:10,000

0m

100

250

500

4.0 Storey Heights Parameters plan





5.0 Viewpoint 3C - VIEW FROM BOWER HEATH LANE



National Grid Reference:
514105.910, 216259.372

Camera:
Canon EOS R5

Lens:
Fixed 50mm

Height of Camera Lens:
107.90 AOD

Horizontal Field of View:
90 °

Date:
19.06.25

Time:
18.48



Existing extended panorama



5.1. Viewpoint 3C - Existing baseline view with a wireline of the maximum parameters.



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



6.0 Viewpoint 7 - VIEW FROM WESTFIELD ROAD CEMETERY



National Grid Reference:
513506.516, 215740.967

Camera:
Canon EOS R5

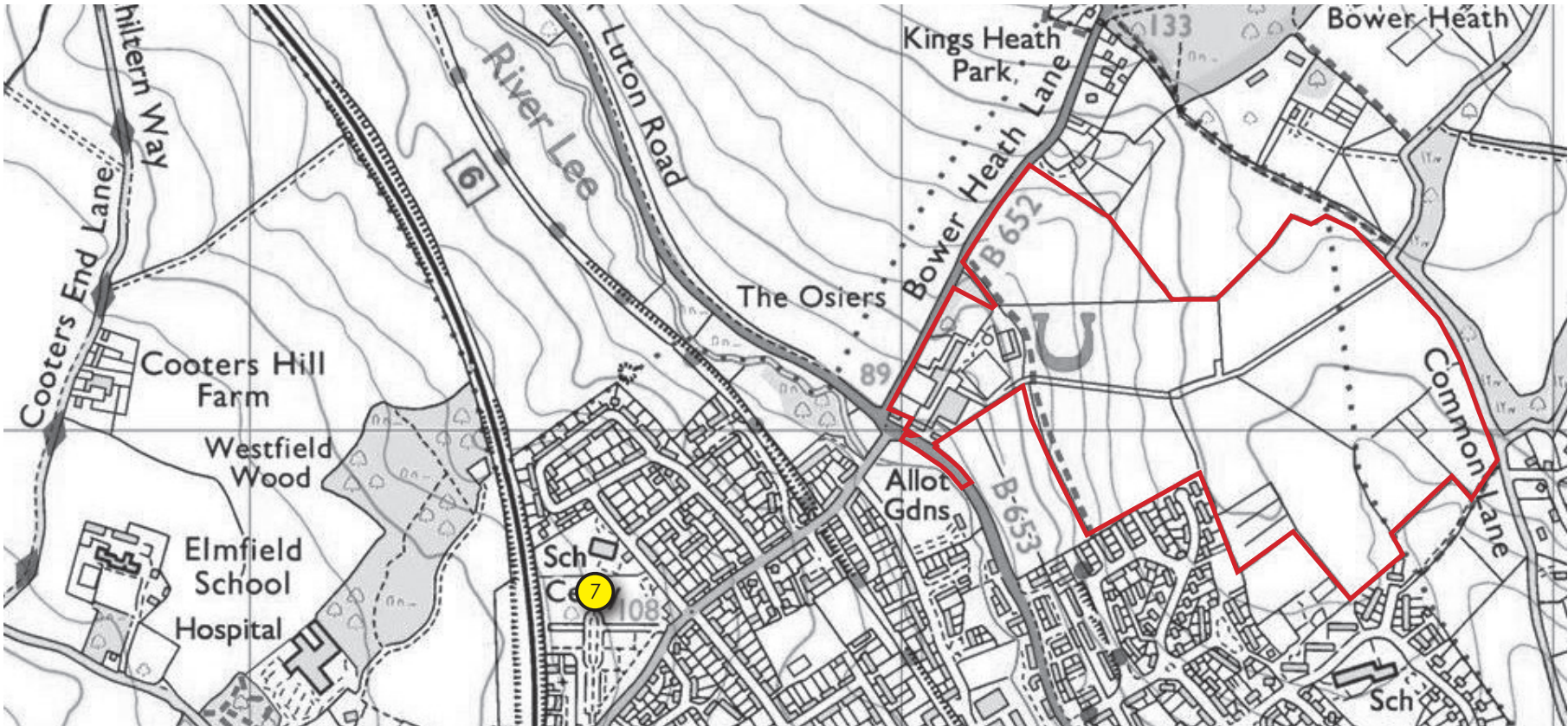
Lens:
Fixed 50mm

Height of Camera Lens:
118.79 AOD

Horizontal Field of View:
90 °

Date:
19.06.25

Time:
18.28



Existing extended panorama



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



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



7.0 Viewpoint 8 - VIEW FROM LEE VALLEY WALK & NATIONAL CYCLE NETWORK 6



National Grid Reference:
513313.867, 216568.315

Camera:
Canon EOS R5

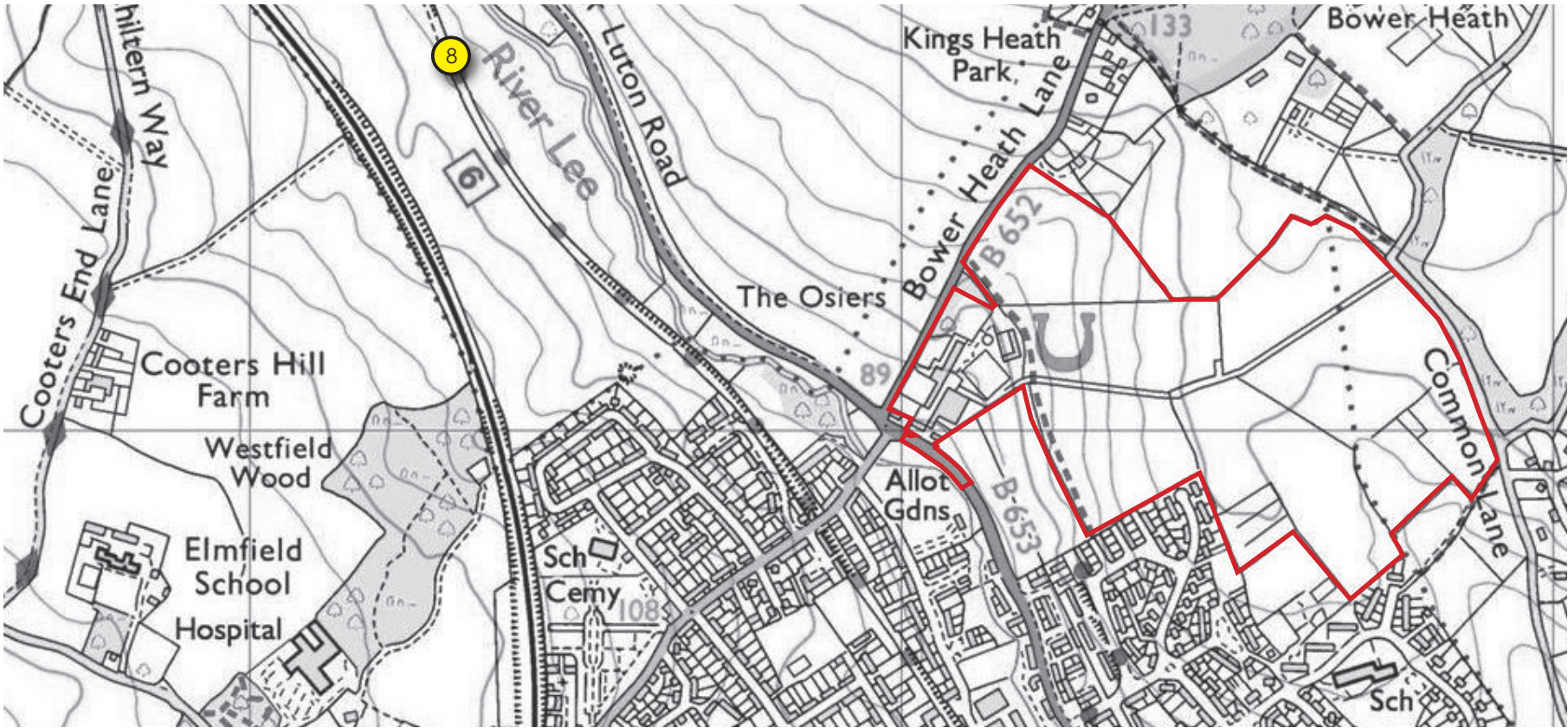
Lens:
Fixed 50mm

Height of Camera Lens:
95.51 AOD

Horizontal Field of View:
90 °

Date:
19.06.25

Time:
17.55



Existing extended panorama



7.1. Viewpoint 8 - Existing baseline view with a wireline of the maximum parameters.





8.0 Viewpoint 9 - VIEW FROM COOTERS END LANE / CHILTERN WAY LONG DISTANCE FOOTPATH



National Grid Reference:
512817.370, 216396.854

Camera:
Canon EOS R5

Lens:
Fixed 50mm

Height of Camera Lens:
128.72 AOD

Horizontal Field of View:
90 °

Date:
19.06.25

Time:
15.30



Existing extended panorama



8.1. Viewpoint 9 - Existing baseline view with a wireline of the maximum parameters.



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