



Project Title :
Proposed Large-scale Residential Development (LRD) at
Convent Hill/ Coolfada/ Kilbrogan Street, Bandon, Co. Cork

Applicant Name :
Wayleaf 2 Limited

Image Title : Baseline VVM 14







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Image Title : Proposed VVM 15



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APPENDIX

Methodology

Verified Views Montages (VVM)

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1. Overview

This methodology appendix has been prepared by 3D Design Bureau to explain the production process of Verified View Montages (VVM) for the purposes of planning applications. The preparation and presentation of reliable verifiable visual information is a key component to the writing of Landscape/Townscape Visual Impact Assessment reports (LVIA/TVIA). It should be noted that VVMs are technical images and should be produced and used in a technically appropriate manner.

This booklet maybe accompanied by the inclusion of a number of presentation CGIs from various viewpoint locations within the proposed site. These images, taken from a close range perspective, have been produced to give a better understanding of the design intent. They are images from the digital 3D model produced for the project. Whilst soft landscaping, that reflects the proposed design, has been included as accurately as possible, artistic license may have been used for certain low level planting and trees with regard to species, size and exact locations.

Note: All images/photographs included in this appendix section are for illustrative purposes only. They do not relate to the project that is subject of this application and which this booklet has been produced for. They are included as a visual aid to the accompnpanying text to better explain the technical process of the various stages of VVM production.

2. What is a Verified View Montage

A Verified View Montage (VVM) is an accurate visual representation of the potential impact (or lack there of) that a proposed development may have on its surrounding environment, if built as proposed. VVMs are produced using technical scientific verification methods, through the use of photography, surveying, 3D modelling, rendering and post-production.

Verified View Montages are produced by using survey data of the subject site and its surrounding environment, coupled with the correct geospatial insertion of the proposed development into the existing landscape using accurate and detailed digital 3D models of both the proposed scheme and surrounding existing context. This allows for a photorealistic view of the planned development in its intended location from selected viewpoint locations around the subject site.

The correct combination of all these fields of expertise will deliver a result in which 3DDB believe and trust to be accurate, for official usage by the client for their intended purposes (ex. Planning applications, impact studies,...).

3. Methodology

3.1 Pre-Production : Project Planning

Following 3DDB's appointment to a project, a desktop study is carried out to identify a full set of possible viewpoint locations for the VVMs. A full list of suggested views is drawn up for review by the design team, specifically the planning consultant and/or LVIA consultant, prior to visiting the site. A Zone of Theoretical View study (ZTV) can also be carried out to determine all or some of the locations. A ZTV is a more detailed desktop visual assessment of the development (in massing form and carried out in specific software) to assess viewpoint locations, particularly sensitive or protected views, to the subject site.

Note: If a Landscape Visual Impact Assessment (LVIA) report is being written by a third party, (landscape architect or planning consultant), the medium to long range views, and particularly any protected views to the site, will be guided by them.

Once all suggested viewpoint locations are identified, the photographic site visit to capture the baseline photography is scheduled in. Time of day and weather conditions are carefully assessed to ensure the most optimum photos are obtained, whether that be winter or summer time shots. It should be noted that in some instances, projects require both summer and winter time VVMs. This is to demonstrate best and worst case scenarios from a visual impact point of view, when trees are in full foliage and without foliage.

Note: 3D modelling of the proposed scheme can, and usually is, commenced prior to the photographic site visit taking place.

3.2 Data Capture : High Resolution Baseline Photography

Every baseline photograph is captured in raw settings using a high-resolution digital SLR camera. This allows for the maximum possible information to be retained in the digital file. It also avoids the file being altered by any internal camera processing definitions, which retains the maximum control and fidelity on the end results.

The focal lengths used depend on the surrounding context and proximity to the subject site. 3D Design Bureau use high quality lenses with focal lengths that allow for capturing enough surrounding context without compromising quality and fidelity, by avoiding excessive barrelling, distortion, or aberrations. All shots are taken horizontally with the use of a 50mm lens (where possible) and wider angle also where necessary. This is common in dense urban environments where viewpoint locations are in close proximity to the subject site and therefore require wider angles to ensure the proposed development is captured in the VVM. However, all VVMs that are of a wider angle, contain the 50mm guideline on the image.

Note: Although the 50mm focal length represents the perceived scale of the human eye, it does not represent the human field of view and therefore should not necessarily be used to show the proposed development in its context. Peripheral vision needs to be accounted for and whilst the 50mm lens option is recommended in the British Landscape Institute Technical Guidance Note (TGN 06/19), this does not take into account the dynamic movement of the human eye.

Furthermore, despite panoramic VVMs being described in the British Landscape Institute Technical Guidance Note (TGN 06/19), 3DDB do not produce these type of images for planning submissions. Panoramic VVMs are made up of a series of individual VVMs stitched together. The stitching process is a non repeatable action which can result in different outputs of the same image each time. Therefore, accuracy and verifiability can be called into question and it is for this reason 3DDB produce individual VVM imagery.

3. Methodology

3.2 Data Capture : High Resolution Baseline Photography (cont`d)

To ensure that each chosen photo, from the suite of photos taken, is accurately surveyed, the position of each photo location is carefully recorded and marked as follows:

On-Site:

The tripod location on site is paint marked and photographed in context to existing elements. (Fig. 1 below)

The location of each photo is manually marked on a printed map while on site.

The camera height, at which the photo was taken, is recorded.

In-Studio:

All baseline photographs go through post processing back in the studio. The full set of photos along with a viewpoint location map (Fig 2 below) are prepared and issued to the design team for review, in particular the planning consultant and LVIA consultant. From the suite of photos taken, the best views, that will demonstrate the visual impact that the proposed scheme may/may not have, are selected. For each photo at each location, two focal lengths are issued – the 50mm option and a wider field of view option. The most appropriate shot will be chosen depending on the surrounding context and location of the view. See further explanation earlier in this section 3.2.



Fig.1: Camera location and height marked, recorded and photographed.

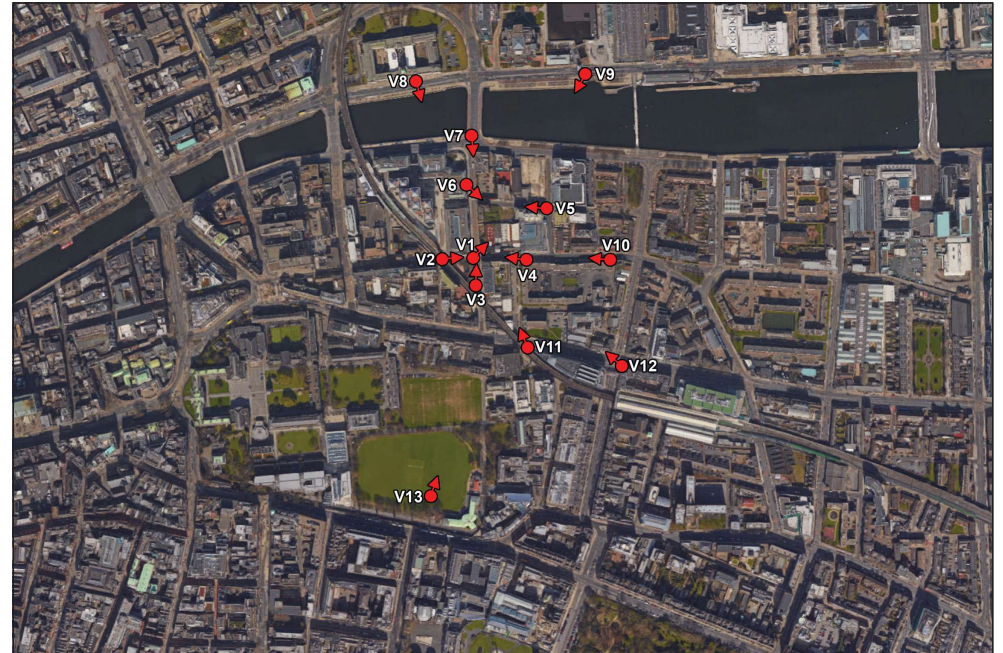


Fig.2: Viewpoint location (VL) map prepared, post site visit In-Studio.

3. Methodology

3.2 Data Capture : High Resolution Baseline Photography (cont`d)

The following images are a sampling of baseline photographs captured during a photo site visit and prior to selection of the chosen views for the VVMs. (See Fig.2 previous page for the accompanying Viewpoint location (VL) map). All baseline photos below are shown prior to any markup for surveying purposes.



Fig.3: Baseline photo-View 5 from VL Map.



Fig.4: Baseline photo-View 3 from VL Map.



Fig.5: Baseline photo-View 4 from VL Map.



Fig.6: Baseline photo-View 9 from VL Map.