

Oldfield House, John Lyon School, Middle Road, Harrow on the Hill, HA2 0HN

TOWNSCAPE AND VISUAL APPRAISAL

7th May 2021 NU2104RE01.6

Prepared by
Neaves Urbanism Ltd.
07/05/21
NU2104RE01.6

www.neavesurbanism.co.uk

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1. Introduction

1.1 This Townscape Appraisal was commissioned by the applicant John Lyon School (hereafter referred to as the 'Appellant') following the refusal of planning permission referenced P/1813/19. The development is described below:

Redevelopment to provide four storey teaching block with basement; hard and soft landscaping; parking (following demolition of existing building).

1.2 It has been prepared by Katy Neaves, Director of Neaves Urbanism. Katy has extensive experience of dealing with proposals in London and elsewhere including sensitive and historic environments. Katy works as a townscape consultant offering private companies and public sector authorities' advice on the design quality of schemes. Her qualifications and experience are summarised in **Appendix A** of this Townscape and Visual Appraisal.

1.3 This appraisal relates to the Appeal against the refusal of planning permission by the London Borough of Harrow (LBH) for the demolition of the existing educational building of Oldfield House and redevelopment to provide a four storey teaching building (including lower ground floor) that would accommodate its Science, Technology, Engineering, Arts and Mathematics (STEAM) departments.

1.4 The details of the planning application proposals, referred to as the 'Scheme' within this appraisal, and the Appeal are contained in the Planning Appeal Statement submitted by Rapleys and the supporting Architectural Statement submitted by Curl la Tourelle Head Architecture. Conservation Planning have considered likely impacts upon the surrounding historic environment and relevant heritage assets within the Impacts upon the Heritage Report.

1.5 It is to be noted that the site the subject of this Townscape Appraisal is the curtilage of Oldfield House. This is not the same as the much larger site the subject of the planning application and appeal. The Study Area of this Appraisal is significantly more extensive.

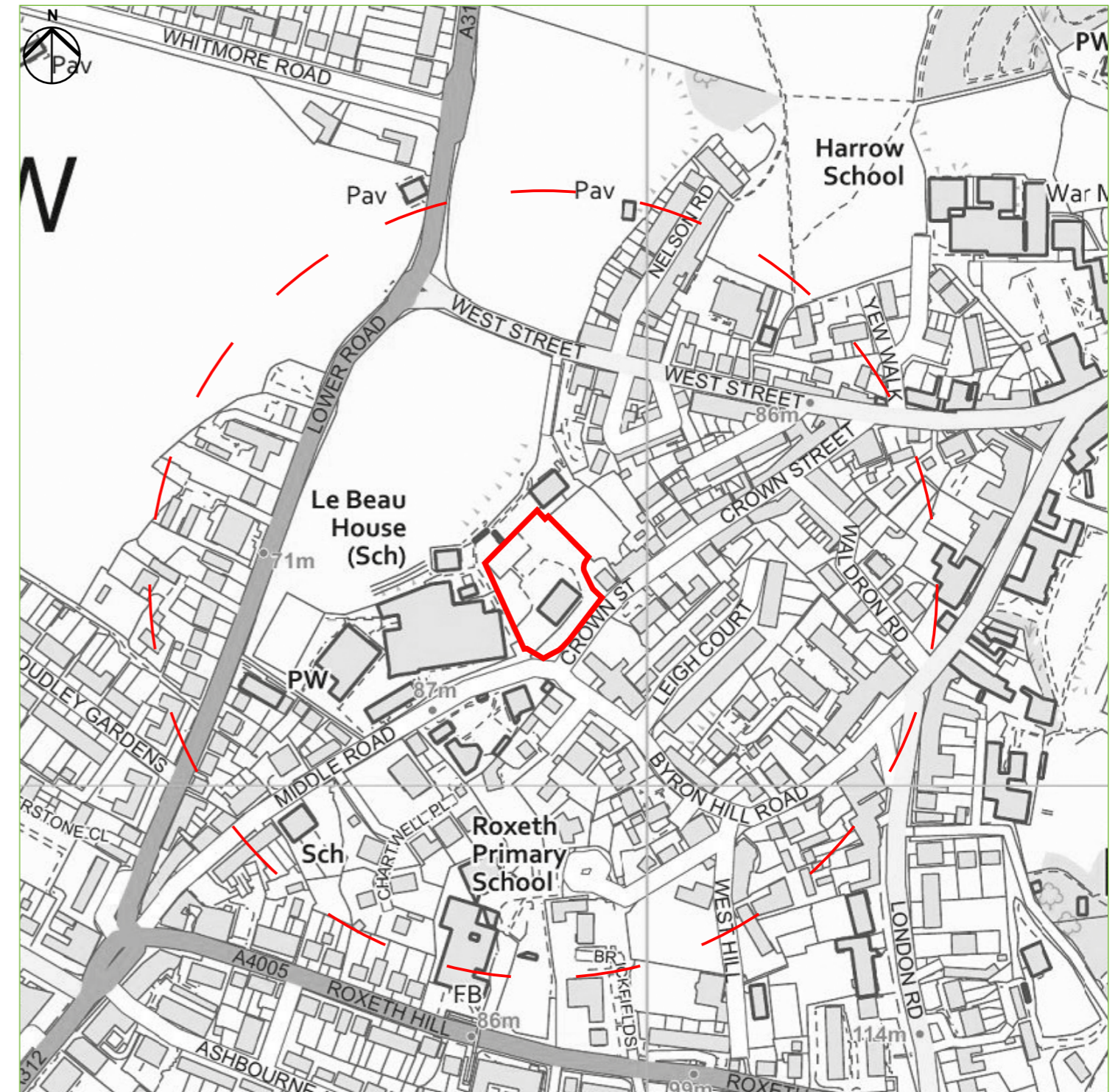


Figure 1.1 - Location Plan

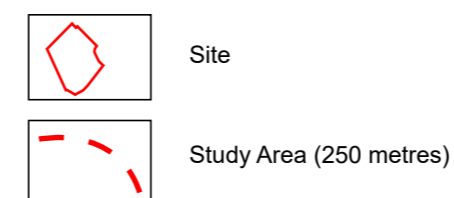




Photo 1 - Site from Middle Road



Photo 2 - Locally listed gate piers



Photo 3 - Site from the Harrow School's Sixth Form Cricket Pitch

1.6 I have been asked by the Appellant to provide an evaluation of the existing townscape character and visual effects of Oldfield House and its site (hereafter referred to as the 'Site'), as shown in **Figure 1.1**, and its surroundings, and the effect of the Scheme on this townscape and views. The evaluation is independent of the application made as I have not been involved in the design development of the Scheme until the Appeal stage, I have been asked by the Appellant to provide an independent expert opinion.

1.7 This Townscape Appraisal deals with the townscape issues included in LBH's single reason for refusal:

"The proposal, by reason of excessive scale and inappropriate siting, would do harm to the local character of the area and would not preserve or enhance the character and appearance of the Conservation Area, contrary to policies DM1, DM6, DM7 and DM46 of the local plan, CS18, CS10 and CS3A of the Core Strategy and 7.4, 7.6 and 7.8 of the London Plan (2016) and D1, D2 and HC1 of the Draft London Plan (2019)."

1.8 This appraisal does not assess the potential effect which may arise as a result of the Scheme to the significance of heritage assets, this is set out within Paddy Pugh, from Conservation Planning, Heritage Report. Where relevant, however, the identified heritage assets have informed the character of the townscape and location of the representative views shown in **Appendix B**.

1.9 This appraisal sets out my assessment of the townscape character and characteristics of the Site and its context, along with the Site's visibility from its surroundings. This is based primarily on observation, but also on a review of the October 2019 Planning submission, and the submitted drawings and the Design and Access Statement accompanying the application that sets out the design development of the Site.

1.10 I then undertake a review on the relevant local policies contained in LBH Development Management Policies and Core Strategy, Adopted London Plan and the guidance set out in the National Design Guidance. Consideration is then given to the effects of the Scheme on the existing townscape character and characteristics, supported by a series of representative views.

1.11 At the end of the appraisal I address the relevant reason for refusal in the Summary and Conclusion. My evaluation of the Scheme, in the light of the existing townscape character and characteristics and the planning policy, concludes that the Scheme responds and respects the features of Site and the surrounding context. There are no townscape reasons why planning permission should not be granted.

1.12 The appraisal is carried out in accordance with best practice guidance that includes:

- Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013)
- An Approach to Landscape Character Assessment (2014)

2. Townscape Character

2.1 This section seeks to describe the characteristics of the Site and surrounding area to define its character and assess its sensitivity to the changes proposed.

The Site

2.2 The Site is located at, and can be accessed from, Middle Road. It has frontage to Crown Street to the south-east and its north-western boundary abuts Harrow School's Sixth Form Cricket Pitch. It falls within Harrow on the Hill Village Conservation Area and is adjacent to the Roxeth Hill Conservation Area, to its south and west. The two sets of gate piers present on the southern boundary wall are identified as Locally Listed Buildings within LBH Locally Listed Buildings SPD.

2.3 The private access route of Piggy Lane is within the ownership of the School and runs along the Site's south-western boundary and divides it from the John Lyon School Main Building. The property boundaries of nos. 56 and 60 Crown Street and Field House Club mark the Site's north-eastern boundary. A number of listed and locally listed buildings lie in the vicinity.

2.4 To the south the Site includes Oldfield House, a building designed in late 1970s and built in 1981, and a tarmac car park, whilst to the north is a tarmac playground. These areas are set within a maintained grassland and framed by trees. Since the field study was undertaken a Horse Chestnut tree has been removed on the Site's south-west corner.

2.5 A revised Arboricultural and Impact Assessment (AIA) was produced by Arbol EuroConsulting (ref:101 365) and submitted in support of the October 2019 planning application. The AIA identified trees within and adjacent to the Site. In summary, the Site contains 19 individual trees and two group of trees. The AIA establishes that the Site includes seven trees that are classified as 'category B' and 11 individual trees and two group of trees 'category C'

2.6 The AIA identified trees within and adjacent to the Site. As well as falling within a conservation area trees within the Site are protected under a Tree Preservation Order. The status of these trees have been provided by Arbol EuroConsulting and are illustrated in **Figure 2.1**.

2.7 The topography of the Site slopes with its highest point at 88 m Above Ordnance Datum (AOD) to the east, down to 78 m AOD to the west. The implementation of Oldfield House and the playground led to cut and fill within the Site creating steep embankments and a break of slope to the north of Oldfield House. There are no water or drainage features of note within its boundary.

2.8 Oldfield House accommodates teaching classrooms and staff offices over its ground plus two floors and its entrance is positioned on the north-west façade. The second floor is situated within the part pitched and part asymmetrical, deep, skillion roof space. The façade material of Oldfield House includes red/brown brick and painted aluminium windows and panels. The concrete slab that divides the ground and first floor is exposed and overhangs the ground floor along the longer north-west and south-east elevations. The roof is covered with artificial slate tiles.

2.9 The façades of Oldfield House are in poor condition and have low architectural merit. It is not included on the Statutory List of Buildings of Special Architectural or Historic Interest or on LBH's Local List. The Harrow on the Hill Conservation Area Appraisal identifies it as a Neutral Building, as shown in the extract of Page 16 map in **Figure 2.2**. No buildings within the conservation area have been identified as being Negative within the appraisal.

2.10 The Harrow on the Hill Village and Roxeth Hill Conservation Area Appraisals are inconsistent in their conclusions in relation to the identification of buildings in their respective areas, as Paddy Pugh of Conservation Planning points out in the Heritage Report. Given the negative impact it has on some views within the Conservation Areas, the conclusion that the existing Oldfield House building is 'neutral' is generous, he concludes.

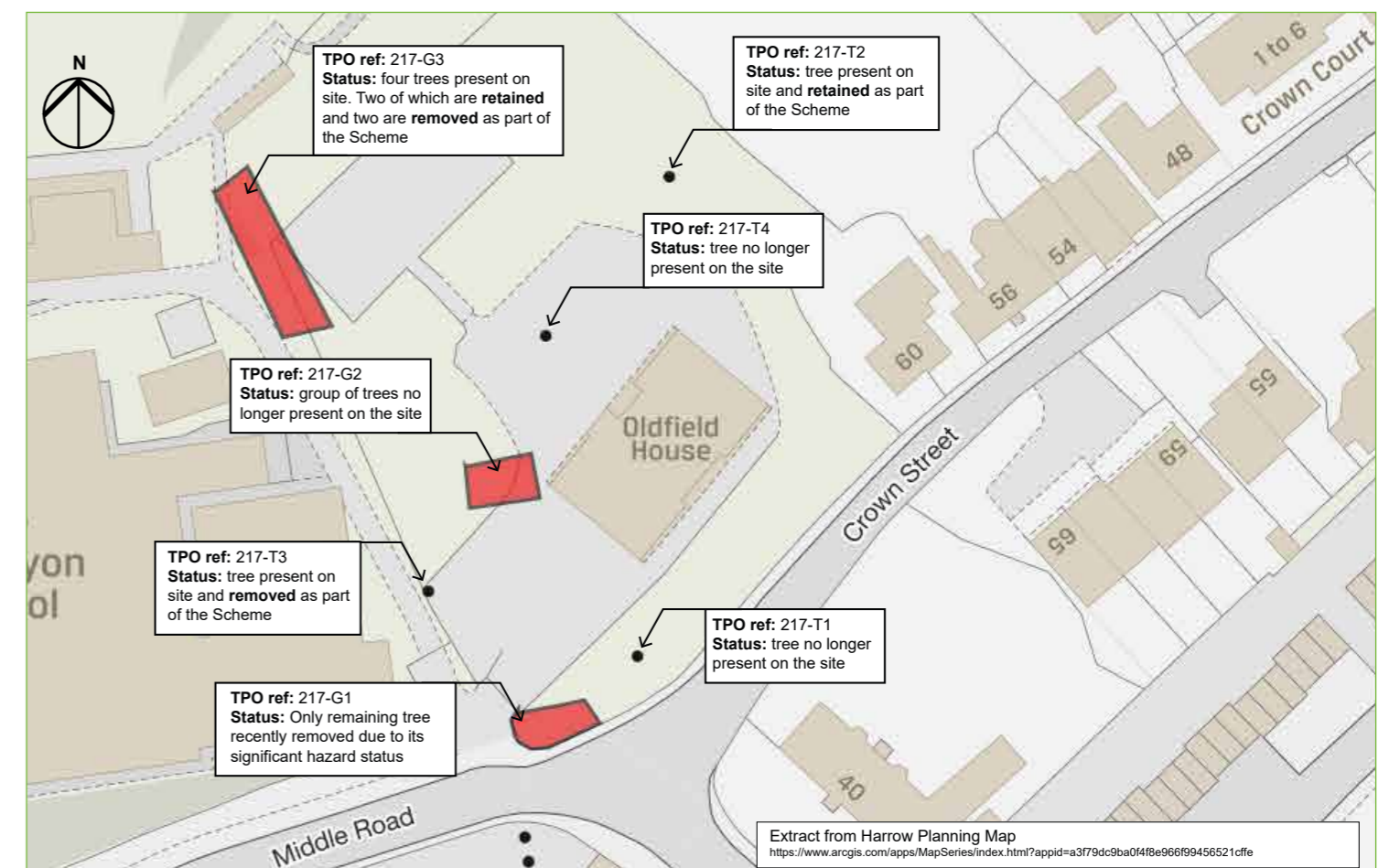


Figure 2.1 - Tree Preservation Order Status plan taken from Arbol EuroConsulting TPO No. 217 Ground-Truth Survey (ref:101 595)

2.11 Oldfield House is set back from and well below Crown Street and turns its back to it. The principal aspects of the building from Middle Road and Crown Street are, respectively, of its brick gable end wall with minibus parking in front and of its roof, more akin to those of a commercial or industrial building. This is in contrast to the form and style of the domestic and educational buildings adjacent to the Site. The Site's south-east brick boundary wall on Crown Street provides the main frontage to the street. This wall is broken twice with two stone gate piers that mark the entrance to the previous property that was located on the Site. These gate piers are Locally Listed and provide visual interest to the street scene.

2.12 The findings of this appraisal agree within the concluding sentences of the Committee Report Paragraph 6.3.5, which states (in summary):

“6.3.5 ... Oldfield House is one example of a 20th century building that has an altogether recessive character in the conservation area given its design, siting, scale and plentiful surrounding greenery. Along Crown Street the site is set behind a historic wall and gate pier to the original Oldfield House. This forms the key part of views from Crown Street and Middle Road with the ridge of the existing Oldfield House only just being visible behind it.”

The Surrounding Context

2.13 The study area for this appraisal includes both the Site and its wider context at a 250 metre radius from its boundary. This study area is based on the Site, and Scheme, zone of theoretical visibility, with further features and long distant views being considered where identified and relevant.

2.14 Consideration has been given to the National Design Guidance (updated January 2021). It forms part of the Government's collection of planning practice guidance and provides ten characteristics that address how well-designed places are recognised.

2.15 Paragraph 41 establishes physical features of the Site and the surrounding context that new developments should respond positively to, which includes:

- *“the existing built development, including layout, form, scale, appearance, details, and materials;*
- *local heritage and local character;*
- *landform, topography, geography and ground conditions;*
- *landscape character, waterways, drainage and flood risk, biodiversity and ecology;*
- *access, movement and accessibility;*
- *environment – including landscape and visual impact, microclimate, orientation, flood risk, noise, air and water quality;*
- *views inwards and outwards;*
- *the pattern of uses and activities, including community facilities and local services; and*
- *how it functions”*

2.16 The following physical features have been identified within the study area as contributing to its overall local landscape and townscape character. These features also influence the visibility of the Site from within the study area.

Land use

2.17 The uses within the study area can be broadly split into two categories: educational buildings and associated sport playing fields, situated within the centre, north-west, south-west and west; and, residential properties, located to the north-east, east and south and interspersed with educational buildings to the south-west.

Landform

2.18 The north-west corner of the study area gradually slopes up from 69 metres AOD at the junction of Lower Road and West Street to 75 metres AOD around the edge of Harrow School's Sixth Form Cricket Pitch. The landform then steeply rises up to 115 metres AOD to follow a ridgeline that broadly follows the High Street to the east of the Study area from Harrow on the Hill to Sudbury Hill. There are no water or drainage features of note within the study area.

Movement

2.19 The western section of the study area is dissected north-south by the linear, busy, vehicle route of Lower Road (A312). The road provides a route for a number of buses and access for the surrounding residential streets. West Street runs west-east from Lower Road into the centre of Harrow on the Hill Village to the north of the study area. Middle Road, Crown Street and Bryon Hill Road all provide local vehicle access routes through the south-west, north-east and east of the study area respectively.

2.20 The study area includes one public right of way, which follows Middle Path to the south-west of the Site. Outside of the study area, to the north-east, is a network of public rights of way that provides access through Church Fields and to the graveyard of the Parish Church of St Marys.

Local Heritage

2.21 The Site and study area to the north, east and west fall within Harrow on the Hill Village Conservation Area, as shown in **Figure 2.2**. Roxeth Hill Conservation Area is located to the south, south-east and south-west of the Site and study area.

2.22 The study area contains 15 Grade II Listed buildings identified on the Statutory List of Buildings of Special Architectural or Historic Interest. Those relevant to the appraisal include:

- The Red House and boundary wall fronting road, to the south-west of the Site
- Suffolk House, to the south of the Site
- No. 56 Crown Street, to the north-east of the Site

2.23 The two sets of gate piers to the former Oldfield House are identified as Locally Listed Buildings within LBH Locally Listed Buildings SPD. Further Locally Listed Buildings situated close to the Site include:

- No. 38 Bryon Hill Road
- Pavilion to Lower School of John Lyon
- The John Lyon School
- Field House Club

2.24 This appraisal does not assess the potential effect which may arise as a result of the Scheme to the significance of these heritage assets, this is set out within Conservation Planning's Heritage Report. Where relevant, however, the identified heritage assets have informed the character of the townscape and location of the representative views.

2.25 As considered in the following Views and Visual Interest section in more detail, it is relevant to note that none of the designated views in the Conservation Area appraisals are across the Site, as shown in **Figures 2.3 and 2.4**, with one view from its South-West corner at the foot of Piggy Lane towards the Cricket Pavilion to its south-west, looking away from the Site.

Built development

2.26 The layout of the built development and architectural styles within the study area relates to the age of development and its educational or residential use. Paragraph 13.19 of the Roxeth Hill Conservation Area Appraisal describes the John Lyon School educational buildings:

“13.19 The John Lyon School buildings dominate the upper level of Middle Road. They provide consistency due to their scale, use of red brick and collective ownership and use. The school site begins with the corner sited, grade II listed, The Red House. The front section is a typical red brick Georgian building. However, E.S. Prior built a large red brick Arts and Crafts addition (1883). He was once a Harrow School pupil and constructed many other notable pieces on the Hill. From Byron Hill Road, the Red House's red tile hanging is visible, with its small dormer windows with steeply pitched roofs to mirror the slope of its cat slide roof. From Middle Road, there are numerous Ipswich (overhanging curved bay) windows and a mock Tudor overhanging first floor gable end constructed of imitation timber and rough cast infill. Its tall chimney is visible from all around. All these features together create a lot of visual interest. This links it to the Gothic style, original John Lyon School building (1876 by H.M. Burton).

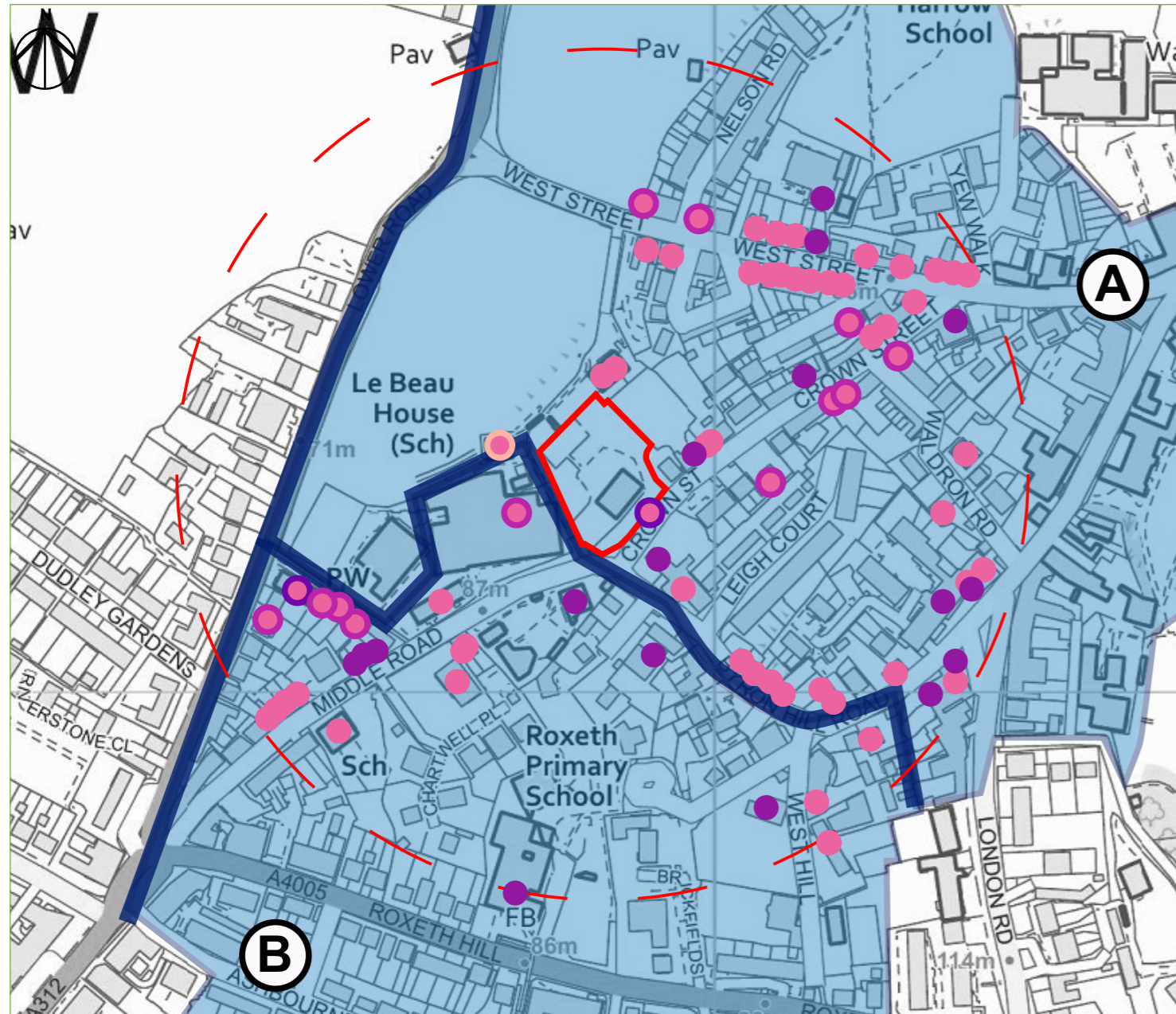
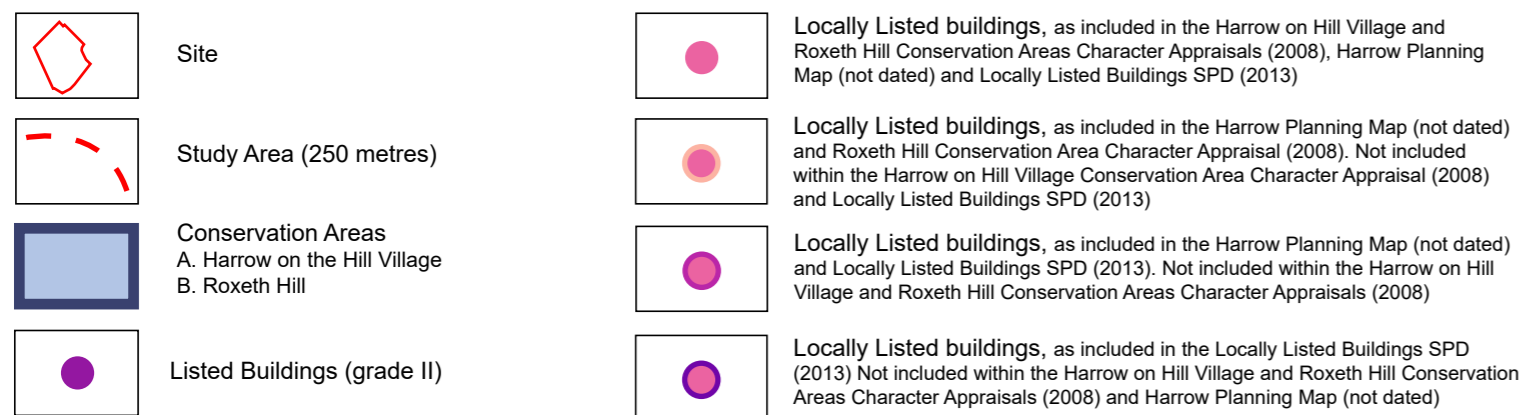


Figure 2.2 - Heritage Assets Plan



This is made of plain brick and a red clay tiled roof. It has stone framed openings and supporting buttresses and is locally listed."

2.27 Paragraphs 5.4 and 5.6 of the Harrow on the Hill Village Conservation Area Appraisal describes the residential built environment within the north-east of the study area:

"5.4 The conservation area's residential buildings tend to have vertical emphases, illustrated through terraced rows with rhythmic patterns of openings, chimneystacks and rainwater goods. A strong building line is a prevailing characteristic of a number of these streets although exceptions include Byron Hill Road, the top of Waldron Road and western parts of Crown Street, the areas of which are considerably less rigid and demonstrate a variety of building scales of much lower density in differently shaped plots. Here the building line retreats from the roadside behind front gardens, driveways and brick boundary walls, which helps to retain a sense of enclosure, especially on Crown Street. As the terraced rows tend to front directly onto the street, where front gardens are incorporated (most noticeably on Nelson Road and parts of West Street) these are considered to be of particular value to the conservation area for their greenery."

5.6 Crown Street is, for the best part, made up of historic buildings but is also subjected to some poor modern infill development, especially at Crown Court. Traditional building lines are often lost through new development like this which is often set back from the road, however mature tree groups help to maintain a sense of enclosure here. Nos. 31-39 Crown Street are also modern infill and are similar in design to those buildings of Victoria Terrace, however these represent a successful combination of existing and modern development. Like these, there are several other examples of infill development which happily integrate with the established scene, however there are also a number of schemes which have been less successful. Where poor

infill development has been added and extensions have been unsympathetically designed, the conservation area is let down. For instance, areas of Wellington Terrace have been rather spoiled by modern development, and the rear of Nelson Road and Trafalgar Terrace have been subject to a variety of poor extensions and alterations where aberrations are magnified by their open space setting. Leigh Court is a substantial modern infill scheme, and comprises a linear group of 3-storey flats erected in 1961 of little architectural merit which sit at the base of a steep slope and at right angles to Byron Hill Road. Its junction is out of scale with the area's historic fabric, although the area's landscaping softens this.

2.28 Paragraphs 13.1 and 13.2 of the Roxeth Hill Conservation Area Appraisal describes the character of the residential buildings to the south of the Site:

13.1 The buildings within Roxeth Hill Conservation Area are constructed of different yet harmonising proportions, designs, and materials. The variety is important in adding interest. The buildings are between 1 and 6 storeys in height. Along the lower reaches are small-scale 2 storey terraces and on higher ground, larger villas and townhouses are found. The larger buildings are generally formed with additional dormers which lessens the apparent bulk. Buildings are often traditionally designed, for instance there are many Arts and Crafts inspired groups, which gives unity, although these vary from modest to more grand designs.

13.2 The nineteenth century and early 20th century buildings, which are those of the most architectural quality, are generally constructed in brick. Soft red bricks are very common but brown and yellow London stocks are also found in the area. Some buildings also utilise render. The traditional buildings have pitched roofs, covered with red clay tiles or slate.

2.29 The descriptions within the Harrow on the Hill Village and Roxeth Hill Conservation Area Appraisals highlight the importance that building lines or brick walls abutting the pavement play in influencing the character of the street scene. Both conservation areas appraisals highlight that built form varies in styles, façade materials and detailing and that the layout of the built form follows the hills contours. Harrow on the Hill Conservation Area Appraisal notes that the prestigious buildings are situated at the top of the hill with modest buildings situated on the lower slopes.

Views and visual interest

2.30 The Site and study area do not fall within a 'strategic view', as set out in the London View Management Framework or within a LBH Protected View Landmarking Viewing Corridor.

2.31 Harrow on the Hill Village Conservation Area Appraisal indicates the sort of views important to the character of the conservation area, as illustrated in the extract of Page 10 map in **Figure 2.3**. It is noted that the views generally include an area pointing 90 degrees either side of the arrow, however, none of the views are orientated directly into or across the Site.

2.32 The Site does fall in the background of the following views:

- Short distance view from West Street (tested within this appraisal as representative view 1 of Appendix B)
- Short distance view from Lower Road (tested within this appraisal as representative view 3 of Appendix B)

2.33 A further two long distance views are orientated towards the Site; the graveyard of the Parish Church of St Marys and the northern pavement of Bryon Hill Road at its junction with Leigh Court. These viewpoints were visited as part of a field study in Winter 2021, when trees are not in leaf, and it is considered that the Site is not visible due to intervening built form and vegetation.

2.34 None of the illustrative key views into, within and out of Roxeth Hill Conservation Area identified within the supporting conservation area appraisal are orientated directly towards the Site as shown in the extract of Page 11 map in **Figure 2.4**.

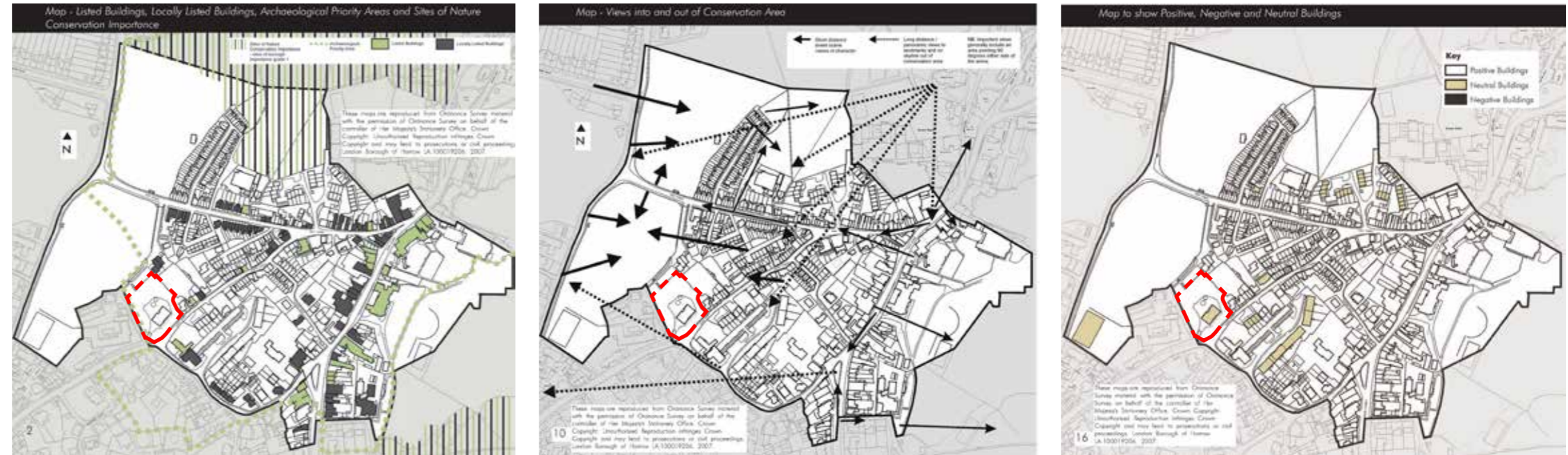


Figure 2.3 - Map extracts from the Harrow on the Hill Village Conservation Area Appraisal with the Site outlined in red for reference



Figure 2.4 - Map extracts from the Roxeth Hill Conservation Area Appraisal with the Site outlined in red for reference



Photo 4 - Representative view 1



Photo 7 - Representative view 4



Photo 10 - Representative view 7



Photo 11 - A. Private sport pitches



Photo 5 - Representative view 2



Photo 8 - Representative view 5

2.35 A viewpoint is shown within the Roxeth Hill Conservation Area Appraisal from the south-west corner of the Site (close to Piggy Lane) looking towards a cricket pavilion that falls outside the Site. This viewpoint is not publicly accessible.

2.36 Two different types of views can be experienced within the study depending on the viewpoints position within it.

- Panoramic views can be gained from Lower Road and West Street to the townscape on the western slopes of Harrow on the Hill across the school sport pitches, to the north-west of the study area (tested within this appraisal as representative views 1, 2 and 3 of Appendix B).
- Linear vistas of varying length can be afforded along roads from the north, east and south of the study area. Intermittent glimpsed views can also be gained through gaps in between the buildings that frame these routes out to the surrounding and wider townscape (tested within this appraisal as representative views 4, 5, 6 and 7 of Appendix B).



Photo 12 - B. Tight urban grain



Photo 6 - Representative view 3



Photo 9 - Representative view 6

2.37 The varied age and architectural style of the buildings within the study area provided visual interest. The High Street, situated outside of the study area to the north-east, provides buildings and features that have a greater visual interest and include the landmark Parish Church of St Marys, the spire of which can be seen from within the study area.



Photo 13 - C. Looser urban grain

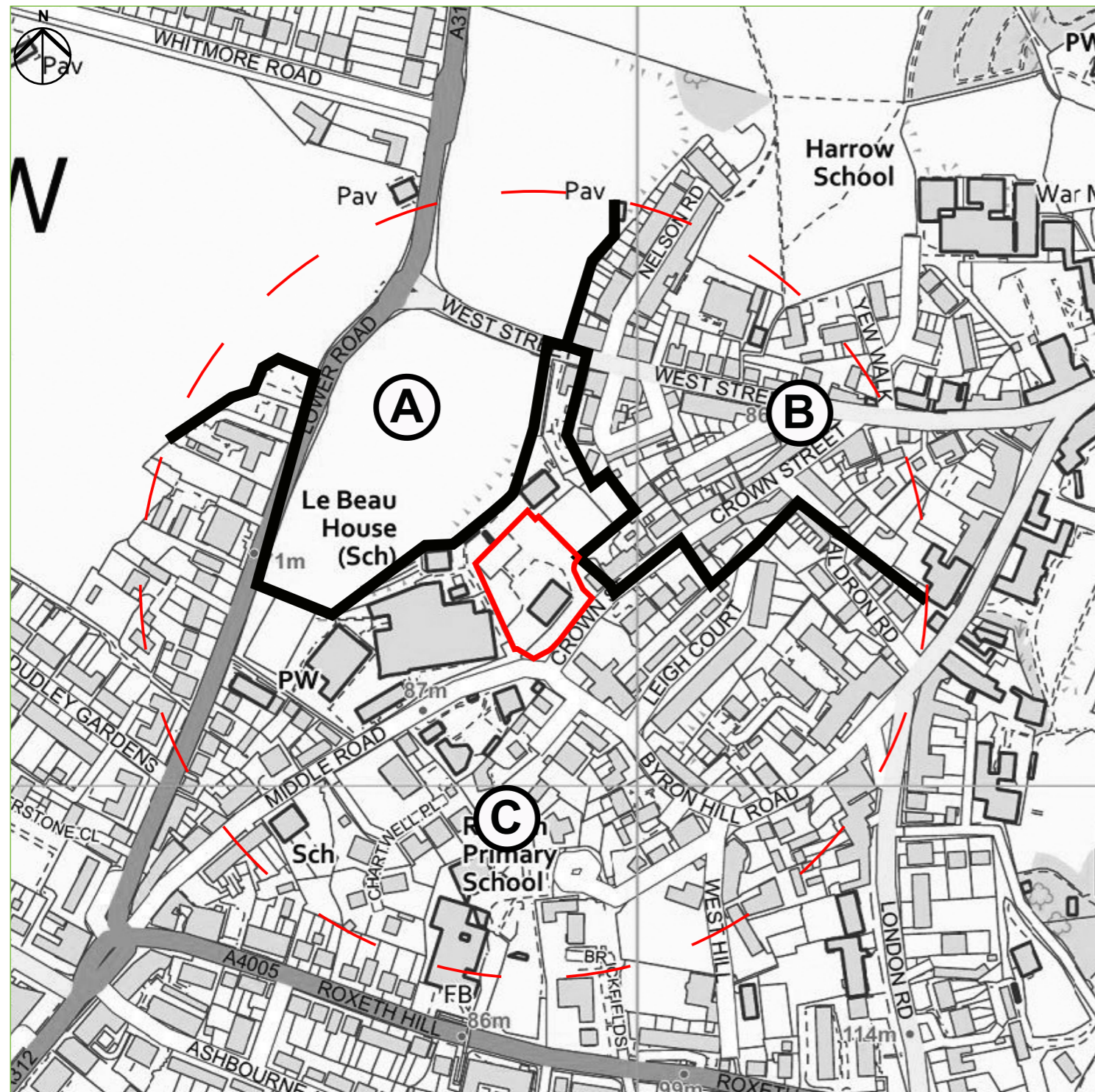
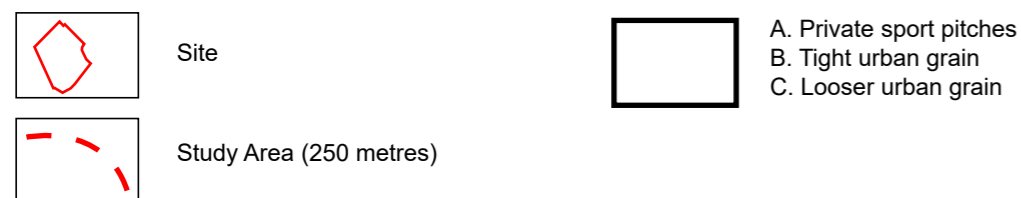


Figure 2.5 - Sub-character areas Plan



Conclusions about Townscape Character and Characteristics

2.38 It is my assessment that the character of the study area can be split into three different sub-areas, as shown in **Figure 2.5**:

- A. Private sport pitches that provide open panoramic views to the hill
- B. Tight urban grain typically residential in use located on the upper slopes of the hill
- C. Looser urban grain typically educational or residential on the lower slopes of the hill

2.39 The Site falls within the looser urban grain sub-area. Oldfield House does not provide visual interest to the street scene, it sits behind a brick wall and is recessive in views from the surrounding roads. This is emphasised further with the semi-mature, early-mature and mature trees that frame the Site and filter views to the building. These boundary trees and brick wall, with its Locally Listed gate piers, contribute to the study areas townscape character.

Visual Amenity

2.40 Through undertaking a desk-based review of local OS mapping and field studies the visibility of the Site was established along with a number of visual receptors. Visual receptors are defined as the following within the Guidelines for Landscape and Visual Impact Assessment:

“Individuals and/or defined groups of people who have the potential to be affected by a proposal”

2.41 Existing views to the Site are influenced by the surrounding built form, with open to partial views gained from the immediate townscape of the eastern section of Middle Road, western section of Crown Street and northern section of Bryon Hill Road. Partial views can also be gained across Harrow School’s Sixth Form Cricket Pitch from West Street and Lower Road.

2.42 It is also considered that partial to glimpsed views can be gained from the residential properties that fall adjacent to the Site that have windows orientated towards the Site. These include:

- Nos. 55 to 57, 59 to 61, 63 and 65 Crown Street, to the east of the Site;

- Sussex House (no. 40) and 31 Bryon Hill Road;
- No. 1 Clonmel Close; and
- Upper floor flats of Leigh Court, to the south-east of the Site.

2.43 Outside the study area, to the north, within the upper slopes of Churchfields and the western boundary of the Parish Church of St Marys graveyard limited glimpsed views can be gained to Oldfield House. The building is difficult to distinguish and is read in conjunction with the existing built form present on the western slopes of the hill.

2.44 Further views from the surrounding townscape become restricted due to the existing built form and sloping landform.

2.45 The identified visual receptors for this appraisal included:

- residential properties located adjacent to the Site and within 50 metres of its boundary, where associated windows are orientated towards it;
- Users of private open space within 350 metres of the Site; and
- Users of public highways located within 50 metres of the Site.

2.46 The visibility of the Site from the identified visual receptors varied depending on their proximity to it and the height and mass of intervening visual barriers. A series of representative views were selected to demonstrate this (see **Appendix B**). To identify the representative views, consideration was given to relevant conservation area appraisals, along with local planning policy documents and guidance as well as to the following characteristics where relevant:

- accessibility to the public;
- potential number and sensitivity of viewers who may be affected;
- viewing direction, distance and elevation;
- nature of the viewing experience; and
- relationship to a designated heritage asset.

2.47 Based on these findings and the field survey undertaken a series of representative views have been appraised in **Appendix B**. This is considered an appropriate selection to test the Site and Scheme in a series of verified views.

3. Planning Policy

3.1 This report does not seek to repeat the planning policy context in detail; however, it is appropriate to address the Policy concerns raised by the local authority in terms of townscape character as expressed in the Reason for Refusal. LBH has, in the Committee Report, referred to policies set out in the London Plan, Core Strategy and Development Management Policies. Consideration should also be given to the GLA's Character and Context SPG (June 2014).

London Plan

3.2 The decision notice references the following policies relevant to townscape character Policy 7.4. Local Character and Policy 7.6 Architecture of the 2016 London Plan and 2019 Draft London Plan Policy D1: London's form, character and capacity for growth and Policy D2: Delivering good design.

3.3 London Plan was adopted in March 2021 and the relevant updated policies are Policy D1: London's form, character and capacity for growth and Policy D4: Delivering good design.

D1 London's form, character and capacity for growth

Defining an area's character to understand its capacity for growth

A Boroughs should undertake area assessments to define the characteristics, qualities and value of different places within the plan area to develop an understanding of different areas' capacity for growth. Area assessments should cover the elements listed below:

1) demographic make-up and socio-economic data (such as Indices of Multiple Deprivation, health and wellbeing indicators, population density, employment data, educational qualifications, crime statistics)

2) housing types and tenure

3) urban form and structure (for example townscape, block pattern, urban grain, extent of frontages, building heights and density)

4) existing and planned transport networks (particularly walking and cycling networks) and public transport connectivity

5) air quality and noise levels

6) open space networks, green infrastructure, and water bodies

7) historical evolution and heritage assets (including an assessment of their significance and contribution to local character)

8) topography and hydrology

9) land availability

10) existing and emerging Development Plan designations

11) land uses

12) views and landmarks.

Planning for growth

B In preparing Development Plans, boroughs should plan to meet borough-wide growth requirements, including their overall housing targets, by:

1) using the findings of area assessments (as required in Part A) to identify suitable locations for growth, and the potential scale of that growth (e.g. opportunities for extensive, moderate or limited growth) consistent with the spatial approach set out in this Plan; and

2) assessing the capacity of existing and planned physical, environmental and social infrastructure to support the required level of growth and, where necessary, improvements to infrastructure capacity should be planned in infrastructure delivery plans or programmes to support growth; and

3) following the design-led approach (set out in Policy D3 Optimising site capacity through the design-led approach) to establish optimised site capacities for site

allocations. Boroughs are encouraged to set out acceptable building heights, scale, massing and indicative layouts for allocated sites, and, where appropriate, the amount of floorspace that should be provided for different land uses.

3.4 The supporting paragraph 3.1.2 states:

"Understanding the existing character and context of individual areas is essential in determining how different places may best develop in the future. An evaluation of the current characteristics of a place, how its past social, cultural, physical and environmental influences have shaped it and what the potential opportunities are for it to change will help inform an understanding of an area's capacity for growth and is crucial for ensuring that growth and development is inclusive."

3.5 Whilst the supporting paragraph 3.1.7 states:

"As change is a fundamental characteristic of London, respecting character and accommodating change should not be seen as mutually exclusive. Understanding of the character of a place should not seek to preserve things in a static way but should ensure an appropriate balance is struck between existing fabric and any proposed change. Opportunities for change and transformation, through new building forms and typologies, should be informed by an understanding of a place's distinctive character, recognising that not all elements of a place are special and valued"

D4: Delivering good design

"Design analysis and development certainty

A Masterplans and design codes should be used to help bring forward development and ensure it delivers high quality design and place-making based on the requirements set out in Part B of Policy D3 Optimising site capacity through the design-led approach.

B Where appropriate, visual, environmental and movement modelling/ assessments should be undertaken to analyse potential design options for an area, site or development proposal. These models, particularly 3D virtual reality and other interactive digital models, should, where possible, be used to inform plan-making and decision-taking, and to engage Londoners in the planning process.

Design scrutiny

C Design and access statements submitted with development proposals should demonstrate that the proposal meets the design requirements of the London Plan.

D The design of development proposals should be thoroughly scrutinised by borough planning, urban design, and conservation officers, utilising the analytical tools set out in Part B, local evidence, and expert advice where appropriate. In addition, boroughs and applicants should make use of the design review process to assess and inform design options early in the planning process. Development proposals referable to the Mayor must have undergone at least one design review early on in their preparation before a planning application is made, or demonstrate that they have undergone a local borough process of design scrutiny, based on the principles set out in Part E if they:

- 1) include a residential component that exceeds 350 units per hectare; or*
- 2) 2) propose a building defined as a tall building by the borough (see Policy D9 Tall buildings), or that is more than 30m in height where there is no local definition of a tall building.*
- 3) E The format of design reviews for any development should be agreed with the borough and comply with the Mayor's guidance on review principles, process and management, ensuring that:*

1) design reviews are carried out transparently by independent experts in relevant disciplines

2) design review comments are mindful of the wider policy context and focus on interpreting policy for the specific scheme

3) where a scheme is reviewed more than once, subsequent design reviews reference and build on the recommendations of previous design reviews

4) design review recommendations are appropriately recorded and communicated to officers and decision makers

5) schemes show how they have considered and addressed the design review recommendations

6) planning decisions demonstrate how design review has been addressed. Maintaining design quality

F The design quality of development should be retained through to completion by:

- 1) ensuring maximum detail appropriate for the design stage is provided to avoid the need for later design amendments and to ensure scheme quality is not adversely affected by later decisions on construction, materials, landscaping details or minor alterations to layout or form of the development*
- 2) ensuring the wording of the planning permission, and associated conditions and legal agreement, provide clarity regarding the quality of design*
- 3) avoiding deferring the assessment of the design quality of large elements of a development to the consideration of a planning condition or referred matter*
- 4) local planning authorities considering conditioning the ongoing involvement of the original design team to monitor the design quality of a development through to completion.*

Shaping Neighbourhoods: Character and Context SPG

3.6 The Shaping Neighbourhoods: Character and Context SPG has also been prepared to support the London Plan. It sets out an approach and process to help understand the character and context of a place to help inform the planning and design process, and guide change in a way which is responsive to individual places and locations. It sets out four principles:

- Character is all around us and everywhere has a distinctive character;
- Character is about people and communities;
- Places are connected and overlap – boundaries and transitions are important; and
- The character of a place is a dynamic concept.

Core Strategy

3.7 LBH's Core Strategy was adopted in February 2012. The decision notice references the following policies relevant to townscape character Core Policy CS1: Overarching Policy Paragraph B and Core Policy CS3: Harrow on the Hill and Sudbury Hill Paragraph A.

CS1: Overarching Policy (Paragraph B)

3.8 Paragraph B of the Core Policy CS1: Overarching Policy states

“Proposals that would harm the character of suburban areas and garden development will be resisted. All development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design; extensions should respect their host building.”

CS3: Harrow on the Hill and Sudbury Hill (Paragraph A)

3.9 Paragraph A of the Core Policy CS3: Harrow on the Hill and Sudbury Hill states

“Development will be managed to maintain the special character of Harrow on the Hill and its setting. Sensitive uses and alterations which secure investment and

safeguard the future of statutory and locally listed buildings will be supported. The character or appearance of Harrow Hill's Conservation Areas will be preserved or enhanced in accordance with the management strategies for the area. The Development Management Policies DPD will set out criteria for the assessment of impacts on other heritage assets.”

Development Management Policies

3.10 LBH's Development Management Policies was adopted in July 2013. The decision notice references the following policies relevant to townscape character Policy DM 1: Achieving a High Standard of Development and DM 6: Areas of Special Character

DM1: Achieving High Standard of Development

Design and Layout Considerations

A. All development and change of use proposals must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout, or which are detrimental to local character and appearance, will be resisted.

B. The assessment of the design and layout of proposals will have regard to:

- a. the massing, bulk, scale and height of proposed buildings in relation to the location, the surroundings and any impact on neighbouring occupiers;*
- b. the appearance of proposed buildings, including but not limited to architectural inspiration, detailing, roof form, materials and colour, entrances, windows and the discreet accommodation of external services;*
- c. the context provided by neighbouring buildings and the local character and pattern of development;*
- d. the provision of appropriate space around buildings for setting and landscaping, as a resource for occupiers and to secure privacy and amenity;*

e. the need to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit;

f. the functionality of the development including but not limited to the convenience and safety of internal circulation, parking and servicing (without dominating the appearance of the development) and the appearance, capacity, convenience, logistics and potential nuisance of arrangements for waste, recycling and composting; and

g. the arrangements for safe, sustainable and inclusive access and movement to and within the site.

Privacy and Amenity Considerations

C. All development and change of use proposals must achieve a high standard of privacy and amenity. Proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of development, will be resisted.

D. The assessment of privacy and amenity considerations will have regard to:

a. the prevailing character of privacy and amenity in the area and the need to make effective use of land;

b. the overlooking relationship between windows and outdoor spaces;

c. the distances between facing windows to habitable rooms and kitchens;

d. the relationship between buildings and site boundaries (applying the Council's 45 degree code where relevant);

e. the visual impact of development when viewed from within buildings and outdoor spaces (applying the Council's 45 degree code where relevant);

f. the adequacy of light and outlook within buildings (habitable rooms and kitchens)

and outdoor spaces (applying the Council's 45 degree code where relevant);

g. the adequacy of the internal layout of buildings in relation to the needs of future occupiers and any impact on neighbouring occupiers;

h. the impact of proposed use and activity upon noise, including hours of operation, vibration, dust, air quality and light pollution; and

i. the need to provide a satisfactory quantum and form of amenity space for future occupiers of residential development.

Other Planning Considerations

E. Development which would prejudice the future development of other parts of the site, adjoining land, or which would frustrate the delivery of adopted plans and allocated sites, will be resisted.

DM 6: Areas of Special Character

A. Proposals affecting an area of special character will be considered having regard to:

a. the impact of the proposal upon the strategic value of the area of special character;

b. the desirability of preserving or enhancing the environmental, architectural, historic and landscape features that contribute to the area of special character;

c. the protected views to and from areas of special character.

B. Proposals that would realise sustainable opportunities for increased appreciation of, or public access to, areas of special character will be supported.

C. Proposals that would substantially harm an area of special character, or its setting, will be refused.

3.11 Supporting paragraph 2.38 states:

"The strategic value of the Harrow on the Hill area of special character is the prominence that the Hill provides to the historic hilltop settlement, particularly St. Mary's Church and historic Harrow School buildings, and the setting created by the major open areas, including the cumulative contribution of groups and individual trees. The boundaries of the Harrow on the Hill area of special character take in playing fields and other spaces which form Metropolitan Open Land around the hilltop settlement. Metropolitan Open Land is afforded the same level of protection as the Green Belt."

3.12 Whilst supporting paragraph 2.40 states:

"Harrow on the Hill contains the Borough's highest concentration of listed and locally listed buildings, and much of its built environment also benefits from conservation area designation. The architectural quality of development atop the Hill, particularly that associated with Harrow School and which features in views of the Hill from surrounding vantage points, contributes significantly to the area's special character"

National Design Guidance

3.13 National Design Guidance (updated January 2021) states in Paragraph 3 that:

"creating high quality buildings and places is fundamental to what the planning and development process should achieve".

3.14 It sets out how well-designed places that are 'beautiful, enduring and successful' can be achieved and forms part of the Government's collection of planning practice guidance. The guidance provides ten characteristics that will address how well-designed places are recognised. These include context, identity, built form and nature, which are of particular relevance to this appraisal.

Conclusions about Planning Policy

3.15 The thrust of the London Plan, LBH Core Strategy and Development Management Policies are to ensure that new development responds to the existing characteristics, qualities and appearance, along with being of the highest architectural and urban design quality in order to improve the townscape it sits within. This is supported by the National Design Guidance.

3.16 London Plan Policy D1 stresses the importance of understanding the characteristics, qualities and value of a place and provides criteria on what elements should be considered. Establishing that matters such as urban form and structure, transport networks, open space networks, historical evolution and heritage assets, topography, land uses and views and landmarks should be considered to understand a place's distinctive character. Policy D4 highlights the importance of new developments being scrutinised by borough planning, urban design, conservation officers and design review panels.

3.17 LBH's Core Strategy Policy CS1:B acknowledges that new developments should respond positively to the local context in terms of design, siting, density and spacing, whilst reinforcing the positive attributes of local distinctiveness. Policy CS3:A requires new development to maintain the special character of Harrow on the Hill and its setting.

3.18 LBH's Development Management Policies Policy DM 1 states that new development should have regard to its: appearance; context of buildings, local character and existing development pattern; and existing soft landscaping. Policy DM 6 requires new development affecting an area of special character. It identifies three principles to consider for such developments, which include affecting its value; the requirement to preserve or enhance the environmental, architectural, historic and landscape features that contribute to it; and protecting views to and from it.

3.19 The Scheme responds well to the policy and guidance. The Design and Access Statement accompanying the planning application demonstrates that the architects have understood and responded to the local context. The following section demonstrates how the Scheme complies with this identified planning policy.

4. Appraisal of the Scheme

4.1 This section considers how the Scheme will affect the Site and surrounding area's townscape character and characteristics identified previously. This appraisal is supported by seven representative views that have been prepared as verified visualisations and set out in **Appendix B**.

Effects on Townscape Character and Characteristics

Land use

4.2 The proposed land uses within the Scheme reflects the existing educational uses present within the Site and immediate context.

Landform

4.3 Local regrading would occur to facilitate the Scheme's new building, but importantly the underlying landform of the Site and surrounding study area will remain unaffected.

Trees

4.4 The AIA identifies that five individual trees, and one group of trees would be removed with the implementation of the Scheme. This is to accommodate the step free access routes. These trees are all recognised as being low-grade category C trees within the AIA. Three of the individual trees to be removed are the subject of a TPO and are shown in the Tree Strategy drawing prepared by Planit-IE in **Appendix C** of this appraisal.

4.5 The removal of a further two trees associated with the group of Lawson Cypress trees will be subject to the detail resolution of the drainage requirements to the north of the Site. These two trees are identified as being category B trees within the AIA.

4.6 To mitigate this loss the AIA is proposing that 24 new trees would be planted as part of the Scheme. The new trees would be planted around the Site boundary, including its boundary with Crown Street and the cricket pitch.

4.7 Planit-IE Landscape Proposal document which was included within the October 2019 Planning submission identified that Cockspur Thorn and Whitebeam would be planted to the north, east and west. Also coppiced Sweet Chestnut, Hazel and Willow along the south-east boundary and Line to the south-west.

Movement

4.8 The Scheme would not affect the movement and activity within the surrounding streets and the vehicles access remains the same.

Local Heritage

4.9 The Scheme retains and enhances the Site's south-east brick boundary wall and the associated two sets of Locally Listed gate piers. These features continue to provide the main frontage to Crown Street and visual interest to the street scene.

4.10 Conservation Planning's Heritage Report recognises that the Scheme would offer the opportunity to enhance the character and appearance of the Harrow on the Hill Village Conservation Area and the setting of close-by heritage assets.

Built development

4.11 The layout of the Scheme incorporates two informal play areas, grassed areas of open space and, along with the retained and enhanced boundary trees, new areas of soft landscaping.

4.12 The Scheme would demolish the existing Oldfield House and the replacement building is sited seven metres to the north-west. Its mass is split up into big and small houses, to the north-west and south-east respectively.

4.13 The façade and roof material includes red brick and red clay tiles, with copper coloured cowl detailing to south-east façade windows. The main entrance to the building falls on the south-west flank wall. Its fenestration has a broadly vertical emphasis and dormers within the roof break up its perceived mass.

4.14 The Scheme's new building has the same size footprint as the existing Oldfield House. Its ridge height for both the small and big houses rise up to 95.24 metres AOD, with the small house portion of the building three storeys in height and the big house building four storeys. The lower ground floor of the big house is accommodated within the Site's sloping landform.

4.15 The layout, façade material and scale of the Scheme's building responds to other buildings within the John Lyon School campus, which are set within a less rigid urban grain and demonstrate a variety of building scales. This reflects the identified character of the Roxeth Hill Conservation Area. The majority of the building continues to be set back from its retained boundary wall and is hidden from Crown Street.

Views and visual interest

4.16 The Scheme's building is visible in the backdrop of the views from West Street and Lower Road across the cricket pitch, as shown in representative views 1, 2 and 3 of **Appendix B**. It is read in conjunction with the existing built form present on the lower slopes of the hill.

4.17 Representative views 4, 5, 6 and 7 in **Appendix B** demonstrate that the Scheme has limited visual influence on the linear vistas along roads from the north, east and south of the study area. Intermittent glimpsed views would continue to be gained through gaps in between the building to the surrounding and wider townscape.

4.18 The Scheme retains the Site's brick wall and Locally Listed gate piers and these continue to provide visual interest to the immediate street scene of Crown Street.

Contribution to the Townscape Character and Characteristics

4.19 The Site falls within the looser urban grain sub-area. Oldfield House does not currently provide visual interest to the street scene, it sits behind a brick wall and is recessive in views from the surrounding roads. The new building would continue to be recessive and semi-mature, early-mature and mature trees filter views to it. The Site's retained boundary trees and brick wall, with its gate piers, continue to contribute to the study area's townscape character.

Visual Amenity

4.20 With the implementation of the Scheme and its new building views would continue to be influenced by the surrounding built form and appreciated in its immediate context.

4.21 Representative view 5 in **Appendix B** demonstrates that open to partial views would be gained from the immediate townscape of the eastern section of Middle Road. The position of the new building means that views become screened by the existing built form as the view travels west along Middle Road or east along Crown Street, as shown in representative views 4 and 7, respectively. From the northern section of Bryon Hill Road the new building is perceived as having a similar ridge height to the demolished Oldfield House, as illustrated in representative view 6.

4.22 Partial to glimpsed views would continue to be gained across Harrow School's Sixth Form Cricket Pitch from West Street and Lower Road. Where visible the building is seen as being of a similar height to the adjacent Field House Club and John Lyon School Main Building. It also reflects the façade material of the latter, helping to assimilate itself with the John Lyon School campus.

4.23 It is also considered that partial to glimpsed views to the Scheme's new building would be gained from the residential properties that fall adjacent to the Site. These include:

- Nos. 55 to 57, 59 to 61, 63 and 65 Crown Street, to the east of the Site;
- Sussex House (no. 40) and 31 Bryon Hill Road;
- No. 1 Clonmel Close; and
- Upper floor flats of Leigh Court, to the south-east of the Site.

4.24 The visibility of the building would be reduced as the trees proposed as part of the landscape strategy for the Site mature.

4.25 It would also be glimpsed from the upper slopes of Churchfields and the western boundary of Parish Church of St Marys graveyard. It is considered, however, that the building would be difficult to distinguish and read in conjunction with the existing built form present on the western slopes of the hill.

5 Summary of the Reason for Refusal

5.1 The planning application was refused on 24th November 2020. This Townscape and Visual Appraisal deals with the townscape issues included in the LBH for refusal's decision notice.:

“The proposal, by reason of excessive scale and inappropriate siting, would do harm to the local character of the area and would not preserve or enhance the character and appearance of the Conservation Area, contrary to policies DM1, DM6, DM7 and DM46 of the local plan, CS18, CS10 and CS3A of the Core Strategy and 7.4, 7.6 and 7.8 of the London Plan (2016) and D1, D2 and HC1 of the Draft London Plan (2019).”

5.2 This section deals with the townscape reasons for refusal in regard to the matters set out above.

Effect of the Scheme on character and appearance of the Site

5.3 The Scheme's layout would lead to regrading within the Site and the loss of four individual trees and one group of trees all of which have been identified within the AIA as being category C. Importantly the layout would retain the seven 'category B' individual trees and the south-west brick boundary wall with the two stone Locally Listed gate piers.

5.4 The associated new building is set back from the current position of Oldfield House and is the same sized footprint. Its façade material and scale respond to other buildings within the John Lyon School campus.

5.5 It is understood that the Scheme evolved as part of pre-application stage discussions with LBH Officers and Design Review Panel, in accordance with London Plan Policy D4: Delivering Good Design. This approach was supported by LBH Officers, with the Planning Applications Committee Report Paragraph 6.3.2 stating:

6.3.2 The proposal has evolved through the pre-application process being the subject of two Design Review Panels. The panel considered the massing concept of 'small house, big house' to be strong and a good way to break up the volume and the resulting shorter frontage of the building is more comfortable looking up the hill. The Panel were convinced by the overall design although considered the style should be made stronger whether it is 'flamboyant' or pared-back and ordered'. The submitted plans have addressed these comments with paired back and order facades.

Effect of the Scheme on local character of the area

5.6 The descriptions within the Harrow on the Hill Village and Roxeth Hill Conservation Area Appraisals highlight the importance that brick boundary walls play in influencing the character of the street scene. Both conservation areas appraisals highlight that built form varies in styles, façade materials and detailing and that the layout of the built form follows the hills contours. The Roxeth Hill Conservation Area Appraisal recognises that the John Lyon School buildings dominate the upper level of Middle Road and provide consistency due to their scale, use of red brick and collective ownership and use.

5.7 This appraisal has identified that the Site is located within a townscape that has a looser urban grain that is typically associated with educational land use and present on the lower slopes of the hill.

5.8 The Scheme respects the characteristics identified within the Harrow on the Hill Village and Roxeth Hill Conservation Area Appraisals that contribute to its special character within its design.

5.9 The Scheme's new building is set back from the Site's south-east boundary and appears recessive in views, from the townscape to the south-east (as shown in representative views 4, 5, 6 and 7 of Appendix B). The retained boundary trees and brick wall, with its gate piers, continue to contribute to the study area's townscape character along Crown Street.

5.10 From West Street and Lower Road, across Harrow School's Sixth Form Cricket Pitch, partial to glimpsed views can be gained to the building in the background of the view. Here the building reads as a similar height to the adjacent Field House Club and John Lyon School Main Building (as shown in representative views 1, 2 and 3). It also reflects the façade material of the latter, helping to assimilate itself with the John Lyon School campus.

5.11 It is considered that the Scheme addresses London Plan Policy D1; LBH's Core Strategy Policies CS1:B and CS3:A; and LBH's Development Management Policies Policies DM 1 and DM 6.

Conclusions on the Reason for Refusal

5.12 This Townscape and Visual Appraisal deals with the townscape matters of the Reason for Refusal. It considers that Officers correctly assessed the Scheme in the Planning Applications Committee Report Paragraph 6.3.8 (in summary):

“6.3.8 ... Given the additional floorspace required, it is considered that the siting of the building away from the street frontage would represent a less obtrusive form of development and would essentially appear as a continuation of the existing built form of the school. A building of this scale on the street frontage would result in a building which would dominate the streetscene and fail to preserve or enhance the Conservation Area.

5.13 The Design and Access Statement and the in-depth analysis within it clearly express a level of understanding of the Site's context and demonstrates a sensitivity to the townscape characteristics and character in the design proposed.

5.14 If a design is to be considered high quality it must have considered its context and understood how to reinforce the positive aspects of the character of the area. The Scheme proposed responds to the prevailing characteristics of its immediate surrounding townscape.

5.15 The Scheme has taken the opportunities afforded by the Site to create a building of high quality in a contemporary style, which responds to the key characteristics present within the varying townscape.

5.16 I consider that the Scheme accords with the relevant planning policy and guidance, which in general seeks high quality design that is appropriate to its townscape context. It does not require design that mimics or slavishly copies all the aspects of neighbouring developments where there is no reason to do so.

5.17 There is no conflict with the policies on design set out within the London Plan and LBH Development Management Policies or Core Strategy. It is considered that the design of the Scheme considers the areas townscape character and the new building has been designed to fit in within the limited locations it is visible from.

5.18 The Scheme has been developed in accordance with the: London Plan Policies D1 and D4; LBH Core Strategy Policies CS1:B and Policy CS3:A: and Development Management Policies DM 1 and DM 6. The Scheme should be granted planning permission.

A. Qualification and Experience of the Author

A.1 This Townscape and Visual Appraisal has been prepared by Katy Neaves, Director of Townscape at Neaves Urbanism. Neaves Urbanism is an independent townscape and urban design consultancy that regularly provides expert advice during the design development process.

A.2 Katy is a former Head of VIA at Turley, where she worked between 2007 and 2017 and Director at Arc Landscape Design and Planning between 2017 and 2020.

A.3 At Turley and Arc Landscape Design and Planning she was involved in preparing a number of Townscape and Visual Impact Assessments to support developments within a number of London Boroughs and cities within the UK. This included sensitive townscapes such as: within the setting of the Tower of London (Goodmans Fields for Berkeley Homes); the spires and towers of Oxford (Westgate Centre for Land Securities and the Crown Estate); and, within a World Heritage Site (India Buildings, Edinburgh for Janson Property).

A.4 As well as a Masters in Urban Environmental Design, from Leeds Beckett University, she is also a chartered Landscape Architect and has a BA (Hons) and Grad Dip in Landscape Architecture, also from Leeds Beckett University.

A.5 She is a member of the following London Borough's Design Review Panels: Richmond, Sutton and Wandsworth. Katy is a Past Chair of the Urban Design Group, an international voluntary organisation set up to promote the role, study and professionalism of urban design.

A.6 Katy is activity involved with several higher education bodies and is an advisor on the BA (Hons) Designing Cities: Planning and Architecture at the University of Westminster and Chair of the Landscape Institute Professional Review Group for Kingston University LI accredited courses. Katy was an external examiner for the Masters in Urban Environmental Design at Leeds Beckett University.

A.7 Before joining Turley and Arc Landscape Design and Planning Katy worked at Allen Pyke Associates between 2002-2007, David Lyons Associates 2001-2002 and Corus Rail Consultancy 2000-2001.

B. Representative View Appraisal

B.1 Eight representative views have been identified in order to recognise and assess the likely effects of the Scheme on the townscape, as shown in **Figure B.1**. It is important to note that these verified views provide two-dimensional representations of a complex scenic experience and as such are indicative. They have, however, been chosen to give an impression of the maximum effect of the Scheme in the viewing experience.

B.2 These views are kinetic and variable in nature when experienced within the townscape. None of the views are identified in the Conservation Area Appraisals and are considered solely for the appraisal of the Scheme.

B.3 The imagery is no substitute for the actual visual experience from a representative view. It is essential when considering these views that the individual is aware of the viewing experience at each location and to be aware of traffic noise, weather, the surrounding buildings and any other similar matters. It is therefore recommended that this document is taken on site to fully appreciate the nature of the viewing experience in each representative view location.

B.4 Since the photography was undertaken a Horse Chestnut tree has been removed due to instability caused by squirrel damage on the Site's south-west corner. This change would be experienced in representative views 4, 5 and 6 and has been considered as part of the appraisal.

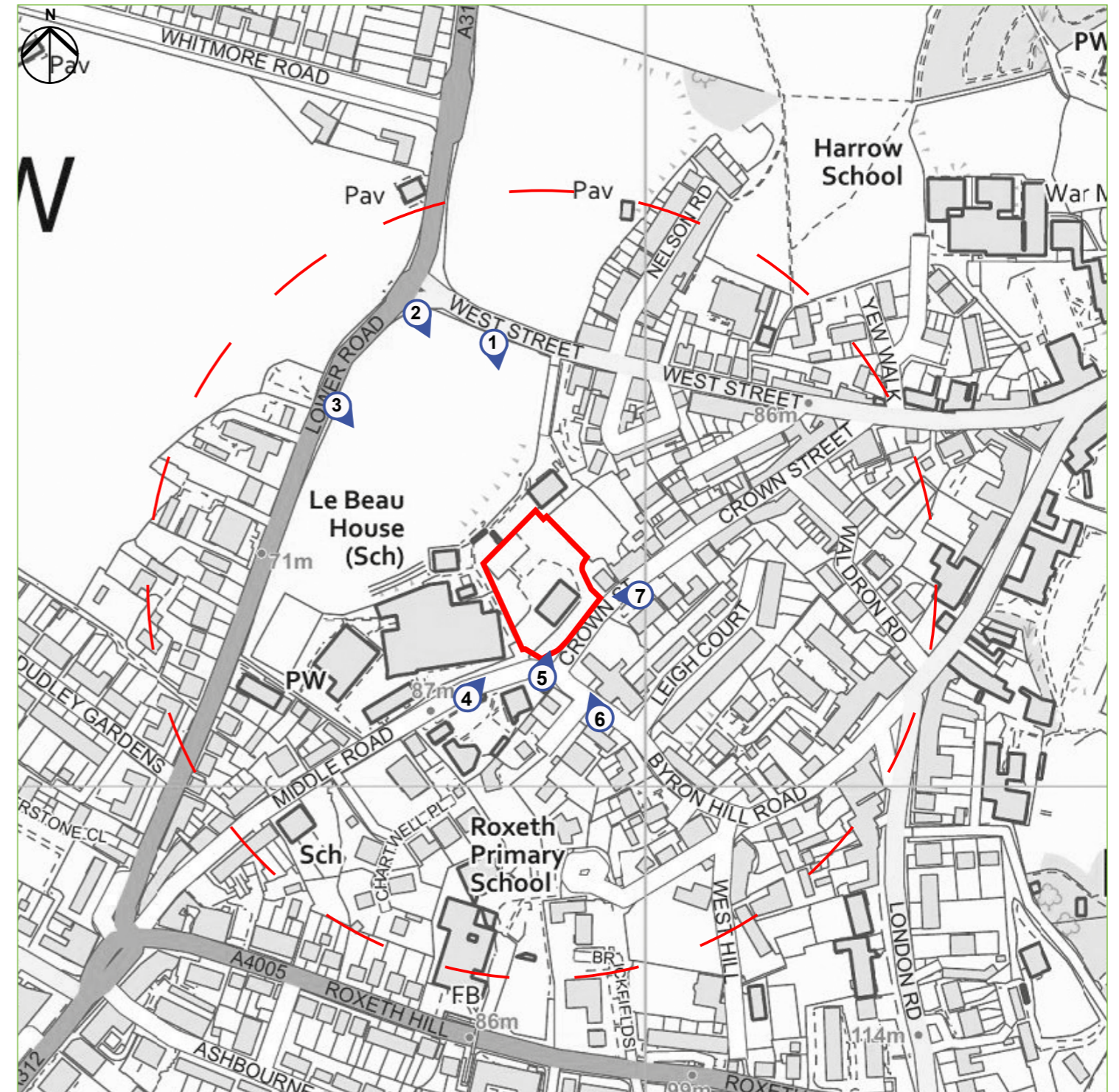
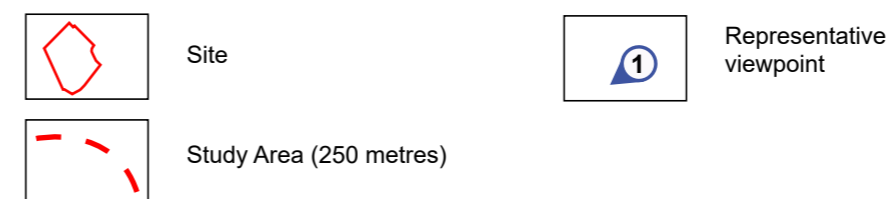


Figure B.1 Representative viewpoint plan



Representative view 1: West Street



Existing condition

B.5 The viewpoint is located on the southern pavement of West Street and orientated towards the south. It falls within the Harrow on the Hill Village Conservation Area. The photograph demonstrates the visual openness afforded by Harrow School's Sixth Form Cricket Pitch and the varied built form and mature trees that bound it, which the Site is a component of.

B.6 The fore and middle ground of the view takes in the cricket pitch and its associated wooden picket fence boundary is visible. This private area of open space is designated MOL and affords a relatively open view from this viewpoint.

B.7 The Site's northern boundary trees can be seen in the background to the south-east (centre) of the view. This vegetation prevents most of the view to Oldfield House, which can be glimpsed behind the boundary trees. To the east (left) of the view the locally listed Field House Club is visible along with the surface car park associated with the cricket pitch.

B.8 The Pavilion associated with the cricket pitch, a locally listed building, can be seen in front of the John Lyon School buildings that include the Main Building, Sport Centre and Lyon Building to the south (right) of the view. Beyond the pitched roof of Harrow Welsh Congregational Church can be seen along with hipped roofs associated with the residential properties that line Middle Path. These buildings fall within the Roxeth Hill Conservation Area.





MU11103 pp. John Lyon School ST10322

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1.6 m above ground

12:26 17 March 2021

Representative view 1 - Existing Condition

Proposed situation

B.9 With the removal of two of the Lawson Cypress trees (on the right hand side of the tree group referenced G2 in the AIA) a glimpsed view would be gained to the Scheme's building, behind the remaining vegetation present on the Site's north-west boundary. The removal of these two trees would be subject to the detail resolution of the drainage access required to the north of the Site.

B.10 In the summer it is considered that the Scheme's building would have limited visibility when the vegetation present is in leaf.

B.11 Where visible, from this viewpoint, the Scheme's building would appear to sit below the Field House Club and follow the contours of the hill. The red brick façade of the building would mean that it is read in conjunction with the varied built form of the John Lyon School campus in the background of the view.

B.12 Harrow School's Sixth Form Cricket Pitch would continue to offer visual openness from this viewpoint.





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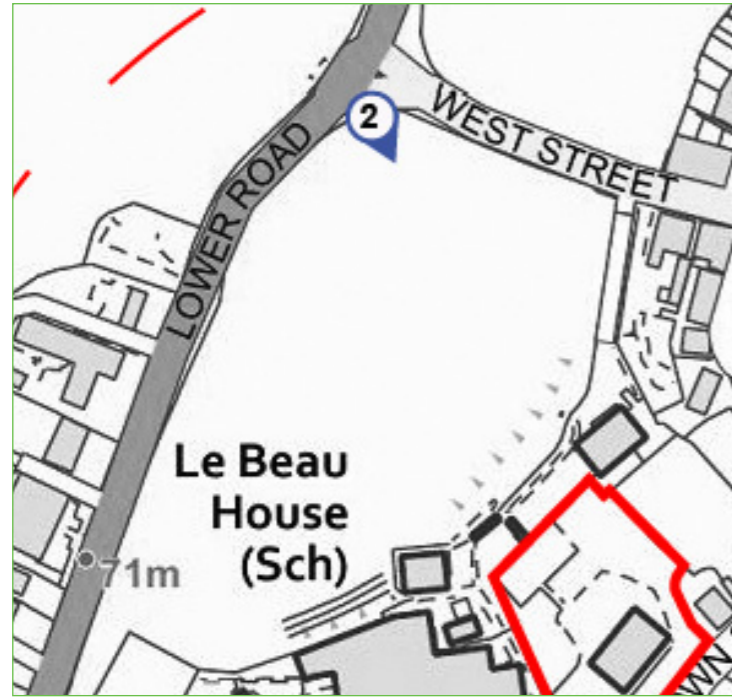
Preliminary Alignment

1.6 m above ground

12:26 17 March 2021

Representative view 1 - Proposed Situation (wireline)

Representative view 2: West Street and Lower Road Junction



Existing condition

B.13 Positioned at the junction of West Street and Lower Road this viewpoint is taken from the south-eastern pavement, close to a pedestrian crossing point, within Harrow on the Hill Village Conservation Area. It is orientated towards the south-east. Harrow School's Sixth Form Cricket Pitch provides a view to the backdrop of the varied built form and mature trees present on the lower slopes of Harrow on the Hill.

B.14 Harrow School's Sixth Form Cricket Pitch maintenance access gate can be seen in the immediate foreground of the view, beyond in the fore and middle ground is the pitch itself. This area of open space is designated as MOL and is not publicly accessible.

B.15 In the background, to the south-east (centre) of the view, the Site's northern boundary trees can be seen and Oldfield House can be glimpsed behind. The locally listed Field House Club can be seen to the east (left) of the view, and the Cricket Pavilion and complex of buildings associated with John Lyon School buildings are visible to the south (right).





NU2104_001.jpg - John Lyon School - ST210322

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1.6 m above ground

12:10 17 March 2021

Representative view 2 - Existing Condition

Proposed situation

B.16 With the removal of two of the Lawson Cypress trees (on the right hand side of the tree group referenced G2 in the AIA) a partial view would be gained to the Scheme's building in the winter, when the trees present on its boundary are not in leaf. The removal of these two trees would be subject to the detail resolution of the drainage access required to the north of the Site.

B.17 In the summer it is considered that the view to the Scheme's building would become glimpsed when the retained and existing vegetation is in leaf.

B.18 The Scheme's building would be visible in the background of the view and its ridge line sits below Field House Club and John Lyon School's Main Building in height from this viewpoint. The red brick façade of the building would mean that it is read in conjunction with the varied built form of the John Lyon School campus. The building's fenestration reflects the vertical window proportions of Field House Club.

B.19 Harrow School's Sixth Form Cricket Pitch would continue to offer visual openness from this viewpoint.





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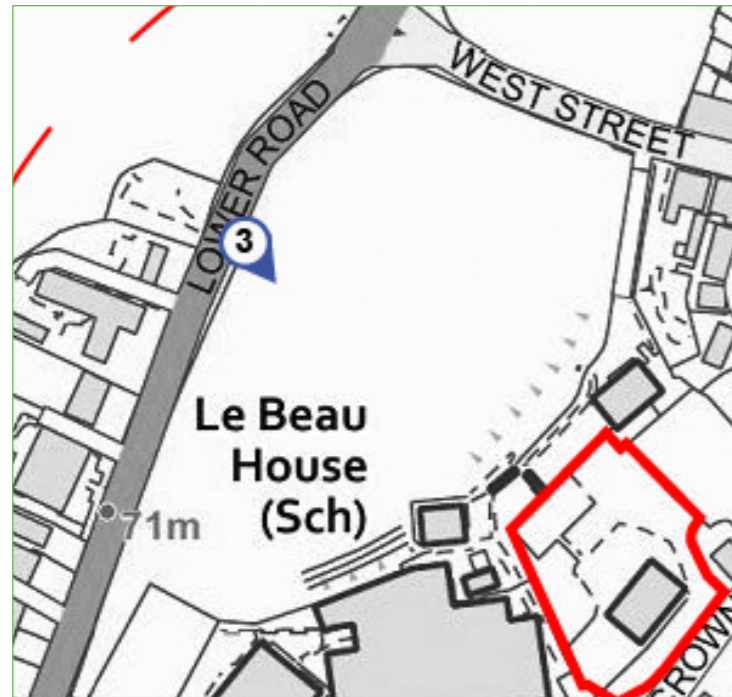
Preliminary Alignment

1.6 m above ground

12:10 17 March 2021

Representative view 2 - Proposed Situation (render)

Representative view 3: Lower Road



Existing condition

B.20 Situated on the eastern pavement of Lower Road this viewpoint is positioned close to Harrow School's cricket pitch score board structure. It falls within the Harrow on the Hill Village Conservation Area. The photograph illustrates the visual openness afforded by Harrow School's Sixth Form Cricket Pitch and the varied layers of built form and mature trees that frame it.

B.21 The fore and middle ground of the view takes in Harrow School's Sixth Form Cricket Pitch. The private area of open space is bound by a wooden picket fence and is designated as MOL. In the winter when the cricket pitch is not in use and the boundary trees are bare the view is relatively open. In the summer the view is considered to be partial restricted when the trees are in leaf and the ball stop netting has been erected.

B.22 The cricket pitch is framed by a backdrop of buildings of varying heights, architectural design and façade material interspersed with mature trees. The Site's northern boundary trees can be seen in the background to the east (centre) of the view and Oldfield House is partially visible behind this vegetation.

B.23 The Pavilion associated with the cricket pitch, a locally listed building, can be seen in front of the John Lyon School Main Building and Sport Centre to the south-east (right) of the view. To the north-east (left) of the view the locally listed Field House Club is visible along with the surface car park associated with the cricket pitch. Behind the residential properties associated with Wellington Terrace and the rooves of Victoria terrace and Crown Street residential properties are visible.





NU2104 - pp. John Lyon School - ST310322

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1.6 m above ground

12:18 17 March 2021

Representative view 3 - Existing Condition

Proposed situation

B.24 In the winter a partial to open view would be gained to the north-west façade of the Scheme's building from this viewpoint with the removal of the trees located in the south of the Site. It would be read in conjunction with Field House Club and John Lyon School's Main Building and is of a similar height.

B.25 The building's window openings are laid out in a broadly regularly grid and reflects the rhythm of the Field House Club fenestration. The different brick colouring in the base of the building responds to the varying material used within the Field House Club.

B.26 The red brick façade of the building ensures that it assimilates itself with the existing built form of the John Lyon School campus. It would be read in conjunction with the varied built form that is present in the background of the view that frames the Harrow School's Sixth Form Cricket Pitch. The latter would continue to offer visual openness from this viewpoint.

B.27 In the summer it is considered that the view to the Scheme's building would become glimpsed when the trees associated with the cricket pitch are leaf.





NU2103_pp_04 John Lyon School_STA10322

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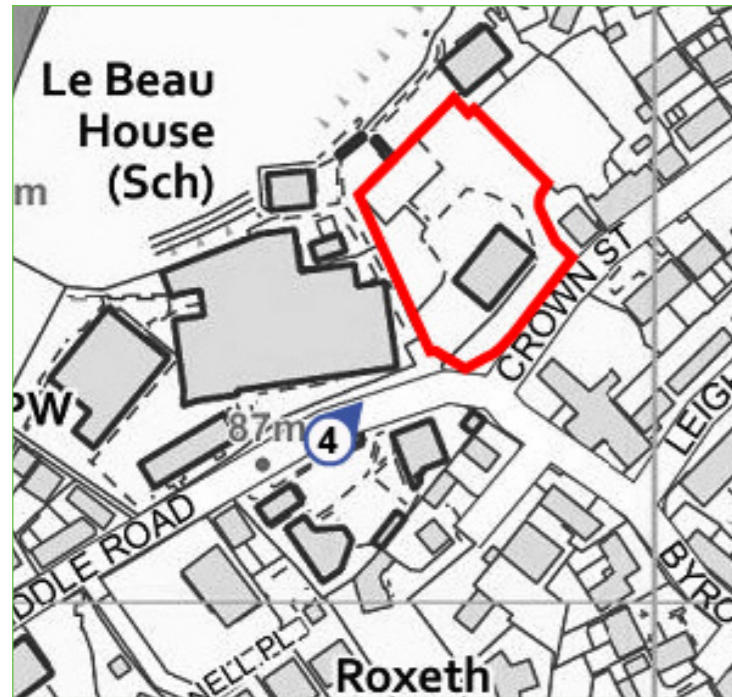
Preliminary Alignment

1.6 m above ground

12:18 17 March 2021

Representative view 3 - Proposed Situation (render)

Representative view 4: Middle Road



Existing condition

B.28 Taken from the southern pavement of Middle Road this viewpoint is orientated towards the east. The viewpoint and the foreground of the view is located within Roxeth Hill Conservation Area, whilst the middle and background falls within the Harrow on the Hill Village Conservation Area. The photograph illustrates the relatively loose urban grain and education buildings present to the south-west of the Site.

B.29 The John Lyon School's Main Building is set back from the Middle Road, behind a wooden picket fence, to the north (left) of the foreground of the view. The entrance gate and boundary wall for the Red House (Grade II Listed) is visible to the east (right). The Red House has a similar set back from the road as the Main Building.

B.30 The Site's vehicle entrance and break in the southern boundary brick wall provides a partial view to Oldfield House and its surface car park. The trees present within the Site and surrounding residential gardens filter views to properties associated with Crown Street and Leigh Court. It should be noted that the tall Horse Chestnut tree located on the south-west corner of the Site has recently been removed due to instability caused by squirrel damage. Photo B.1 illustrates the change in the view.

B.31 It is considered that the visibility from this viewpoint would be reduced in the summer in middle and background when the trees present within the Site and gardens are in leaf. In the far background of the view the steeple associated with the Parish Church of St Mary can be glimpsed.



Photo B.1 - illustrating removal of Horse Chestnut





NU2104 RE01.6 - John Lyon School, ST13 0JZ

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1.6 m above ground

12:40 17 March 2021

Representative view 4 - Existing Condition

Proposed situation

B.32 The Scheme's improved entrance and southern playground would be visible from this viewpoint. Behind this the retained vegetation would screen the majority of the view to the residential property of no. 60 Crown Street. The majority of the Scheme's new building would not be visible from this viewpoint due to the intervening built form of John Lyon School's Main Building. A glimpsed view would, however, be possible with the removal of the Yew on the Site's boundary.





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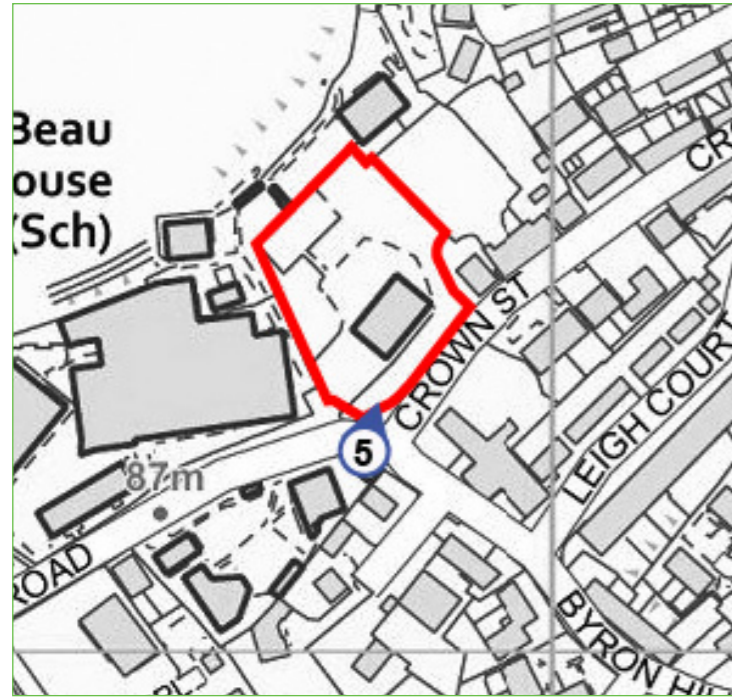
Preliminary Alignment

1.6 m above ground

12:40 17 March 2021

Representative view 4 - Proposed Situation (wireline)

Representative view 5: Middle Road/Crown Street junction



Existing condition

B.33 The viewpoint is positioned on the south-west pavement of the Middle Road and Crown Street junction and is orientated to the north-east. It falls on the boundary of Harrow on the Hill Village Conservation Area and Roxeth Hill Conservation Area and most of the view falls within the former. The photograph shows the raised vantage point of this junction, which is situated to the south of the Site.

B.34 The foreground of the view is dominated by the wide junction of Middle Road to the west (left), Crown Street to the north-east (centre) and Bryon Hill Road to the east (right). The brick boundary wall of the Site is visible in the middle ground of the view. Partial visible behind the wall is Oldfield House and a line of trees of varying species.

B.35 It should be noted that the tall Horse Chestnut tree located on the south-west corner of the Site has recently been removed due to instability caused by squirrel damage. Photo B.2 illustrates the change in the view.

B.36 Crown Street narrows as it extends to the north-west and provides a partial view to no. 60 and a glimpsed view to no. 56. It is considered that the visibility from this viewpoint would be reduced in the summer in middle and background of the view when the trees present within the Site and surrounding residential properties gardens are in leaf.



Photo B.2 - illustrating removal of Horse Chestnut





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11:35 17 March 2021

Representative view 5 - Existing Condition

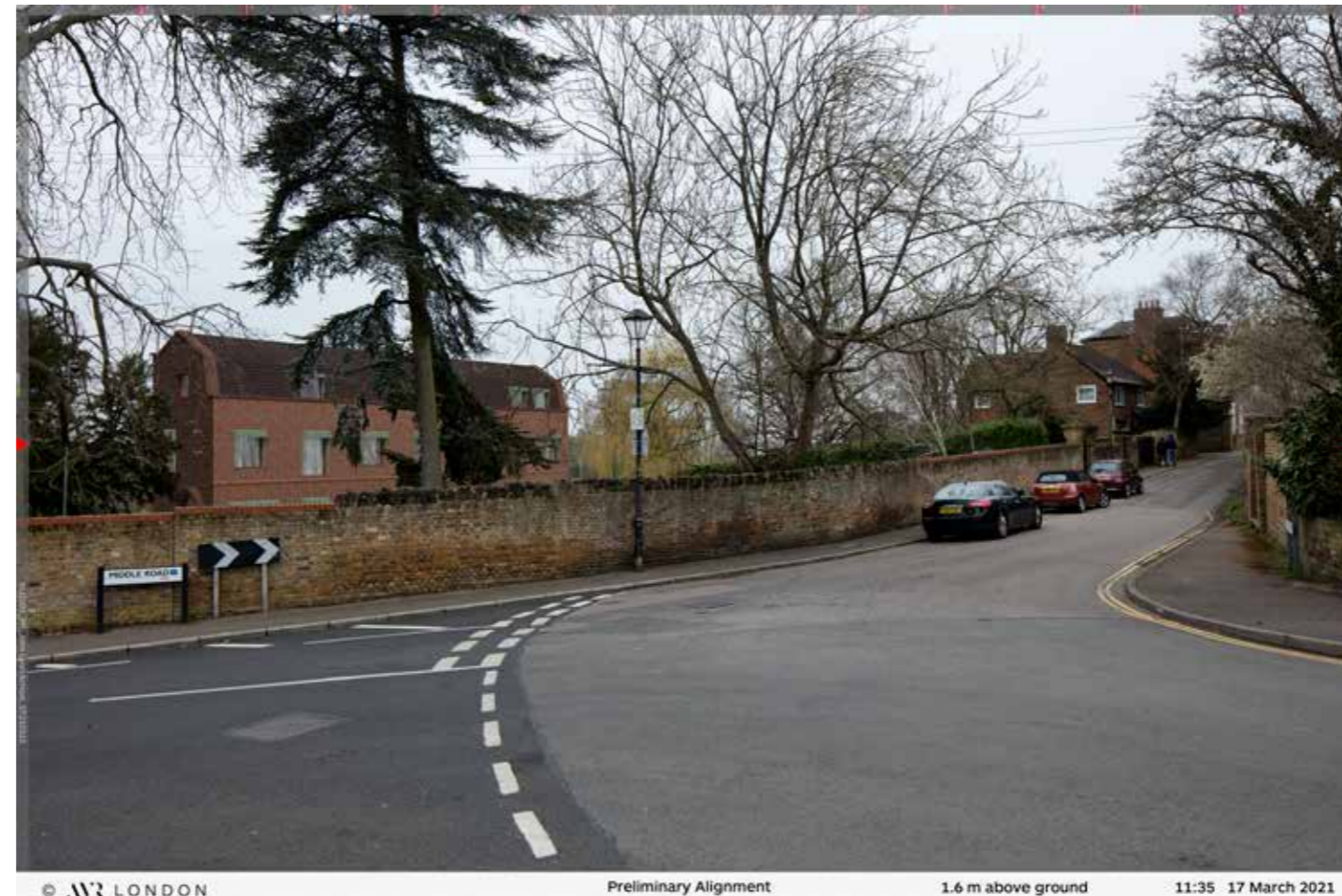
Proposed situation

B.37 The Scheme's layout retains the brick boundary wall and line of trees. Its building would be partial visible in the middle of the view, behind these features. Due to its position within the Site, the building is set back from Crown Street and its ridge height sits below the current height of Oldfield House and the residential properties on Crown Street.

B.38 The red brick façade of the building ensures that it assimilates itself with the existing built form of the John Lyon School campus, whilst its roof reflects the gambrel roof form seen on the Red House.

B.39 The building's window openings vary in size, responding to the associated teaching rooms. The northern facade's windows have copper window shading cowls. A glimpsed view can be gained to the Building's western facade and its main entrance.

B.40 In the summer it is considered that the view to the Scheme's building would become glimpsed when the trees associated with the cricket pitch are leaf.





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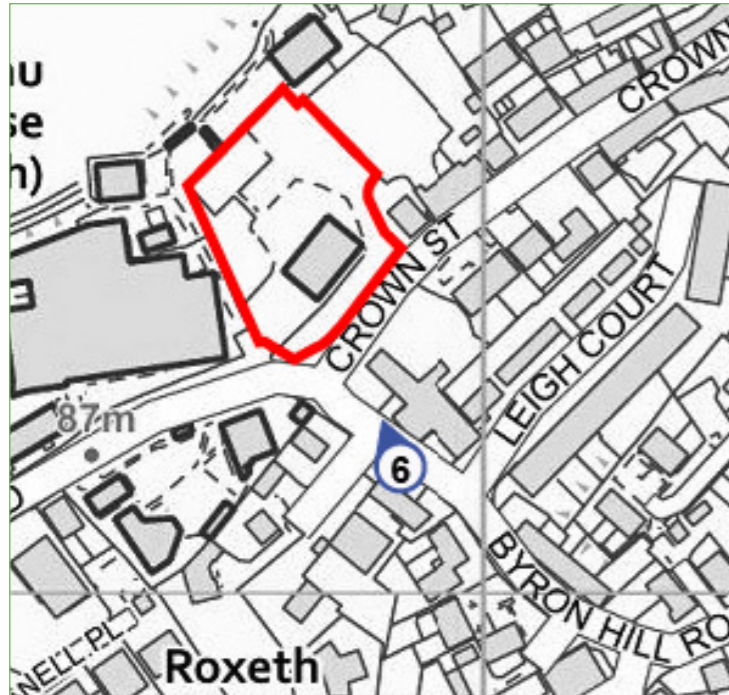
Preliminary Alignment

1.6 m above ground

11:35 17 March 2021

Representative view 5 - Proposed Situation (render)

Representative view 6: Bryon Hill Road



Existing condition

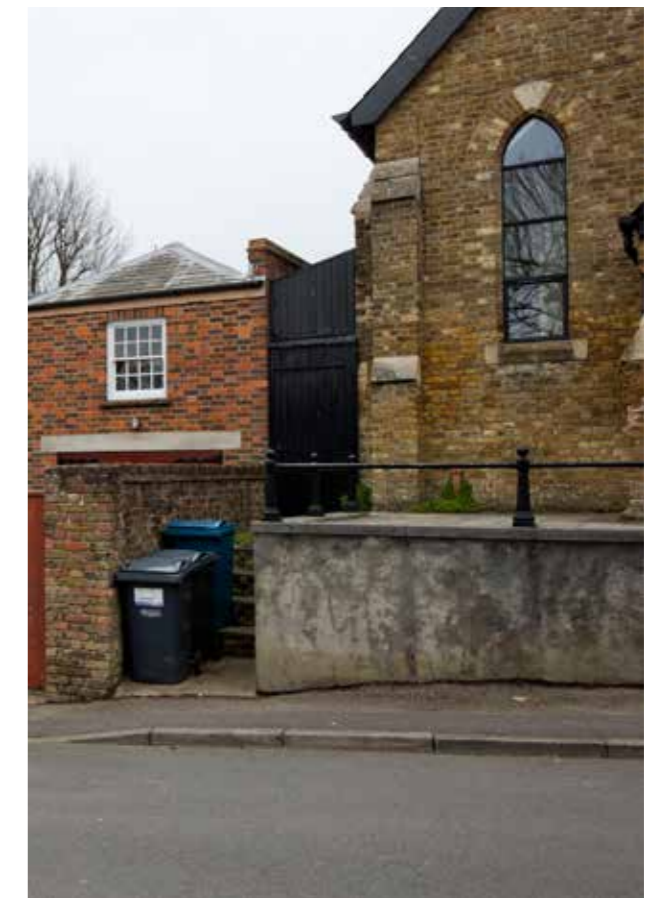
B.41 Located on the western pavement of Bryon Hill Road to the south of its junction with Clonmel Close the view from this viewpoint demonstrates the sloping landform present to the south of the Site. The viewpoint falls on the boundary of Harrow on the Hill Village Conservation Area and Roxeth Hill Conservation Area and the majority of the view falls within the former.

B.42 The wide nature of the carriageway and pavement of Bryon Hill Road is accentuated in the foreground with Suffolk House (no. 40 Bryon Hill Road), to the north-east (right), and no. 1 Clonmel Close, to the north-west (left) being set back from the pavement. Suffolk House is a Grade II Listed building. In the middle ground of the view, to the north (centre) of the view, Bryon Hill Road bends to the east and becomes Crown Street. It also meets Middle Road, to the west.

B.43 The Site's brick boundary wall can be partial seen in the far middle ground of the view and rising above are trees that are positioned at the Site's vehicle entrance. It should be noted that the tall Horse Chestnut tree located on the south-west corner of the Site has recently been removed due to instability caused by squirrel damage.

B.44 The pitched roof of Oldfield House can be seen above Suffolk House Road's front garden from this viewpoint. The eastern façade of John Lyon School's Main Building can be partial seen to the left of the Site.

B.45 As the landform drops down Bryon Hill Road and the Site by broadly 10 metres the open nature of the sport pitches beyond provides glimpsed panoramic views out to West Harrow and beyond. It is considered that this view would be reduced in the summer in the background when the trees present within the Site are in leaf.





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11:28 17 March 2021

Representative view 6 - Existing Condition

Proposed situation

B.46 In the winter a glimpsed view would be gained to the south-east façade of the Scheme's building, behind the trees present on the Site's boundary. In the summer it is considered that its visibility would be reduced when the trees are in leaf.

B.47 From this viewpoint the building would have a similar ridge height to the current ridge height of Oldfield House and sit below the John Lyon School's Main Building. The red brick façade of the Scheme's building would mean that it is read in conjunction with the varied built form of the John Lyon School campus in the background of the view.

B.48 A glimpsed view would continue to be gained to West Harrow in the winter between John Lyon School's Main Building and the Scheme's building. The view through the site to the right of the building in the view looking north from Byron Hill Road and Crown Street would be opened up as a result of removing the existing building whose roof blocks this view through the Site.





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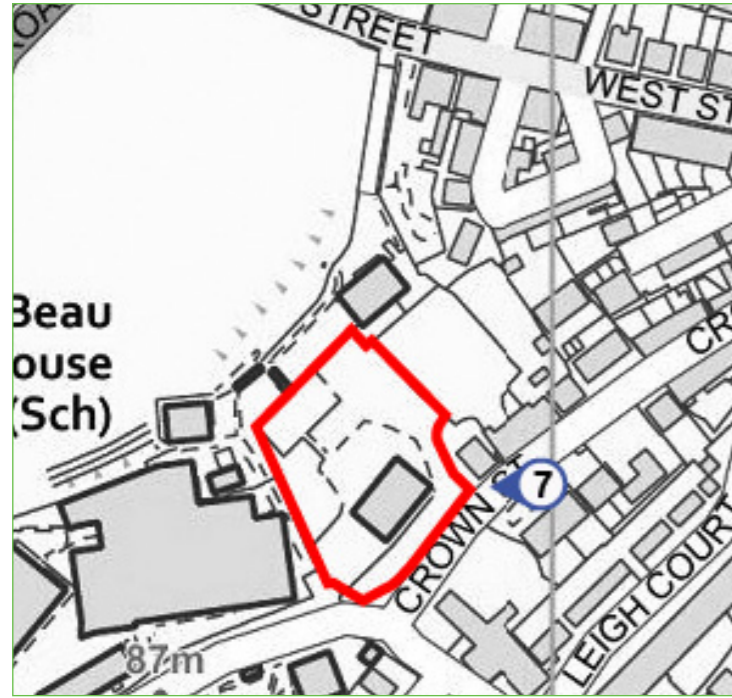
Preliminary Alignment

1.6 m above ground

11:28 17 March 2021

Representative view 6 - Proposed Situation (wireline)

Representative view 7: Crown Street



Existing condition

B.49 The viewpoint is situated at the vehicle entrance to odd nos. 59-65 Crown Street and looks towards the west. It is located within and takes in the townscape of Harrow on the Hill Village Conservation Area. The photography illustrates the intimate nature of the townscape to the west of the Site.

B.50 The narrow carriageway and northern pavement of Crown Street can be seen in the foreground of the view. The boundary of odd nos. 59-65 Crown Street parking area can be seen to the south-west (left) of the view and the southern façade of no. 56 and no. 60 Crown Street to the north-west (right). No. 56 Crown Street is a Grade II listed building.

B.51 Crown Street extends to the west (centre) of the view and the Site's southern brick boundary wall can be partial seen in the middle ground. Two entrance gateways break up the brick wall and provide visual interest to the street. Oldfield House is not visible from this viewpoint due to the intervening built form/vegetation. Beyond the Site a glimpsed view can be gained to John Lyon School's Main Building.

B.52 It is considered that the visibility from this viewpoint would be unaffected.





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1.6 m above ground

11:17 17 March 2021

Representative view 7 - Existing Condition

Proposed situation

B.53 There is no change to the view from this viewpoint when the Scheme is implemented due to the intervening built form.





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Preliminary Alignment

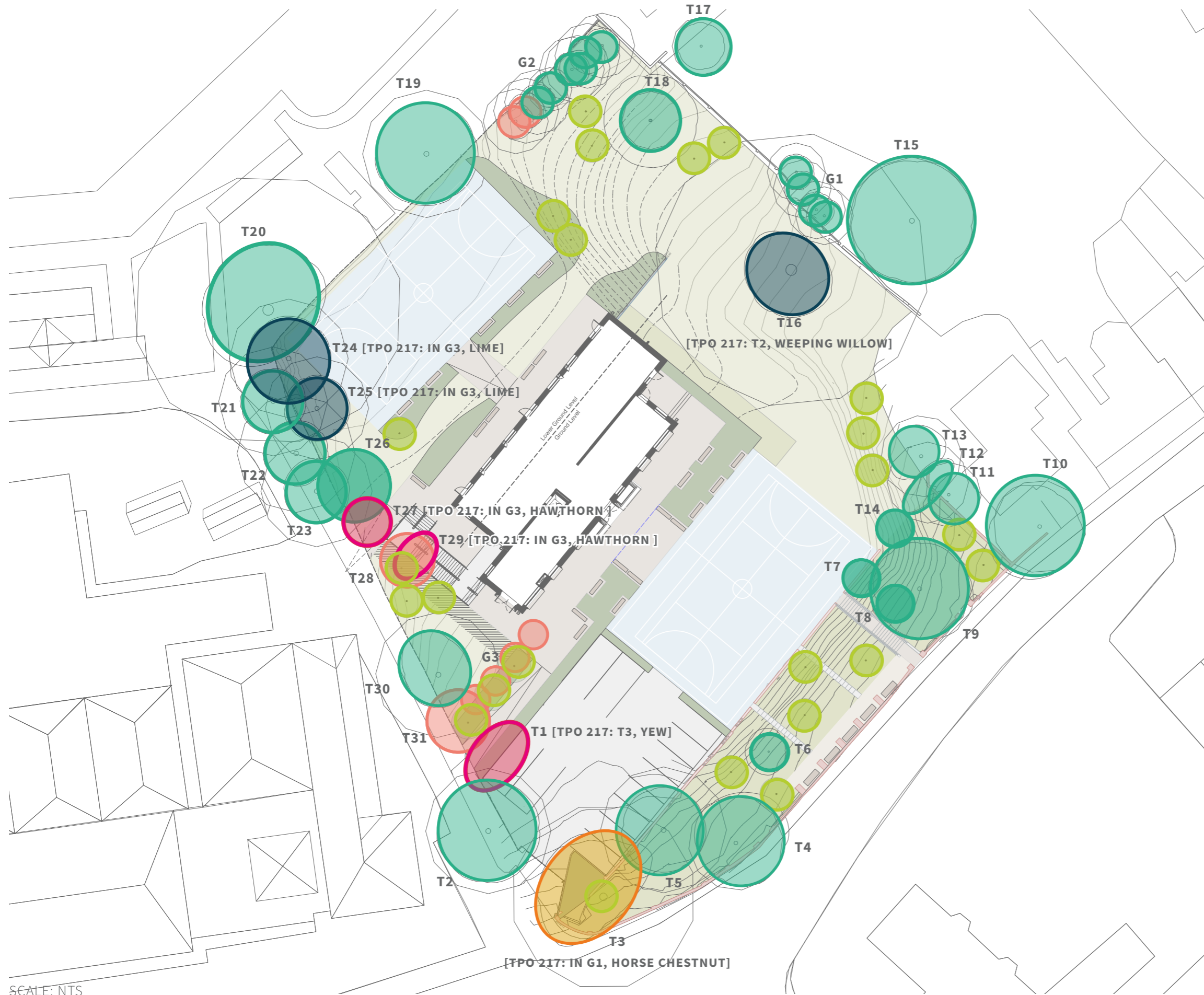
1.6 m above ground

11:17 17 March 2021

Representative view 7 - Proposed Situation (wireline)

C. Tree Strategy (ref: Planit-IE 2068-SK-001-00-Updated Tree Strategy)

2.3 Tree Strategy



DESIGN PRINCIPLES

This Tree Strategy is subject to agreement by the Local Planning Authority in accordance with standard landscaping conditions.

All proposed trees to be removed have a Category C rating, they have been identified as suppressed or of declining vitality. Their contribution to the prosperity of the site long term is of little value.

As a means of mitigating against the loss of existing trees and future-proofing the vitality and character of the school, 24 new trees have been proposed in their place; two new trees for every one lost.

Removal of two trees in Group G2 is subject to further assessment before development takes place

KEY:

- TREES TO BE RETAINED (NO. 22 + 2 GROUPS)
- TPO TREES TO BE RETAINED (NO. 3)
- TREES TO BE REMOVED (NO.8)
- TPO TREES TO BE REMOVED (NO.3)
- PROPOSED TREES (NO. 24)
- TPO TREE PREVIOUSLY REMOVED DUE TO SAFETY CONCERNS (NO.1)



D. Representative View Methodology

AVR LONDON VERIFIED VIEW METHODOLOGY

Project: John Lyon School

Date: March 2021

AVR London were commissioned to produce a number of verified views of the proposals for John Lyon School. The AVR positions were identified by Neaves Urbanism.

2D plans, Ordnance Survey Mapping, local survey data, and the 3D model for the proposed development were provided by the Architect.

Photography

Equipment

Canon 5DSR

Canon TS-E 24mm f/3.5L II

1.1 All photography is undertaken by AVR London's in-house professional photographers.

1.2 In professional architectural photography, having the camera level with the horizon is desirable in order to prevent three point perspective being introduced to the image and to ensure the verticals within the photographed scene remain parallel. This is standard practice and more realistically reflects the viewing experience.

1.3 The lens used by the photographer has the ability, where necessary, to shift up or down while remaining parallel to the sensor, allowing for the horizon in the image to be above, below or central within the image whilst maintaining two point perspective. This allows the photographer to capture the top of a taller proposed development which would usually be cropped, without introducing three point perspective.

When the shift capability of the lens is not used the image FOV and dimensions are the same as a prime lens of equal focal length.

1.4 Once the view positions are confirmed by the townscape consultant, AVR London takes professional photography from each location. At each location the camera is set up over a defined ground point using a plumb line to ensure the position can be identified later.

1.5 The centre of the camera lens is positioned at a height of 1.60 metres above the ground to simulate average viewing height. For standard verified photography, each view is taken with a lens that gives a 69 degree field of view, approximately, a standard which has emerged for verified architectural photography. The nature of digital photography means that a record of the time and date of each photograph is embedded within the photo file; this metadata allows accurate lighting timings to be recreated within the computer model.

Table 1: Surveying data

VIEW	EASTING	NORTHING	LENS	HFOV (degrees)
01	514897.755	187289.183	24mm	69
02	514848.433	187300.062	24mm	69
03	514801.486	187238.303	24mm	69
04	514901.863	187063.481	24mm	69
05	514940.627	187065.446	24mm	69
06	514963.503	187048.134	24mm	69
07	514993.621	187126.937	24mm	69

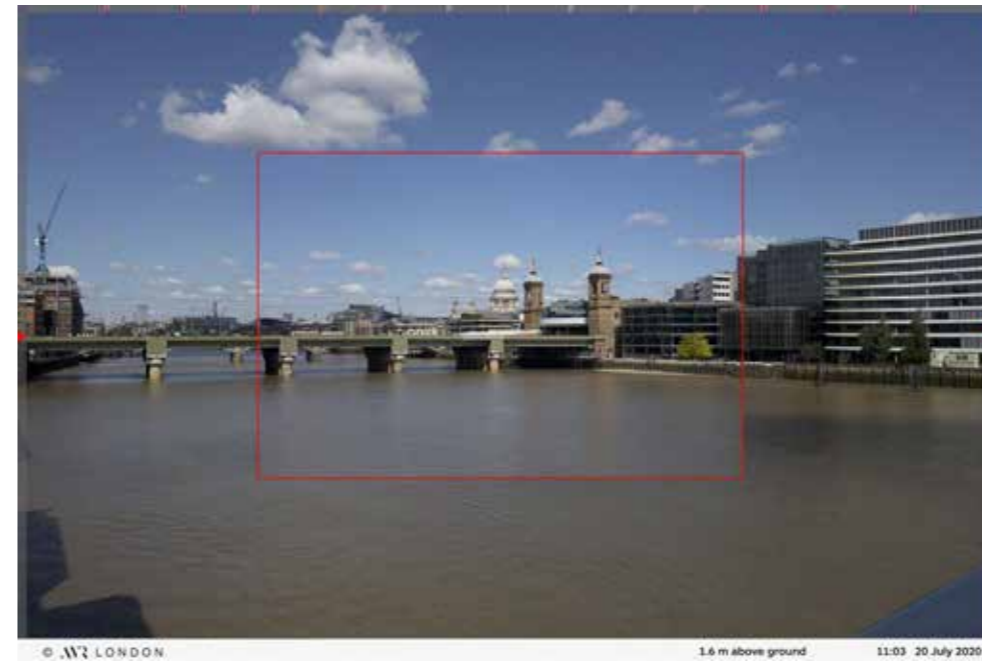


Fig 01: 24mm photograph with 50mm photograph overlaid

1.6 Once the image is taken, the photographer records the tripod location by photographing it in position to ensure the position can be accurately located for surveying (Fig 02).

1.7 Each image is processed by the photographer to ensure it visually matches the conditions on site when the photograph is taken.

Regarding 24mm focal length in an urban environment

1.8 When we observe a scene, we can focus on 6-10 degrees, however, without moving our head, the scene beyond is observed using our peripheral vision. Once we move our eyes we

can observe almost 180 degrees without moving our head. In reality we do not view the world through one fixed position, we move our eyes around a scene and observe, height, width and depth.

This is acknowledged by the Landscape Institute's Technical Guidance Note, Visual Representation of Development Proposals. The appreciation of the wider context seen through peripheral vision or by moving our eyes (changing the focal point) is key to our experience of a scene.

While photography cannot replicate the human experience entirely, it is widely acknowledged that the use of a 24mm lens in an urban environment allows the viewer a more realistic experience than a 50mm lens. For this reason the 24mm lens is used as standard in the creation of urban photo montage as outlined by the London View Management Framework (2012).

50mm Lens/Crop

1.9 It should also be stressed that if you were to centrally crop into an image taken with a 24mm lens to the same HFOV as a 50mm lens, the resulting image is identical to that produced by taking it directly with a 50mm lens.



Fig 02: Tripod location as documented by photographer



Fig 03: Survey points as highlighted by surveyor

An image with a 70 degree HFOV (24mm lens) is geometrically and perspectively identical to an image showing a HFOV of 40 degrees (50mm lens), the 24mm lens purely gives more context to all sides (Fig 01). Further, all of our images allow this 50mm equivalent HFOV to be seen, read and understood on the image itself. The reader and in particular an experienced inspector can then make a judgment with the benefit of both fields of view.

Survey

Equipment

Leica Total Station Electronic Theodolite which has 1" angle measuring accuracy and 2mm + 2ppm distance accuracy.

Leica Smart Rover RTK Global Positioning System. Wild/Leica NAK2 automatic level which a standard deviation of +/- 0.7mm/km

2.1 The photographer briefs the surveyor, sending across the prepared photographs, ground positions and appropriate data.

2.2 The surveyor establishes a line of sight, two station baseline, coordinated and levelled by real time kinetic GPS observations, usually with one of the stations being the camera location. The eastings and northings are aligned to the Ordnance Survey National Grid (OSGB36) and elevation to Ordnance Survey Datum (OSD) using the OSTN15 GPS transformation program.

2.3 Once the baseline is established, a bearing is determined and a series of clearly identifiable static points across the photograph are observed using the total station. These observations are taken throughout the depth of field of the photograph and at differing heights within the image.

2.4 The survey control stations are resected from the OS base mapping and wherever possible, linked together to form a survey network. This means that survey information is accurate to tolerances quoted by GPS survey methods in plan and commensurate with this in level.

2.5 Horizontal and vertical angle observations from the control stations allow the previously identified points within the view to be surveyed using line of sight surveying and the accurate coordination of these points determined using an intersection program. These points are then related back to the Ordnance Survey grid and provided in a spreadsheet format showing point number, easting, northing and level of each

point surveyed, together with a reference file showing each marked up image (Fig 03 and Table 1).

2.6 The required horizon line within the image is established using the horizontal collimation of the theodolite (set to approximately above the ground) to identify 3 or 4 features that fall along the horizon line.

2.7 Using the surveyed horizon points as a guide, each photograph is checked and rotated, if necessary, in proprietary digital image manipulation software to ensure that the horizon line on the photograph is level and coincident with the information received from the surveyor.

Accurate Visual Representation Production

Process

3.1 The 3D computer model is precisely aligned to a site plan on the OS coordinate grid system.

3.2 Within the 3D software a virtual camera is set up using the coordinates provided by the surveyor along with the previously identified points within the scene. The virtual camera is verified by matching the contextual surveyed points with matching points within the overlaid photograph. As the surveyed data points, virtual camera and 3D model all relate to the same 3-dimensional coordinate system, there is only one position, viewing direction and field of view where all these points coincide with the actual photograph from site. The virtual camera is now verified against the site photograph.

3.3 For fully-rendered views a lighting simulation

(using accurate latitude, longitude and time) is established within the proprietary 3D modelling software matching that of the actual site photograph. Along with the virtual sunlight, virtual materials are applied to the 3D model to match those advised by the architects. The proprietary 3D modelling software then uses the verified virtual camera, 3D digital model, lighting and material setup to produce a computer generated render of the proposed building.

3.4 The proposal is masked where it is obscured behind built form or street furniture.

3.5 Using the surveyed information and verification process described above, the scale and position of a proposal with a scene can be objectively calculated. However, using the proprietary software currently available the exact response of proposed materials to their environment is subjective so the exact portrayal of a proposal is a collaboration between illustrator and architect. The final computer generated image of the proposed building is achieved by combining the computer-generated render and the site photography within proprietary digital compositing software.

Presentation

Graticule

4.1 Each Accurate Visual Representation is framed by a graticule which provides further information including time and date of photography, horizon markers and field of view of the lens (Fig 04).

4.2 The Field of View is represented along the top of the image in the form of markers with degrees written at the correct intervals.

4.3 The horizon markers indicate where the horizontal plane of view from the camera lies, this is defined as described above, by the surveyor.

4.4 The date and time stamp documents the time the photograph was taken and this information is taken directly from the EXIF data of the camera.



Fig 04: Example AVR London graticule

References:

GLA - London View Management Framework: Supplementary Planning Guidance (2012) Appendix C: Accurate Visual Representations
Landscape Institute - Visual Representation of Development Proposals - Technical Guidance Note (September 2019)
Landscape Institute - Guidelines for Landscape and Visual Impact Assessment: 3rd edition (April 2013)

