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The sections shown in italics are included as part of this sample to further aid understanding of things to avoid as well as demonstrate different site sensitivities. These sections would not form part of a standard VII / LVIA (Light) submission



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1.0 INTRODUCTION

1.1 Purpose of this document

This is a set of visualisations in relation to a proposed dwellinghouse on a greenfield site near to the key rural settlement of Taynuilt. As the site sits within the countryside zone, under LDP2 Policy 02 a VII or LVIA (Light) may be required and these visualisations would be incorporated in either of these assessment types. *To provide contrast and a fuller example of the purpose and merit of visualisations, a comparison site was selected to demonstrate how the design which was considered to be suitable for the first site, would not work on a different type of site, and a further architectural model was created to show the importance of massing and colour.*

2.0 BASELINES

2.1 Plan annotated with baseline photographs



This is an example and not a formal policy assessment against either of the sites or designs contained herein.

2.2 Baseline photos



Close view of the site at existing access point from public road.
OBSERVATION: The site only becomes visible from the road in the vicinity of the access point, otherwise the site is well screened.
TECHNICAL: 50mm lens on Full Frame Sensor camera (Canon 5D)



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Close view of the site approximately 10m south of access gate, from public road.
OBSERVATION: The site becomes gradually more screened to the south, even in autumn/winter (photo taken in November)
TECHNICAL: 50mm lens on Full Frame Sensor camera (Canon 5D Mk III); f/8, 1/100, ISO 1250



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2.3 Examples of photos that do not properly aid the visualisation

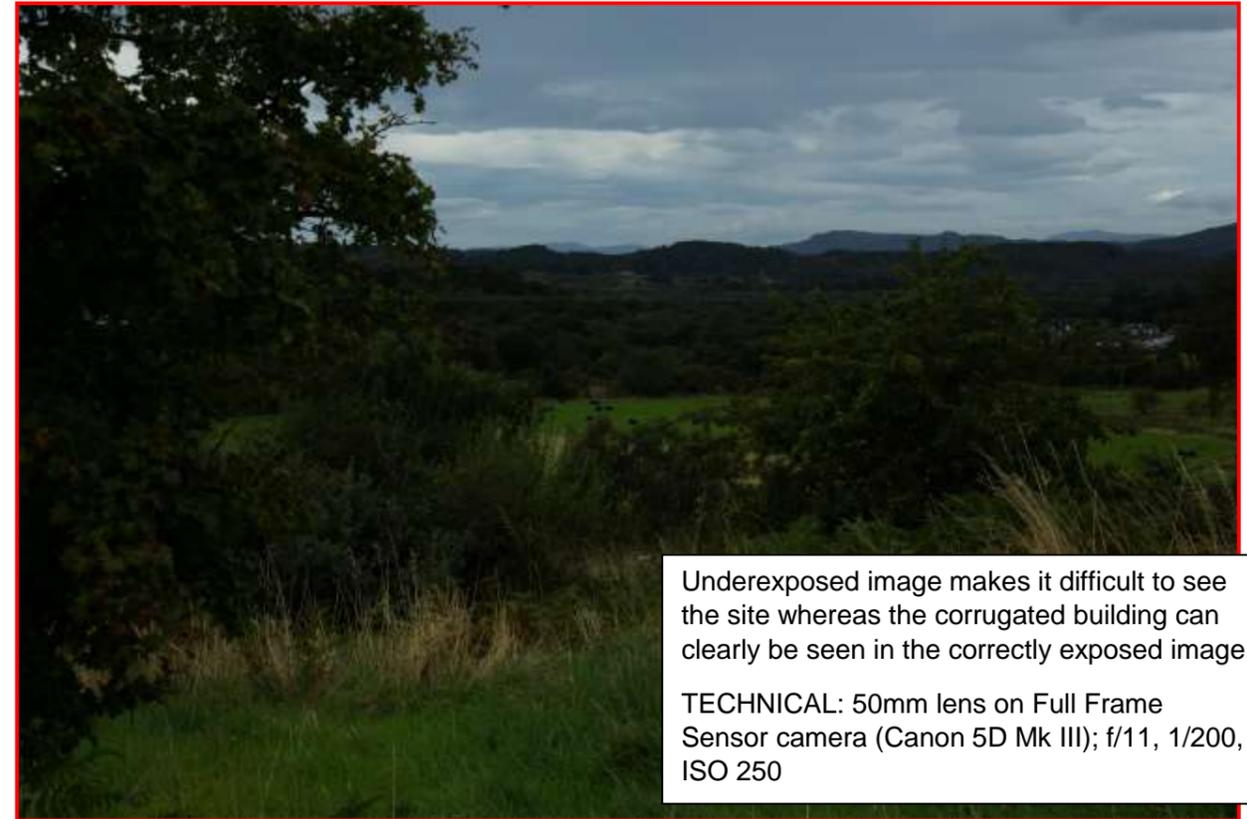
Using a wide lens gives a wider view of the site than in reality and makes objects (i.e. the corrugated iron building) appear further away than they really are.

TECHNICAL: 24mm lens on Full Frame Sensor camera (Canon 5D Mk III); f/11, 1/200, ISO 640



Underexposed image makes it difficult to see the site whereas the corrugated building can clearly be seen in the correctly exposed image.

TECHNICAL: 50mm lens on Full Frame Sensor camera (Canon 5D Mk III); f/11, 1/200, ISO 250



Using a wide lens from a distant viewpoint makes the site appear further away and more difficult to see than in reality.

TECHNICAL: 24mm lens on Full Frame Sensor camera (Canon 5D Mk III); f/11, 1/200, ISO 500



Using a telephoto lens from a distant viewpoint makes the site appear closer and more prominent than in reality..

TECHNICAL: 200mm lens on Crop Sensor camera (Canon 7D Mk II) = 320mm effective focal length; f/11, 1/250, ISO 640



3.1 Visualisations matching the baseline photos, at A3 each



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Showing the proposal from approximately 10m south of the access gate

OBSERVATION: as the viewer moves south the house becomes screened by trees, starting from approximately 10 metres south of the access gate and become increasingly screened. From this angle only part of the proposed development can be seen (part of the garage).



Note: in cases where a higher number of viewpoints can be identified, a visualisation should be included for each of these so on many sites a higher number of visualisations may be required.

3.3 Questions to ask of the visualisations

It is recommended that the applicant/agent refers to the TN06 Sustainability and TN07 Sustainable Buildings.

The Process

- Has the site context been considered and utilised appropriately to inform the design*
- Have all key views been incorporated*
- Is the photography correct – i.e. use of correct focal length and exposure*
- Are there extant planning applications that need to be modelled for incorporation in any of the visualisations*

The design

- Has the building/ have the buildings been most appropriately sited – consider whether re-siting of the proposal would avoid ridgeline development or incorporate better screening*
- Is the scale and massing appropriate for the site and context – would a re-design to result in a reduction in scale or height avoid unacceptable visual impact*
- Is the architectural design appropriate for the site rather than being a copy of a dwelling designed for an urban location*
- Are the colours / materials appropriate – consider whether darker colours or materials may be required to limit visual prominence from key viewpoints*
- Consider incorporating basic visualisations of design development options which will help to demonstrate how the best siting and design solution has been reached for the particular site*

Note: this sample VIA does not advocate the design merits of the proposal is, nor does it advocate that the siting, scale, massing, colours and materials are the most suitable for the site, which is a step that applicants/agents should undertake themselves as part of the process. In this case the siting and design in this location would be considered to comply with policy and so no further comment is made.

4.0 VISUALISATIONS OF COMPARISON SITE

All photos taken at 50mm on Full Frame Sensor Camera at f/9, 1/100, ISO 1000, showing how on an alternative site the same design considered suitable on the original site may not be considered appropriate. Further visualisations of an alternative design (single storey, black aluminium clad) demonstrate how a different design might better fit a more sensitive site.



Close viewpoint using original example design
OBSERVATION: due to the open nature of the site the white colour and the two storey massing do not sit sensitively within the site



Distant viewpoint using original example design

OBSERVATION: An existing dwellinghouse to the left can be seen nestled into the landscape which is of a colour and form that blends in well. In contrast, the two storey white house is far too prominent in this open sensitive landscape.



Close viewpoint using an alternative design

OBSERVATION: This alternative design is lower in height and is clad in a dark colour (black metal). On the same site where the two storey white house did not sit sensitively, this integrates well with its context.



Distant viewpoint using an alternative design
OBSERVATION: This alternative design is lower in height and is clad in a dark colour (black metal). On the same site where the two storey white house did not sit sensitively, this integrates well with its context.

The two designs for side by side comparison:



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