

■ ILLUSTRATIVE VISUALISATIONS

■ Langleybury Film Hub, Hertfordshire

■ MAY 2023

INTRODUCTION

Introduction

This document has been produced in response to officer comments during consultation in April 2023. It provides a series of semi-verified, illustrative visualisations which aim to act as an accessible guide to where development will be visible.

The purpose of the visualisations in this document is to assist with the appreciation of how the buildings might be realised and how they sit in local views. The visualisations have been semi-verified in line with industry standards (for further information, see methodology at Appendix B to this document), however, this document does not carry out a visual impact assessment. For this, please refer to Chapter D (Landscape and Visual) of the Environmental Statement.

The main part of this document presents the semi-verified visualisations (pages 4-17) and their viewpoint locations (page 3). These are numbered A-O.

Appended to this report at Appendix A are the Illustrative CGI images produced as part of this application which present photo-realistic impressions of the design such as building materials and planting. These are numbered 1-12. For more information on materials and other building details, please refer to the Design and Access Statement and Design Code accompanying this planning application.



FIGURE 1. ILLUSTRATIVE MASTERPLAN (NOT TO SCALE)

VISUALISATIONS

VIEWPOINT LOCATIONS

Viewpoint locations were selected to represent experiences from a number of locations in and surrounding the Site, both public and private. Viewpoints were selected following consultation events (note: viewpoints I and J use the same locations as viewpoints in ES Appendix D2: Verified Wirelines).



FIGURE 2. VIEWPOINT LOCATION PLAN

VIEWPOINT A

Looking South from Langleybury Lane

DESCRIPTION

From this location on Langleybury Lane, the only proposed development visible is part of the cafe, glimpsed through the gap in the existing wall. This is at the point where there is a proposed entrance to the cafe through the wall. Modelled with proposed trees and hedgerow 15 years post-completion, proposed orchard trees enhance the productive context of the walled garden.



Existing view (summer)



Proposed model, with retained existing trees (summer)



Proposed model, with existing and proposed trees, 15 years post-completion (summer)

VIEWPOINT B

Looking south-east from Langleybury Lane

DESCRIPTION

From this location on Langleybury Lane, part of the Craft Zone (PRO1) is visible in the far left of the view when modelled without proposed vegetation, and part of Support Workshop Zone A is glimpsed in the right of the view.

Modelled with proposed trees and hedgerow 15 years post-completion, the proposed parkland trees are expected to screen the majority of proposed development. The proposed native hedge along Langleybury Lane will be maintained at a height which retains visibility of the parkland from Langleybury Lane. The green corridor between the craft zone and sound stages and backlots to the south is a minimum of 178m wide.

Distance to Support Workshop Zone A: 252m

Distance to Craft Zone: 118m

Distance to Sound Stages and Production Office Zone A: 251m



Existing view (summer)



Proposed model, with retained existing trees (summer)



Proposed model, with existing and proposed trees, 15 years post-completion (summer)

VIEWPOINT C

Looking north-east from Langleybury Lane

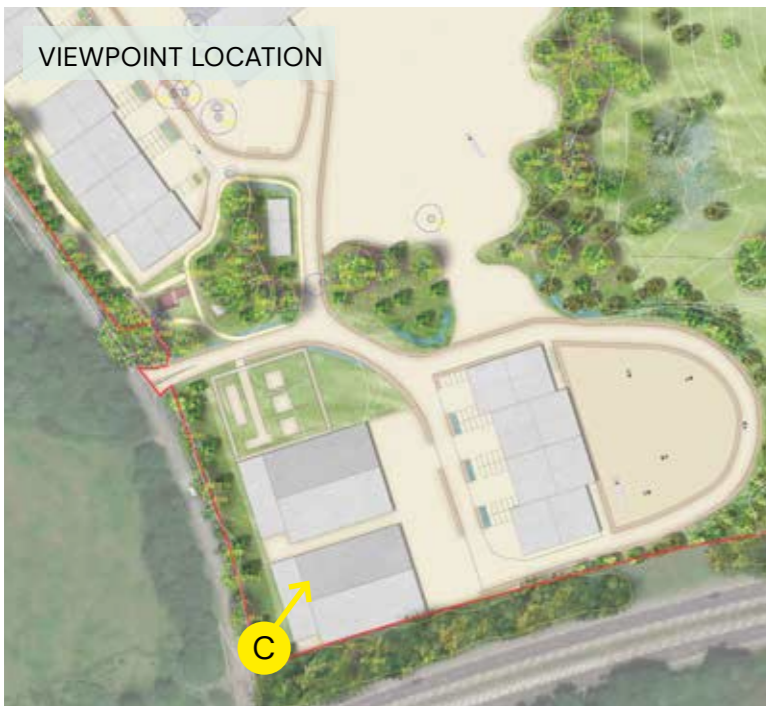
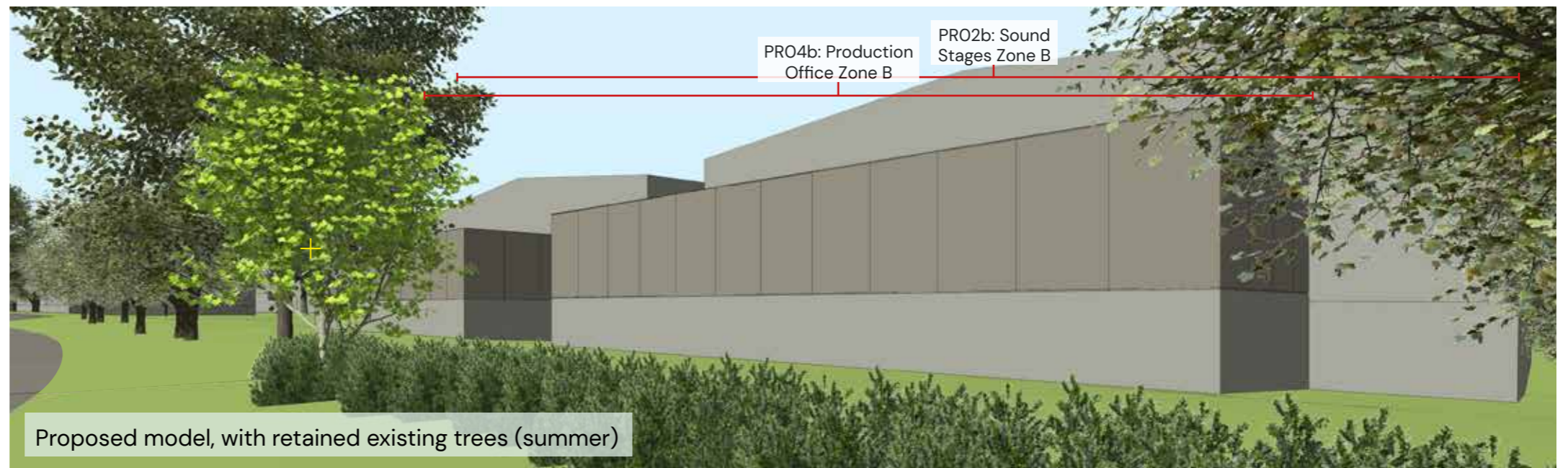
DESCRIPTION

From this location on Langleybury Lane, parts of Production Office Zone A (PRO4b) and Sound Stages Zone B (PRO2b) are visible in the left of the view when modelled without proposed vegetation.

Modelled with proposed trees and hedgerow 15 years post-completion, the proposed parkland trees are expected to screen the majority of proposed development.

Distance to Production Office Zone B: 33m

Distance to Sound Stages Zone B: 50m



VIEWPOINT D

Looking north-west from Byway 071

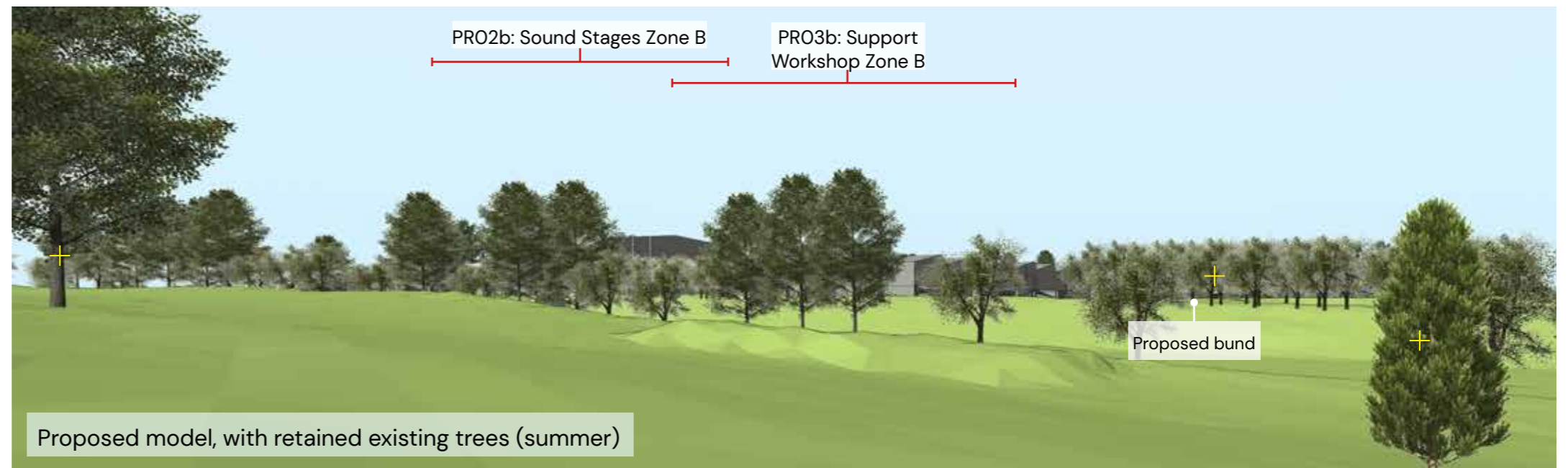
DESCRIPTION

From this location to the south of the Site, parts of the Sound Stages Zone B (PRO2b) and Support Workshop Zone B (PRO3b) are visible in the centre of the view when modelled without proposed vegetation.

Modelled with proposed trees 15 years post-completion, proposed mitigation planting is expected to reduce visibility of these buildings.

Distance to Sound Stages Zone B: 213m

Distance to Support Workshop Zone B: 160m



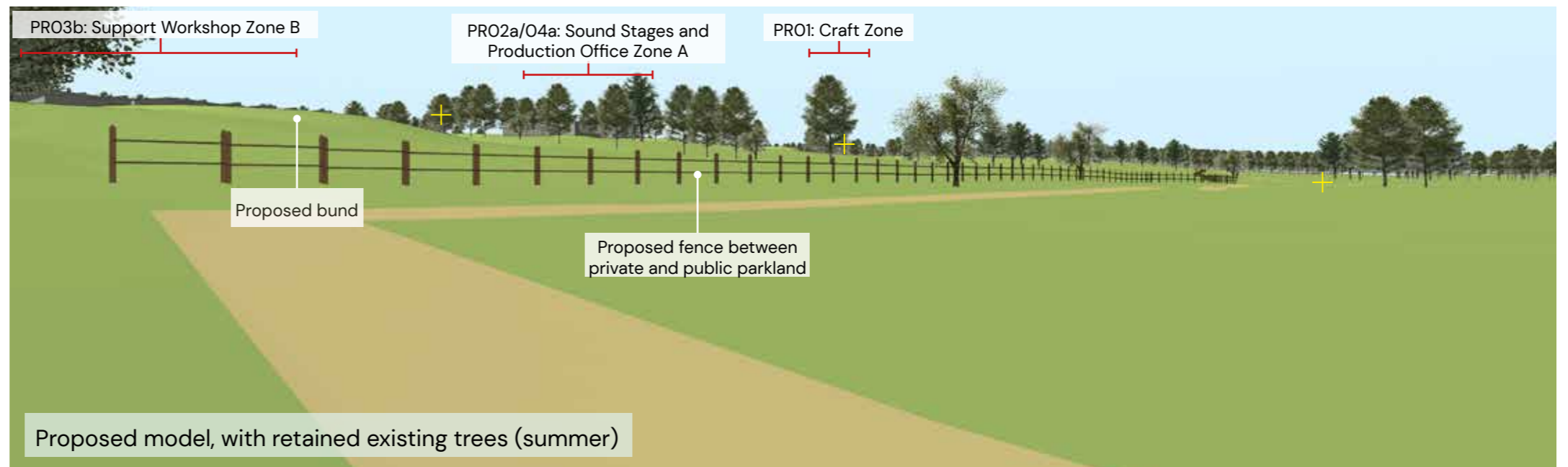
VIEWPOINT E

Looking north-west from Footpath O38

DESCRIPTION

From this location on the Public Right of Way within the Site, parts of the Support Workshop Zone B (PRO3b) and Sound Stages Zone B (PRO2b) are visible in the left of the view when modelled without proposed vegetation. A small part of the Craft Zone (PRO1) is glimpsed in the centre of the view. Modelled with proposed trees 15 years post-completion, proposed mitigation and parkland planting is expected to further screen these buildings.

*Distance to Support Workshop Zone B: 351m
Distance to Sound Stages and Production Office Zone A: 514m
Distance to Craft Zone: 796m*



VIEWPOINT F

Looking north-west from Footpath O38

DESCRIPTION

From this location on the Public Right of Way within the Site, parts of the Support Workshop Zone B (PRO3b) and Sound Stages Zone B (PRO2b) are visible in the left of the view when modelled without proposed vegetation. A small part of the Craft Zone (PRO1) is glimpsed in the centre of the view. Modelled with proposed trees 15 years post-completion, proposed mitigation and parkland planting is expected to further screen these buildings.

Distance to Support Workshop Zone B: 407m

Distance to Support Workshop Zone A: 590m

Distance to Sound Stages and Production Office Zone A: 567m

Distance to Craft Zone: 837m



VIEWPOINT G

Looking north-west from Footpath O38

DESCRIPTION

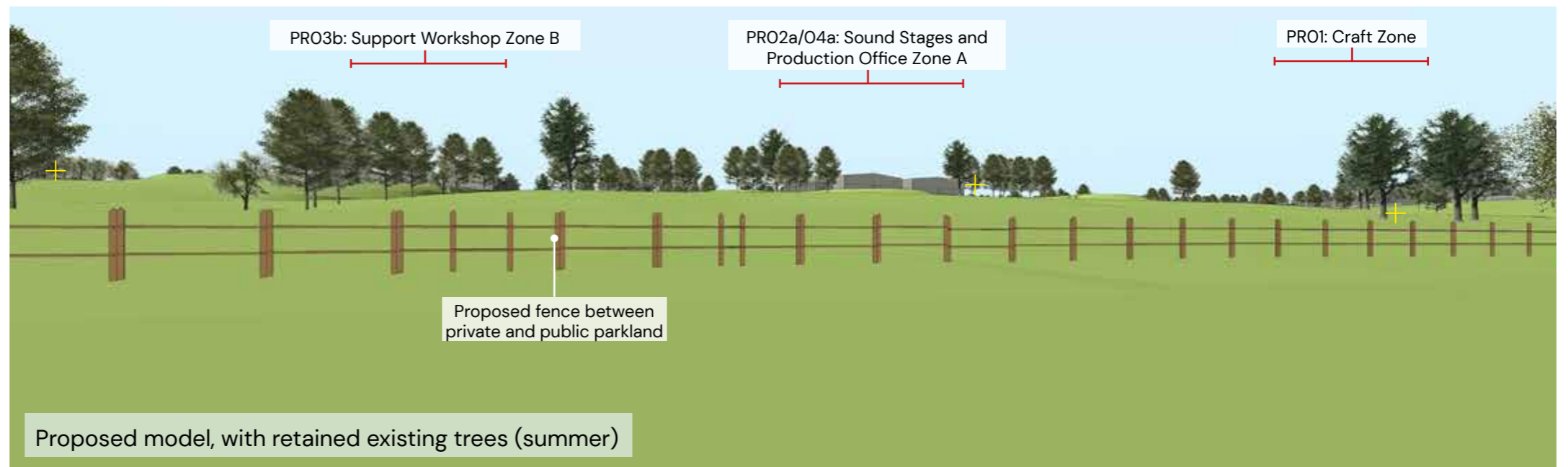
From this location on the Public Right of Way within the Site, parts of the Support Workshop Zone B (PRO3b), Sound Stages Zone A (PRO2a), Production Office Zone A (PRO4a) and the Craft Zone (PRO1) are visible across the view when modelled without proposed vegetation. Existing vegetation screens some of these proposed buildings.

Modelled with proposed trees 15 years post-completion, proposed mitigation and parkland planting is expected to further screen these buildings.

Distance to Support Workshop Zone B: 341m

Distance to Sound Stages and Production Office Zone A: 408m

Distance to Craft Zone: 660m



VIEWPOINT H

Looking north west from Footpath 038

DESCRIPTION

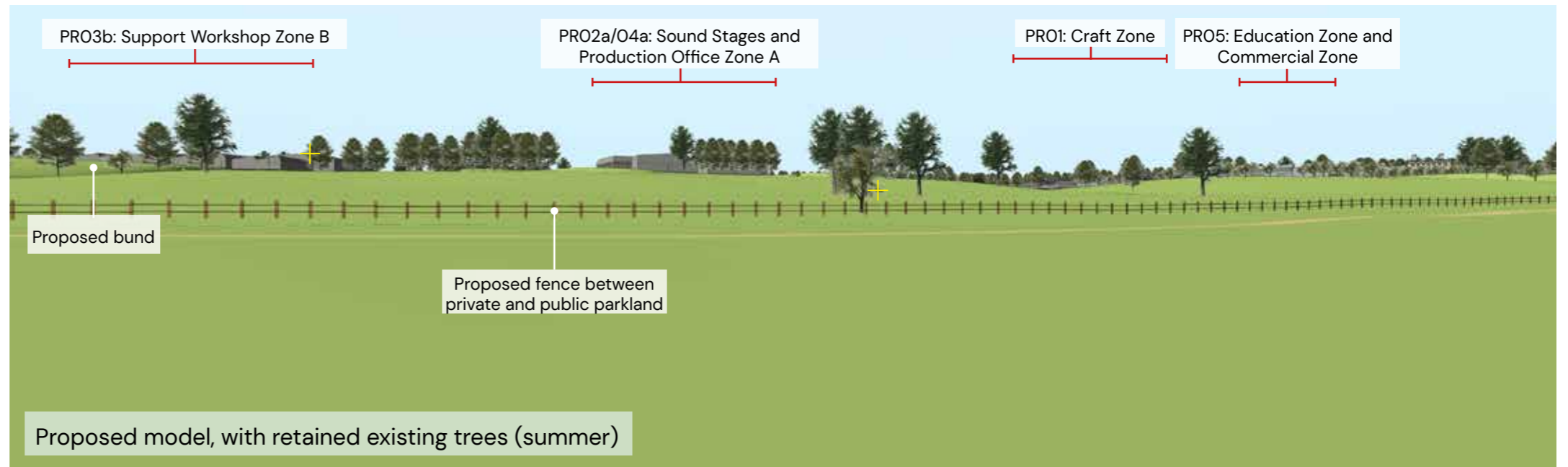
From this location on the Public Right of Way within the Site, parts of several of the zones are visible across the view when modelled without proposed vegetation. Existing vegetation screens some of these proposed buildings.

Modelled with proposed trees 15 years post-completion, proposed mitigation and parkland planting is expected to further screen these buildings.

- Distance to Support Workshop Zone B: 427m
- Distance to Sound Stages and Production Office Zone A: 439m
- Distance to Craft Zone: 568m
- Distance to Education Zone and Commercial Zone: 547m



Existing view (summer)



Proposed model, with retained existing trees (summer)



Proposed model, with existing and proposed trees, 15 years post-completion (summer)



VIEWPOINT LOCATION

VIEWPOINT I

Looking north-west from Footpath O38

DESCRIPTION

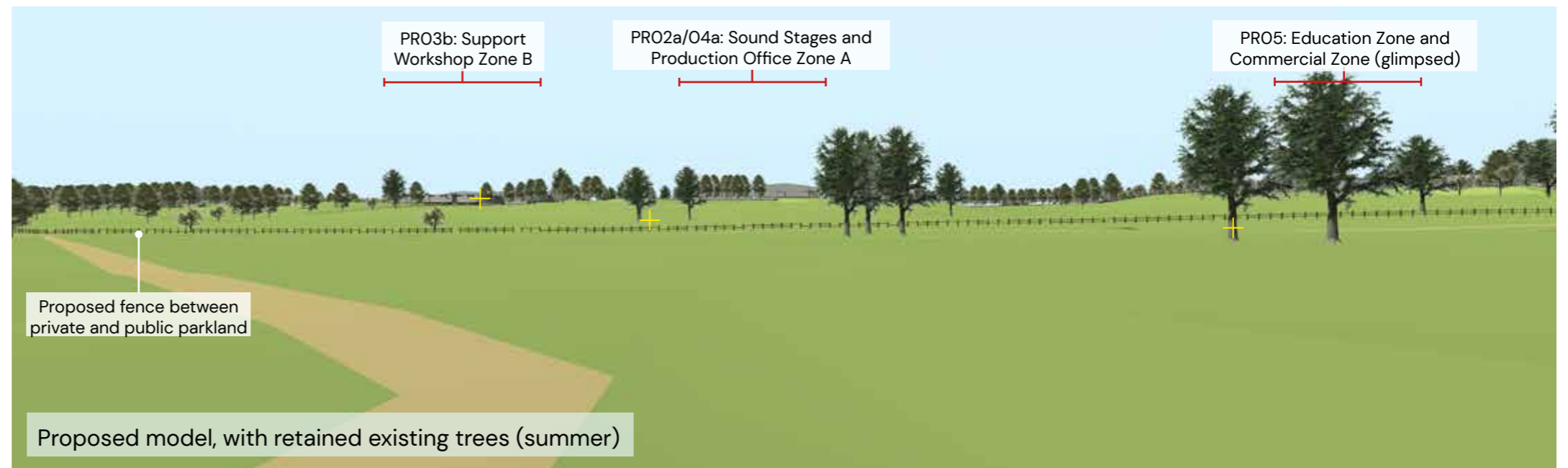
From this location on the Public Right of Way within the Site, parts of several of the zones are visible across the view when modelled without proposed vegetation. Existing vegetation screens some of these proposed buildings.

Modelled with proposed trees 15 years post-completion, proposed mitigation and parkland planting is expected to further screen these buildings.

Distance to Support Workshop Zone B: 622m

Distance to Sound Stages and Production Office Zone A: 582m

Distance to Education Zone and Commercial Zone: 539m



VIEWPOINT J

Looking southwest from Gypsy Lane

DESCRIPTION

From this location at the junction of Footpath Abbots Langley 040 and Bridleway Abbots Langley 040, parts of several of the zones are glimpsed on the skyline when modelled without proposed vegetation. Existing vegetation screens many of the proposed buildings.

Modelled with proposed trees 15 years post-completion, proposed mitigation planting and parkland planting is expected to further screen these buildings. Additional landscape proposals as part of the nearby Leavesden application (22_0491_FUL) are modelled in bottom visualisation; proposed trees in the foreground of the view (see viewpoint location plan below) are expected to screen much of the Site from view.

Distance to Support Workshop Zone B: 959m

Distance to Sound Stages and Production Office Zone A: 930m

Distance to Support Workshop Zone A: 1025m



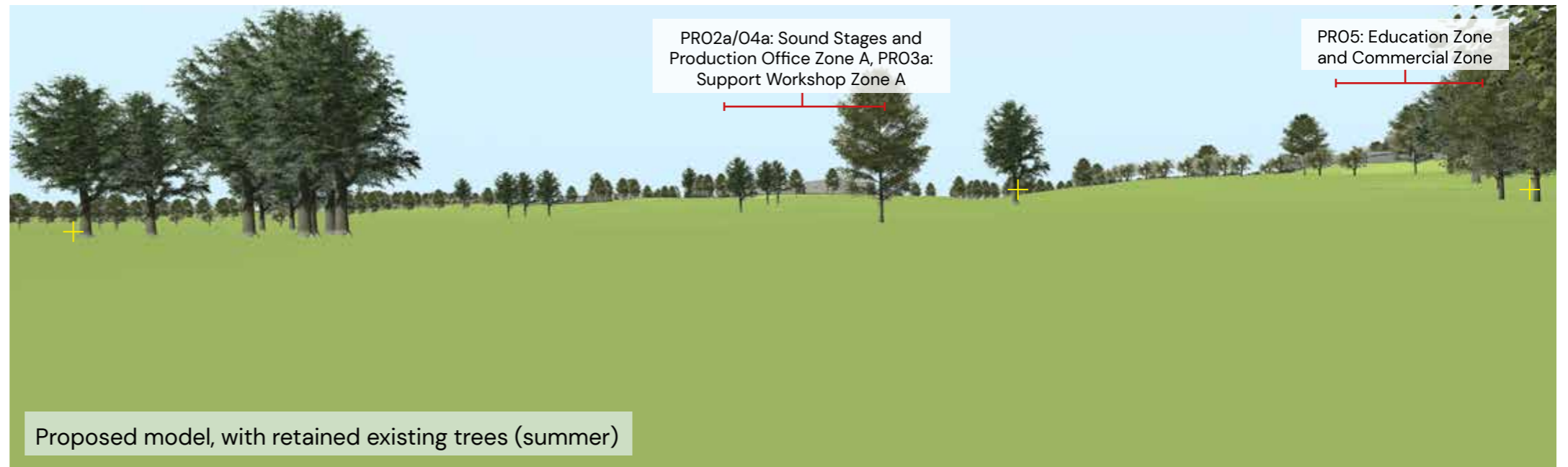
VIEWPOINT K

Looking south-west from the parkland

DESCRIPTION

From this location on the valley floor within the Site, existing topography is expected to screen the majority of built form. The Education and Commercial Zone (PRO5) and PRO2a/O4a: Sound Stages and Production Office Zone A, PRO3a: Support Workshop Zone A are visible in the right of the view, however, modelled with proposed parkland trees 15 years post-completion, the visibility of these zones is expected to be screened from view.

*Distance to Education Zone and Commercial Zone: 357m
Distance to Sound Stages and Production Office Zone A, Support Workshop Zone A, Production Office Zone A: 572m*



VIEWPOINT L

Looking south-west from the parkland

DESCRIPTION

From this location on the valley floor within the Site, existing topography is expected to screen the majority of built form. The Education and Commercial Zone (PRO5) and PRO2a/O4a: Sound Stages and Production Office Zone A, PRO3a: Support Workshop Zone A are visible in the right of the view, however, modelled with proposed parkland trees 15 years post-completion, the visibility of these zones is expected to be screened from view.

Distance to Education Zone and Commercial Zone: 331m
Distance to Sound Stages and Production Office Zone A, Support Workshop Zone A, Production Office Zone A: 402m



VIEWPOINT M

Looking north-west from the parkland

DESCRIPTION

From this location within the Site, the Craft Zone (PRO1) and the Education and Commercial Zone (PRO5) are visible across the view.

Modelled with proposed trees 15 years post-completion, proposed parkland planting is expected to largely screen these buildings from view.

Note: this view is within the proposed private area of parkland.

Distance to Craft Zone: 179m

Distance to Education Zone and Commercial Zone: 182m



Existing view (summer)



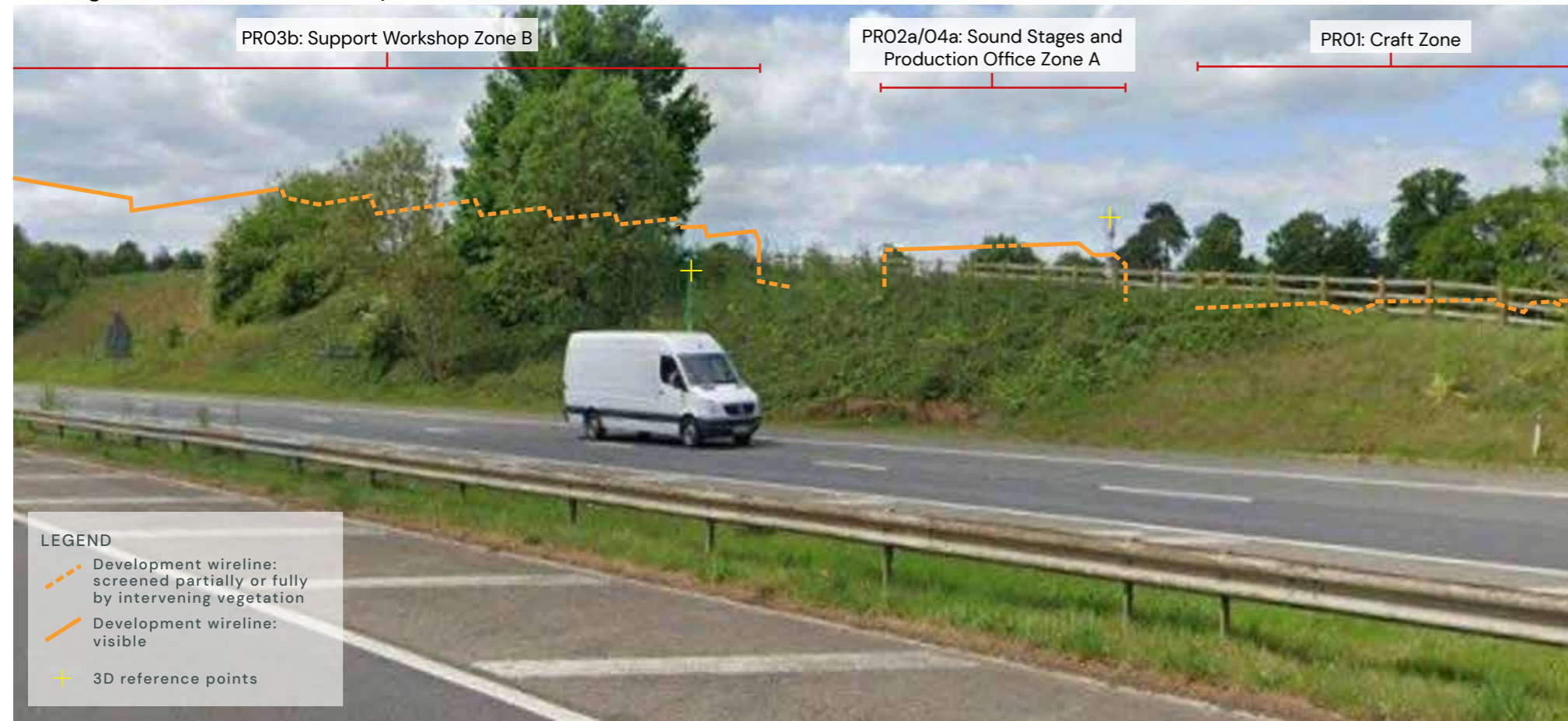
Proposed model, with retained existing trees (summer)



Proposed model, with existing and proposed trees, 15 years post-completion (summer)

VIEWPOINT N (WIRELINE)

Looking north-east from M25 sliproad



DESCRIPTION

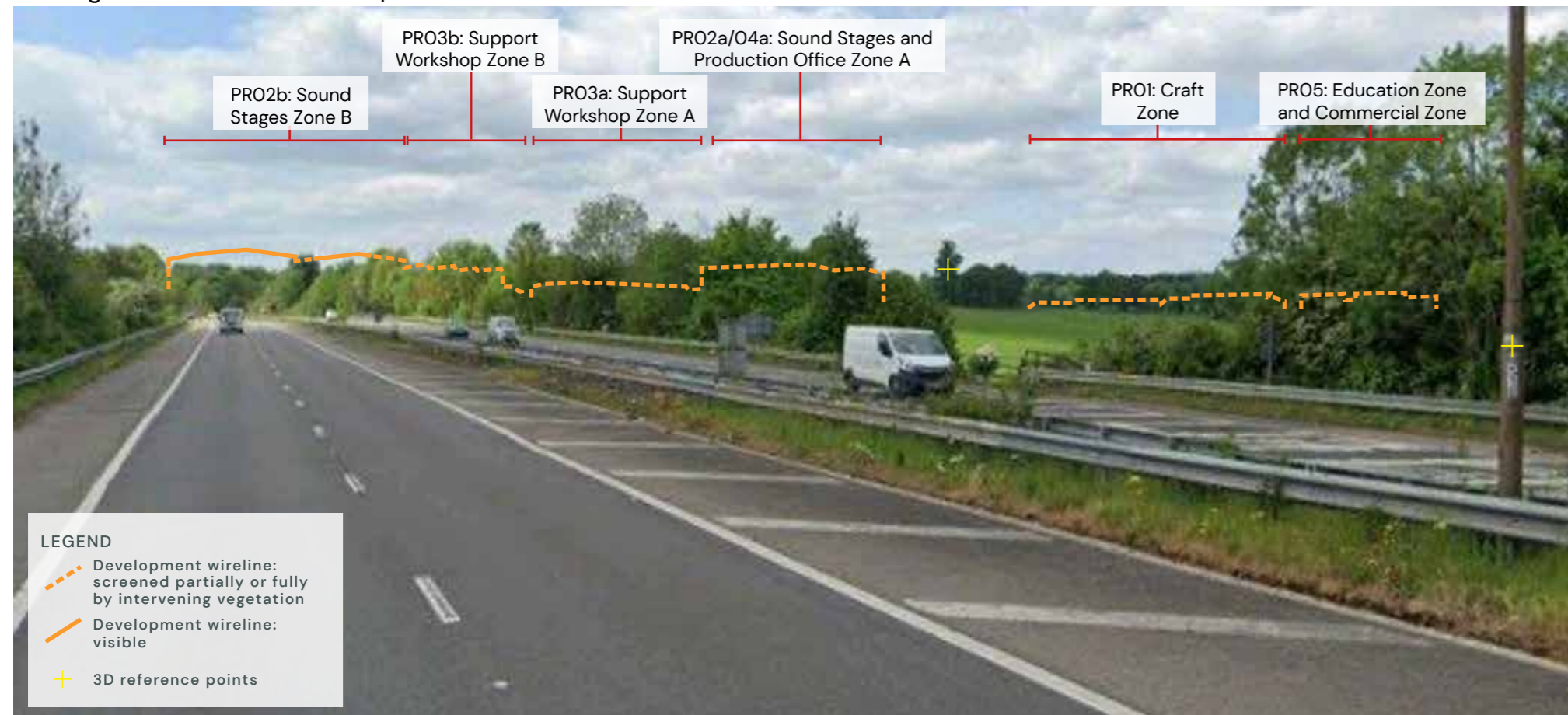
From this location on the sliproad, proposed buildings within Support Workshop Zone B (PRO3b) and the Sound Stages and Production Office Zone A (PRO2a/O4a) are visible beyond the motorway embankment. The Craft Zone (PRO1) is screened by intervening existing vegetation and terrain. Proposed vegetation has not been modelled, but mitigation planting along the southern site boundary (which runs along the northern side of the motorway at this point) is expected to screen much of the proposals from view.

Note: wireline does not take mitigation planting into account (only existing vegetation)



VIEWPOINT O (WIRELINE)

Looking north-east from M25 sliproad



DESCRIPTION

From this location on the sliproad, proposed buildings within Support Workshop Zone B (PRO3b) and the Sound Stages and Production Office Zone A (PRO2a/O4a) are visible beyond the motorway embankment. The Craft Zone (PRO1) is screened by intervening existing vegetation and terrain. Proposed vegetation has not been modelled, but mitigation planting along the southern site boundary (which runs along the northern side of the motorway at this point) is expected to screen much of the proposals from view.

Note: wireline does not take mitigation planting into account (only existing vegetation)



APPENDIX A:

CGI VISUALISATIONS

CGI LOCATION PLAN

SOURCE: DAS EXECUTIVE SUMMARY

5.0 Masterplan Visuals

5.1 Location Key

The following visualisations are provided to give an artistic impression of the proposed scheme:

View 01	Wider Landscape I
View 02	Wider Landscape II
View 03	Education and Commercial Building
View 04	Historic Core
View 05	Craft Zone I
View 06	Craft Zone II
View 07	Walled Garden and Cafe
View 08	South Site Support Structures
View 09	Langleybury Children's Farm
View 10	Langleybury Lane
View 11	Gypsy Lane I
View 12	Gypsy Lane II



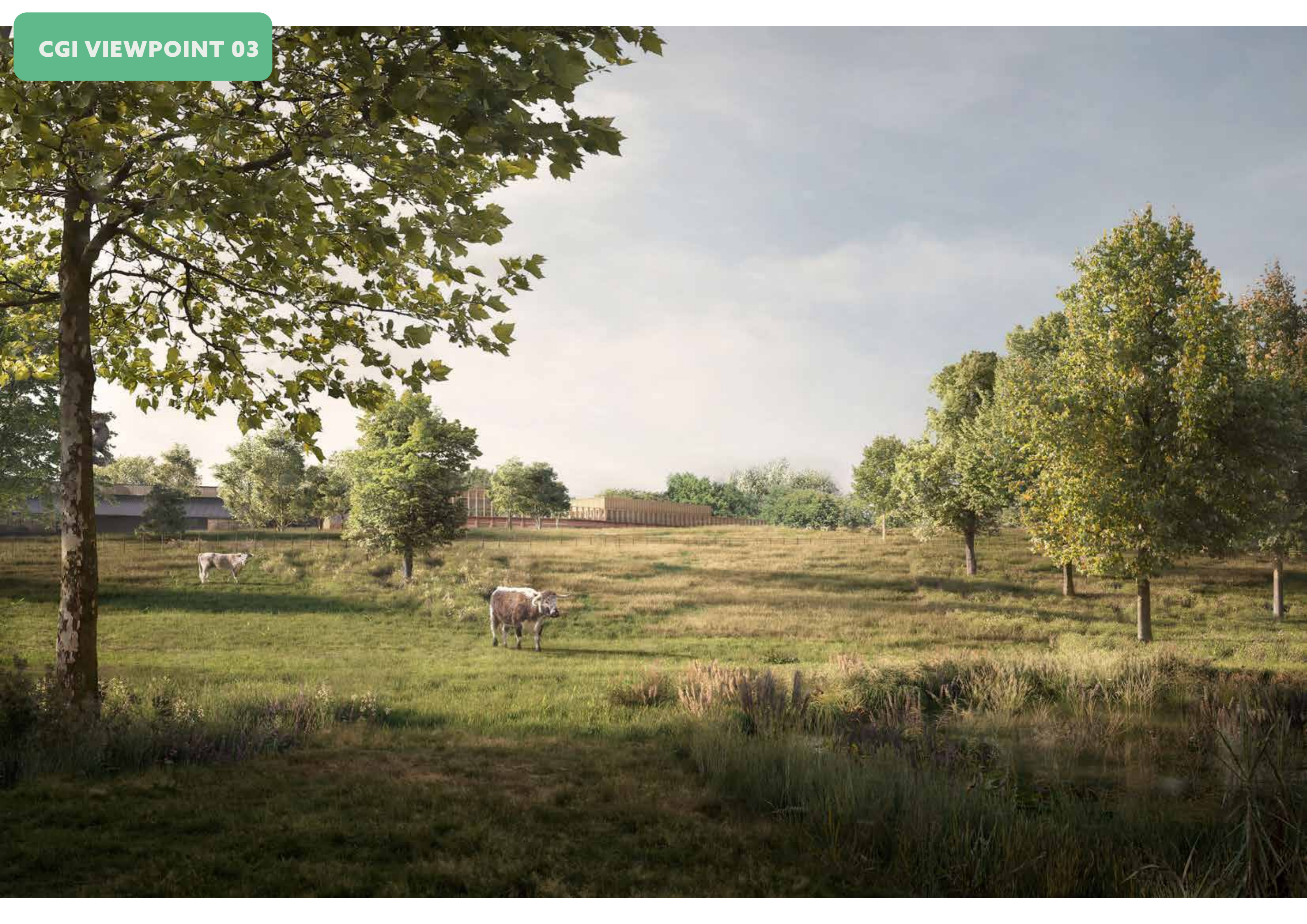
Opposite: Visualisation Location Key - NTS

CGI VIEWPOINT 01

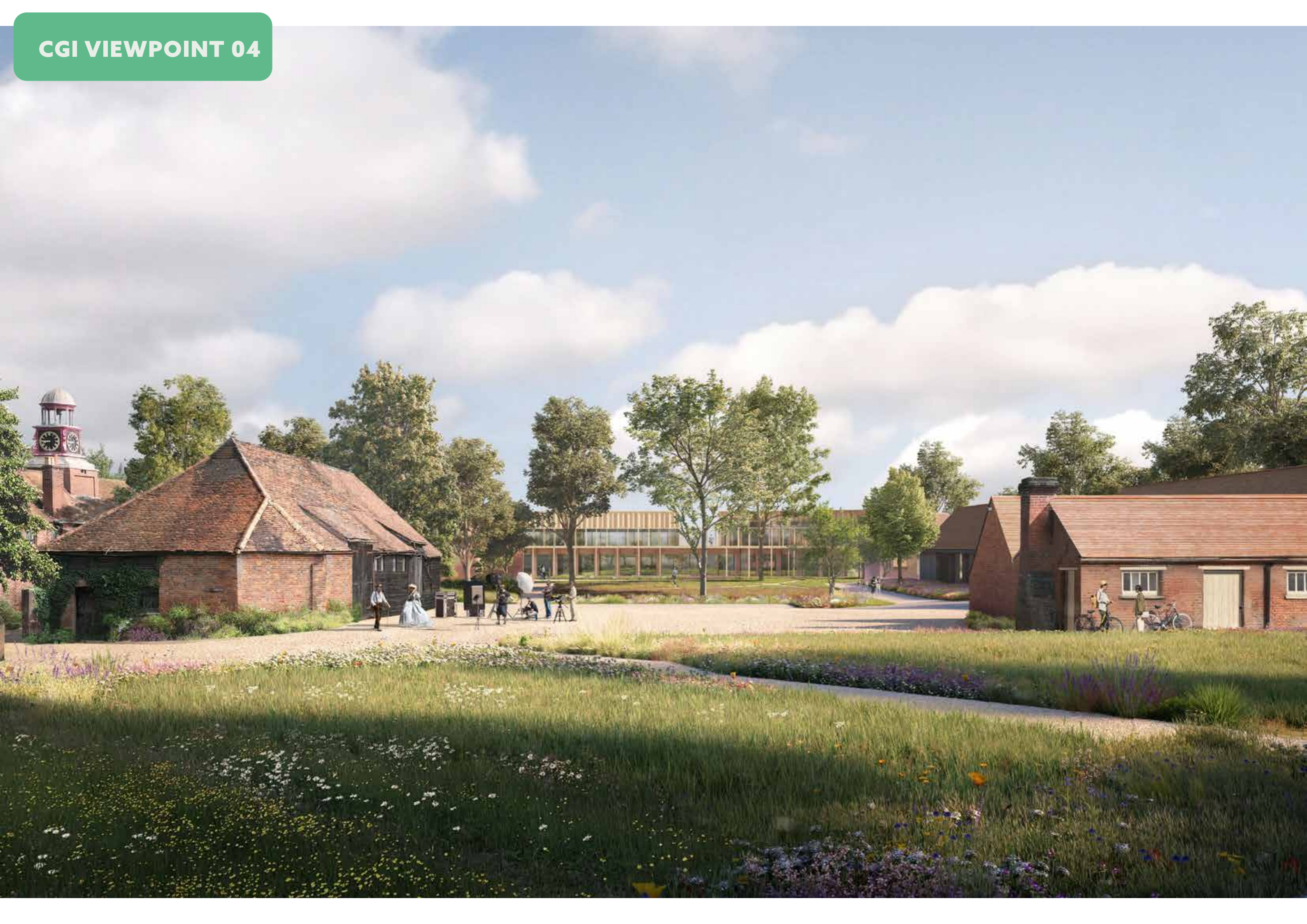


CGI VIEWPOINT 02





CGI VIEWPOINT 04

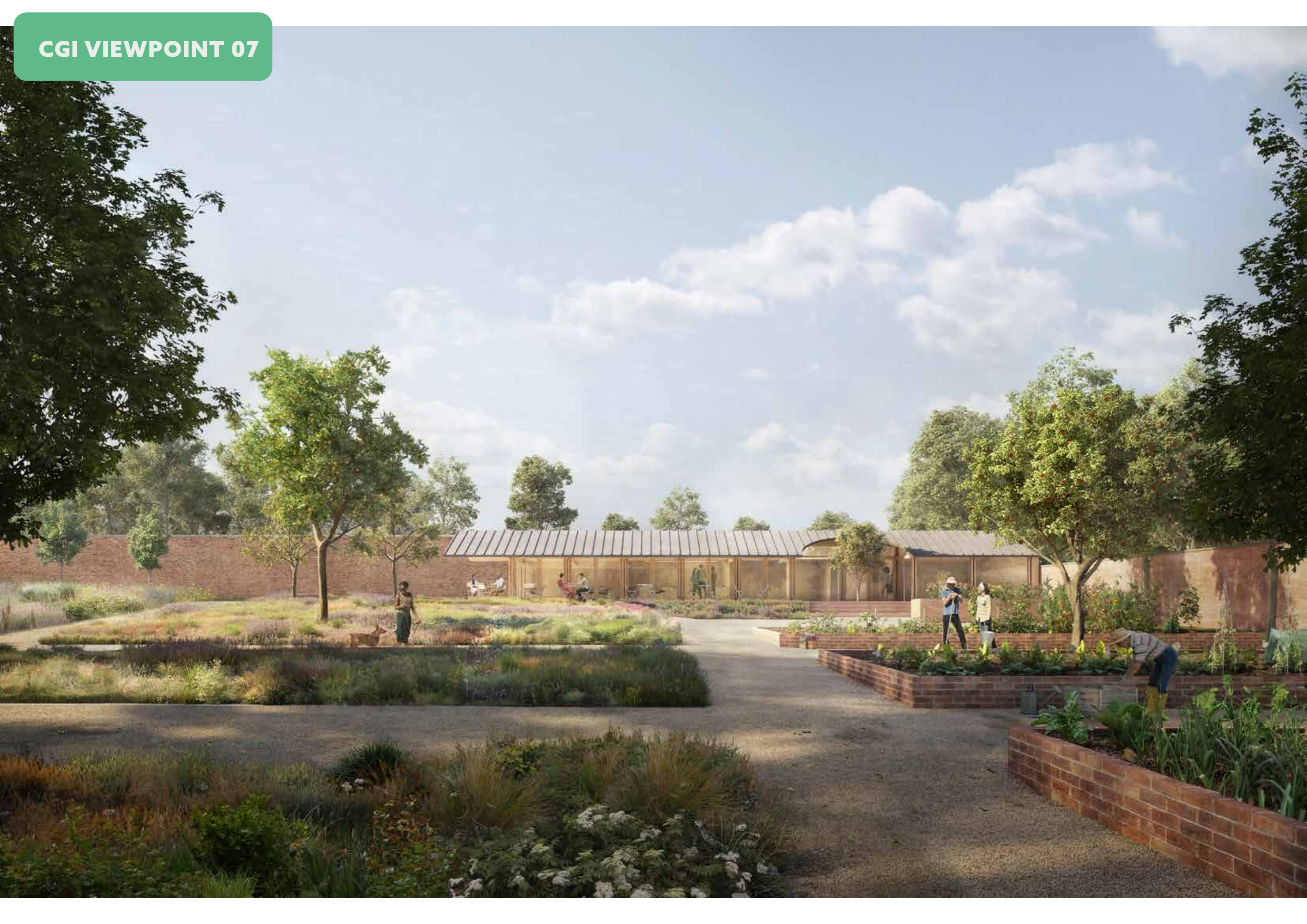


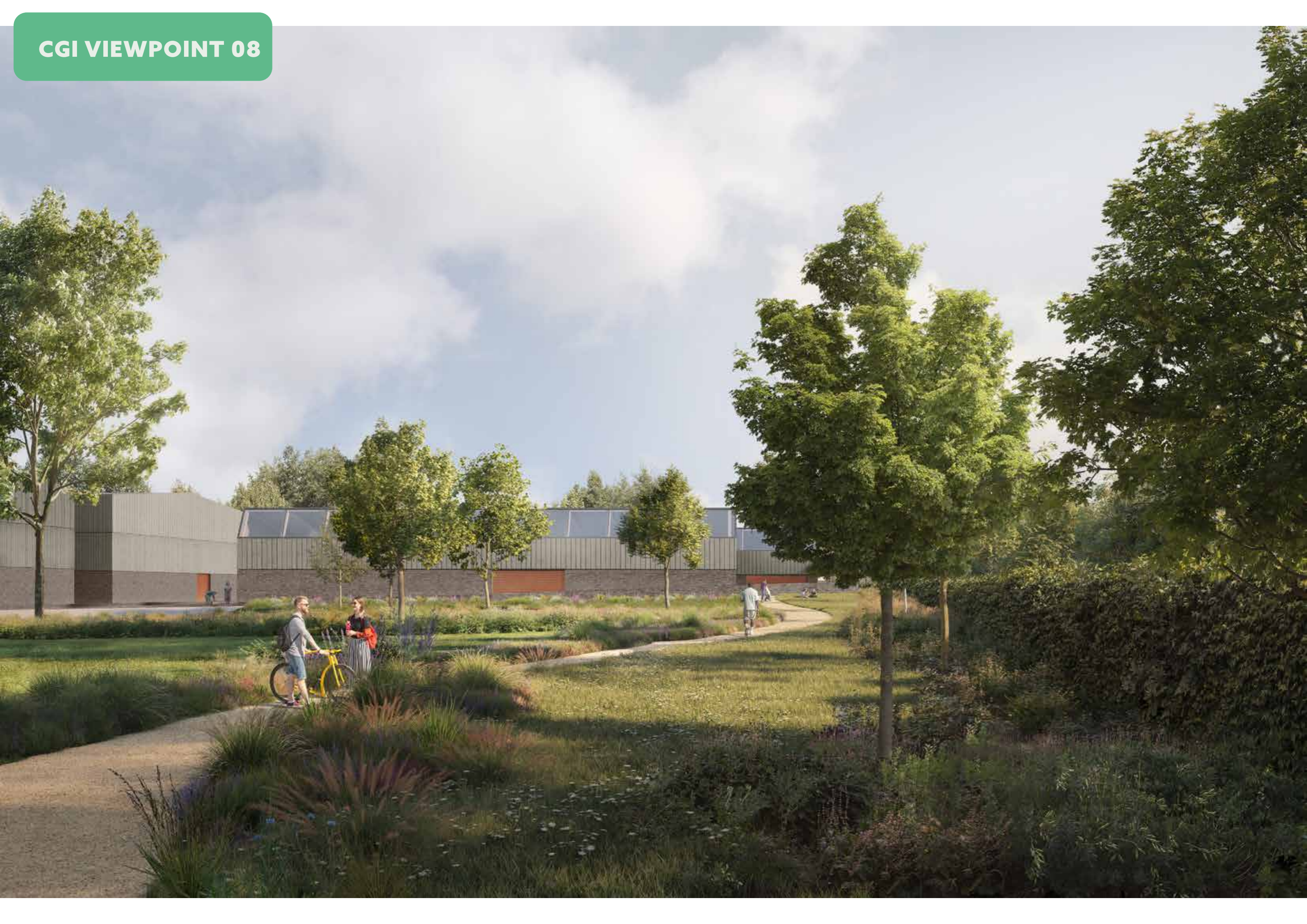
CGI VIEWPOINT 05





CGI VIEWPOINT 07







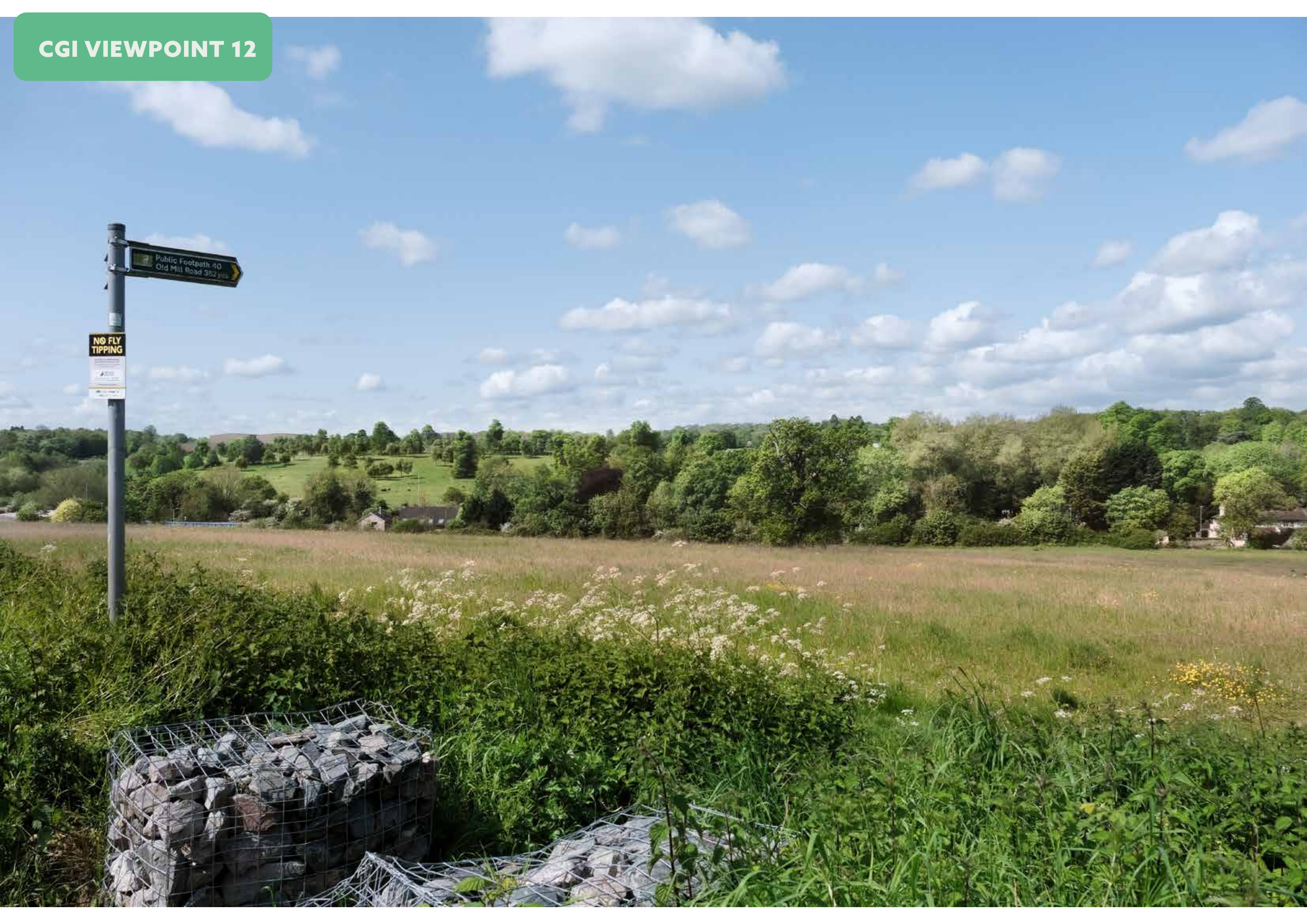
CGI VIEWPOINT 10



CGI VIEWPOINT 11



CGI VIEWPOINT 12



APPENDIX B:

METHODOLOGY

METHODOLOGY

This methodology sets out the process and guidelines associated with creating the semi-verified visualisation in the main body of this report. Please note that Viewpoints N and O follow a slightly different methodology to Viewpoints A-M, and that this methodology does **not** apply to the CGIs found at Appendix A).

SEMI-VERIFICATION PROCESS

Semi-verified visualisations (Type 3 under Landscape Institute Technical Guidance Note 06/19) have been produced by importing a 3D model of the proposed development, including existing mansion and farm buildings which are to be retained, into CAD software (Vectorworks). The Vectorworks Renderworks Camera tool is then used to set up views within this 3D model, with settings of these views' "cameras" (such as grid reference, height and focal length) set up to match the setting of photographs taken on site with a DSLR and tripod. 3D references within this 3D model, such as the existing buildings, enable the model to be aligned and overlaid with the photographs, producing accurate, semi-verified visualisations. The 3D references used are marked on photographs throughout the document as small yellow crosses; they also include objects like existing trees, lampposts and the antenna in the south of the Site.

PROPOSED 3D MODEL

The buildings modelled were produced by the project architects (IF_DO) and are used to illustrate location and scale of the buildings, rather than detailed visual details such as materials. They do, however, fall within parameters set out in the parameter plan accompanying the planning application, in terms of maximum height and finished floor level (FFL), as shown in Table 1.

TERRAIN

Within the Site, the 3D terrain used in the visualisations was created by combining existing and proposed 1m contours within the site. Additional detail of the sliproad cutting to the south of the Site was included by using LIDAR DTM data. The 3D terrain model includes the proposed bunds/earthworks.

VEGETATION / TREES

Existing trees were modelled in 3D, with their height matched approximately to those shown on the tree survey; these trees are an approximate representation and do not reflect details such as species,

crowns and exact trunk locations. In some locations, existing hedgerows were also modelled using a similar process. Only trees and hedgerows that are to be retained were included in the 3D model; trees shown to be removed on the tree survey were **not** modelled.

Proposed trees and some areas of hedgerow have also been modelled, to heights expected at 15 years post-completion (8-10m). Using a height at 15 years post-completion was selected in order to reflect the ES process and the assessment of visual effects after 15 years. Proposed trees reflect the locations shown on the landscape masterplan / LEMP Framework Plan.

Additional landscape proposals as part of the nearby Leavesden application (22_0491_FUL) are modelled for Viewpoint J, in the form of proposed trees. These are modelled at the same height as those within the Site.

PHOTOGRAPHY

Photography was carried out in line with current Landscape Institute guidance. Photographs were taken with a fixed 50mm focal length lens attached to a DSLR camera, on a tripod set to a height of 1.6m above ground level.

Panoramas were produced by using accurate stitching software which overcomes rectilinear distortion by distorting each image into a cylindrical projection before aligning and blending, to reflect as accurately as possible the experience of the human eye.

The panoramas have an accurate viewing distance of 16.2cm, calculated from combining a 100° Field of View and the other camera and lens attributes.

"STREETVIEW" VISUALISATIONS (VIEWPOINTS N AND O)

It was identified that it would be useful to illustrate the possible visibility of the proposed development from Viewpoints N and O, but due to legal and safety reasons was not possible to take photographs from the M25 sliproad. Therefore, visualisations at Viewpoints N and O were created through a different, yet still semi-verified, process using augmented reality software called TrueView.

The same 3D model used for the other visualisations was loaded into the augmented reality software, and using a Google Streetview plugin the visualisations can be calibrated using similar 3D references to the other visualisations. Wirelines were then created by accurately tracing this model when combined with the image, and edited with a dashed line

to show where the proposed buildings will be screened by intervening existing vegetation and landform.

TABLE 1. Height comparison of application parameters and 3D model

Building Zone	Maximum building height: Parameter Plan	Maximum building height: 3D model used in semi-verified visualisations
PRO1: Craft Zone	8.5m	8.5m
PRO2a/04a: Sound Stages and Production Office Zone A	18.0m	17.0m
PRO3a: Support Workshop Zone A	9.0m	8.2m
PRO2b: Sound Stages Zone B	17.0m	17.0m
PRO3b: Support Workshop Zone B	9.0m	8.9m
PRO4b: Production Office Zone B	9.0m	9m
PRO5: Education Zone and Commercial Zone	9.0m	9m
PR12: Commercial Zone	7.0m	6.6m

Define.

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