



Indurent Management Ltd.

M400 Development, Heywood Distribution Park

VISUALISATIONS STUDY

June 2024

FPCR Environment and Design Ltd

Registered Office: Lockington Hall, Lockington, Derby DE74 2RH

Company No. 07128076. [T] 01509 672772 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

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Rev	Issue Status	Prepared/Date	Approved/Date
-		TRJ / 19 06 24	TRJ / 19 06 24

CONTENTS

1.0	INTRODUCTION	2
2.0	APPROACH TO THE VISUALISATIONS.....	2

FIGURES

Figures 1 – 8: Visualisations for Viewpoints A - D

APPENDICES

Appendix A: Visualisation Methodology

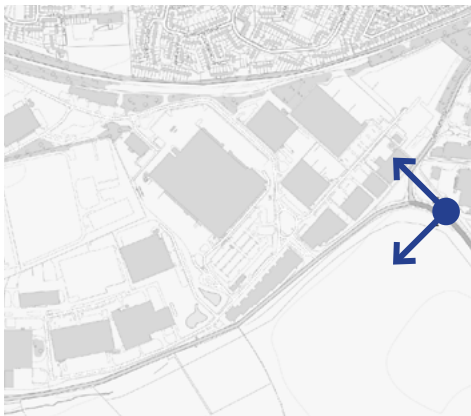
1.0 INTRODUCTION

- 1.1 This Visualisations Study has been prepared for the proposed development at Plot M400, Heywood Distribution Park by FPCR Environment and Design Ltd (FPCR).
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy established over 60 years, with expertise in architecture, landscape, ecology, arboriculture, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

2.0 APPROACH TO THE VISUALISATIONS

- 2.1 The Visualisations have been prepared in accordance with guidance published by the Landscape Institute; '*Visual Representation of Development Proposals - Technical Guidance Note 06/19*' (September 2019). The methodology is attached at Appendix A.
- 2.2 Four Photo Viewpoints were selected for the purposes of this Visualisations Study. These are considered to be suitably representative of the potential views towards the site and the proposed development from different directions and positions surrounding the site and the existing Distribution Park. The Photo Viewpoints are identified as A to D and comprise the following:
- Photo Viewpoint A: Hareshill Road/ Pilsworth Road (located to the east of the site);
 - Photo Viewpoint B: Moss Hall Road (located to the south of the site);
 - Photo Viewpoint C: Open Space south of Argyle Street (located to the north of the site); and
 - Photo Viewpoint D: Recreation Ground/ Football pitches (Roach Dynamos) (located to the north west of the site).
- 2.3 For each of the four Photo Viewpoints there are two figures attached. The first shows the existing view and the second shows the existing view with the proposed development included as part of the view. The proposed development depicted in the view reflects the Illustrative Site Plan for a single building unit (Ref: '*1 Unit Option*'; as detailed on the accompanying UMC Architects drawing). It depicts the proposed building to the proposed maximum building height of 25 metres as detailed on the accompanying Parameters Plan.
- 2.4 At this stage, the design and elevational treatments of the proposed building is illustrative only and the subsequent design and detailing of the buildings (elevational treatments, colours, rooflines etc.) will be subject to further agreement as part of Reserved Matters.

L:\106001\10662\LANDSI\Photomontages\10662-Photomontages - REV A.indd



Visualisation Type: Type 1
Projection: 'Cylindrical'
Enlargement factor: 100%
Date & time of photo: 06 June 2024, 09:44
Camera make & model, & sensor format: Canon EOS 6D FFS
Horizontal Field of View: 87°
Direction of View: 270°, bearing from North
Viewpoint location: 384643, 409569, 124.905m AOD (Eye level)
Height of camera lens above ground: 1.6m
Distance to the nearest site boundary: 690m
Viewing distance: To be viewed at comfortable arm's length

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Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 at A1 width. To be viewed at comfortable arms length.

Elevation treatment / colouring is indicative at this stage.



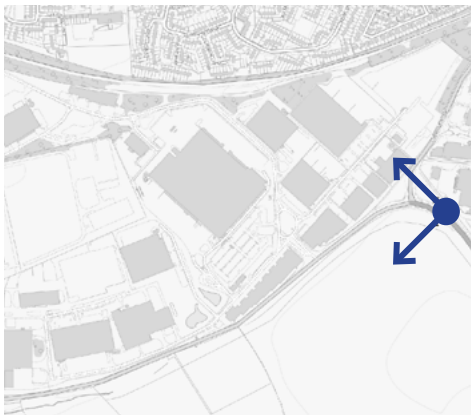
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project
drawing title
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drawing / figure number

Indurent Management Ltd.
M400 Development
Heywood Distribution Park
EXISTING VIEW
VIEWPOINT A
HT / TRJ
Figure 1

issue date
18 June 2024
rev
A



Illustrative Layout
1 Unit Option (25m)



Visualisation Type: Type 3
Projection: 'Cylindrical'
Enlargement factor: 100%
Date & time of photo: 06 June 2024, 09:44
Camera make & model, & sensor format: Canon EOS 6D FFS
Horizontal Field of View: 87°
Direction of View: 270°, bearing from North
Viewpoint location: 384643, 409569, 124.905m AOD (Eye level)
Height of camera lens above ground: 1.6m
Distance to the nearest site boundary: 690m
Viewing distance: To be viewed at comfortable arm's length

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client
Indurent Management Ltd.

project
M400 Development
Heywood Distribution Park

drawing title
VISUALISATION
VIEWPOINT A

drawn
HT / TRJ

issue date
18 June 2024

drawing / figure number
Figure 2

rev
A

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Visualisation Type: Type 1
Projection: 'Cylindrical'
Enlargement factor: 100%
Date & time of photo: 06 June 2024, 10:19
Camera make & model, & sensor format: Canon EOS 6D FFS
Horizontal Field of View: 87°
Direction of View: 20°, bearing from North
Viewpoint location: 383595, 408925, 111.982m AOD (Eye level)
Height of camera lens above ground: 1.6m
Distance to the nearest site boundary: 430m
Viewing distance: To be viewed at comfortable arm's length

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drawn
drawing / figure number

Indurent Management Ltd.
M400 Development
Heywood Distribution Park
EXISTING VIEW
VIEWPOINT B
HT / TRJ 18 June 2024
Figure 3

issue date
rev

18 June 2024
A

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Illustrative Layout
1 Unit Option (25m)



Visualisation Type: Type 3
Projection: 'Cylindrical'
Enlargement factor: 100%
Date & time of photo: 06 June 2024, 10:19
Camera make & model, & sensor format: Canon EOS 6D FFS
Horizontal Field of View: 87°
Direction of View: 20°, bearing from North
Viewpoint location: 383595, 408925, 111.982m AOD (Eye level)
Height of camera lens above ground: 1.6m
Distance to the nearest site boundary: 430m
Viewing distance: To be viewed at comfortable arm's length

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client
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project
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Heywood Distribution Park

drawing title
VISUALISATION
VIEWPOINT B

drawn
HT / TRJ

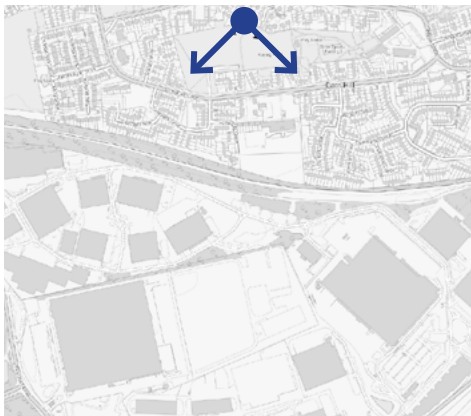
issue date
18 June 2024

drawing / figure number
Figure 4

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A



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Visualisation Type: Type 1
Projection: 'Cylindrical'
Enlargement factor: 100%
Date & time of photo: 06 June 2024, 11:26
Camera make & model, & sensor format: Canon EOS 6D FFS
Horizontal Field of View: 87°
Direction of View: 180°, bearing from North
Viewpoint location: 383799, 410241, 132.992m AOD (Eye level)
Height of camera lens above ground: 1.6m
Distance to the nearest site boundary: 450m
Viewing distance: To be viewed at comfortable arm's length

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project
M400 Development
Heywood Distribution Park

drawing title
EXISTING VIEW
VIEWPOINT C

drawn
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issue date
18 June 2024

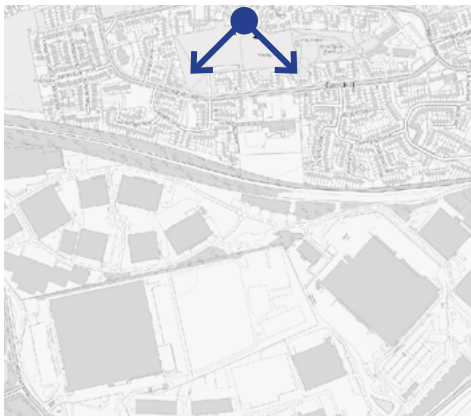
drawing / figure number
Figure 5

rev
A



Illustrative Layout
1 Unit Option (25m)

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Visualisation Type: Type 3
Projection: 'Cylindrical'
Enlargement factor: 100%
Date & time of photo: 06 June 2024, 11:26
Camera make & model, & sensor format: Canon EOS 6D FFS
Horizontal Field of View: 87°
Direction of View: 180°, bearing from North
Viewpoint location: 383799, 410241, 132.992m AOD (Eye level)
Height of camera lens above ground: 1.6m
Distance to the nearest site boundary: 450m
Viewing distance: To be viewed at comfortable arm's length

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project
M400 Development
Heywood Distribution Park

drawing title
VISUALISATION
VIEWPOINT C

drawn
HT / TRJ

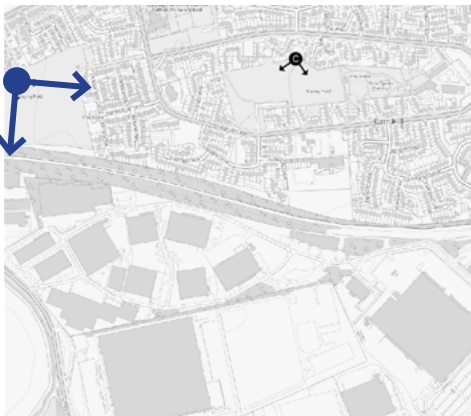
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18 June 2024

drawing / figure number
Figure 6

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A



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Visualisation Type: Type 1
Projection: 'Cylindrical'
Enlargement factor: 100%
Date & time of photo: 06 June 2024, 11:55
Camera make & model, & sensor format: Canon EOS 6D FFS
Horizontal Field of View: 87°
Direction of View: 140°, bearing from North
Viewpoint location: 383170, 410190, 120.846m AOD (Eye level)
Height of camera lens above ground: 1.6m
Distance to the nearest site boundary: 690m
Viewing distance: To be viewed at comfortable arm's length

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Heywood Distribution Park

drawing title
EXISTING VIEW
VIEWPOINT D

drawn
HT / TRJ

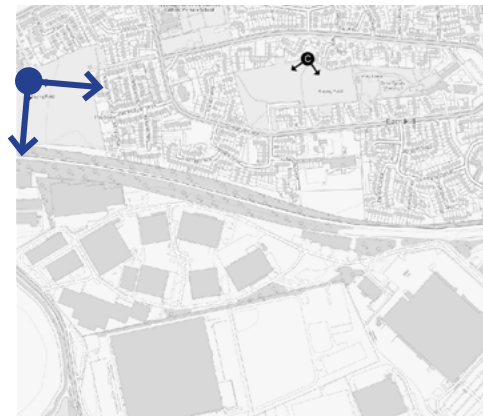
issue date
18 June 2024

drawing / figure number
Figure 7

rev
A



Illustrative Layout
1 Unit Option (25m)



Visualisation Type: Type 3
Projection: 'Cylindrical'
Enlargement factor: 100%
Date & time of photo: 06 June 2024, 11:55
Camera make & model, & sensor format: Canon EOS 6D FFS
Horizontal Field of View: 87°
Direction of View: 140°, bearing from North
Viewpoint location: 383170, 410190, 120.846m AOD (Eye level)
Height of camera lens above ground: 1.6m
Distance to the nearest site boundary: 690m
Viewing distance: To be viewed at comfortable arm's length

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drawing title
**VISUALISATION
VIEWPOINT D**

drawn
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drawing / figure number
Figure 8

rev
A

APPENDIX A: Technical Methodology for Type 3 Visualisations

[photomontages]

Introduction

- 1.1 The Photomontages were prepared in accordance with the latest guidance published by the Landscape Institute; 'Visual Representation of Development Proposals - Technical Guidance Note 06/19' (September 2019), (subsequently referred to as TGN 06/19). Photomontages or Photowires are referred to in TGN 06/19 as 'Type 3 Visualisations'.
- 1.2 The aim of these visualisations is to represent appearance, context, form, and extent of development. It should be noted that however accurate these visualisations are, there are limitations on what can be conveyed by a 2D image, as explained in para 1.2.13 of TGN 06/19:

"Two-dimensional visualisations, however detailed and sophisticated, can never fully substitute what people would see in reality. They should, therefore, be considered an approximation of the three-dimensional visual experiences that an observer might receive in the field."

Technical Photography

- 1.3 A Canon EOS 6D full-frame SLR camera with fixed 50mm lens was mounted onto a Manfrotto 360 VR panoramic tripod head and tripod and levelled with Benro Levelling Adjustment Base. A series of adjoining photographs were taken in landscape format for each viewpoint. The camera was set with the centre of the lens at 1.6 metres above ground level. The panoramic head was set to a 20° angle of rotation to achieve a 50% horizontal overlap between frames. At each viewpoint location the camera was set up to take photographs centred around a nodal point. The nodal point was set to avoid any problems of foreground parallax.
- 1.4 The photos were cylindrically stitched using Adobe Photoshop software, thus illustrating the full horizontal extents of each view. While the horizontal field of view for each Photomontage varies, it is based upon the landscape context for each view.

Surveying

- 1.5 Phone GPS has been used to record the location of each photograph location, and these locations have been verified further using OS Maps, geo-references aerial photography and a topographical survey of the site, providing sub-3 metre accuracy. OS Maps, LIDAR DSM and a topographical survey of the site have been used to ascertain the locations of reference features/ marker points. LIDAR DTM topographical data has been used to determine the level of viewpoints and markers.

3D Modelling [LSS]

- 1.6 Proposals for the proposed development have been modelled in 3D using LSS software. The proposed development shown in the model is geo-referenced and based upon the Illustrative Masterplan. The topography of the site and surrounding landform has been generated from LIDAR DTM data.
- 1.7 The proposed view from each viewpoint has been exported from LSS software in cylindrical projection, then overlaid on the panoramic photographs using Adobe Photoshop software. The 3D model has been accurately positioned within the photographs using surveyed reference markers, DSM and DTM landform. This enabled both the horizontal and vertical alignment of the 3D models and photographs to be cross-checked and verified. After setting the 3D models

accurately into each photograph the model has been rendered in Adobe Photoshop, with indicative elevations used to generate photomontages that appear as realistic as possible.

Presentation

- 1.8 Photomontages have been presented in accordance with TGN 06/19. The visualisations have been prepared to be printed at A1 wide by A4 high (841mm x 297mm). The visualisations should be viewed at comfortable arm's length. Specific information on each viewpoint is provided alongside the relevant visualisations.

Summary

- 1.9 The table below summarises the technical methodology for Type 3 Visualisations, as required by TGN 06/19:

Photography	
Method used to establish camera location	Phone (Maverick app)
Likely level of accuracy of location	Better than 3m
If lenses other than 50mm have been used, explain why a different lens is appropriate	N/A
3D Model / Visualisation	
Source of topographic height data and its resolution	LIDAR DTM (2m resolution)
How have the model and the camera locations been placed in the software?	Based on GPS coordinates
Any limitations in the overall methodology for preparation of the visualisations?	Summer photography