

**PROPOSED HOUSING AND EXISTING PUMP HOUSE EXTENSION.
LAND EAST OF WINDERMERE AVENUE, COLNE, PENDLE.**

Visually Verifiable Images. Views & Methodology by Visual**horizon**3D

Designed by **CPL ARCHITECTURE**



30th September 2022

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1.00

Introduction

- 1.1
- The Visually Verifiable Images (VVIs) shown in this document are of the proposed new development at land east of Windermere Avenue, Colne, Pendle, designed by CPL ARCHITECTURE.
- 1.2
- This document, and the VVIs of the project, was created by Visualhorizon3D
- 1.3
- The purpose of this document is to present, in one document, proposed views, existing views and to describe the methodology used to create the finished VVIs.
- 1.4
- The work was commissioned by CPL ARCHITECTURE with the view locations instructed by same. The brief was to create ten VVIs from these locations. The views are a mixture of wireline and fully rendered views, where appropriate (see section 4.1 for a description of view types).
- 1.5
- All information regarding the development was supplied in digital format by CPL ARCHITECTURE, including plans, elevations, site plan and surveyors topographical survey.
- 1.6
- The methods used to create the VVIs are in accordance with the guidelines for Landscape & Visual Impact Assessment (GLVIA) Third Edition 2013, together with TGN 06/19 (Technical Guidance Note 2019), produced by The Landscape Institute and Institute of Environmental Management & Assessment.
- 1.7
- The methodology used to create these views is described in the methodology sections of this report (sections 5 to 8).
- 1.8
- In some sections of this report where it is marked thus #, please refer to the footnotes at the end of the relevant section for further information.

2.00 View location selection

2.1 The adjacent image (Fig. 2.11) indicates the viewpoint numbers and shows the relationship between the viewpoints and the site itself (highlighted blue).

2.3 The viewpoint numbers and descriptions are below.

View 1	Skipton Old Road, looking north east.
View 2	Skipton Old Road, looking north.
View 3	Skipton Old Road, looking south west.
View 4	Skipton Old Road, looking south west.
View 5	View from within site, looking south west.
View 6	View from within site, looking south east.
View 7	View from within site, looking south east.
View 8	View from within site, looking south east.
View 9	View from within site, looking south east.
View 10	Public footpath through fields south east of site, looking north west.



Figure 2.11

3.00 Views and technical data



Viewpoint 1 EXISTING

To be viewed at comfortable arm's length

Visualisation Type 4
 Projection Planar
 Enlargement Factor 100% @ A3
 Date/Time of Photograph 13-07-2022 / 10:39

Camera Make, Model & sensor format: Nikon, D610 & Full Frame Sensor
 Make & focal length of Lens: Nikkor 50mm
 Horizontal Field of View (HFOV): 39.5°
 Direction of View from North (0°): 27°

Coordinates (Easting/Northing): 390293.099 / 440464.601 M
 Height Above Ordnance Datum (AOD): 183.275 M
 Distance to nearest site boundary / Feature: 66 M
 Height of Camera: 1.5 M

Proposed Housing and Existing Pump House Extension.
 Land East of Windermere Avenue, Colne, Pendle.
 Designed by CPL ARCHITECTURE.
 Images produced by Visualhorizon3D



Viewpoint 1 PROPOSED

To be viewed at comfortable arm's length

Visualisation Type: 4
 Projection: Planar
 Enlargement Factor: 100% @ A3
 Date/Time of Photograph: 13-07-2022 / 10:39

Camera Make, Model & sensor format: Nikon, D610 & Full Frame Sensor
 Make & focal length of Lens: Nikkor 50mm
 Horizontal Field of View (HFOV): 39.5°
 Direction of View from North (0°): 27°

Coordinates (Easting/Northing): 390293.099 / 440464.601 M
 Height Above Ordnance Datum (AOD): 183.275 M
 Distance to nearest site boundary / Feature: 66 M
 Height of Camera: 1.5 M

Proposed Housing and Existing Pump House Extension.
 Land East of Windermere Avenue, Colne, Pendle.
 Designed by CPL ARCHITECTURE.
 Images produced by Visual Horizon 3D

View 1



Camera location



Surveyed points and data⁶

Point Number	Easting	Northing	Level AOD	Description
V11	390308.732	440500.793	187.897	Bottom left M
V12	390299.117	440484.477	189.687	Top right stone surround
V13	390298.812	440484.066	185.260	Top right stone surround
V14	390295.959	440480.207	186.074	Bottom right stone surround
V21	390295.813	440470.911	182.150	Cnr IC frame
V22	390295.638	440479.762	184.781	Top right stone surround
V23	390295.635	440479.759	183.680	Bottom right stone surround
V24	390294.972	440474.009	182.345	Nearest corner white mark
V25	390294.409	440471.761	182.155	Furthest Cnr broken tarmac
V26	390318.111	440518.464	189.798	Intersection curve and vertical gate post
V28	390297.007	440481.637	188.763	Bottom left stone surround
203T	390322.513	440525.992	190.149	Top of metal hinge
209T	390327.928	440520.958	187.642	Cnr IC
211T	390327.826	440522.669	189.073	Bottom right cnr stone
215T	390324.176	440514.720	186.942	Cnr of drain
305T	390320.599	440514.295	190.202	Top left cnr of sign

View location
Weather: Mostly sunny
Visibility: Good



⁶ See footnotes, section 6.00 for further reading of Eastings, Northings and Level AOSD

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Viewpoint 2 EXISTING

To be viewed at comfortable arm's length

Visualisation Type 4
 Projection Planar
 Enlargement Factor 100% @ A3
 Date/Time of Photograph 13-07-2022 / 10:23

Camera Make, Model & sensor format: Nikon, D610 & Full Frame Sensor
 Make & focal length of Lens: Nikkor 50mm
 Horizontal Field of View (HFOV): 39.5 °
 Direction of View from North (°): 353 °

Coordinates (Easting/Northing): 390325.757 / 440507.758 M
 Height Above Ordnance Datum (AOD): 188.043 M
 Distance to nearest site boundary / Feature: 15 M
 Height of Camera: 1.5 M

Proposed Housing and Existing Pump House Extension.
 Land East of Windermere Avenue, Colne, Pendle.
 Designed by CPL ARCHITECTURE.
 Images produced by Visualhorizon3D



Viewpoint 2 PROPOSED

To be viewed at comfortable arm's length

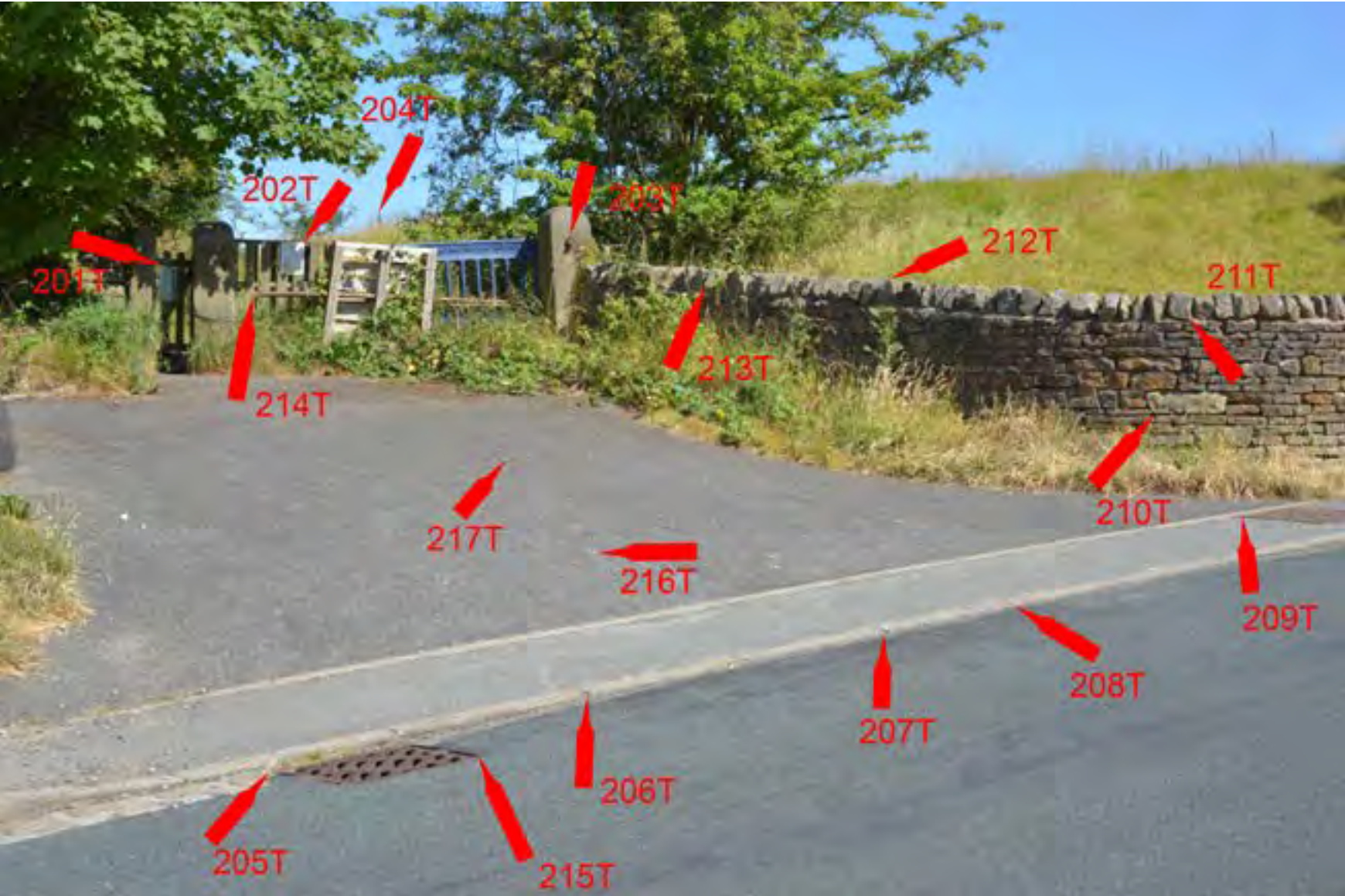
Visualisation Type 4
 Projection Planar
 Enlargement Factor 100% @ A3
 Date/Time of Photograph 13-07-2022 / 10:23

Camera Make, Model & sensor format: Nikon, D610 & Full Frame Sensor
 Make & focal length of Lens: Nikkor 50mm
 Horizontal Field of View (HFOV): 39.5 °
 Direction of View from North (0°): 353 °

Coordinates (Easting/Northing): 390325.757 / 440507.758 M
 Height Above Ordnance Datum (AOD): 188.043 M
 Distance to nearest site boundary / Feature: 15 M
 Height of Camera: 1.5 M

Proposed Housing and Existing Pump House Extension.
 Land East of Windermere Avenue, Colne, Pendle.
 Designed by CPL ARCHITECTURE.
 Images produced by Visualisation3D

View 2



Camera location



Surveyed points and data⁶

Point Number	Easting	Northing	Level AOD	Description
201T	390318.941	440524.723	189.743	Top left sign
202T	390320.085	440525.333	190.021	Top right sign
203T	390322.513	440525.992	190.149	Top of metal hinge
204T	390309.388	440565.891	195.504	Top of fence post
205T	390323.429	440514.600	186.881	Cnr of drain
206T	390324.413	440515.752	187.021	Intersection kerb joint and road
207T	390325.621	440517.064	187.196	Intersection kerb joint and road
208T	390326.274	440517.748	187.280	Intersection kerb joint and road
209T	390327.928	440520.958	187.642	Cnr IC
210T	390327.568	440522.718	188.368	Bottom left cnr stone
211T	390327.826	440522.669	189.073	Bottom right cnr stone
212T	390325.577	440523.828	189.488	Top right cnr stone
213T	390324.529	440524.547	189.449	Bottom right cnr stone
214T	390319.693	440525.098	189.492	Bottom cnr scaffold pole
215T	390324.176	440514.720	186.942	Cnr of drain
216T	390323.991	440518.586	187.473	Nearest point white mark
217T	390322.929	440521.096	188.002	Nearest point white mark

View location
Weather: Mostly sunny
Visibility: Good



⁶ See footnotes, section 6.00 for further reading of Eastings, Northings and Level AOSD

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Viewpoint 3 EXISTING

To be viewed at comfortable arm's length

Visualisation Type 4
 Projection Planar
 Enlargement Factor 100% @ A3
 Date/Time of Photograph 13-07-2022 / 10.13

Camera Make, Model & sensor format: Nikon, D610 & Full Frame Sensor
 Make & focal length of Lens: Nikkor 50mm
 Horizontal Field of View (HFOV): 39.5 °
 Direction of View from North (°): 230 °

Coordinates (Easting/Northing): 390369.157 / 440551.695 M
 Height Above Ordnance Datum (AOD): 191.309 M
 Distance to nearest site boundary / Feature: 1 M
 Height of Camera: 1.5 M

Proposed Housing and Existing Pump House Extension.
 Land East of Windermere Avenue, Colne, Pendle.
 Designed by CPL ARCHITECTURE.
 Images produced by Visualhorizon3D



Viewpoint 3 PROPOSED

To be viewed at comfortable arm's length

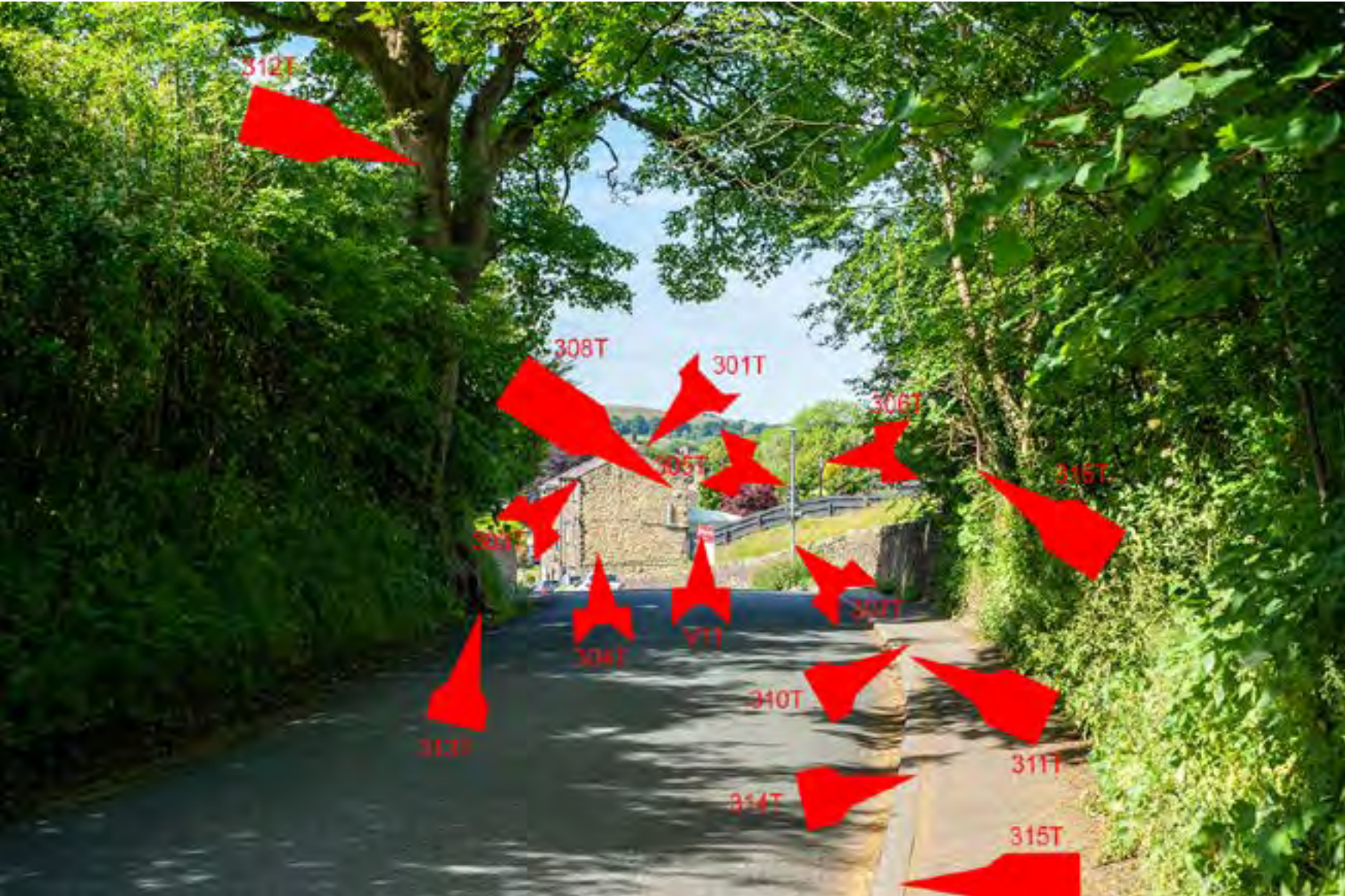
Visualisation Type 4
 Projection Planar
 Enlargement Factor 100% @ A3
 Date/Time of Photograph 13-07-2022 / 10.13

Camera Make, Model & sensor format: Nikon, D610 & Full Frame Sensor
 Make & focal length of Lens: Nikkor 50mm
 Horizontal Field of View (HFOV): 39.5 °
 Direction of View from North (°): 230 °

Coordinates (Easting/Northing): 390369.157 / 440551.695 M
 Height Above Ordnance Datum (AOD): 191.309 M
 Distance to nearest site boundary / Feature: 1 M
 Height of Camera: 1.5 M

Proposed Housing and Existing Pump House Extension.
 Land East of Windermere Avenue, Colne, Pendle.
 Designed by CPL ARCHITECTURE.
 Images produced by Visualhorizon3D

View 3



Camera location



Surveyed points and data⁶

Point Number	Easting	Northing	Level AOD	Description
V11	390308.732	440500.793	187.897	Bottom left M
301T	390297.584	440487.749	191.496	Top right cnr chimney stack
303T	390299.818	440485.260	189.997	Underside of eaves barge board
304T	390299.140	440485.953	186.190	Top right cnr of vent
305T	390320.599	440514.295	190.202	Top left cnr of sign
306T	390289.005	440492.359	190.745	Top right cnr of large glass on lamp
307T	390320.502	440514.464	188.381	Top centre of white sign on lamp post
308T	390296.578	440488.976	189.322	Top right cnr of alarm
310T	390351.749	440539.948	189.240	Cnr of IC
311T	390352.530	440540.441	189.252	Top of kerb line intersection with tarmac
312T	390350.720	440530.882	195.315	Top left dark patch on tree
313T	390349.205	440530.642	188.829	Centre of root base
314T	390355.532	440542.622	189.343	Top of kerb line intersection with tarmac
315T	390357.818	440544.175	189.425	Top of kerb line intersection with tarmac
316T	390351.322	440540.554	191.169	Bottom cnr of bend in larger branch

View location
Weather: Mostly sunny
Visibility: Good



⁶ See footnotes, section 6.00 for further reading of Eastings, Northings and Level AOSD

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Viewpoint 4 EXISTING

To be viewed at comfortable arm's length

Visualisation Type: 4
 Projection: Planar
 Enlargement Factor: 100% @ A3
 Date/Time of Photograph: 13-07-2022 / 07:48

Camera Make, Model & sensor format: Nikon, D610 & Full Frame Sensor
 Make & focal length of Lens: Nikkor 50mm
 Horizontal Field of View (HFOV): 39.5°
 Direction of View from North (0°): 224°

Coordinates (Easting/Northing): 390487.308 / 440635.019 M
 Height Above Ordnance Datum (AOD): 201.657 M
 Distance to nearest site boundary / Feature: 8.5 M
 Height of Camera: 1.5 M

Proposed Housing and Existing Pump House Extension.
 Land East of Windermere Avenue, Colne, Pendle.
 Designed by CPL ARCHITECTURE.
 Images produced by Visualisation3D



Viewpoint 4 PROPOSED

To be viewed at comfortable arm's length

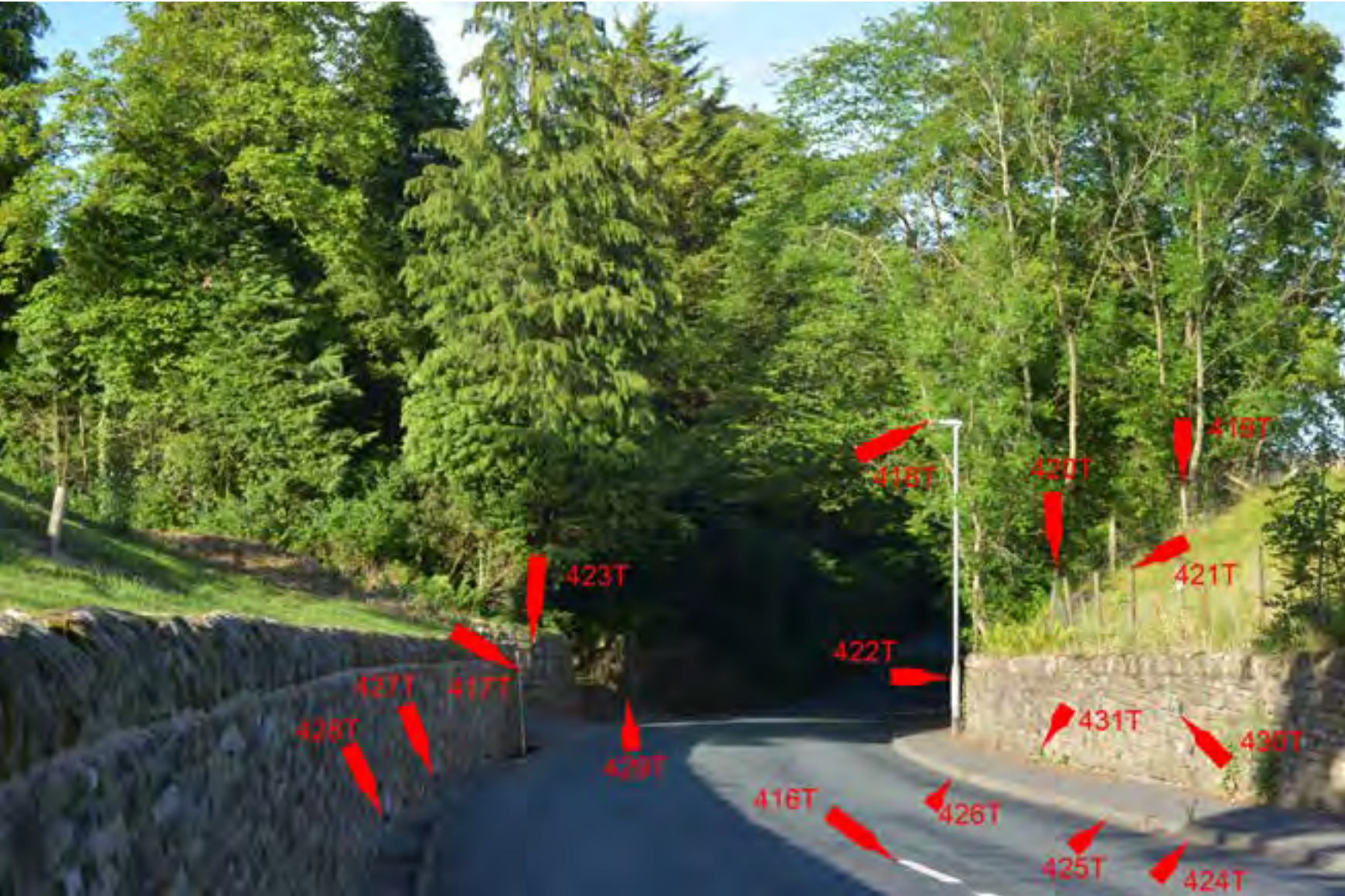
Visualisation Type 4
 Projection Planar
 Enlargement Factor 100% @ A3
 Date/Time of Photograph 13-07-2022 / 07:48

Camera Make, Model & sensor format: Nikon, D610 & Full Frame Sensor
 Make & focal length of Lens: Nikkor 50mm
 Horizontal Field of View (HFOV): 39.5 °
 Direction of View from North (0°): 224 °

Coordinates (Easting/Northing): 390487.308 / 440635.019 M
 Height Above Ordnance Datum (AOD): 201.657 M
 Distance to nearest site boundary / Feature: 8.5 M
 Height of Camera: 1.5 M

Proposed Housing and Existing Pump House Extension.
 Land East of Windermere Avenue, Colne, Pendle.
 Designed by CPL ARCHITECTURE.
 Images produced by Visualisation3D

View 4



Camera location



Surveyed points and data⁶

Point Number	Easting	Northing	Level AOD	Description
417T	390470.137	440614.169	198.596	Top centre gas pipe
418T	390462.591	440615.355	202.146	End of lamp post light
419T	390455.698	440615.763	201.048	Top centre fence post
420T	390459.127	440615.396	199.627	Top centre fence post
421T	390464.265	440620.190	200.043	Top centre fence post
422T	390462.287	440615.627	198.022	Centre of lock nut
423T	390465.918	440609.396	198.365	Top right of stone
424T	390473.814	440626.871	198.642	Intersection kerb joint and road
425T	390472.699	440625.404	198.454	Intersection kerb joint and road
426T	390468.696	440620.578	197.767	Intersection kerb joint and road
427T	390475.545	440619.400	198.382	Intersection top of pipe and wall
428T	390478.851	440623.192	198.943	Intersection top of pipe and wall
429T	390459.049	440603.585	196.598	Intersection of wall split and road
430T	390470.737	440624.910	199.153	Bottom right of stone
431T	390467.589	440621.113	198.085	Top of stone joint

View location

Weather: Mostly sunny
Visibility: Good



⁶ See footnotes, section 6.00 for further reading of Eastings, Northings and Level AOSD

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Viewpoint 5 EXISTING

To be viewed at comfortable arm's length

Visualisation Type	4	Camera Make, Model & sensor format:	Nikon, D610 & Full Frame Sensor	Coordinates (Easting/Northing):	390398.948 / 440649.238 M	Proposed Housing and Existing Pump House Extension. Land East of Windermere Avenue, Colne, Pendle. Designed by CPL ARCHITECTURE. Images produced by Visualhorizon3D
Projection	Planar	Make & focal length of Lens:	Nikkor 50mm	Height Above Ordnance Datum (AOD):	203.290 M	
Enlargement Factor	100% @ A3	Horizontal Field of View (HFOV):	39.5 °	Distance to nearest site boundary / Feature:	0 M	
Date/Time of Photograph	13-07-2022 / 09:37	Direction of View from North (0°):	214 °	Height of Camera:	1.722 M*	

* Original photo height chosen with the aim being to give a reasonable eye level height in proposed view, once 3D Model is overlaid. Note: Proposed path levels on design drawings changed post photography site visit



Viewpoint 5 PROPOSED

To be viewed at comfortable arm's length

Visualisation Type 4
 Projection Planar
 Enlargement Factor 100% @ A3
 Date/Time of Photograph 13-07-2022 / 09:37

Camera Make, Model & sensor format: Nikon, D610 & Full Frame Sensor
 Make & focal length of Lens: Nikkor 50mm
 Horizontal Field of View (HFOV): 39.5 °
 Direction of View from North (°): 214 °

Coordinates (Easting/Northing): 390398.948 / 440649.238 M
 Height Above Ordnance Datum (AOD): 203.290 M
 Distance to nearest site boundary / Feature: 0 M
 Height of Camera: 2.050 M*

Proposed Housing and Existing Pump House Extension.
 Land East of Windermere Avenue, Colne, Pendle.
 Designed by CPL ARCHITECTURE.
 Images produced by Visualisation3D

*Camera height when completed 3D model overlaid on photograph. Note: Proposed path levels on design drawings changed post photography site visit

View 5



Camera location



Surveyed points and data⁶

Point Number	Easting	Northing	Level AOD	Description
1T	390393.490	440638.979	201.390	Target
2T	390392.254	440635.328	201.147	Target
3T	390390.373	440638.195	201.330	Target
4T	390387.667	440636.833	201.167	Target
5T	390388.762	440633.455	201.063	Target
6T	390391.886	440629.208	200.687	Target
7T	390389.596	440628.165	200.592	Target
8T	390386.493	440627.629	200.556	Target
9T	390383.260	440632.852	200.867	Target
10T	390351.050	440567.504	198.559	Apex of stone circle
11T	390348.548	440571.030	198.495	Top far right cnr chimney
12T	390344.125	440570.441	196.823	Top far right cnr stone
13T	390296.685	440531.808	200.376	Top left cnr chimney
14T	390289.484	440542.012	201.329	Top left cnr chimney
15T	390283.509	440546.780	198.175	Bottom cnr grey roof verge
16T	390351.921	440566.099	195.066	Top left cnr cill
17T	390291.592	440548.100	195.179	Top right cnr door surround

View location

Weather: Mostly sunny
Visibility: Good



⁶ See footnotes, section 6.00 for further reading of Eastings, Northings and Level AOSD

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Viewpoint 6 EXISTING

To be viewed at comfortable arm's length

Visualisation Type	4	Camera Make, Model & sensor format	Nikon, D610 & Full Frame Sensor	Coordinates (Easting/Northing):	390408.041 / 440764.258 M	Proposed Housing and Existing Pump House Extension. Land East of Windermere Avenue, Colne, Pendle. Designed by CPL ARCHITECTURE. Images produced by Visualisation3D
Projection	Planar	Make & focal length of Lens:	Nikkor 50mm	Height Above Ordnance Datum (AOD):	212.249 M	
Enlargement Factor	100% @ A3	Horizontal Field of View (HFOV):	39.5 °	Distance to nearest site boundary / Feature:	0 M	
Date/Time of Photograph	13-07-2022 / 16.19	Direction of View from North (°):	123 °	Height of Camera:	1.65 M*	

* Original photo height chosen with the aim being to give a reasonable eye level height in proposed view, once 3D Model is overlaid



Viewpoint 6 PROPOSED

To be viewed at comfortable arm's length

Visualisation Type	4	Camera Make, Model & sensor format	Nikon, D610 & Full Frame Sensor	Coordinates (Easting/Northing):	390408.041 / 440764.258 M	Proposed Housing and Existing Pump House Extension. Land East of Windermere Avenue, Colne, Pendle. Designed by CPL ARCHITECTURE. Images produced by Visualisation3D
Projection	Planar	Make & focal length of Lens:	Nikkor 50mm	Height Above Ordnance Datum (AOD):	212.249 M	
Enlargement Factor	100% @ A3	Horizontal Field of View (HFOV):	39.5 °	Distance to nearest site boundary / Feature:	0 M	
Date/Time of Photograph	13-07-2022 / 16.19	Direction of View from North (0°):	123 °	Height of Camera:	1.5 M*	

*Camera height when completed 3D model overlaid on photograph

View 6



Camera location



Surveyed points and data⁶

Point Number	Easting	Northing	Level AOD	Description
601T	390412.666	440762.275	211.170	Target
602T	390412.849	440759.889	210.920	Target
603T	390413.828	440760.098	211.042	Target
604T	390413.719	440760.880	211.131	Target
605T	390416.529	440759.665	211.103	Target
606T	390418.717	440760.810	211.179	Target
607T	390440.436	440751.308	210.320	Target
608T	390444.494	440749.567	210.327	Target
611T	390419.260	440754.219	210.783	Target
612T	390417.707	440753.715	210.719	Target
613T	390495.652	440714.612	210.015	Top left cnr window opening
614T	390493.484	440711.090	209.992	Top right cnr door opening
615T	390482.948	440693.366	208.708	Top right cnr door opening
716T	390502.933	440714.373	215.843	Bottom cnr ridge tiles
717T	390500.203	440709.846	215.891	Bottom cnr ridge tiles
718T	390493.372	440698.504	213.987	Bottom cnr ridge tiles
719T	390491.484	440695.357	213.967	Bottom cnr ridge tiles
720T	390519.702	440666.970	213.620	Apex of roof

View location

Weather: Mostly sunny
Visibility: Good



⁶ See footnotes, section 6.00 for further reading of Eastings, Northings and Level AOSD

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Viewpoint 7 EXISTING

To be viewed at comfortable arm's length

Visualisation Type	4	Camera Make, Model & sensor format:	Nikon, D610 & Full Frame Sensor	Coordinates (Easting/Northing):	390347.851 / 440731.943 M	Proposed Housing and Existing Pump House Extension. Land East of Windermere Avenue, Colne, Pendle. Designed by CPL ARCHITECTURE. Images produced by Visualhorizon3D
Projection	Planar	Make & focal length of Lens:	Nikkor 50mm	Height Above Ordnance Datum (AOD):	209.568 M	
Enlargement Factor	100% @ A3	Horizontal Field of View (HFOV):	39.5 °	Distance to nearest site boundary / Feature:	0 M	
Date/Time of Photograph	13-07-2022 / 14.30	Direction of View from North (°):	145 °	Height of Camera:	1.76 M*	

* Original photo height chosen with the aim being to give a reasonable eye level height in proposed view, once 3D Model is overlaid



Viewpoint 7 PROPOSED

To be viewed at comfortable arm's length

Visualisation Type	4	Camera Make, Model & sensor format	Nikon, D610 & Full Frame Sensor	Coordinates (Easting/Northing):	390347.851 / 440731.943 M	Proposed Housing and Existing Pump House Extension. Land East of Windermere Avenue, Colne, Pendle. Designed by CPL ARCHITECTURE. Images produced by Visual horizon 3D
Projection	Planar	Make & focal length of Lens:	Nikkor 50mm	Height Above Ordnance Datum (AOD):	209.568 M	
Enlargement Factor	100% @ A3	Horizontal Field of View (HFOV):	39.5 °	Distance to nearest site boundary / Feature:	0 M	
Date/Time of Photograph	13-07-2022 / 14.30	Direction of View from North (°):	145 °	Height of Camera:	1.49 M*	

*Camera height when completed 3D model overlaid on photograph

View 7



Camera location



Surveyed points and data⁶

Point Number	Easting	Northing	Level AOD	Description
701T	390366.991	440714.765	207.109	Target
702T	390364.674	440712.817	207.107	Target
703T	390362.963	440711.921	206.943	Target
704T	390360.279	440710.422	206.827	Target
705T	390359.135	440710.753	206.849	Target
706T	390358.271	440710.429	206.875	Target
707T	390356.799	440710.826	206.842	Target
708T	390358.879	440707.546	206.611	Target
709T	390361.678	440709.019	206.624	Target
710T	390363.691	440709.694	206.720	Target
711T	390362.079	440706.216	206.390	Target
712T	390359.221	440704.937	206.310	Target
713T	390362.903	440702.989	206.091	Target
714T	390364.049	440704.866	206.280	Target
715T	390373.270	440706.980	206.602	Target
723T	390488.401	440596.705	204.717	Top left cnr stonework
724T	390487.223	440596.816	208.882	Underside apex barge board

View location
Weather: Mostly sunny
Visibility: Good



⁶ See footnotes, section 6.00 for further reading of Eastings, Northings and Level AOSD

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Viewpoint 8 EXISTING

To be viewed at comfortable arm's length

Visualisation Type	4	Camera Make, Model & sensor format	Nikon, D610 & Full Frame Sensor	Coordinates (Easting/Northing):	390310.368 / 440828.129 M	Proposed Housing and Existing Pump House Extension. Land East of Windermere Avenue, Colne, Pendle. Designed by CPL ARCHITECTURE. Images produced by Visual <i>horizon</i> 3D
Projection	Planar	Make & focal length of Lens:	Nikkor 50mm	Height Above Ordnance Datum (AOD):	214.75 M	
Enlargement Factor	100% @ A3	Horizontal Field of View (HFOV):	39.5 °	Distance to nearest site boundary / Feature:	0 M	
Date/Time of Photograph	10-08-2022 / 09.20	Direction of View from North (°):	124 °	Height of Camera:	1.74 M*	

* Original photo height chosen with the aim being to give a reasonable eye level height in proposed view, once 3D Model is overlaid



Viewpoint 8 PROPOSED

To be viewed at comfortable arm's length

Visualisation Type 4
Projection Planar
Enlargement Factor 100% @ A3
Date/Time of Photograph 10-08-2022 / 09:20

Camera Make, Model & sensor format: Nikon, D610 & Full Frame Sensor
Make & focal length of Lens: Nikkor 50mm
Horizontal Field of View (HFOV): 39.5 °
Direction of View from North (0°): 124 °

Coordinates (Easting/Northing): 390310.368 / 440828.129 M
Height Above Ordnance Datum (AOD): 214.75 M
Distance to nearest site boundary / Feature: 0 M
Height of Camera: 1.55 M*

Proposed Housing and Existing Pump House Extension.
Land East of Windermere Avenue, Colne, Pendle.
Designed by CPL ARCHITECTURE.
Images produced by Visualhorizon3D

*Camera height when completed 3D model overlaid on photograph

View 8



Camera location



Surveyed points and data⁶

Point Number	Easting	Northing	Level AOD	Description
801T	390374.425	440798.036	213.375	Target
803T	390374.545	440792.146	213.032	Target
804T	390376.651	440793.432	212.984	Target
805T	390376.646	440789.577	212.797	Target
806T	390381.996	440793.605	213.070	Target
807T	390382.368	440789.775	212.841	Target
808T	390383.725	440784.567	212.515	Target
809T	390389.245	440776.923	212.000	Target
613T	390495.652	440714.612	210.015	Top left cnr window opening
614T	390493.484	440711.090	209.992	Top right cnr door opening
615T	390482.948	440693.366	208.708	Top right cnr door opening
716T	390502.933	440714.373	215.843	Bottom cnr ridge tiles
717T	390500.203	440709.846	215.891	Bottom cnr ridge tiles
718T	390493.372	440698.504	213.987	Bottom cnr ridge tiles
719T	390491.484	440695.357	213.967	Bottom cnr ridge tiles
720T	390519.702	440666.970	213.620	Apex of roof

View location

Weather: Mostly sunny
Visibility: Good



⁶ See footnotes, section 6.00 for further reading of Eastings, Northings and Level AOSD

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Viewpoint 9 EXISTING

To be viewed at comfortable arm's length

Visualisation Type	4	Camera Make, Model & sensor format:	Nikon, D610 & Full Frame Sensor	Coordinates (Easting/Northing):	390261.222 / 440677.352 M	Proposed Housing and Existing Pump House Extension. Land East of Windermere Avenue, Colne, Pendle. Designed by CPL ARCHITECTURE. Images produced by Visual horizon 3D
Projection	Planar	Make & focal length of Lens:	Nikkor 50mm	Height Above Ordnance Datum (AOD):	203.96 M	
Enlargement Factor	100% @ A3	Horizontal Field of View (HFOV):	39.5 °	Distance to nearest site boundary / Feature:	0 M	
Date/Time of Photograph	13-07-2022 / 15:30	Direction of View from North (0°):	141 °	Height of Camera:	1.5 M*	

* New location instructed by architect on day of photography, due to trees completely obscuring original location.



Viewpoint 9 PROPOSED

To be viewed at comfortable arm's length

Visualisation Type 4
 Projection Planar
 Enlargement Factor 100% @ A3
 Date/Time of Photograph 13-07-2022 / 15:30

Camera Make, Model & sensor format: Nikon, D610 & Full Frame Sensor
 Make & focal length of Lens: Nikkor 50mm
 Horizontal Field of View (HFOV): 39.5 °
 Direction of View from North (0°): 141 °

Coordinates (Easting/Northing): 390261.222 / 440677.352 M
 Height Above Ordnance Datum (AOD): 203.96 M
 Distance to nearest site boundary / Feature: 0 M
 Height of Camera: 1.86 M*

Proposed Housing and Existing Pump House Extension.
 Land East of Windermere Avenue, Colne, Pendle.
 Designed by CPL ARCHITECTURE.
 Images produced by Visualisation3D

*Camera height when completed 3D model overlaid on photograph

View 9



Camera location



Surveyed points and data⁶

Point Number	Easting	Northing	Level AOD	Description
10T	390351.050	440567.504	198.559	Apex of stone circle
11T	390348.548	440571.030	198.495	Top far right cnr chimney
12T	390344.125	440570.441	196.823	Top far right cnr stone
901T	390266.430	440672.304	202.584	Target
902T	390265.183	440671.441	202.482	Target
903T	390265.786	440667.818	202.055	Target
904T	390269.599	440670.453	202.306	Target
905T	390269.070	440667.576	202.040	Target
906T	390268.953	440662.471	201.723	Target
907T	390273.030	440666.933	202.023	Target
908T	390275.003	440663.814	201.723	Target
909T	390273.072	440661.629	201.500	Target
910T	390270.833	440658.769	201.418	Target
911T	390273.173	440658.375	201.193	Target
912T	390276.170	440660.072	201.373	Target
913T	390275.644	440655.883	201.026	Target
914T	390274.126	440652.896	200.806	Target

View location
Weather: Mostly sunny
Visibility: Good



⁶ See footnotes, section 6.00 for further reading of Eastings, Northings and Level AOSD

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Viewpoint 10 EXISTING

To be viewed at comfortable arm's length

Visualisation Type 4
 Projection Planar
 Enlargement Factor 100% @ A3
 Date/Time of Photograph 13-07-2022 / 12:03

Camera Make, Model & sensor format: Nikon, D610 & Full Frame Sensor
 Make & focal length of Lens: Nikkor 50mm
 Horizontal Field of View (HFOV): 39.5°
 Direction of View from North (0°): 312°

Coordinates (Easting/Northing): 390562.192 / 440562.614 M
 Height Above Ordnance Datum (AOD): 204.914 M
 Distance to nearest site boundary / Feature: 110 M
 Height of Camera: 1.5 M

Proposed Housing and Existing Pump House Extension.
 Land East of Windermere Avenue, Colne, Pendle.
 Designed by CPL ARCHITECTURE.
 Images produced by Visualisation3D



Viewpoint 10 PROPOSED

To be viewed at comfortable arm's length

Visualisation Type 4
 Projection Planar
 Enlargement Factor 100% @ A3
 Date/Time of Photograph 13-07-2022 / 12:03

Camera Make, Model & sensor format: Nikon, D610 & Full Frame Sensor
 Make & focal length of Lens: Nikkor 50mm
 Horizontal Field of View (HFOV): 39.5°
 Direction of View from North (0°): 312°

Coordinates (Easting/Northing): 390562.192 / 440562.614 M
 Height Above Ordnance Datum (AOD): 204.914 M
 Distance to nearest site boundary / Feature: 110 M
 Height of Camera: 1.5 M

Proposed Housing and Existing Pump House Extension.
 Land East of Windermere Avenue, Colne, Pendle.
 Designed by CPL ARCHITECTURE.
 Images produced by Visualhorizon3D

View 10



Camera location



Surveyed points and data⁶

Point Number	Easting	Northing	Level AOD	Description
101T	390557.105	440568.115	203.975	Target
102T	390555.097	440569.130	203.837	Target
103T	390555.677	440570.379	203.923	Target
104T	390555.952	440572.892	203.997	Target
105T	390553.153	440573.149	203.947	Target
106T	390551.833	440570.314	203.825	Target
107T	390552.936	440569.135	203.804	Target
108T	390553.022	440567.612	203.795	Target
109T	390549.192	440570.225	203.764	Target
110T	390549.405	440571.395	203.830	Target
111T	390554.998	440575.668	204.117	Target
112T	390526.266	440618.762	205.560	Apex fence post
113T	390518.152	440624.042	205.750	Top right sign
114T	390525.445	440622.348	206.708	Top right white moulding
115T	390502.050	440609.886	204.983	Topr cnr barge board
116T	390509.568	440606.862	204.423	Top of fence post

View location

Weather: Mostly sunny
Visibility: Good



⁶ See footnotes, section 6.00 for further reading of Eastings, Northings and Level AOSD

4.00 Methodology: Overview

- 4.1 The Visually Verifiable Images (VVIs), also known as Accurate Visual Representations (AVRs), created in this document are still images that show the proposed development in location and the degree to which it is (or is not) visible. VVIs are typically presented as either 'Wireline' outline views (Fig. 4.11 adjacent example) or fully rendered and detailed views (Fig. 4.12 adjacent example). Note. In the case of view location 2 a hybrid of both were shown for better understanding by the viewer.
- 4.2 A three dimensional computer model was accurately projected onto the base photographs to create the VVIs and the existing views are presented on adjacent pages for easy comparison.
- 4.3 The location of the views in this instance were instructed by CPL ARCHITECTURE, presumably after consultation with the relevant local authority and Professional consultants.
- 4.4 The original photographs were taken on 13/07/2022 and 10/08/2022, using a Nikon D610 camera with a full frame sensor, and it was decided that a standard 50mm lens would adequately capture all proposed views, as single frame images. A 50mm 1:1.8D AF Nikkor lens was used for all views.



Figure 4.11



Figure 4.12

5.00 Methodology: Photography

- 5.1 High resolution digital photography has been used (Fig. 5.11). Digital photography is now very advanced, is fast, and holds all relevant data within the file needed to create the final view and output data for any possible future verification including camera type, lens used, time and date etc.
- 5.2 All efforts are made to take the photographs in good, clear weather.
- 5.3 A location map (usually Ordnance Survey map or similar), descriptions and any available photographs are supplied to the photographer to easily find the view locations once on site.
- 5.4 Each camera is set up level and directly over a surveyor pin (or fixed marker) that can be accurately surveyed in the surveying process (described in the next section). A tribrach leveller¹ is used to accomplish this. The height of the lens is recorded by the photographer.
- 5.5 RAW² format files are captured, thus ensuring full resolution, tonal range and colours are recorded for latter use.
- 5.6 The date and time is also recorded and should correspond to the date imbedded in the digital photograph so that lighting conditions can be recreated in the corresponding 3D computer model. A photograph is taken of the marked location and tripod for future reference.
- 5.7 Optical distortion is removed from the digital images to assist the camera matching process.

5.8 The lens used is shown on the technical data sheet for each view.



Figure 5.11

¹ A tribrach leveller allows accurate placement over the location as well as allowing levelling ability in the horizontal or vertical planes.

² RAW format files contain the raw information captured by the camera sensor. The data captured is not yet processed so these files are the digital equivalent of a negative. Where the processing of an old style negative was done in a dark room, today's RAW image processing is done by computer software.

6.00 Methodology: Surveying

- 6.1 A professional measured building and land surveyor carries out the surveying work for each view. The surveyor is supplied with a location map (usually Ordnance Survey map or similar), together with any other relevant location photos, to easily find the view locations once on site. Either the actual photograph to be used or an approved reconnaissance photograph is supplied for the surveyor to refer to.
- 6.2 The surveyor is supplied with an existing site survey. The surveyed points will be coordinated onto the existing site survey using traditional and accepted surveying methods. This is used later in the camera matching process (section 7.00). In some instances where the original site survey is on a local grid, Eastings and Northings may relate back to this.
- 6.3 For each view the camera location marker is surveyed and static points are recorded by the surveyor. The static points surveyed should be within the cameras field of view for each location. The points must be fixed, for example corners of buildings, fixed street furniture, corners of windows and edges of roads and these points are used to check horizontal and vertical alignment. Note. Views 5 to 10 were in existing fields so some marker poles³ were also banged into the ground to create temporary fixed points to survey.
- 6.4 Electronic theodolite (Fig. 6.41) and reflectorless laser technology is used to locate each static point and is to a tolerance of +/-5mm.
- 6.5 The static points are numbered and all Eastings, Northings and levels Above Ordnance Survey Datum (AOSD)⁴ information is recorded for each point. The points are marked and numbered on the approved photograph for each view (Fig. 6.51 example image). This image will then form the background plate in the 3D model file (see section 7.00). The surveyed information is supplied digitally to Visualhorizon3D in a combination of dwg⁵ and jpg⁶ formats as well as a text document with written descriptions for each point.



Figure 6.41



Figure 6.51

3 There are occasions where a view will be in a field or in a location where some fixed points need to be created. In this instance markers poles are banged into the ground, the photograph is taken, the marker locations surveyed and later digitally removed from the photograph.

4 Eastings and Northings are geographic coordinates for a point from a datum. Above Ordnance Survey Datum refers to levels above a vertical datum. The origins for these datums are used by Ordnance Survey, the national mapping agency of Great Britain and measurements refer back to them. Where the original site survey is on a local grid, Eastings and Northing will relate back to this.

5 dwg is a file format used by many computer aided design packages to store 2D and 3D data.

6 Jpg is a digital image file format that can store and transmit photographic images.

7.00 Methodology: 3D Model & Camera matching

- 7.1 Unless an accurate 3D computer generated model⁸ is supplied, computer aided design (CAD) drawings are supplied (usually by the architect) often in dwg format. These would typically include a site survey, plans, elevations and sections explaining the construction and layout of the proposed development. In this instance, the architect supplied CAD drawings and an accurate 3D model⁸ was created, part of which can be seen in Fig. 7.11 (adjacent).
- 7.2 The 3D model was created in a 3D computer graphics software (3D software)⁷. In this instance, Autodesk 3ds Max. Heights and positioning are cross-checked against the supplied information. The 3D model is then accurately positioned over the supplied location/topographical plans and placed at the correct height location, as specified by the information supplied.
- 7.3 The surveyors information (see section 6.00) is then imported into the 3D software file and correctly overlaid on the location/topographical plans, ensuring all data is in the correct relationship.
- 7.4 (Refer to example Fig. 7.41 for the following description). The background plate is shown on screen in the 3D software and the virtual camera is located in the correct location and height (using the survey and photography information). The real world camera lens information is input to the corresponding virtual camera. The output image size is set to be identical to that of the background plate and, by adjusting the virtual camera target point, the surveyed points and corresponding background plate are accurately lined up. The process is double checked, and the same steps are followed for each virtual camera and background plate.
- 7.5 Locating the various elements and the camera matching process requires diligence and attention to detail. The 3D model now relates correctly to all surveyed points, cameras, site plan and background plates.
- 7.6 The 3D scene is now ready to be worked up to create two dimensional images for each camera location, the same size as the corresponding background plate (see section 8.00 for a description of this process).

Figure 7.11



Virtual Camera

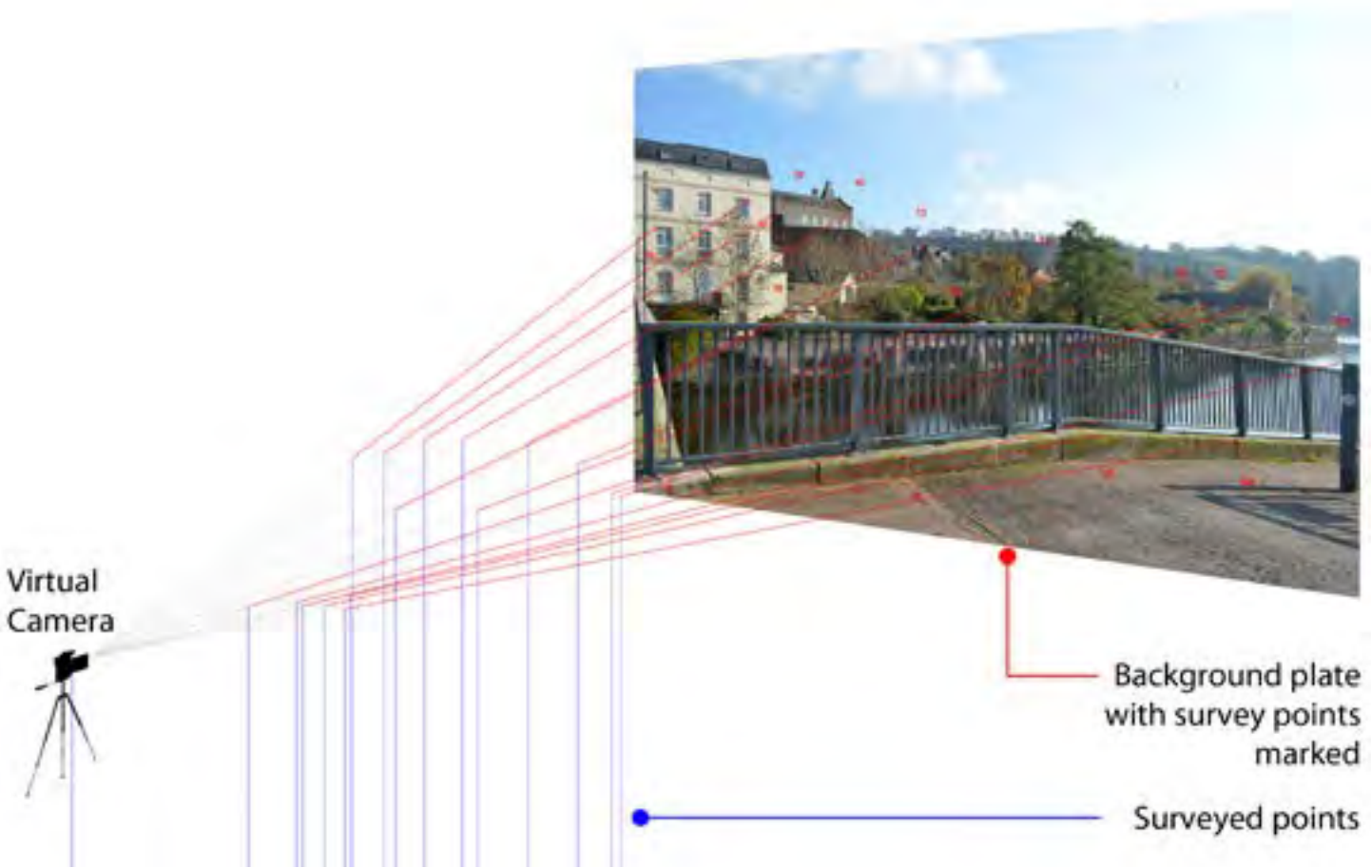


Figure 7.41

7 3D computer graphics software is a computer programme that creates 3D computer generated imagery.

8 A 3D model is a mathematical representation of a three-dimensional object created using 3D software.

8.00 Methodology: Image creation and Post production

- 8.1 The camera matching and verification of size and location is an accurate procedure and can be audited. Lighting and texturing are created using both the expertise of the 3D artist and the input of the architect/designer. The existing photographs are examined to determine tonal and light behaviour at the time the photograph was taken. This assists in understanding how the scheme should appear within the final composition. The architect/designer should supply details of materials that will be used for the project and samples where possible.
- 8.2 The 3D software has the ability to place a light representing the sun at the correct orientation and time (as recorded in the digital photograph) to the accurately placed model. Any other real world lighting sources are recreated in the 3D scene using virtual lights. This is done for each camera location.
- 8.3 When the lighting and texturing⁹ are complete a 2D rendering¹⁰ of each image is generated by the 3D software ready to superimpose on the photograph.
- 8.4 The rendered image and photograph of the existing view are both imported into image editing software. Post-production¹¹ work is carefully and expertly carried out to edit, adjust and blend the two images together.
- 8.5 Due to the work carried out in the 3D model & Camera matching stage, the rendered image will accurately overlay on the existing photograph (Fig. 8.51 adjacent example).
- 8.6 Any objects or parts of the photograph that will be in front/behind the proposed development (Fig. 8.61 adjacent example) must be edited to show this scenario. There are different ways to achieve this but, suffice to say, the same end result is an image that shows the proposal correctly in place (Fig. 8.62 adjacent example).
- 8.7 The architect/designer is again consulted with regards material finishes. Any subtle amendments such as hue, saturation etc are made to give the end result.
- 8.8 This process is carried out for each view location required and the images are saved and output in a format relevant to the media they will be viewed in.



Figure 8.51



Figure 8.61



Figure 8.62

⁹ Texturing is the application of a surface to the 3D model. This can be done by wrapping 2D images or photographs on surfaces or by using software procedures and formulas to create the desired texture.

¹⁰ The process of creating a two dimensional image from a 3D model.

¹¹ The final stage in production of a view.



INDICATIVE VIEW 11

TAKEN FROM A SIMILAR VIEWPOINT AS VERIFIED VIEW 9 BUT THIS IS LOOKING EAST ALONG THE NEW SOUTHERN EDGE OF THE BUILT DEVELOPMENT. THE RETAINED DITCHLINE AND HAWTHORN TREES (WITH SOME ENHANCEMENT PLANTING) ARE CLEARLY SHOWN AS IS THE ENHANCED PLANTING TO THE EASTERN BOUNDARY

THIS TYPIFIES CHARACTER AREA 3 AS DESCRIBED IN THE DESIGN AND ACCESS STATEMENT BY CPL ARCHITECTURE

Rev	Date	Details	Drawn	Checked
Issued for:				
PLANNING				
Project/Client:		Project No:		
LAND TO EAST OF WINDERMERE AVE COLNE, PENDLE ACCRUE CAPITAL		2029		
		Dwg No	Rev	
		3011		
Drawing:		Scale:	North	
INDICATIVE VIEW 11		NTS	North	
		Drawn By:	Date:	
		CPL	14.09.22	
		Checked By:	Date:	
		CPL	14.09.22	

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THIS
INDICATIVE
VIEW

INDICATIVE VIEW 12

TAKEN FROM THE FOOTPATH RUNNING DOWN TO SKIPTON OLD ROAD ADJACENT TO THE PROPOSED CHILDRENS PLAY AREA WHICH IS SET INTO THE SLOPE SO IS NOT VISIBLE FROM THIS VIEWPOINT. THE WALKWAY ALONG THE NORTH SIDE OF THE NEW POND IS VISIBLE AS IS THE POND AND THE NEW COMMUNITY CAFE CREATED FROM THE REFURBISHED AND EXTENDED PUMP HOUSE.

Rev	Date	Details	Drawn	Checked
Issued for: PLANNING				
Project/Client:		Project No:		
LAND TO EAST OF WINDERMERE AVE COLNE, PENDLE ACCRUE CAPITAL		2029		
		Drawn No:		
		3012		
		Scale:		
		NTS		
Drawing:		North		
INDICATIVE VIEW 12		Drawn By: Date: CPL 14.09.22		
		Checked By: Date: CPL 14.09.22		

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THIS
INDICATIVE
VIEW

INDICATIVE VIEW 13

TAKEN FROM A THE PROPOSED MAIN ACCESS ROAD THROUGH THE DEVELOPMENT LOOKING NORTH TOWARDS THE CENTRAL SQUARE.
THE SHARED SURFACE NATURE OF THE ROAD AND PATHS IS VISIBLE TOGETHER WITH THE CHARACTER OF THE DWELLINGS WHICH IS DRAWN FROM THE
LOCAL VERNACULAR LANGUAGE OF MATERIALS, DETAILS AND FORM.
IN THE DISTANCE, THE MOOLAND TO THE NORTH IS VISIBLE.

THIS VIEW IS TYPICAL OF CHARACTER AREA 2

Rev	Date	Details	Drawn	Checked
Issued for:				
PLANNING				
Project/Client:			Project No:	
LAND TO EAST OF WINDERMERE AVE COLNE, PENDLE ACCRUE CAPITAL			2029	
			Dwg No:	
			3013	
			Scale:	
			NTS	
Drawing:			North	
INDICATIVE VIEW 13			North	
			Drawn By: Date:	
			CPL 14.09.22	
			Checked By: Date:	
			CPL 14.09.22	

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INDICATIVE VIEW 14

TAKEN FROM A THE PROPOSED MAIN ACCESS ROAD THROUGH THE DEVELOPMENT LOOKING SOUTH INTO THE CENTRAL SQUARE.
THE SHARED SURFACE NATURE OF THE ROAD AND PATHS IS VISIBLE TOGETHER WITH THE CHARACTER OF THE DWELLINGS WHICH IS DRAWN FROM THE
LOCAL VERNACULAR LANGUAGE OF MATERIALS, DETAILS AND FORM.
IN THE DISTANCE, THE MOOLAND TO THE SOUTH IS VISIBLE.

THIS TYPICAL OF THE CHARACTER AREA 1 AS DESCRIBED IN THE DESIGN AND ACCESS STATEMENT BY CPL ARCHITECTURE

Rev	Date	Details	Drawn	Checked
Issued for: PLANNING				
Project/Client:		Project No:		
LAND TO EAST OF WINDERMERE AVE COLNE, PENDLE ACCRUE CAPITAL		2029		
		Drawn No:		Rev
		3014		
		Scale:		
		NTS		
Drawing:		North		
INDICATIVE VIEW 14		Drawn By:		Date:
		CPL		14.09.22
		Checked By:		Date:
		CPL		14.09.22

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INDICATIVE VIEW 15

TAKEN FROM A THE NORTHERN END OF THE PROPOSED MAIN ACCESS ROAD LOOKING SOUTH. THIS AND THE CENTRAL SQUARE ARE THE DENSEST PARTS OF THE DEVELOPMENT DRAWING THEIR CHARACTER FROM LOCAL SETTLEMENTS IN TERMS OF HOUSE FORM, DETAIL AND MATERIALS.

THE ORGANIC LINEAR NATURE OF THE STREET TYPIFIES CHARACTER AREA 2 AS DESCRIBED IN CPL ARCHITECTURE DESIGN AND ACCESS STATEMENT

Rev	Date	Details	Drawn	Checked
Issued for: PLANNING				
Project/Client:		Project No:		
LAND TO EAST OF WINDERMERE AVE COLNE, PENDLE ACCRUE CAPITAL		2029		
Drawn No:		3015	Rev	
Scale:		NTS		
Drawing:		North		
INDICATIVE VIEW 15		Drawn By:	Date:	
		CPL	14.09.22	
		Checked By:	Date:	
		CPL	14.09.22	

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VERIFIED VIEW 1 - EXISTING

LOOKING UP SKIPTON OLD ROAD
EXISTING DERELICT PUMP HOUSE VISIBLE
NONE OF THE DEVELOPMENT SITE BEYOND
PUMP HOUSE IS VISIBLE



THIS
VERIFIED
VIEW



VERIFIED VIEW 1 - PROPOSED

RENOVATED AND EXTENDED PUMP HOUSE CAFE
IS VISIBLE

NO OTHER PROPOSED IS VISIBLE FROM THIS VIEWPOINT

Rev	Date	Details	Drawn	Checked
Issued for:				
PLANNING				
Project/Client:			Project No:	
LAND TO EAST OF WINDERMERE AVE COLNE, PENDLE ACCRUE CAPITAL			2029	
			Draw No:	Rev
			3001	
			Scale:	
			NTS	
			North:	
Drawing:			Drawn By:	Date
KEY VERIFIED VIEW 1			CPL	14.09.22
			Checked By:	Date
			CPL	14.09.22

CPL ARCHITECTURE

CHRIS LITTLEMORE BA(Hons) BArch MSc RIBA
CHARTERED ARCHITECT



VERIFIED VIEW 2 - EXISTING

FROM SKIPTON OLD ROAD LOOKING NORTH NORTH EAST INTO THE SITE AT THE START OF THE UNMADE FOOTPATH WHICH CROSSES THE SITE



VERIFIED VIEW 2 - PROPOSED

ONE VERY SMALL ROOF RIDGE AND CHIMNEY ARE VISIBLE
ALL OTHER DEVELOPMENT IS SCREENED OR OUT OF SIGHT FROM THIS VIEW.

THE PROFILE OF PROPOSED ROOFSCAPE IS SHOWN WITH A RED DASHED LINE

THIS
VERIFIED
VIEW

Rev	Date	Details	Drawn	Checked
Issued for: PLANNING				
Project/Client:		Project No:		
LAND TO EAST OF WINDERMERE AVE COLNE, PENDLE ACCRUE CAPITAL		2029		
Drawn No:		Drawn By:		Rev
3002		CPL		14.09.22
Scale:		Checked By:		Date:
NTS		CPL		14.09.22
Drawing:		North		
KEY VERIFIED VIEW 2		North		

CPL ARCHITECTURE
CHRIS LITTLEMORE BA(Hons) BArch MSc RIBA
CHARTERED ARCHITECT



VERIFIED VIEW 3 - EXISTING

**ON SKIPTON OLD ROAD LOOKING SOUTH WEST
DOWN THE HILL.**



**THIS
VERIFIED
VIEW**



VERIFIED VIEW 3 - PROPOSED

**THERE IS NO EXTENT OF THE PROPOSED DEVELOPMENT VISIBLE
IN THIS VIEW**

Rev	Date	Details	Drawn	Checked
Issued for:				
PLANNING				
Project/Client:			Project No:	
LAND TO EAST OF WINDERMERE AVE COLNE, PENDLE ACCRUE CAPITAL			2029	
			Dwg No:	
			3003	
			Scale:	
			NTS	
Drawing:			North:	
			Drawn By:	Date:
			CPL	14.09.22
			Checked By:	Date:
			CPL	14.09.22

CPL ARCHITECTURE

CHRIS LITTLEMORE BA(Hons) BArch MSc RIBA
CHARTERED ARCHITECT



VERIFIED VIEW 4 - EXISTING

ON SIPTON OLD ROAD LOOKING SOUTH WEST
DOWN THE HILL.



VERIFIED VIEW 4 - PROPOSED

THERE IS NO EXTENT OF THE PROPOSED DEVELOPMENT VISIBLE
IN THIS VIEW

Rev	Date	Details	Drawn	Checked
Issued for				
PLANNING				
Project/Client:		Project No:		
LAND TO EAST OF WINDERMERE AVE COLNE, PENDLE ACCRUE CAPITAL		2029		
		Drawn No:		
		3004		
		Scale:		
		NTS		
Drawing:		North		
		Key Verified View 4		
		Drawn By: Date:		
		CPL 14.09.22		
		Checked By: Date:		
		CPL 14.09.22		

CPL ARCHITECTURE

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VERIFIED VIEW 5 - EXISTING

TAKEN FROM CENTRE OF OPEN GRASS
AT LOWER END OF SITE IN A LOCATION WHERE
THERE IS A POTENTIAL DESIRE LINE FOR
PEDESTRIANS TO CROSS BETWEEN THE TWO
UNMADE FOOTPATHS RUNNING NORTH-SOUTH
AND NORTH-WEST TO SOUTH-EAST.
THE DERELICT PUMP HOUSE IS VISIBLE AS ARE THE
NEW DWELLINGS BUILT IN THE CONSERVATION
AREA ON THE LAND IMMEDIATELY TO THE WEST
OF THE PROPOSED DEVELOPMENT SITE BY
MCDERMOTT HOMES



VERIFIED VIEW 5 - PROPOSED

THE PROPOSED VIEW FROM THIS LOCATION SHOWS
THE REFURBISHED AND EXTENDED PUMP HOUSE IN ITS
PROPOSED USE AS A COMMUNITY CAFE
NEW TREE PLANTING SOFTENS THE IMPACT
OF THE MCDERMOTT DEVELOPMENT.
THERE IS A SOFT FINISHED PATH (HOGGIN) CONNECTING THE TWO
MAIN PEDESTRIAN ROUTES WHICH CROSS THE SITE AS DESCRIBED
ABOVE. THIS PATH LINKS TO THE NEW COMMUNITY CAFE AND ALSO
PROVIDES THE POTENTIAL FOR A PEDESTRIAN LINK INTO THE MCDERMOTT
HOMES DEVELOPMENT WHERE NONE EXISTS AT PRESENT.

Rev	Date	Details	Drawn	Checked
Issued for:				
PLANNING				
Project/Client:			Project No:	
LAND TO EAST OF WINDERMERE AVE COLNE, PENDLE ACCRUE CAPITAL			Dwg No:	2029 3005
Scale:			North:	NTS
Drawing:			Drawn By:	CPL 14.09.22
KEY VERIFIED VIEW 5			Checked By:	CPL 14.09.22

CPL ARCHITECTURE
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VERIFIED VIEW 6 - EXISTING

TAKEN FROM THE POINT ON THE EXISTING UNMADE FOOTPATH CROSSING THE SITE FROM NORTH-WEST TO SOUTH EAST, WHERE THE LAND STARTS TO DROP TOWARDS THE HOUSES BUILT ON THE NORTH SIDE OF SKIPTON OLD ROAD IN THE SOUTH-EAST CORNER OF THE SITE.



VERIFIED VIEW 6 - PROPOSED

THE PROPOSED VIEW FROM THIS LOCATION SHOWS THE NEW SOFT FINISHED FOOTPATH (HOGGIN) TO PROVIDE A BETTER LINE OF CONNECTIVITY BETWEEN SKIPTON OLD ROAD AND CASTLE ROAD TO THE NORTH. SOME ADDITIONAL ENHANCED TREE PLANTING IS ALSO SHOWN. THERE IS NO OTHER CHANGE FROM THIS VIEWPOINT.



**THIS
VERIFIED
VIEW**

Rev	Date	Details	Drawn	Checked
Issued for:				
PLANNING				
Project/Client:		Project No:		
LAND TO EAST OF WINDERMERE AVE COLNE, PENDLE ACCRUE CAPITAL		2029		
		Drawn No:		
		3006		
		Scale:		
		NTS		
Drawing:		North		
		Key Verified View 6		
		Drawn By: Date: CPL 14.09.22		
		Checked By: Date: CPL 14.09.22		

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VERIFIED VIEW 7 - EXISTING

TAKEN FROM THE POINT IN A CENTRAL LOCATION ON THE SITE WHERE THERE IS NO UNMADE PATH OR OTHER IMPLIED ROUTE. THIS IS AROUND 18M TO THE NORTH OF A LINE OF EXISTING LOW HAWTHORN TREES AND DITCH-LINE WHICH IS TO BE RETAINED. THE GAP IN THIS DITCH-LINE OFFERS A VIEW OVER THE CONSERVATION AREA AND TO THE MOORLAND BEYOND.



VERIFIED VIEW 7 - PROPOSED

THE PROPOSED VIEW FROM THIS LOCATION SHOWS NO MATERIAL CHANGE OTHER THAN THE PRESENCE OF SOME TREE PLANTING TO THE SOUTH-EAST CORNER OF THE SITE AND PLANTING TO ENHANCE THE LINE OF TREES AT THE SOUTHERN BOUNDARY OF THE SITE.

Rev	Date	Details	Drawn	Checked
Issued for: PLANNING				
Project/Client:			Project No:	
LAND TO EAST OF WINDERMERE AVE COLNE, PENDLE ACCRUE CAPITAL			2029	
			Dwg No:	
			3007	
			Scale:	
			NTS	
Drawing:			North:	
KEY VERIFIED VIEW 7			Drawn By:	
			CPL	14.09.22
			Checked By:	
			CPL	14.09.22

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VERIFIED VIEW 8 - EXISTING

TAKEN FROM THE HIGHEST POINT ON THE EXISTING UNMADE FOOTPATH RUNNING FROM NORTH-WEST TO SOUTH-EAST ACROSS THE SITE. THIS VIEW AFFORDS A VIEW ACROSS THE CONSERVATION AREA LOOKING SOUTH-EAST.



VERIFIED VIEW 8 - PROPOSED

THE PROPOSED VIEW FROM THIS LOCATION SHOWS THE END OF THE SHARED SURFACE PRIVATE DRIVE SERVING PLOT NO 147 WHERE THE DRIVE NARROWS TO CONTINUE AS A FOOTPATH RUNNING TOWARDS SKIPTON OLD ROAD ON THE LINE OF THE EXISTING UNMADE PATH. NO MATERIAL CHANGE EXISTS OTHER THAN THE INTRODUCTION OF A SUDS DRAINAGE DITCH IN THE FOREGROUND AND THE PRESENCE OF SOME TREE PLANTING TO THE SOUTH-EAST CORNER OF THE SITE AND PLANTING TO ENHANCE THE LINE OF TREES ON THE SOUTHERN BOUNDARY.

Rev	Date	Details	Drawn	Checked
Issued for: PLANNING				
Project/Client:			Project No:	
LAND TO EAST OF WINDERMERE AVE COLNE, PENDLE ACCRUE CAPITAL			2029	
			Dwg No:	3008
			Scale:	NTS
Drawing:			North:	
KEY VERIFIED VIEW 8			Drawn By:	CPL 14.09.22
			Checked By:	CPL 14.09.22

CPL ARCHITECTURE
CHRIS LITTLEMORE BA(Hons) BArch MSc RIBA
CHARTERED ARCHITECT



VERIFIED VIEW 9 - EXISTING

TAKEN FROM THE POINT ON THE EXISTING UNMADE FOOTPATH RUNNING FROM NORTH TO SOUTH ACROSS THE SITE WHERE THE VIEW OVER THE CONSERVATION AREA APPEARS FROM BEHIND THE NEW HOUSING DEVELOPMENT BY MCDERMOTT HOMES. THIS IS WHERE THE PATH ROUTE CROSSES THROUGH A DITCH LINE AND HEADS DIRECTLY DOWN TO SKIPTON OLD ROAD. THE EXISTING DERELICT PUMP HOUSE IS CLEARLY SEEN.



THIS
VERIFIED
VIEW



VERIFIED VIEW 9 - PROPOSED

THE PROPOSED VIEW FROM THIS LOCATION SHOWS THE EXTENDED REFURBISHED PUMP HOUSE WHICH BECOMES A COMMUNITY CAFE AS PART OF THE PROPOSALS. THERE IS A PROPOSED PRIVATE SHARED SURFACE ACCESS TO THE CAFE FOR ACCESSIBLE PARKING AND THE OCCASIONAL DELIVERY. THIS ROUTE ALSO ACTS AS THE CONTINUATION OF THE LINE OF THE EXISTING PUBLIC RIGHT OF WAY FOOTPATH RUNNING FROM CASTLE ROAD IN THE NORTH DOWN TO SKIPTON OLD ROAD. THIS ROUTE CAN ALSO ACT AS A CYCLE ROUTE TO LINK CASTLE ROAD WITH SKIPTON OLD ROAD.

Rev	Date	Details	Drawn	Checked
Issued for				
PLANNING				
Project/Client			Project No	
LAND TO EAST OF WINDERMERE AVE COLNE, PENDLE ACCRUE CAPITAL			2029	
			Dwg No	Rev
			3009	
			Scale	
			NTS	
Drawing			North	
KEY VERIFIED VIEW 9			Drawn By	Date
			CPL	14.09.22
			Checked By	Date
			CPL	14.09.22

CPL ARCHITECTURE

CHRIS LITTLEMORE BA(Hons) BArch MSc RIBA
CHARTERED ARCHITECT



VERIFIED VIEW 10 - EXISTING

TAKEN FROM A DISTANT FOOTPATH TO THE SOUTH EAST OF THE SITE ON THE SOUTH SIDE OF SKIPTON OLD ROAD AND WITHIN THE CONSERVATION AREA. THIS UNMADE FOOTPATH RUNS EAST TO WEST AND THERE IS A GLIMPSE VIEW OF THE UPPER PARTS OF THE PROPOSED DEVELOPMENT SITE.

THIS VIEW IS FRAMED BY THE EXISTING DWELLINGS ON THE SOUTH SIDE OF SKIPTON OLD ROAD AND HAS VARIOUS TREES WITHIN THE SETTING.



THIS
VERIFIED
VIEW



VERIFIED VIEW 10 - PROPOSED

THE PROPOSED VIEW FROM THIS LOCATION SHOWS DISTANT ROOFSCAPE OF THE PROPOSED DEVELOPMENT ALONGSIDE ADDITIONAL TREES TO BE PLANTED AS PART OF THE PROPOSALS. THE ROOFSCAPE FOLLOWS THE LINE OF THE DISTANT HORIZON WITH THE IMPACT BEING MINIMAL AND OF NO MATERIAL HARM TO THE SETTING OR APPEARANCE OF THE CONSERVATION AREA.

Rev	Date	Details	Drawn	Checked
Issued for:				
PLANNING				
Project/Client:		Project No:		
LAND TO EAST OF WINDERMERE AVE COLNE, PENDLE ACCRUE CAPITAL		2029		
		Drawn No:		Rev
		3010		
		Scale:		
		NTS		
Drawing:		North		
		CPL 14.09.22		
		Checked By: Date:		
		CPL 14.09.22		

CPL ARCHITECTURE

CHRIS LITTLEMORE BA(Hons) BArch MSc RIBA
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- Site Boundary
- Existing Vegetation to be Retained
- Existing Seasonally Wet Ditch
- Existing Semi-improved Neutral Grassland to be enhanced with an appropriate Wildflower Mix
- Existing Marshy Grassland to be enhanced with appropriate Tussock and Wildflower Mix
- Existing Gaps within Hedgerows to be filled with native species of localprovidence to increase species diversity and provide ecological benefits
- Proposed Trees
- Proposed Native Structural Planting
- Proposed Swale/Detention Areas
- Proposed Pond
- Proposed Wetland and Marginal Planting
- Proposed Mown Path
- Proposed Footpath
- Pedestrian Access
- Vehicular Access
- Proposed Local Equipped Area for Play (LEAP)
- Proposed Dwellings
- Proposed Amenity Grass to Residential Areas, Shrub and Front Garden hedges where appropriate
- Former Pumping Station to be converted into a Community Cafe
- Proposed Road Layout
For surfacing refer to Architectural and Drainage Information
- Recent Development
- Conservation Area Boundary

client

Accrue Capital

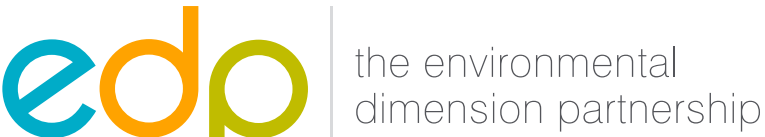
project title

Colne, Pendle

drawing title

Landscape Strategy

date	21 SEPTEMBER 2022	drawn by	GYo
drawing number	edp7440_d008d	checked	DRo
scale	1:1,500 @ A2	QA	JFr



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Photoviewpoints

(edp7440_d006b 31 January 2022 GY/DR)

Photoviewpoint EDP 1	View from Skipton Old Road looking north towards the site
Photoviewpoint EDP 2	From Windermere Avenue looking east towards the site
Photoviewpoint EDP 3	View from Castle Road looking south-east towards the site
Photoviewpoint EDP 4	View from Cockhill Lane looking west towards the site
Photoviewpoint EDP 5	View from PRoW 13-12-FP 39 (to the south of Noya Lane) looking south towards the site
Photoviewpoint EDP 6	View from Colne Football Club looking east towards the site
Photoviewpoint EDP 7	View from PRoW 13-7-FP 32 (to the west of Mile Ridge) looking north towards the site. Viewpoint 14 identified within the Colne Significant View Assessment
Photoviewpoint EDP 8	View from PRoW 13-6-FP 185 (to the north of Back Lane) looking north towards the site
Photoviewpoint EDP 9	View from PRoW 13-4 139 within the site looking towards Tum Hill and Lenches located to the south-west. Viewpoint 11 identified within the Colne Significant View Assessment
Photoviewpoint EDP 10	View from PRoW 13-4 189 within the Lenches looking north towards the site. Viewpoint 16 identified within the Colne Significant View Assessment
Photoviewpoint EDP 11	View from PRoW 13-6 130 within Tum Hill looking north-east towards the site. Viewpoint 17 identified within the Colne Significant View Assessment
Photoviewpoint EDP 12	View from PRoW 13-4 20 looking south-west towards the site. Viewpoint Location 1 identified within the appeal submission
Photoviewpoint EDP 13	View from PRoW 13-4 75 looking south-west towards the site. Viewpoint Location 2 identified within the appeal submission
Photoviewpoint EDP 14	View from Pennine Bridleway looking south-west towards the site. Viewpoint Location 3 identified within the appeal submission
Photoviewpoint EDP 15	View from Pendle Way looking south-west towards the site. Viewpoint Location 4 identified within the appeal submission

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Photoviewpoint EDP 2: From Windermere Avenue looking east towards the site



To be viewed at comfortable arm's length



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Registered office: 01285 740427
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info@edp-uk.co.uk

Grid Coordinates: **390045, 440690**
Date and Time: **17/11/2021 @ 12:29**
Projection: **Planar**
Visualisation Type: **1**

Horizontal Field of View: **39.6°**
Height of Camera: **1.6m**
Make, Model, Sensor: **Canon 5D MK2, FFS**
Enlargement Factor: **100% @ A3**

Direction of View: **75°**
Distance: **65m**
aOD: **197m**
Focal Length: **50mm**

date
drawing number
drawn by
checked
QA
31 JANUARY 2022
edp7440_d006b
GY
DR
RB

client
project title
drawing title
Accrue Capital
Colne, Pendle
Photoviewpoint EDP 2

Photoviewpoint EDP 3: View from Castle Road looking south-east towards the site



To be viewed at comfortable arm's length



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Grid Coordinates: 390031, 440987
Date and Time: 17/11/2021 @ 12:29
Projection: Cylindrical
Visualisation Type: 1

Horizontal Field of View: 90°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK2, FFS
Enlargement Factor: 96% @ A1 width

Direction of View: 85°
Distance: 85m
aOD: 207m
Focal Length: 50mm

date
drawing number
drawn by
checked
QA

31 JANUARY 2022
edp7440_d006b
GY
DR
RB

client
project title
drawing title

Accrue Capital
Colne, Pendle
Photoviewpoint EDP 3

Photoviewpoint EDP 4: View from Cockhill Lane looking west towards the site



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Registered office: 01285 740427
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Grid Coordinates: 390838, 441165
Date and Time: 17/11/2021 @ 12:42
Projection: Cylindrical
Visualisation Type: 1

Horizontal Field of View: 90°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK2, FFS
Enlargement Factor: 96% @ A1 width

Direction of View: 245°
Distance: 660m
aOD: 217m
Focal Length: 50mm

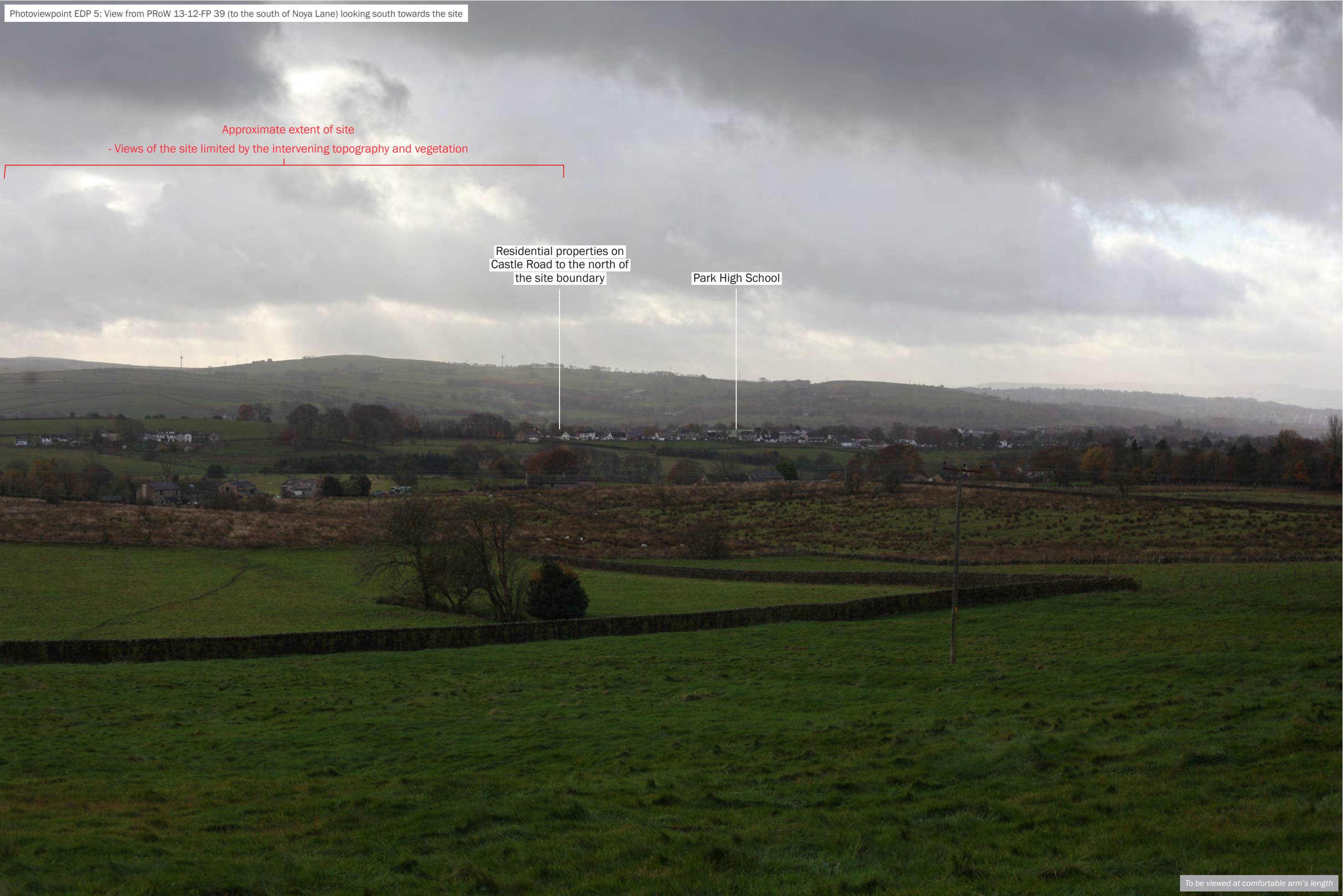
date
drawing number
drawn by
checked
QA

31 JANUARY 2022
edp7440_d006b
GY
DR
RB

client
project title
drawing title

Accrue Capital
Colne, Pendle
Photoviewpoint EDP 4

Photoviewpoint EDP 5: View from PRoW 13-12-FP 39 (to the south of Noya Lane) looking south towards the site



To be viewed at comfortable arm's length



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Registered office: 01285 740427
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Grid Coordinates: 390553, 442369
Date and Time: 17/11/2021 @ 13:06
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK2, FFS
Enlargement Factor: 100% @ A3

Direction of View: 195°
Distance: 135m
aOD: 240m
Focal Length: 50mm

date
drawing number
drawn by
checked
QA
31 JANUARY 2022
edp7440_d006b
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client
project title
drawing title
Accrue Capital
Colne, Pendle
Photoviewpoint EDP 5



To be viewed at comfortable arm's length



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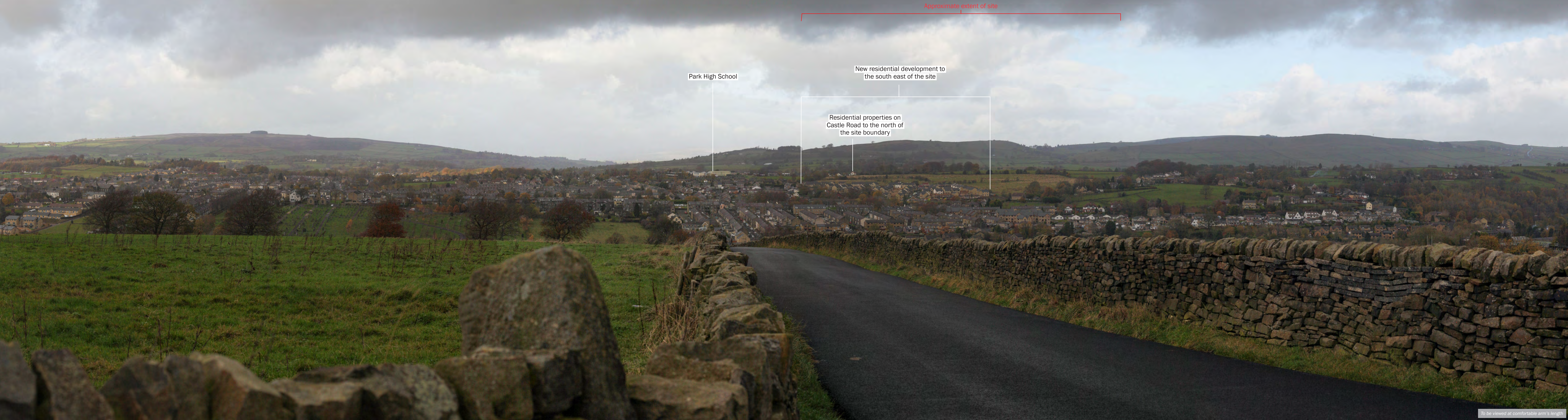
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Date and Time: 17/11/2021 @ 16:45
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK2, FFS
Enlargement Factor: 100% @ A3

Direction of View: 90°
Distance: 1.80km
aOD: 198m
Focal Length: 50mm

date
drawing number
drawn by
checked
QA
31 JANUARY 2022
edp7440_d006b
GY
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RB

client
project title
drawing title
Accrue Capital
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Photoviewpoint EDP 6



To be viewed at comfortable arm's length



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Registered office: 01285 740427
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Grid Coordinates: 390199, 439320
Date and Time: 17/11/2021 @ 13:42
Projection: Cylindrical
Visualisation Type: 1

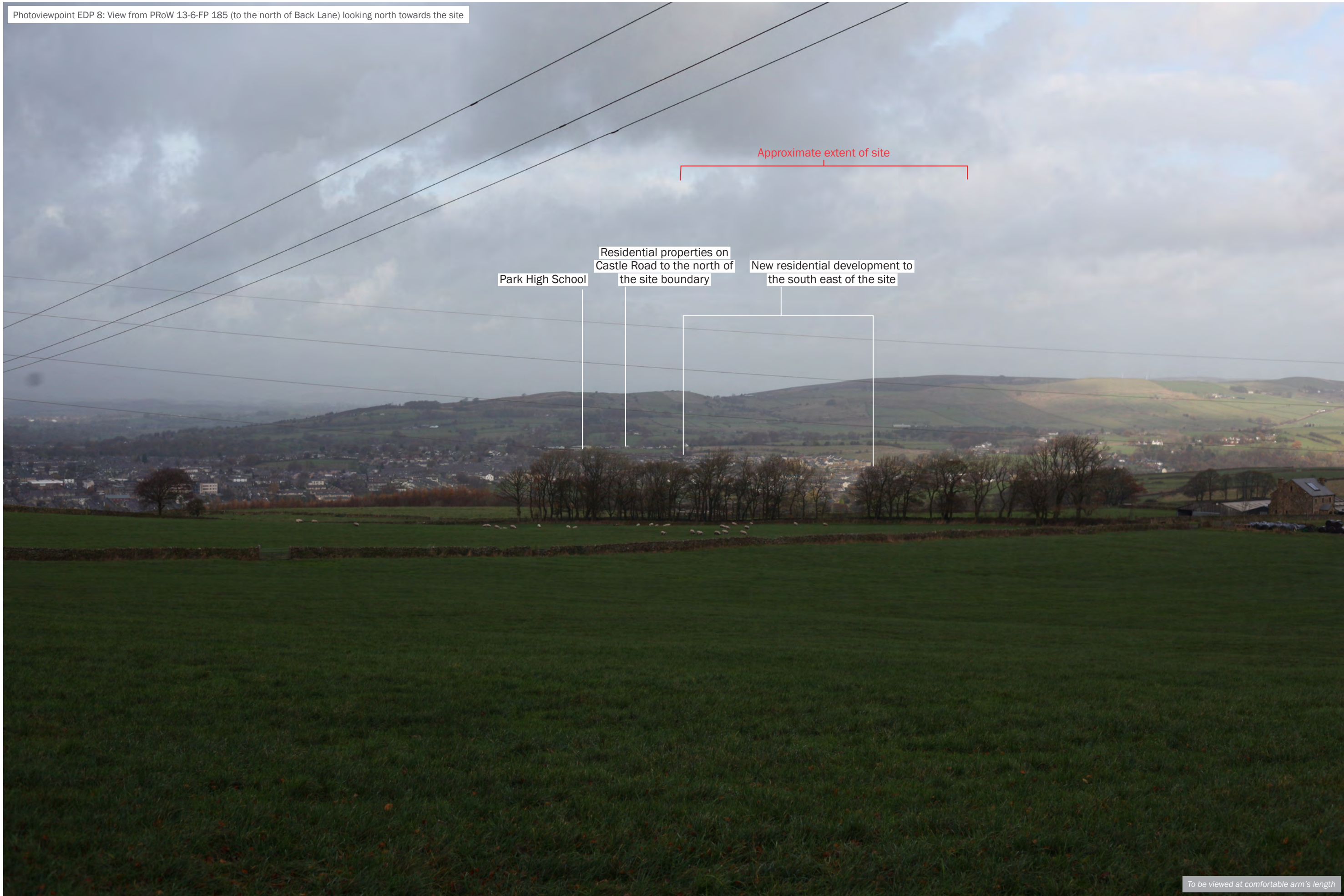
Horizontal Field of View: 90°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK2, FFS
Enlargement Factor: 96% @ A1 width

Direction of View: 5°
Distance: 1.22km
aOD: 233m
Focal Length: 50mm

date
drawing number
drawn by
checked
QA
31 JANUARY 2022
edp7440_d006b
GY
DR
RB

client
project title
drawing title
Accrue Capital
Colne, Pendle
Photoviewpoint EDP 7

Photoviewpoint EDP 8: View from PRoW 13-6-FP 185 (to the north of Back Lane) looking north towards the site



To be viewed at comfortable arm's length



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Registered office: 01285 740427
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Grid Coordinates: 389323, 437685
Date and Time: 17/11/2021 @ 14:51
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK2, FFS
Enlargement Factor: 100% @ A3

Direction of View: 20°
Distance: 2.98km
aOD: 309m
Focal Length: 50mm

date
drawing number
drawn by
checked
QA
31 JANUARY 2022
edp7440_d006b
GY
DR
RB

client
project title
drawing title
Accrue Capital
Colne, Pendle
Photoviewpoint EDP 8

Approximate extent of site

New residential development to the south east of the site

Internal fragmented field boundary

To be viewed at comfortable arm's length



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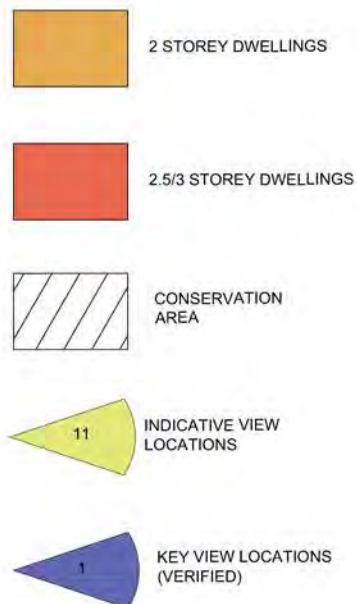
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Date and Time: 17/01/2022 @ 16:02
Projection: Planar
Visualisation Type: 1


Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK2, FFS
Enlargement Factor: 100% @ A3

Direction of View: 20°
Distance: 0m
aOD: 209m
Focal Length: 50mm

date
drawing number
drawn by
checked
QA
31 JANUARY 2022
edp7440_d006b
GY
DR
RB

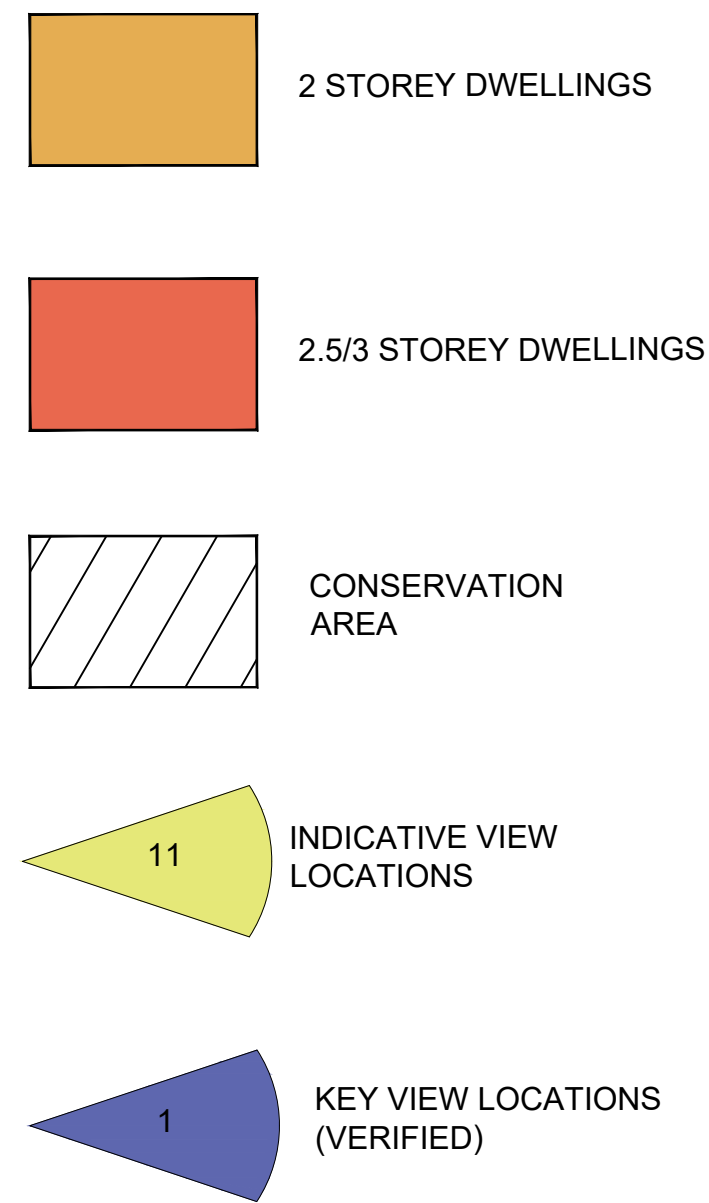
client
project title
drawing title
Accrue Capital
Colne, Pendle
Photoviewpoint EDP 9




Rev.	Date	Details	Drawn	Checked
Issued for:				
<h1>PLANNING</h1>				
Project/Client:			Project No:	
PENDLE SITE - COLNE			2029	
ACCRUE CAPITAL			Dwg No:	Rev:
			2002	
			Scale:	
			1/1000 @A1	
Drawing:			North:	
				
SITE LAYOUT			Drawn By:	Date:
KEY VIEWS LOCATOR			CPL	10.09.22
			Checked By:	Date:
			CPL	10.09.22

CPL ARCHITECTURE

CHRIS LITTLEMORE BA(Hons) BArch MSc RIBA
CHARTERED ARCHITECT



Rev.	Date	Details	Drawn	Checked
Issued for:				
<h1>PLANNING</h1>				
Project/Client:			Project No:	
PENDLE SITE - COLNE			2029	
ACCRUE CAPITAL			Dwg No:	Rev:
			2002	
			Scale:	
			1/1000	@A1
Drawing:			North:	
				
SITE LAYOUT			Drawn By:	Date:
			CPL	10.09.22
KEY VIEWS LOCATOR			Checked By:	Date:
			CPL	10.09.22

CPL ARCHITECTURE
CHRIS LITTLEMORE BA(Hons) BArch MSc RIBA
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Viewpoint 5				Proposed Housing and Existing Pump House Extension.			
Visualisation Type	4	Camera Make, Model & sensor format	Nikon, D610 & Full Frame Sensor	Coordinates (Easting/Northing)	390399.105 / 440649.324 M	Page size / Image size (mm)	841 x 297 / 820 x 240
Projection	Planar	Make & focal length of Lens	Nikkor 50mm	Height Above Ordnance Datum (AOD)	203.137 M	Principal Distance (mm)	812.5
Enlargement Factor	100% @ A1	Horizontal Field of View (HFOV)	53.5 °	Distance to nearest site boundary / Feature	0.0 M	Accurate Visual	
Date/Time of Photograph	9-2-2023 / 09:47	Direction of View from North (D°)	214 °	Height of Camera	1.5 M	Representation type (AVR)	AVR3

VERIFIED VIEW 5 - PROPOSED

THE PROPOSED VIEW FROM THIS LOCATION SHOWS THE REFURBISHED AND EXTENED PUMP HOUSE IN ITS PROPOSED USE AS A COMMUNITY CAFE
NEW TREE PLANTING SOFTENS THE IMPACT OF THE MCDERMOTT DEVELOPMENT. THERE IS A SOFT FINISHED PATH (HOGGIN) CONNECTING THE TWO
MAIN PEDESTRIAN ROUTES WHICH CROSS THE SITE AS DESCRIBED ABOVE. THIS PATH LINKS TO THE NEW COMMUNITY CAFE AND ALSO
PROVIDES THE POTENTIAL FOR A PEDESTRIAN LINK INTO THE MCDERMOTT HOMES DEVELOPMENT WHERE NONE EXISTS AT PRESENT.



Viewpoint 5				Proposed Housing and Existing Pump House Extension.			
Visualisation Type	4	Camera Make, Model & sensor format	Nikon, D610 & Full Frame Sensor	Coordinates (Easting/Northing)	390399.105 / 440649.324 M	Page size / Image size (mm)	841 x 297 (half A1) / 820 x 237
Projection	Cylindrical	Make & focal length of Lens	Nikkor 50mm	Height Above Ordnance Datum (AOD)	203.137 M	Principal distance (mm)	522
Enlargement Factor	90% @ A1	Horizontal Field of View (HFOV)	90 °	Distance to nearest site boundary / Feature	0.0 M	Accurate Visual	
Date/Time of Photograph	9-2-2023 / 09:47	Direction of View from North (D°)	214 °	Height of Camera	1.5 M	Representation type (AVR)	AVR3

VERIFIED VIEW 5 - EXISTING

TAKEN FROM CENTRE OF OPEN GRASS AT LOWER END OF SITE IN A LOCATION WHERE THERE IS A POTENTIAL DESIRE LINE FOR PEDESTRIANS TO CROSS BETWEEN THE TWO
UNMADE FOOTPATHS RUNNING NORTH-SOUTH AND NORTH-WEST TO SOUTH-EAST. THE DERELICT PUMP HOUSE IS VISIBLE AS ARE THE NEW DWELLINGS BUILT IN THE CONSERVATION
AREA ON THE LAND IMMEDIATELY TO THE WEST OF THE PROPOSED DEVELOPMENT SITE BY MCDERMOTT HOMES

Rev	Date	Details	Drawn	Checked
Issued for:				
PLANNING				
Project/Client:			Project No:	
LAND TO EAST OF WINDERMERE AVE COLNE, PENDLE ACCRUE CAPITAL			2029	
			Drawn No:	
			4005	
			Scale:	
			NTS	
Drawing:			North	
KEY VERIFIED WINTER VIEW 5			Drawn By:	Date:
			CPL	14.09.22
			Checked By:	Date:
			CPL	14.09.22

CPL ARCHITECTURE
CHRIS LITTLEMORE BA(Hons) BArch MSc RIBA
CHARTERED ARCHITECT



Viewpoint 5				Proposed Housing and Existing Pump House Extension.			
Visualisation Type	4	Camera Make, Model & sensor format	Nikon, D610 & Full Frame Sensor	Coordinates (Easting/Northing)	390399.105 / 440649.324 M	Page size / Image size (mm)	841 x 297 / 820 x 240
Projection	Planar	Make & focal length of Lens	Nikkor 50mm	Height Above Ordnance Datum (AOD)	203.137 M	Principal Distance (mm)	812.5
Enlargement Factor	100% @ A1	Horizontal Field of View (HFOV)	53.5 °	Distance to nearest site boundary / Feature	0.0 M	Accurate Visual	
Date/Time of Photograph	9-2-2023 / 09:47	Direction of View from North (D°)	214 °	Height of Camera	1.5 M	Representation type (AVR)	AVR3

VERIFIED VIEW 5 - PROPOSED

THE PROPOSED VIEW FROM THIS LOCATION SHOWS THE REFURBISHED AND EXTENED PUMP HOUSE IN ITS PROPOSED USE AS A COMMUNITY CAFE
NEW TREE PLANTING SOFTENS THE IMPACT OF THE MCDERMOTT DEVELOPMENT. THERE IS A SOFT FINISHED PATH (HOGGIN) CONNECTING THE TWO
MAIN PEDESTRIAN ROUTES WHICH CROSS THE SITE AS DESCRIBED ABOVE. THIS PATH LINKS TO THE NEW COMMUNITY CAFE AND ALSO
PROVIDES THE POTENTIAL FOR A PEDESTRIAN LINK INTO THE MCDERMOTT HOMES DEVELOPMENT WHERE NONE EXISTS AT PRESENT.



Viewpoint 5				Proposed Housing and Existing Pump House Extension.			
Visualisation Type	4	Camera Make, Model & sensor format	Nikon, D610 & Full Frame Sensor	Coordinates (Easting/Northing)	390399.105 / 440649.324 M	Page size / Image size (mm)	841 x 297 (half A1) / 820 x 237
Projection	Cylindrical	Make & focal length of Lens	Nikkor 50mm	Height Above Ordnance Datum (AOD)	203.137 M	Principal distance (mm)	522
Enlargement Factor	90% @ A1	Horizontal Field of View (HFOV)	90 °	Distance to nearest site boundary / Feature	0.0 M	Accurate Visual	
Date/Time of Photograph	9-2-2023 / 09:47	Direction of View from North (D°)	214 °	Height of Camera	1.5 M	Representation type (AVR)	AVR3

VERIFIED VIEW 5 - EXISTING

TAKEN FROM CENTRE OF OPEN GRASS AT LOWER END OF SITE IN A LOCATION WHERE THERE IS A POTENTIAL DESIRE LINE FOR PEDESTRIANS TO CROSS BETWEEN THE TWO
UNMADE FOOTPATHS RUNNING NORTH-SOUTH AND NORTH-WEST TO SOUTH-EAST. THE DERELICT PUMP HOUSE IS VISIBLE AS ARE THE NEW DWELLINGS BUILT IN THE CONSERVATION
AREA ON THE LAND IMMEDIATELY TO THE WEST OF THE PROPOSED DEVELOPMENT SITE BY MCDERMOTT HOMES

Rev	Date	Details	Drawn	Checked
Issued for:				
PLANNING				
Project/Client:			Project No:	
LAND TO EAST OF WINDERMERE AVE COLNE, PENDLE ACCRUE CAPITAL			2029	
			Dwg No:	
			4005	
			Scale:	
			NTS	
Drawing:			North	
KEY VERIFIED WINTER VIEW 5			Drawn By:	Date:
			CPL	14.09.22
			Checked By:	Date:
			CPL	14.09.22

CPL ARCHITECTURE
CHRIS LITTLEMORE BA(Hons) BArch MSc RIBA
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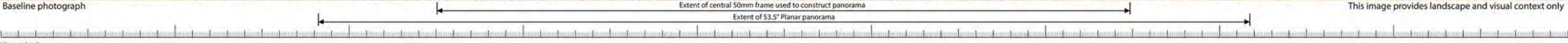
Viewpoint 6				View flat at comfortable arm's length			
Visualisation Type	4	Camera Make, Model & sensor format:	Nikon, D610 & Full Frame Sensor	Coordinates (Easting/Northing):	390408.043 / 440764.302 M	Page size / Image size (mm):	841 x 297 / 820 x 297
Projection	Planar	Make & focal length of Lens:	Nikkor 50mm	Height Above Ordnance Datum (AOD):	212.264 M	Principal distance (mm):	523
Enlargement Factor	100% at A1	Horizontal Field of View (HFOV):	53.5°	Distance to nearest site boundary / Feature:	0 M	Accuracy Visual:	As per Visual
Date/Time of Photograph	9-2-2023 / 12:04	Direction of View from North (D°):	123°	Height of Camera:	1.5 M	Representation type (AVO):	AVR1

VERIFIED VIEW 6 - PROPOSED

THE PROPOSED VIEW FROM THIS LOCATION SHOWS THE NEW SOFT FINISHED FOOTPATH (HOGGIN) TO PROVIDE A BETTER LINE OF CONNECTIVITY BETWEEN SKIPTON OLD ROAD AND CASTLE ROAD TO THE NORTH. SOME ADDITIONAL ENHANCED TREE PLANTING IS ALSO SHOWN.THERE IS NO OTHER CHANGE FROM THIS VIEWPOINT.



THIS
VERIFIED
VIEW



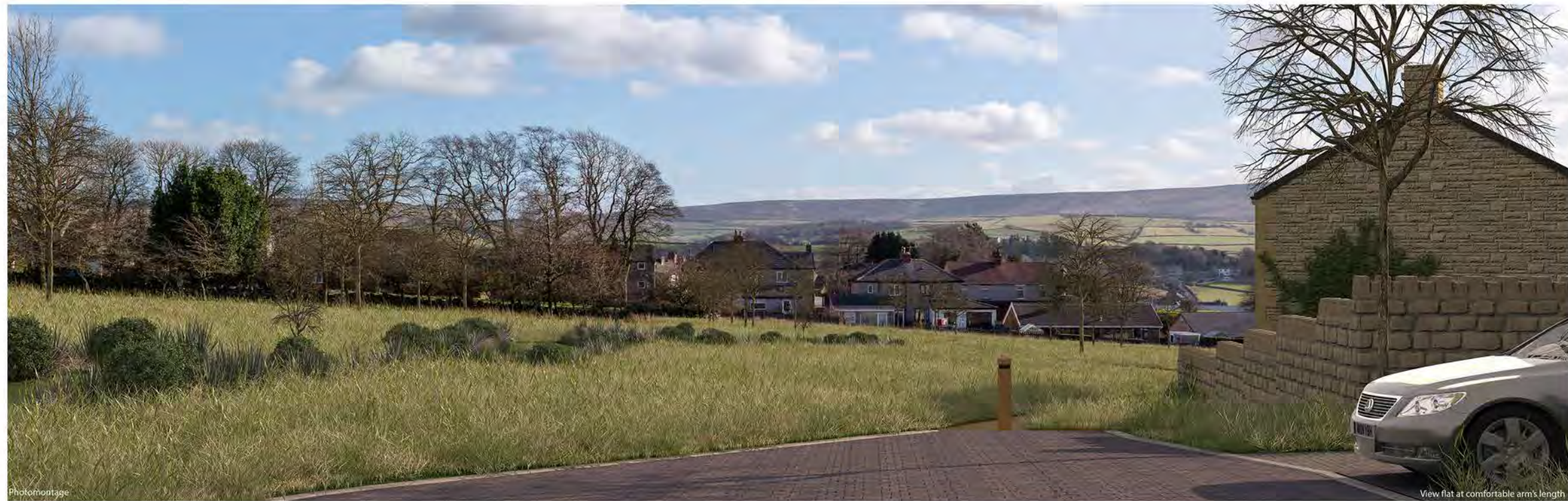
Viewpoint 6				Proposed Housing and Existing Pump House Extension.			
Visualisation Type	4	Camera Make, Model & sensor format:	Nikon, D610 & Full Frame Sensor	Coordinates (Easting/Northing):	390408.043 / 440764.302 M	Page size / Image size (mm):	841 x 297 (Bull A1) / 820 x 237
Projection	Cylindrical	Make & focal length of Lens:	Nikkor 50mm	Height Above Ordnance Datum (AOD):	212.264 M	Principal distance (mm):	523
Enlargement Factor	96% at A1	Horizontal Field of View (HFOV):	90°	Distance to nearest site boundary / Feature:	0 M	Accuracy Visual:	As per Visual
Date/Time of Photograph	9-2-2023 / 12:04	Direction of View from North (D°):	123°	Height of Camera:	1.5 M	Representation type (AVO):	AVR1

VERIFIED VIEW 6 - EXISTING

TAKEN FROM THE POINT ON THE EXISTING UNMADE FOOTPATH CROSSING THE SITE FROM NORTH-WEST TO SOUTH EAST, WHERE THE LAND STARTS TO DROP TOWARDS THE HOUSES BUILT ON THE NORTH SIDE OF SKIPTON OLD ROAD IN THE SOUTH-EAST CORNER OF THE SITE.

Rev	Date	Details	Drawn	Checked
Issued for:				
PLANNING				
Project/Client:		Project No:		
2029		2029		
Land to East of Windermere Ave Colne, Pendle Accrue Capital		Dwg No:		Rev
		4006		
		Scale:		
		NTS		
Drawing:		North		
KEY VERIFIED WINTER VIEW 6		Drawn By:		Date:
		CPL		14.09.22
		Checked By:		Date:
		CPL		14.09.22

CPL ARCHITECTURE
CHRIS LITTLEMORE BA(Hons) BArch MSc RIBA
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Viewpoint 8				Viewpoint 8			
Visualisation Type	4	Camera Make, Model & sensor format	Nikon, D610 & Full Frame Sensor	Coordinates (Easting/Northing)	390366/913 / 440801/964 M	Page size / Image size (mm)	841 x 297 / 820 x 260
Projection	Panor	Make & focal length of Lens	Nikkor 50mm	Height Above Ordnance Datum (AOD)	214.531 M	Principal Distance (mm)	812.5
Enlargement Factor	100% @ A1	Horizontal Field of View (HFOV)	53.5°	Distance to nearest site boundary / Feature	0 M	Accurate Visual	
Date/Time of Photograph	9-2-2023 / 12:51	Direction of View from North (°)	124°	Height of Camera	1.5 M	Representation Type (AVR)	AVR3

VERIFIED VIEW 8 - PROPOSED

THE PROPOSED VIEW FROM THIS LOCATION SHOWS THE END OF THE SHARED SURFACE PRIVATE DRIVE SERVING PLOT NO 147 AND THE END GABLE OF PLOT 146, WHERE THE DRIVE NARROWS TO CONTINUE AS A FOOTPATH RUNNING TOWARDS SKIPTON OLD ROAD ON THE LINE OF THE EXISTING UNMADE PATH. NO MATERIAL CHANGE EXISTS OTHER THAN THE INTRODUCTION OF A SUDS DRAINAGE DITCH IN THE FOREGROUND AND THE PRESENCE OF SOME TREE PLANTING TO THE SOUTH-EAST CORNER OF THE SITE AND PLANTING TO ENHANCE THE LINE OF TREES ON THE SOUTHERN BOUNDARY.



Baseline photograph				Extent of central 50mm frame used to construct panorama			
				Extent of 53.5° Planar panorama			
				This image provides landscape and visual context only			

Viewpoint 8				Viewpoint 8			
Visualisation Type	4	Camera Make, Model & sensor format	Nikon, D610 & Full Frame Sensor	Coordinates (Easting/Northing)	390366/913 / 440801/964 M	Page size / Image size (mm)	841 x 297 (half A1) / 820 x 237
Projection	Cylindrical	Make & focal length of Lens	Nikkor 50mm	Height Above Ordnance Datum (AOD)	214.531 M	Principal distance (mm)	522
Enlargement Factor	96% @ A1	Horizontal Field of View (HFOV)	90°	Distance to nearest site boundary / Feature	0 M	Accurate Visual	
Date/Time of Photograph	9-2-2023 / 12:51	Direction of View from North (°)	124°	Height of Camera	1.5 M	Representation Type (AVR)	AVR3

VERIFIED VIEW 8 - EXISTING

TAKEN FROM THE HIGHEST POINT ON THE EXISTING UNMADE FOOTPATH RUNNING FROM NORTH-WEST TO SOUTH-EAST ACROSS THE SITE. THIS VIEW AFFORDS A VIEW ACROSS THE CONSERVATION AREA LOOKING SOUTH-EAST.

Rev	Date	Details	Drawn	Checked
Issued for:				
PLANNING				
Project/Client:		Project No:		
LAND TO EAST OF WINDERMERE AVE COLNE, PENDLE ACCRUE CAPITAL		2029		
		Drawn No:		
		4008		
		Scale:		
		NTS		
Drawing:		North		
		Key Verified Winter View 8		
		Drawn By: Date: CPL 14.09.22		
		Checked By: Date: CPL 14.09.22		

CPL ARCHITECTURE
CHRIS LITTLEMORE BA(Hons) BArch MSc RIBA
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Viewpoint 9				Viewpoint 9			
Visualisation Type	4	Camera Make, Model & sensor format:	Nikon, D610 & Full Frame Sensor	Coordinates (Easting/Northing):	390261.280 / 445677.445 M	Page size / Image size (mm):	841 x 297 / 820 x 260
Projection	Planar	Make & focal length of Lens:	Nikkor 50mm	Height Above Ordnance Datum (AOD):	254.039 M	Principal Distance (mm):	812.5
Enlargement Factor	150% @ A1	Horizontal Field of View (HFOV):	53.5°	Distance to nearest site boundary / Feature:	0 M	Accurate Visual	
Date/Time of Photograph	9-2-2023 / 15:03	Direction of View from North (0°):	141°	Height of Camera:	1.5 M	Representation type (AVR):	AVR3

VERIFIED VIEW 9 - PROPOSED

THE PROPOSED VIEW FROM THIS LOCATION SHOWS THE EXTENDED REFURBISHED PUMP HOUSE WHICH BECOMES A COMMUNITY CAFE AS PART OF THE PROPOSALS.THERE IS A PROPOSED PRIVATE SHARED SURFACE ACCESS TO THE CAFE FOR ACCESSIBLE PARKING AND THE OCCASIONAL DELIVERY. THIS ROUTE ALSO ACTS AS THE CONTINUATION OF THE PUBLIC RIGHT OF WAY FOOTPATH RUNNING FROM CASTLE ROAD IN THE NORTH DOWN TO SKIPTON OLD ROAD. THIS ROUTE CAN ALSO ACT AS A CYCLE ROUTE TO LINK CASTLE ROAD WITH SKIPTON OLD ROAD.



Baseline photograph

Extent of central 50mm frame used to construct panorama

Extent of 53.5° Planar panorama

This image provides landscape and visual context only

Viewpoint 9				Viewpoint 9			
Visualisation Type	4	Camera Make, Model & sensor format:	Nikon, D610 & Full Frame Sensor	Coordinates (Easting/Northing):	390261.280 / 445677.445 M	Page size / Image size (mm):	841 x 297 (half A1) / 820 x 237
Projection	Cylindrical	Make & focal length of Lens:	Nikkor 50mm	Height Above Ordnance Datum (AOD):	254.039 M	Principal distance (mm):	522
Enlargement Factor	90% @ A1	Horizontal Field of View (HFOV):	90°	Distance to nearest site boundary / Feature:	0 M	Accurate Visual	
Date/Time of Photograph	9-2-2023 / 15:03	Direction of View from North (0°):	141°	Height of Camera:	1.5 M	Representation type (AVR):	AVR3

VERIFIED VIEW 9 - EXISTING

TAKEN FROM THE POINT ON THE EXISTING UNMADE FOOTPATH RUNNING FROM NORTH TO SOUTH ACROSS THE SITE WHERE THE VIEW OVER THE CONSERVATION AREA APPEARS FROM BEHIND THE NEW HOUSING DEVELOPMENT BY MCDERMOTT HOMES. THIS IS WHERE THE PATH ROUTE CROSSES THROUGH A DITCH LINE AND HEADS DIRECTLY DOWN TO SKIPTON OLD ROAD. THE EXISTING DERELICT PUMP HOUSE IS CLEARLY SEEN.

Rev	Date	Details	Drawn	Checked
Issued for:				
PLANNING				
Project/Client:		Project No:		
LAND TO EAST OF WINDERMERE AVE COLNE, PENDLE ACCRUE CAPITAL		2029		
		Dwg No:		
		4009		
		Scale:		
		NTS		
Drawing:		North		
KEY VERIFIED WINTER VIEW 9		Drawn By: Date:		
		CPL 14.09.22		
		Checked By: Date:		
		CPL 14.09.22		

CPL ARCHITECTURE

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CHARTERED ARCHITECT



VERIFIED VIEW 10 - EXISTING

TAKEN FROM A DISTANT FOOTPATH TO THE SOUTH EAST OF THE SITE ON THE SOUTH SIDE OF SKIPTON OLD ROAD AND WITHIN THE CONSERVATION AREA. THIS UNMADE FOOTPATH RUNS EAST TO WEST AND THERE IS A GLIMPSE VIEW OF THE UPPER PARTS OF THE PROPOSED DEVELOPMENT SITE.

THIS VIEW IS FRAMED BY THE EXISTING DWELLINGS ON THE SOUTH SIDE OF SKIPTON OLD ROAD AND HAS VARIOUS TREES WITHIN THE SETTING.



VERIFIED VIEW 10 - PROPOSED

THE PROPOSED VIEW FROM THIS LOCATION SHOWS DISTANT ROOFSCAPE OF THE PROPOSED DEVELOPMENT ALONGSIDE ADDITIONAL TREES TO BE PLANTED AS PART OF THE PROPOSALS. THE ROOFSCAPE FOLLOWS THE LINE OF THE DISTANT HORIZON WITH THE IMPACT BEING MINIMAL AND OF NO MATERIAL HARM TO THE SETTING OR APPEARANCE OF THE CONSERVATION AREA.



Rev	Date	Details	Drawn	Checked
Issued for:				
PLANNING				
Project/Client:			Project No.	
LAND TO EAST OF WINDERMERE AVE COLNE, PENDLE ACCRUE CAPITAL			2029	
			Dwg No.	Rev.
			3010	
			Scale:	
			NTS	
Drawing:			North	
KEY VERIFIED VIEW 10			Drawn By:	Date:
			CPL	14.09.22
			Checked By:	Date:
			CPL	14.09.22

CPL ARCHITECTURE
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CHARTERED ARCHITECT