

Proof of Evidence: Green Belt Openness and Landscape Character Matters
Volume 2: Appendices and Figures

Demolition of existing golf club buildings and construction of a single and two-storey building for a banqueting facility;
widening of existing vehicular access from Brockley Hill, car and cycle parking, waste/recycling storage, landscape enhancement and associated works

Former Stanmore and Edgware Golf Centre, Brockley Hill, Stanmore, HA7 4LR

Appeal Reference: 3299650
Planning Application Reference: P/3088/20

On behalf of:
Sairam (Holdings) Ltd

Prepared by:
Robert Hughes BSc (Hons) PgDipLA CMLI

Appendices

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




















Figure 3:

Harrow Weald Ridge Area of Special Landscape Character

Figure 4:

Policy Context



-  Site Boundary
-  Proposed Formal Lawn
-  Proposed Species Rich Wildflower Meadow Planting
-  Proposed Native Hedging
-  Proposed Shrub Planting
-  Proposed Architectural Naturalistic Planting- Formal
-  Proposed Architectural Naturalistic Planting
-  Proposed Mound
-  Proposed Planters With Trees
-  Attenuation Pond With Proposed Marginal Planting
-  Formal Water Feature
-  Proposed Multi-Stemmed Trees
-  Proposed Specimen Trees
-  Proposed Avenue Trees
-  Proposed Native Broadleaved Trees
-  Proposed Native Water Tolerant Trees
-  Proposed Paved Hard Landscaping
-  Proposed French Drain
-  Proposed Bulb Planting
-  Proposed Flowering Meadow Planting
-  Proposed Hoggin Path
-  Drainage Ditch
-  Proposed Timber Footbridge

Project **Brockley Golf Club**

Drawing Title **Landscape Strategy Plan**

Scale 1:500 @ A2

Drawing No. 13201/P11d

Date January 2021

Checked KL/RP





Photoviewpoint 1 (existing view): Taken from Brockley Hill at the existing entrance into the site.



Photoviewpoint 1 (proposed view at implementation - Year 1)



Photoviewpoint 1 (proposed view at implementation - Year 15)

Photomontage 01 - Existing View



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Photomontage 01 Information (TGH 06/19 Type 4 Image Position 1, Panoramic Image #A6, Level 1 (A6B6))	
OS Grid Reference	ET1234 12345678
General Height (AOS)	0m ASL
Viewer Height	1.65m
Distance to Site	7m
Camera / Lens	Canon EOS R (EF 50mm F1.4)
Date / Time	30/08/2022 10:55
Weather Conditions	100% cloud, good visibility

Note: This is a composite image made up of 50mm photographs joined together horizontally by means of cylindrical projection to form an overall FOV of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

Date: 30 August 2022
 Drawing Number: Incola 10/19/PC
 Drawn by: AP
 Checked by: MP

Project Site: Brockley Hill
 Client: Sairam Holdings Ltd
 Drawing Title: Photomontage 01 - Existing

Photomontage 01 - Proposed View



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Extent of Proposed Built Form
(shown dashed where entirely occluded by existing vegetation)

Note: This is a composite image made up of 50mm photographs joined together horizontally by means of cylindrical projection to form an overall Fish of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 891mm).

Date: 30 August 2022
Drawing Number: Incola 10/16/PC
Drawn by: AP
Checked by: MP

Project Site: Brockley Hill
Client: Sairam Holdings Ltd
Drawing Title: Photomontage 01 - Proposed

Photomontage 02 - Existing View



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Photomontage 02 Information: TGN 06/19 Type 4 Image Option 1, Panoramic Image #24, Level 1 (AVBTR)	
OS Grid Reference	107797m, 1022391m
Horizontal Field of View	107°
General Height (AOD)	0m, 02m
Camera / Lens	Canon EOS R, EF 50mm F1.4
Viewer Height	1.65m
Date / Time	30/08/2022, 10:50
Distance to Site	100m
Weather Conditions	100% cloud, good visibility

Note: This is a composite image made up of 50mm photographs joined together horizontally by means of cylindrical projection to form an overall FoV of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

Date: 30 August 2022
 Drawing Number: Incola 10/19/PC
 Drawn by: AP
 Checked by: MP

Project Site: Brockley Hill
 Client: Sairam Holdings Ltd
 Drawing Title: Photomontage 02 - Existing



Photomontage 03 - Existing View



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Photomontage 03 Information: T101 06/19 Type 4 Image (Option 1, Panoramic Image #03, Level 1 (AVR))			
OS Grid Reference	1077470, 50110000	Horizontal Field of View	107
General Height (AOD)	0m (0m)	Camera / Lens	Canon EOS R, EF 50mm F1.4
Viewer Height	1.65m	Date / Time	30/08/2022, 10:42
Distance to Site	10m	Weather Conditions	100% cloud, good visibility

Note: This is a composite image made up of 50mm photographs joined together horizontally by means of cylindrical projection to form an overall FoV of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).


Date: 30 August 2022
 Drawing Number: Incola 10/19/PC
 Drawn by: AP
 Checked by: MP

Project Site: Brockley Hill
 Client: Sairam Holdings Ltd
 Drawing Title: Photomontage 03 - Existing

Photomontage 03 - Proposed View



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 Extent of Proposed Built Form
(shown dashed where entirely occluded by existing vegetation)

Note: This is a composite image made up of 50mm photographs joined together horizontally by means of cylindrical projection to form an overall F&M of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

Date: 30 August 2022
Drawing Number: Incola 10/16/PC
Drawn by: AP
Checked by: MP

Project Site: Brockley Hill
Client: Sairam Holdings Ltd
Drawing Title: Photomontage 03 - Proposed

Photomontage 04 - Existing View



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Photomontage 04 Information (TGN 04-19 Type 4 Image Option 1, Panoramic Image #04, Level 1 (AVB))	
OS Grid Reference	471720 43 111400 91
Horizontal Field of View	107°
General Height (AOD)	17.87m
Camera / Lens	Canon EOS R, EF 50mm F1.4
Viewer Height	1.65m
Date / Time	30/08/2022, 18:25
Distance to Site	120m
Weather Conditions	100% cloud, good visibility

Note: This is a composite image made up of 50mm photographs joined together horizontally by means of cylindrical projection to form an overall FoV of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 891mm).

Date:	30 August 2022
Drawing Number:	incola 101x/PC
Drawn by:	AP
Checked by:	MP

Project Site:	Brockley Hill
Client:	Sairam Holdings Ltd
Drawing Title:	Photomontage 04 - Existing

Photomontage 04 - Proposed View



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Extent of Proposed Built Form
(shown dashed where entirely occluded by existing vegetation)

Note: This is a composite image made up of 50mm photographs joined together horizontally by means of cylindrical projection to form an overall FoV of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 891mm).

Date: 30 August 2022
Drawing Number: Incola 101x/PC
Drawn by: AP
Checked by: MP

Project Site: Brockley Hill
Client: Sairam Holdings Ltd
Drawing Title: Photomontage 04 - Proposed

Photography Post Processing

RAW files were processed in Adobe Camera Raw after shot approval in Adobe Bridge. The processed RAW files were then taken into Adobe Photoshop to be stitched and saved as full resolution TIF files. The process was as follows:

Downloading and Reviewing:

1. Downloaded *.CR2 RAW files from CF card using a CF card reader. The files were saved to the appropriate project folder on the network.
2. The tripod and marker shots were downloaded to the same location and deposited in a 'documentation' folder.
3. Shots were reviewed with Adobe Bridge, and selections were made based on sharpness, composition, suitability for stitching and exposure.

Processing:

4. Using Adobe Camera Raw, simple and standard digital photo processing techniques were applied ie sharpening, noise reduction and chromatic aberration correction. Settings were adjusted as necessary to achieve the best exposure, shadow detail and clarity.
5. Using Adobe Photoshop, the processed RAW files were stitched to form a panorama of cylindrical projection.
6. The completed panorama was saved as an 8bit tiff file.

AVR Control (Survey)

The AVR control survey was carried out 16th August 2022.

Survey Methodology

Survey Equipment Required (see Appendix B for specification)

- Leica 1200 series GPS Smartnet enabled dual receiver (GPS and GLONASS)
- Leica Total Station (1201 or TS16) 1' accuracy with 1000m reflectorless laser

Field Survey Methodology

- **Camera locations:** where possible, the camera position was used as a setup point for the total station, enabling the re-creation of the view as seen in the imagery and reducing the risk of incorrect interpretation of detail. Connection was via GPS Smartnet derived control points in OSGB datum and grid. 3-4 control stations were used, to ensure long distance accuracies and to identify possible outliers.
- Reference points visible in the photography were measured with reflectorless means from the total station. Where long distance views had suitable detail too far from the camera station, further setups were used closer to the detail. Common visible detail points were observed from different setup points to check and increase accuracy achieved.
- Using realtime correction (RTK) accuracies of camera positions are to the low centimetre, while accuracies of surveyed detail vary due to setup geometry and distance, but will be usually in the low centimetre range and always below 30 centimetres.

Data Processing & Delivery

Data was processed using industry standard software (Leica GeoOffice and TerraModel) to create points listings. Digital photos were taken by the survey Total Station to aid identification of points. All points are to OSGB36 grid and datum, to allow the use of common Ordnance Survey products and industry standard site surveys.

AVR Production

Modelling of the Proposals

A model of the proposed development was built by Troopers Hill using CAD (DWG) floor plans that were made available by the project architect.

Autodesk 3DS Max has poor floating point performance and requires that OSGB36 coordinate based drawings and models need to be reprojected nearer to scene origin (0,0).

A project global shift value (x and y axis) was designated when modelling was started. This value was a coordinate for the centre of the site. All drawings were corrected by the global shift value.

Importing of AVR Control Survey Data

The point data provided by the surveyor for control points and camera location was in e,n,z format and delivered as a *.csv. This data was imported in to 3DS Max using a script and was also corrected to the global shift value. When imported virtual cameras were created where specified in the data, and all control points were positioned where specified in the data.

Aligning the 3D Scene to the Baseline Photography

3DS MAX was used to generate high resolution *renders from the virtual cameras set up in the 3D environment

**Rendering is the process of generating an image from a model (or models in what collectively could be called the 3D environment), by means of computer programs - specifically, in this case Chaos Group V-Ray 3.6 for Autodesk 3Ds Max 2019.*

The virtual camera was configured to match a similar field of view to that of the panoramic baseline photograph.

The render from each camera shows each control point as a red cross. In order for the render to match the cylindrical projection of the photograph it was necessary to render the points to a cylindrical projection (using the spherical camera type in V-Ray 5.0 by specifying exact horizontal and vertical field of view parameters)

This render of the control points was taken into Adobe Photoshop converted to a smart object and overlaid on to the baseline photograph. The smart object was scaled (uniformly) so that the control point markers aligned to the same objects measured by the surveyor. The position of the smart object was locked so that it could not be moved accidentally.

The baseline photography was then effectively aligned to the 3D environment, and when the proposed model was rendered (in cylindrical projection) from this environment and placed in to the smart object it was therefore automatically correctly positioned in the photograph.

Output of the finished AVR

The style of AVR was discussed with the client and it was agreed that AVR1 visualisations were required.

Using the smart object, the field of view of the baseline photography was calculated, measured and subsequently cropped (non destructively) to a fixed field of view of 90 degrees in the horizontal axis for all views.

Using Adobe InDesign, each completed AVR was presented in a document that conforms with the relevant guidance.

Mitchell Peacock

On behalf of Troopers Hill Limited
Braeside, Cotswold Close
Bourne
Brimmscombe
Stroud
Gloucestershire
GL5 2UA

				Date: 12 September 2022 Drawing Number: Drawn by: MP Checked by: AP	Project title: Brockley Hill, Stanmore Client:
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Appendix B: Equipment Specification

Camera: Canon 5DSR



Image sensor type	CMOS sensor
Image sensor size	Approx. 36.0 x 24.0 mm
Processor	Dual DIGIC 6
Effective pixels	Approx. 50.6 megapixels
Max resolution	8688 x 5792 pixels
Lens mount	Canon EF mount
Image type	JPEG, RAW (14-bit Canon original), RAW+JPEG simultaneous recording possible
Crop/aspect ratio	Full-frame / Approx. 1.3x [crop] / Approx. 1.6x [crop] / 1:1 [aspect ratio] / 4:3 [aspect ratio] / 16:9 [aspect ratio]
LCD Monitor-type	TFT color, liquid-crystal monitor
Monitor size and dots	3.2-in [3.2] with approx. 1.04 million dots
AF points	61 (up to 41 cross-type points)
Focus operation	One-Shot AF, AI Servo AF, AI Focus AF, Manual Focusing (MF)
AF fine adjustment	AF Micro adjustment (All lenses by the same amount, Adjust by lens)
Exposure Metering mode	Approx. 150,000-pixel RGB+IR metering sensor and 252-zone TTL metering at max. aperture EOS iSA (Intelligent Subject Analysis) system
ISO speed	100 - 6400 (expandable to 50 and 12800)
Exposure compensation	±5 (at 1/3 EV, 1/2 EV steps)
AE Bracketing	±3 stops in 1/3- or 1/2-stop increments (can be combined with manual exposure compensation)
Anti-flicker	Possible
Interval timer	Shooting interval and shot count settable
Bulb timer	Bulb exposure time settable
HDR Shooting - Dynamic range adjustment	Auto, ±1, ±2, ±3
Multiple exposures -Shooting method	Function/control priority, Continuous shooting priority
Number of multiple exposures	2 to 9 exposures
Multiple-exposures control	Additive, Average, Bright, Dark
Shutter speed	1/8000 sec. to 30 sec. Bulb, X-sync at 1/200 sec.
Continuous shooting speed	Approx. 5 frames-per-second
Max. burst (With full-frame)*	JPEG Large/Fine : Approx. 31 shots (approx. 510 shots) RAW : Approx. 12 shots (approx. 14 shots) RAW+JPEG Large/Fine : Approx. 12 shots (approx. 12 shots)
Compatible Speedlites	EX-series Speedlites
Flash metering	E-TTL II autofocus
Flash exposure compensation	±3 stops in 1/3- or 1/2-stop increments
PC terminal	Provided
Live view shooting - focus method	Contrast-detection AF system (Face+Tracking, FlexiZone-Single) Manual focus (approx. 6x and 16x magnified view possible for focus check)
Continuous AF	Provided
Recording format	MOV
Movie	MPEG-4 AVC / H.264 Variable (average) bit rate
Audio	Linear PCM
Recording size and frame rate	Full HD (1920x1080) : 29.97p/25.00p/23.98p HD (1280x720) : 59.94p/50.00p VGA (640x480) : 29.97p/25.00p
Dimensions (W x H x D):	Approx. 152.0 x 116.4 x 76.4mm / 5.98 x 4.58 x 3.01 in.
Weight:	Approx. 930 g / 32.80 oz. (Based on CIPA Guidelines) Approx. 845 g / 29.80 oz. (Body only)

Lens: Canon 50mm f/1.4 USM



Angle of view (horzntl, vertl, diagnl)	40°, 27°, 46°
Lens construction (elements/groups)	7/6
No. of diaphragm blades	8
Minimum aperture	22
Closest focusing distance (m)	0.45
Maximum magnification (x)	0.15
AF actuator	Micro USM ¹
Filter diameter (mm)	58
Max. diameter x length (mm)	73.8 x 50.5
Weight (g)	290

Tripod Head: Manfrotto 303PIUS Panoramic Head + 300N Rotation Unit



- sliding plates for nodal point positioning
- Elbow bracket to allow camera to be mounted in either portrait or landscape orientation

Survey GPS: Leica 1200



Receiver	GX1230
Type	Dual frequency
Channels	12 L1 + 12 L2 / WAAS / EGNOS
RTK	Yes
Power consumption	5.2W (receiver + controller + antenna)
Batteries	Two Li-Ion 3.8Ah/7.2V mini batteries
	Power receiver + controller + antenna for about 15 hours (static mode)
	Power receiver + controller + antenna + radio for about 10 hours (RTK mode)
External supply	Nominal 12V DC (10.5 to 28V allowed)
Weight	1.20kg
Temperature	Operation: -40 to +65 C, Storage: -40 to 80 C
RTK Accuracy	Horizontal: 10mm + 1ppm, Vertical: 20mm + 1ppm (kinematic)
Post-Processed	Horizontal: 5mm + 0.5ppm, Vertical: 10mm + 0.5ppm (static)
Data logging	Compact Flash cards: 256Mb, typical spec:- About 4,400 hours L1+L2 logging at 15 sec rate About 17,600 hours L1+L2 logging at 60 sec rate About 360,000 RTK points with codes
Controller	RX1210T
Display	High contrast 1/4 VGA touch screen, 11 lines x 32 characters
Keypad	Full illuminated QWERTY keypad with user definable keys
Weight	0.48kg
Temperature	Operation: -30 to +65 C, Storage: -40 to 80 C
Antenna	SmartTrack AX1202
Weight	0.44kg
Temperature	Operation: -40 to +70 C, Storage: -55 to 85 C

Survey Total Station: Leica TPS 1201+



Angle measurement	Type 1201+	Type 1202+	Type 1203+	Type 1205+
Accuracy (std. dev., ISO 17123-3)	1" (0.3 mgon)	2" (0.6 mgon)	3" (1 mgon)	5" (1.5 mgon)
Method	1" (0.1 mgon) 0.1" (0.1 mgon) 0.1" (0.1 mgon) 0.1" (0.1 mgon)			
Compensator	absolute, continuous, diametrical			
Working range:	4' (0.07 gon)	4' (0.07 gon)	4' (0.07 gon)	4' (0.07 gon)
Setting accuracy:	0.5" (0.2 mgon)	0.5" (0.2 mgon)	1.0" (0.3 mgon)	1.5" (0.5 mgon)
Method:	centralized dual axis compensator			

Distance measurement (IR-Mode)	
Range	Round prism (GPR1): 3000 m
(average atmospheric conditions)	360° reflector (GR24): 1500 m
	Mini prism (CAMP101): 1200 m
	Reflective tape (60 mm x 60mm): 250 m
	Shortest measurable distance: 1.5 m
Accuracy / Measurement time (standard deviation, ISO 17123-4)	Standard mode: 1 mm + 1.5 ppm / typ. 2.4 s
	Fast mode: 3 mm + 1.5 ppm / typ. 0.8 s
	Tracking mode: 3 mm + 1.5 ppm / typ. <0.15 s
Method	Display resolution: 0.1 mm
	Special phase shift analyzer (crosshair, visible red laser)

PinPoint R400/R1000 reflectorless distance measurement (RL-Mode)	
Range	PinPoint R400: 400 m / 200 m (Kodak Gray Card: 90% reflective / 18% reflective)
(average atmospheric conditions)	PinPoint R1000: 1000 m / 500 m (Kodak Gray Card: 90% reflective / 18% reflective)
	Shortest measurable distance: 1.5 m
	Long Range to round prism (GPR1): 1000 m - 7500 m
Accuracy / Measurement time (standard deviation, ISO 17123-4)	Reflectorless < 500 m: 2 mm + 2 ppm / typ. 3 - 6 s, max. 12 s
	Reflectorless > 500 m: 4 mm + 2 ppm / typ. 3 - 6 s, max. 12 s
(objects in shade, sky overcast)	Long Range: 5 mm + 2 ppm / typ. 2-5 s, max. 12 s
Laser dot size	At 30 m: approx. 7 mm x 10 mm
	At 50 m: approx. 8 mm x 20 mm
Method	PinPoint R400 / R1000: System analyzer (crosshair, visible red laser)

Figures

Figure 1:
Site Context and Viewpoint Locations

Figure 2:
Photoviewpoints 1-4

Figure 3:
Harrow Weald Ridge Area of Special Landscape Character

Figure 4:
Policy Context

Figure 1: Site Context and Photoviewpoint Locations

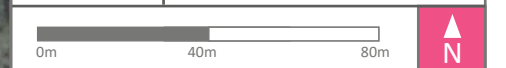


- Legend
- Site Boundary
 - 1 ▶ Viewpoint Location
- Viewpoint Location 1**
(OS Grid Reference 517828.17 193435.11)
- Viewpoint Location 2**
(OS Grid Reference 517797.14 193238.14)
- Viewpoint Location 3**
(OS Grid Reference 517767.82 193180.89)
- Viewpoint Location 4**
(OS Grid Reference 517629.43 193496.91)

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Figure 1: Site Context and Photoviewpoint Locations

Drawing Ref	Incola 1031 P01
Revision	-
Date	12/09/2022



**Former Stanmore and Edgware
Golf Centre, Brockley Hill**
**Proof of Evidence – Green Belt
Openness and Landscape Matters**
Volume 2: Appendices and Figures
Report No 1031 Ro1e
 Date 13.09.2022



Description: From Brockley Road, opposite the site entrance
 OS Grid Reference: 517828.17, 193435.11

Photoviewpoint 1



Description: From within the Golf Course, to the south of the site
 OS Grid Reference: 517797.14, 193238.14

Photoviewpoint 2



Description: From a tee south of the golf course, adjacent to Cleopatra Close Park
OS Grid Reference: 517767.82, 193180.89

Photoviewpoint 3



Description: From the top of the Driving Range, to the north of the site
OS Grid Reference: 517629.43, 193496.91

Photoviewpoint 4

Figure 3: Harrow Weald Ridge Area of Special Character

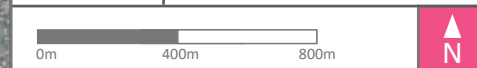


- Legend
- Site Boundary
 - Area of Special Character

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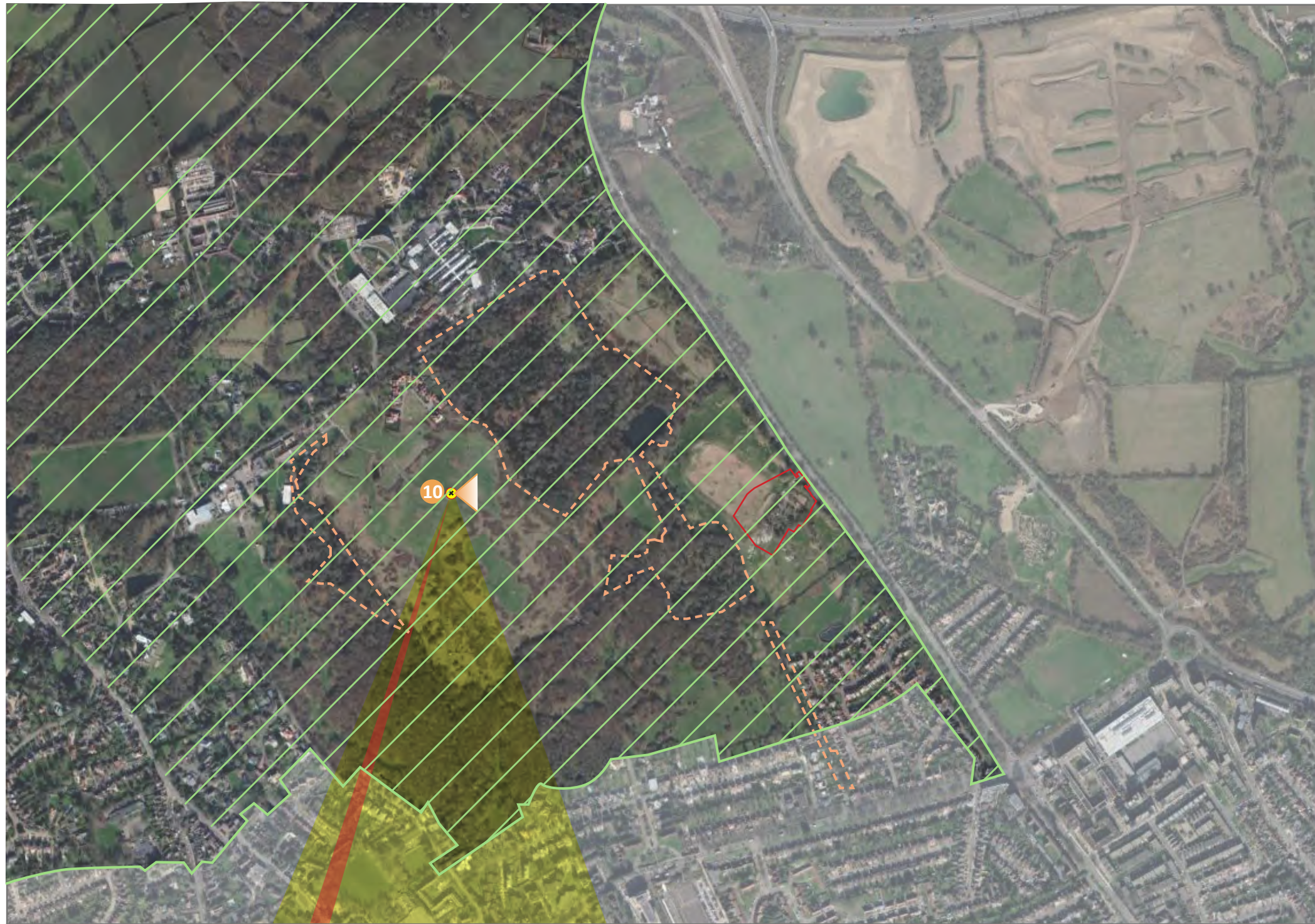
Figure 3: Harrow Weald Ridge Area of Special Character

Drawing Ref	Incola 1031 P03
Revision	-
Date	12/09/2022



**Former Stanmore and Edgware
 Golf Centre, Brockley Hill**
**Proof of Evidence – Green Belt
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Date 13.09.2022



- Legend
- Site Boundary
 - Green Belt
 - Area of Special Character
 - Group TPOs at Stanmore Country Park and Pear Tree Wood
 - Wood Farm Viewpoint
 - 10 x ▶ LVA Photoviewpoint from Wood Farm Viewpoint

Information sourced from:

Harrow adopted policies map:
<https://www.harrow.gov.uk/planning-developments/adopted-policies-map>

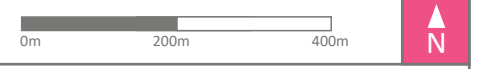
Harrow Tree Preservation Orders online mapping:
<https://www.harrow.gov.uk/environment-parks/harrows-trees/3#find>

Harrow Key Views Assessment (July 2012):
<https://www.harrow.gov.uk/downloads/file/26936/harrow-views-assessment.pdf>

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Figure 4: Policy Context	
Drawing Ref	Incola 1031 P04
Revision	-
Date	12/09/2022



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