

# PLATFORM 3

SURVEY - DESIGN - VISUALISE

PLATFORM 3 - BEECHINGS - HENFIELD - BN5 9XB

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52-53 Old Steine Brighton BN1 1NH



**Project: Verified views of proposed roof top development:  
3d Model placement in context to identify visibility impact.**

December 2023

Revision B

## 1.0 Introduction

Platform 3 have been engaged to provide verified views from three eye level viewpoints which if any, would most likely allow sight of the roof top development proposal

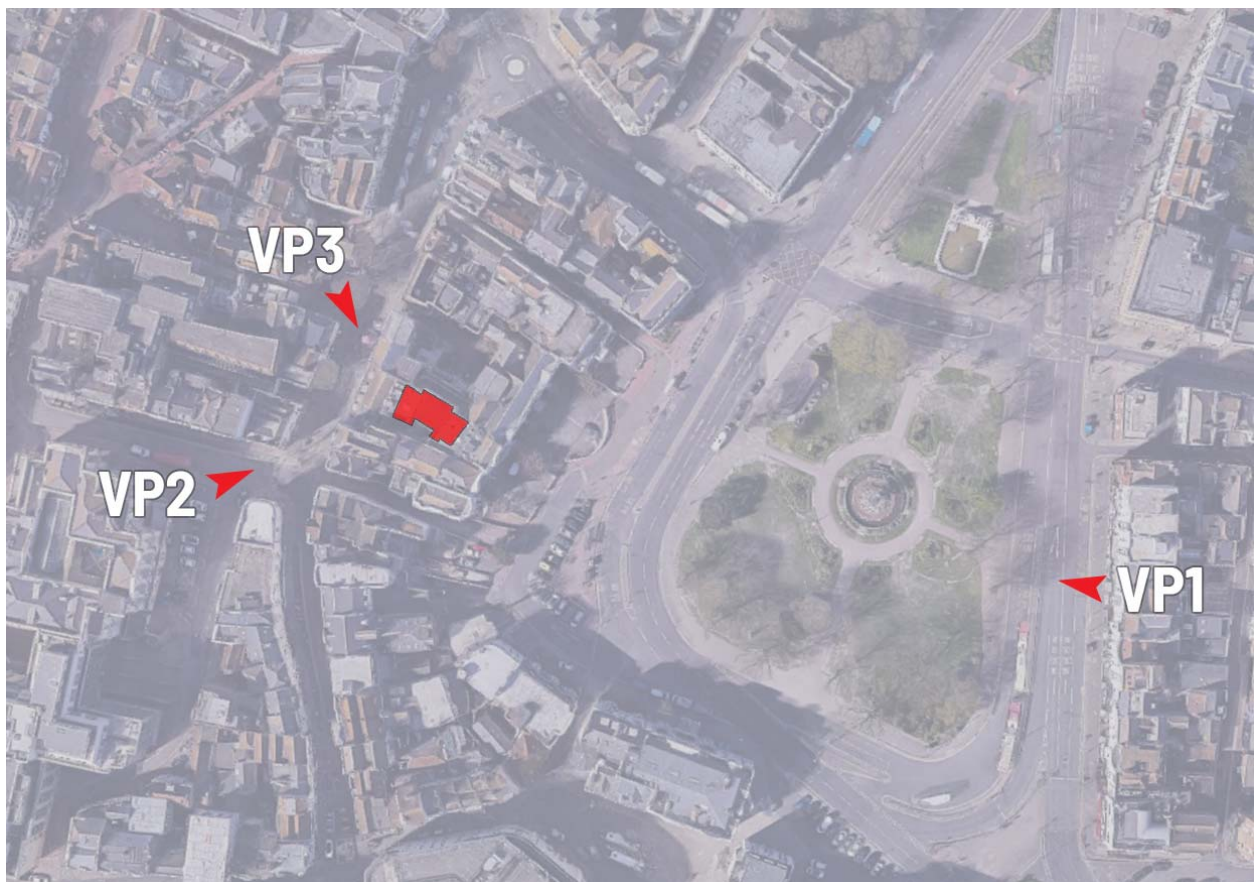
The three view points are identified below.

**View Point 1 (VP1) - From pavement outside 27 Old Steine**

**Viewpoint 2 (VP2) - From the street on Bartholemews by the Town Hall**

**View Pont 3 (VP3) - From the pavement on East Street**

View point locations identified below.



**Fig 1: Camera view points presented on Google Aerial Photo**





***Fig 2: View Point 1 - From pavement outside 27 Old Steine***



**Fig 3: View Point 2- Bartholomew's East side of Town Hall**





**Fig 4: View Point 3 - Cafe Terrace on East Street**

## 2.0 Methodolgy

An accurate 3d model of the area was freshly prepared by Z-Mapping using the most up to date mapping data available. This was imported into the 3d software. Furthermore, a 3d point cloud scan of the block (including and around the development) was merged with the 3d context model for a higher degree of building detail and accuracy relating to the relevant area. The pointcloud scan can be viewed on-line here: [Pointcloud model](#)

A site visit was made with EDWS Architects to collect photographs from the agreed positions which were deemed most likely to show any visibility of the development if it could be seen. The images were agreed with Planning Consultants Lewis & Co as the ideal viewpoint locations. (Fig 2,3 & 4)

Camera positions were plotted, and using a Total Station (Leica TS06+) site location dimensions were taken. We could then recreate the camera locations in the 3d scene. A 3d massing model of the proposal was made and inserted into the context model.

Once the digital cameras were accurately placed in the 3D model, the views were rendered from each location. The same views were rendered without any geometry obscuring the view of the proposal. The two views were then montaged together to produce an outline of the proposal which can be faded in or out of the viewpoint photography with the knowledge that the mass is correctly positioned within the image. An outline was created on each viewpoint image to identify the exact position of the proposal to understand if any visual impact of the proposal would have from the view point.



**Fig 5: Total Station TS06+ used for data collection**





**Fig 6: Total Station on pavement outside 27 Old Steine**



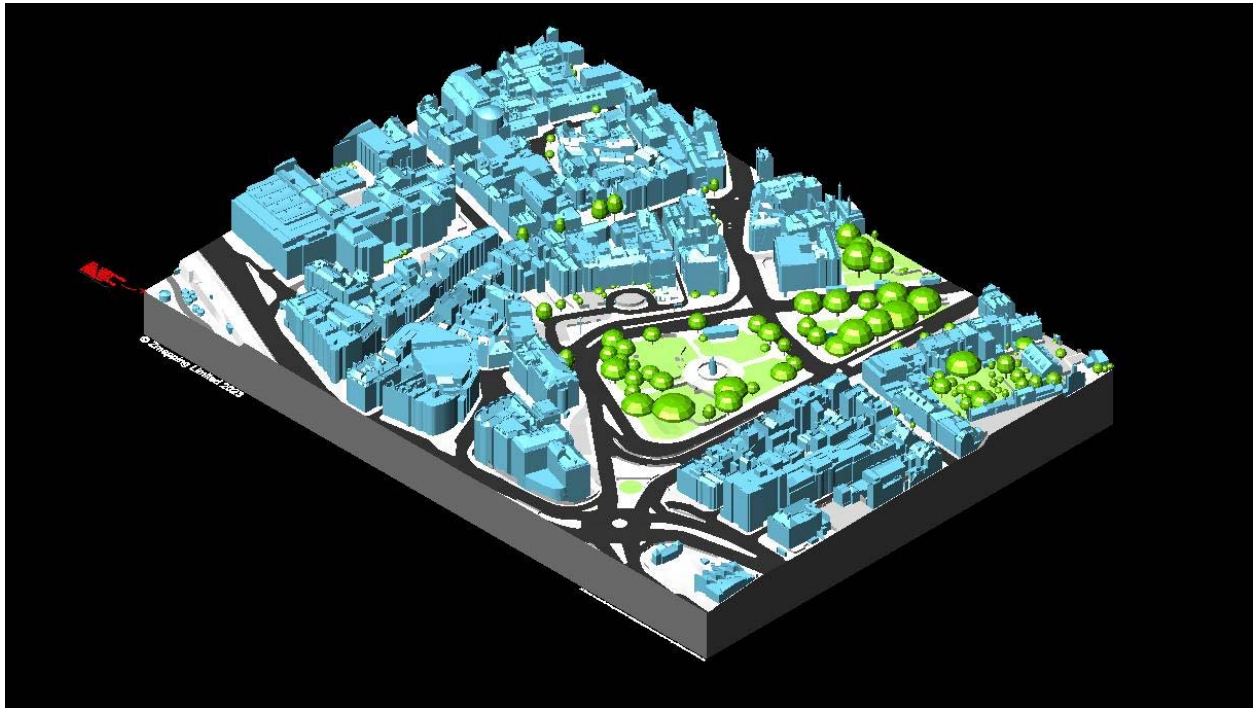


**Fig 7::Total Station on Bartholemews**

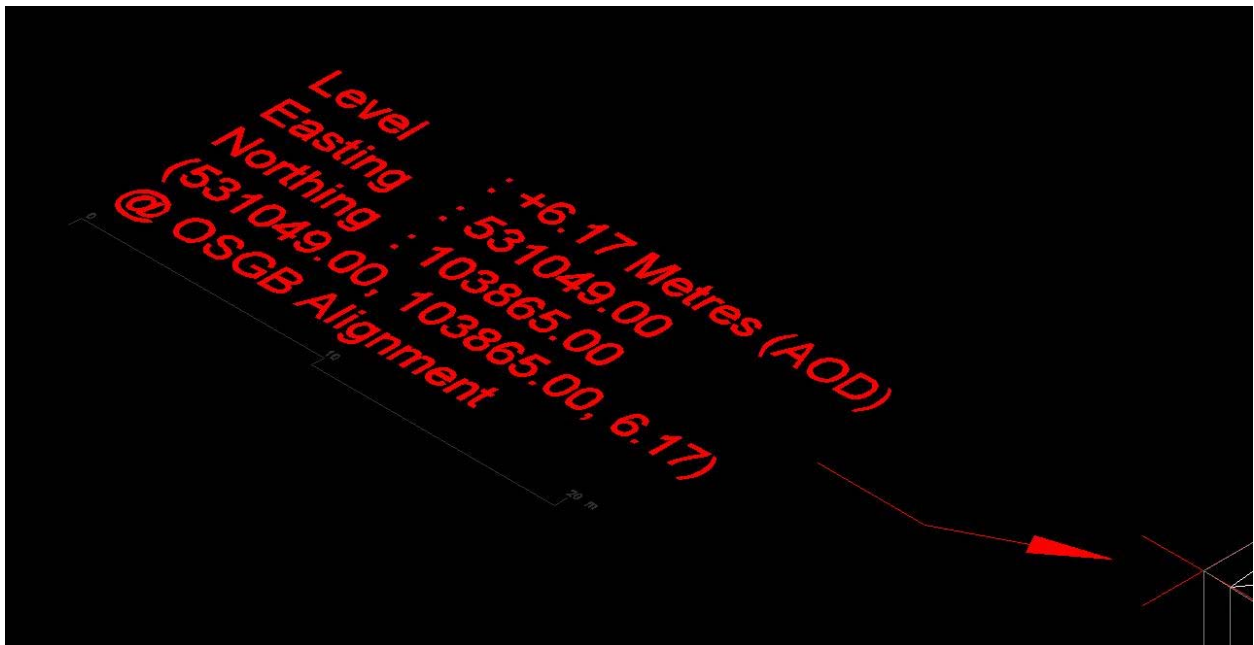




**Fig 8::Total Station on East Street cafe terrace**



**Fig 9:Z-Mapping model of area**



**Fig 10:Z-Mapping location data supplied**





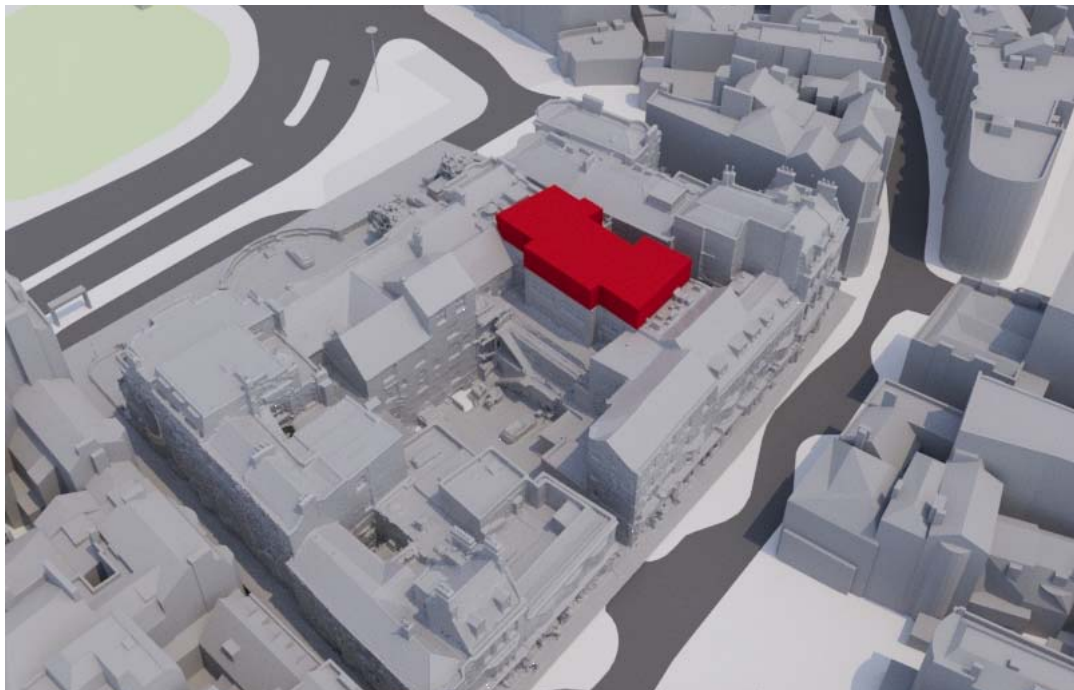
**Fig 11: View of 3d point cloud scan - View looking West**

### 3.0 Verified Views

The digital camera set up in 3d space are shown and highlighted as placed in the 3d model below.



**Fig 12: Digital camera in 3d Model space**



**Fig 13: Proposed mass model shown in 3d context Model. View from NW**



**VP1 - from 27 Old Steine**



**Fig 14: Digital model from view point**



**Fig 15: Model alignment shown with merged images**



**Fig 16: Total mass overlay on merged images**



**Fig 17: Outline of total proposed mass on photo**



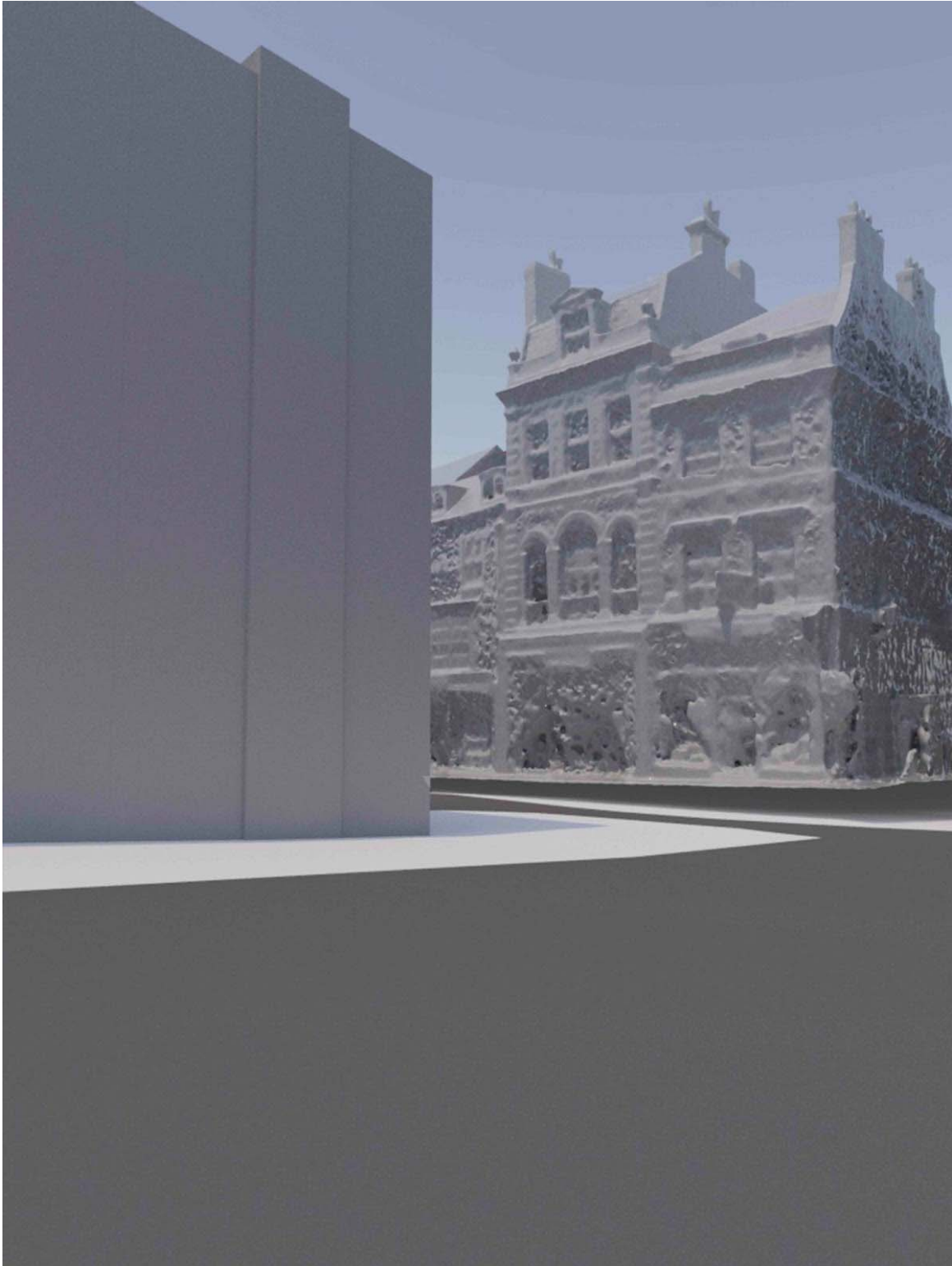


**Fig 18: Visible impact montage - Street scene (Proposed Outlined in Red)**



**Fig 19: Visible impact montage - Zoomed. Proposal impact negligible.**

**VP2 - from Bartholomew's East of Town Hall**



*Fig 20: Digital model from view point*





**Fig 21: Model alignment shown with merged images**

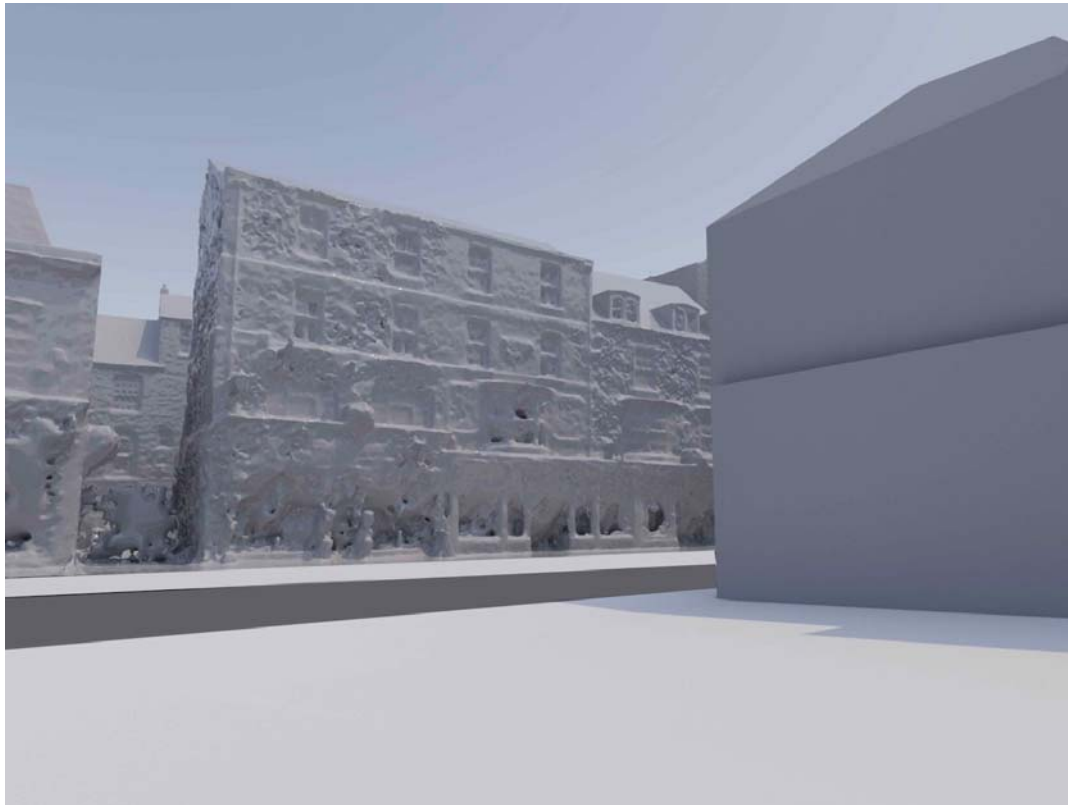


**Fig 22: Total mass overlay on merged images**





**Fig 23: Outline of total proposed mass on photo. Proposal not visible.**



**Fig 24: Digital model from view point**



**Fig 25: Model alignment shown with merged images**





**Fig 26: Total mass overlay on merged images**



**Fig 27: Outline of total proposed mass on photo. Proposal not visible..**

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## 4.0 Summary

The process as outlined above has resulted in identifying that the rooftop proposal is not visible at all front the two close locations (V2 & VP3), and only the very roof top marginally visible from a long range view (some 150m away) from VP 1 when looking from across The Old Steine (Fig 19)- impact negligible.

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