



View 16: Fernwood Crescent

Existing

- 6.96 This viewpoint is located on Fernwood Crescent, and the view is looking east in the direction of the Site, which lies on the other side of the railway lines. It is likely that most people in this location would be local residents.
- 6.97 Two storey inter-war housing lines both sides of the road, and continues around it as it turns south. This provides the view with a strong sense of enclosure and coherence, although the view is otherwise unremarkable. The drop in the land to the east is such that buildings and trees can be seen beyond Fernwood Crescent, including the plant enclosure on the roof of an office building on the Site.
- 6.98 This is a view of low sensitivity.

View 16: Fernwood Crescent

Proposed

- 6.99 Part of the proposed development would appear in the background of the view. It would appear at a lower apparent height than houses close to the viewpoint, and could be clearly understood as lying in the middle distance.
- 6.100 The proposed development would appear as a coherent set of buildings, with variation in the heights and forms of the buildings providing some visual interest on the skyline.
- 6.101 This would be a change of moderate to major magnitude to a view of low sensitivity. The significance would be moderate. The effect would be beneficial.





View 17: Balfour Grove

Existing

- 6.102 This viewpoint is located on Balfour Grove, and the view is looking north-east in the direction of the Site. It is likely that most people in this location would be local residents.
- 6.103 Two storey housing, most of it inter-war, lines both sides of the road. This provides the view with a strong sense of enclosure and coherence, although the view is otherwise unremarkable. Older housing along Oakleigh Road North can be seen beyond, in the middle distance, although the rise and dip in land levels along the road is such that these houses are only partially visible.
- 6.104 This is a view of low sensitivity.



View 17: Balfour Grove

Proposed

- 6.105 The proposed development would appear beyond buildings on Oakleigh Road North, to a partial extent and in the background of the view. It would have a considerably lower apparent height than houses further in the foreground of the view. It would be partially screened from view by street trees in the foreground and, overall, would be a relatively small addition to the view.
- 6.106 This would be a change of minor magnitude to a view of low sensitivity. The significance would be minor. The effect would be neutral.



View 18: Oakleigh Road north,
looking along Oakleigh
Crescent

Existing

- 6.107 This viewpoint is located on Oakleigh Road north and the view is looking north-east along Oakleigh Crescent. It is likely that most people in this location would be local residents.
- 6.108 Beyond the road and verge in the foreground, two storey inter-war and post-war housing, some with ground floor retail, can be seen on the eastern side of Oakleigh Road North. This continues along Oakleigh Crescent, which can be seen to slope significantly, such that the roof of one of the existing office buildings can be seen beyond.
- 6.109 This is a view of low sensitivity.



View 18: Oakleigh Road north,
looking along Oakleigh
Crescent

Proposed

- 6.110 The proposed development would appear behind buildings on Oakleigh Crescent, in the background of the view.
- 6.111 The proposed development would rise to a greater apparent height than the existing buildings on the Site but would continue to appear noticeably lower than the buildings on Oakleigh Road North. The proposed development could be clearly appreciated as lying in the middle distance.
- 6.112 The variation in the height and form of the buildings within the proposed development would provide visual interest on the skyline, in contrast to the monotonous roof line of the existing buildings on the Site.
- 6.113 This would be a change of moderate magnitude to a view of low sensitivity. The significance would be minor to moderate. The effect would be beneficial.



View 19: Oakleigh Road south

Existing

- 6.114 This viewpoint is located on Oakleigh Road south, and the view is looking north towards the Site. It is likely that most people in this location would be local residents.
- 6.115 The Site entrance is visible in the middle ground of the view; there is little that appears planned about it or that provides a sense of arrival. Some small scale structures near the entrance are evident, and office buildings within the Site can just be seen, but there is little sense of the Site's layout and character beyond.
- 6.116 Two storey late Victorian housing along Brunswick Avenue can be seen south of the Site entrance, and Oakleigh Road South can be seen to curve as it moves north and crosses the railway lines on a bridge, south-west of the Site entrance.
- 6.117 This is a view of low sensitivity.



View 19: Oakleigh Road south

Proposed

- 6.118 The proposed development would be visible in the middle distance. Slightly less would be visible when the trees are in leaf, although not to the extent that the magnitude of change would be altered. The retained trees on Site would ensure that the view maintains a leafy quality.
- 6.119 The primary visibility would be of the Phase 4B building at the entrance to the Site. The scale of this building would allow it to act successfully as a marker for the proposed development and this principal entrance to the Site. Its apparent scale would not be overwhelming, however, and its apparent height would be similar to that of the houses on Brunswick Avenue.
- 6.120 Other buildings within the proposed development would be visible further within the Site and they would appear to form a coherent development overall.
- 6.121 This would be a change of moderate to major magnitude to a view of low sensitivity. The significance would be moderate. The effect would be beneficial.

7.0 Mitigation measures

- 7.1 Chapter 2 'The proposed development' in ES Volume 1 describes the evolution of the design, which included the exploration of a number of options. The iterative design process for a complex project on a site such as the subject of this assessment is inherently one whereby visual impact is taken into account at each stage. Any unacceptable visual impacts are mitigated by the design team as an integral part of the design development iterations. The comments of the local authority's planning officers, based on detailed knowledge of the site and surroundings and of planning policies affecting them, are part of the input into this process.
- 7.2 By virtue of the careful attention that has been given to the design of the new buildings and the public realm through this thorough process, therefore, the proposed development in the form in which it is submitted for planning permission does not give rise to any adverse visual impacts which require mitigation.

8.0 Residual effects following mitigation

- 8.1 As no mitigation is required, the residual effects in respect of individual views are as previously set out in Section 6. Informed by the views analysis, it is possible to assess the effect of the proposed development on each of the townscape areas previously identified. This effect is not limited to visual impact; the assessment takes into account other aspects of urban design. All the residual effects would be permanent.

Townscape character areas

The Site

- 8.2 The proposed development would redevelop the Site in line with a clear and legible masterplan. This would provide new routes based on existing access points, and a new connection to the north that would improve permeability, together with three new substantial public spaces. The residential accommodation would be provided largely as perimeter blocks, with taller buildings located towards the centre of the Site and along its western edge, and low scale housing located at the other edges of the Site. The proposed school would address the Site's only significant street frontage, to Brunswick Park Road, with building that would have an ordered appearance.
- 8.3 The proposed development would have an identity of its own, which is fitting for a Site that has previously been developed in a manner quite different from its surroundings, although it would also echo the character of the local area in some respects, for example in the landscape design of the streets (including the central landscaped strips within pavements along The Parkway), and the materials used in the buildings. While more densely developed than its surroundings, the proposed development nonetheless would be sensitive to its context; the massing strategy across the Site demonstrates a thoughtful response to the Site's surroundings, and the provision of improved permeability and areas of new high quality public space would benefit the local and wider area.
- 8.4 This would be a change of major magnitude to a TCA of low to medium sensitivity. The significance would be moderate to major. The effect would be beneficial.

TCA A – inter-war housing

- 8.5 The location of lower scale buildings at the northern and eastern edges of the proposed development would represent an appropriately sensitive response to the two storey housing neighbouring the Site, within this TCA. As a result, the proposed development would have a limited visual effect on the streets of inter-war housing close to the Site. In general, where visible the proposed development would be seen to a relatively minor extent in the background of the view, such as in the views from Weirdale Avenue and Ashbourne Avenue.
- 8.6 The proposed development would be more visible from higher ground to the east and west of the Site. In these views, such as those from Osidge Lane to the east or Fernwood Crescent to the west, it would appear as a coherent development, with a varied skyline, which could be clearly appreciated as lying in the background of the view.
- 8.7 The enhanced permeability provided through the new access point at the northern end of the Site, and the provision of new areas of public open space, would be of benefit to this TCA.
- 8.8 This would be a change of minor to moderate magnitude overall to a TCA of medium sensitivity. The significance would be moderate. The effect would be beneficial.

TCA B – residential area east of the Site

- 8.9 The proposed development would be seen in some views from this area, most notably in relatively close range views in which there are gaps between buildings in the foreground, and directly across and along Brunswick Park Road.
- 8.10 Where visible, the scale of the proposed development would relate comfortably to that of the existing housing in this area. The high quality of the architecture, and the use of a simple palette of brick and stone, would relate well to the existing buildings in this TCA. The school would appear as a calm and measured building, enhancing the Site frontage to Brunswick Park Road.
- 8.11 This would be a change of moderate magnitude overall to a TCA of low to medium sensitivity. The significance would be moderate. The effect would be beneficial.

TCA C – residential area south of the Site

- 8.12 There would be little visibility of the proposed development from this TCA, due to its tight urban grain. Small parts of the proposed development, primarily Phase 4, would be seen from some places; this would generally be in a glimpsed or incidental manner, such as through gaps between buildings, or it would be seen to a relatively small extent in the background of medium and longer range views.
- 8.13 This would be a change of minor magnitude overall to a TCA of medium sensitivity. The significance would be minor to moderate. The effect would be neutral.

TCA D – parks and green spaces

- 8.14 The proposed development would not be seen at all from many points within the parks and green spaces within this TCA, and where it would be visible, it would generally be seen to a minor extent, in a manner consistent with the existing character of such views.
- 8.15 The greatest visibility of the proposed development within this TCA would be from the New Southgate Cemetery (albeit this would be from the more open northern part of the cemetery, and there would be little or no visibility from the inner part of the cemetery). In such views, the proposed development would appear in the background, at an apparent scale that would appear comfortable in relation to existing buildings. The apartment blocks within Phase 1 would appear as high quality residential buildings, and the regular and ordered appearance of the main school building would allow it to form a calm backdrop in such views. The proposed development overall would appear as a coherent and high quality scheme, and the retained and new trees proposed as part of the proposed development would maintain the Site's leafy character when seen in such views.
- 8.16 This would be a change of minor magnitude overall to a TCA of medium sensitivity. The significance would be minor to moderate. The effect would be neutral.

TCA E – Oakleigh Road South

- 8.17 The proposed development would be visible to a limited extent from this TCA. Visibility would be primarily of the Phase 4 buildings and they would appear as buildings of a different form and use to those within the TCA, clearly distinct from the TCA, and seen in the middle distance.

- 8.18 This would be a change of minor magnitude overall to a TCA of low sensitivity. The significance would be minor. The effect would be neutral.

9.0 Cumulative assessment

9.1 A number of schemes have been identified for cumulative assessment as follows:

- Sweets Way – Land Between Sweets Way and Oakleigh Road North, London, N20 (planning ref. B/04309/14), (application approved)
- Oakleigh Road – South Depot Site (planning ref. 15/04005), (application approved subject to conditions).
- Pavilion Study Centre, N20 9DX (planning ref. 20/1304/FUL)
- 70-84 And Land R/o Oakleigh Road North, N20 9EZ (20/363/NMA)
- Gas Holder, N11 1QJ (20/04193/FUL)
- Ladderswood Estate, N11 (P12-02202PLA)
- Barnet House, N20 0EJ (21/3726/FUL)

9.2 The Sweets Way site is located over a kilometre to the north-west of the centre of the Site. This scheme proposes residential buildings which are mainly two-three storeys in height, up to a maximum height of five storeys. At this distance, and at the scale of development proposed, there would be no significant cumulative effect in respect of the proposed development.

9.3 The Oakleigh Road site is located approximately 500m south of the centre of the Site. The maximum height of the buildings proposed is three storeys, and they would be heavily obscured by vegetation in most views. Given the scale of this development, its very different form to that of the proposed development, and the screening effect of vegetation, there would be no significant cumulative effect in respect of the proposed development.

9.4 The Pavilion Study Centre scheme is for school and pavilion buildings, up to two storeys in height. The site for this scheme is located approximately 1.5km from the centre of the Site. At this distance, and at the scale of development proposed, there would be no significant cumulative effect in respect of the proposed development.

9.5 The scheme at 70-84 and land at the rear of Oakleigh Road North is located approximately 1.4km from the centre of the Site. It proposes buildings ranging from three to five storeys in height. At this distance, and at the scale of

development proposed, there would be no significant cumulative effect in respect of the proposed development.

9.6 The Gas Holder site is located approximately 1.75km from the centre of the Site and the scheme for this site proposes the erection of two blocks between 14 and 19 storeys in height. At this distance from the Site, it is considered that there would be no significant cumulative effect in respect of the proposed development.

9.7 The Ladderswood Estate site is located approximately 1.7km from the centre of the Site. This cumulative scheme proposes the comprehensive regeneration of the existing estate for a series of buildings, up to eight storeys in height. At this distance, and at the scale of development proposed, there would be no significant cumulative effect in respect of the proposed development.

9.8 Barnet House is located approximately 1.75 km from the centre of the Site. The scheme proposes the conversion of the existing office building to residential use and its reconfiguration and extension, together with the erection of new residential buildings. At this distance, and at the scale of development proposed, there would be no significant cumulative effect in respect of the proposed development.

9.9 The effect of the proposed development in the context of cumulative schemes would, therefore, be the same as that of the proposed development considered on its own in respect of views and townscape character areas.

10.0 Summary of assessment

- 10.1 The Site is large and relatively self-contained in character, with its only meaningful street frontage addressing Brunswick Park Road, to the east. It has been consistently developed in a different manner to the areas surrounding it to the north, south, east and west, which were largely developed for suburban housing, particularly in the inter-war years; the buildings on the Site today are mostly large in footprint and accommodate office or educational uses, set within landscaped and open grassed areas including many trees, which provides the Site with a leafy character. The variation in land levels across the Site, particularly a rise in level towards the north and west, is a notable aspect of the Site's character.
- 10.2 There is generally little awareness of the buildings on the Site in the area immediately around it, despite their relatively large scale. There are opportunities for longer range views towards the Site, particularly from the east, due to the topography of the wider area around the Site. Where visible, the similarity in scale of the existing buildings on the Site, and the generally horizontal emphasis of their elevations, is such they have a somewhat homogeneous and monotonous appearance.
- 10.3 The wider area around the Site is overwhelmingly suburban and residential in character. Two storey housing is the predominant form of development, most of it from the inter-war period, but there are examples of other building forms, including apartment blocks dating from the post-war and more recent decades. Street trees and relatively generous areas of landscape are common and contribute to the leafy, suburban character.
- 10.4 The proposed development would redevelop the Site in a comprehensive manner, in line with an ordered and logical masterplan. It would introduce a legible network of routes and spaces, including a new access point from the north which would enhance permeability, and it would enhance the sense of arrival at the other key entrance points to the Site. The Site would be significantly better integrated with the local area around it as a result.
- 10.5 The scale of the buildings across the Site would respond appropriately to the Site's surroundings, by placing lower scale buildings at the northern, eastern and southern edges of the Site, where they would be adjacent to existing low scale neighbouring housing, and stepping up the height of buildings towards the centre of the Site and along its western edge, set against the railway lines.
- 10.6 The architecture of the buildings within Phase 1, which are subject to a detailed planning application, would be relatively simple, and would have a calm, ordered appearance. The predominant use of brick would relate well to many of the existing buildings in the area around the Site.
- 10.7 There would be limited visibility of the proposed development in short to medium range views from the streets of inter-war housing to the north, such as along Ashbourne Avenue and Weirdale Avenue. There would be greater visibility from the streets of largely post-war housing immediately east of the Site, such as Howard Close, in which gaps between existing buildings allow direct views towards the Site from some places. However, the viewpoints in this assessment have been chosen in order to illustrate those points from which the proposed development is likely to be most visible; they are not typical of the general experience of views towards the Site from this area, and the visibility of the proposed development would generally be much less than shown within the illustrated views from these streets. In those views where it would be seen to a considerable extent, the proposed development would appear as a coherent, high quality scheme, and its scale would appear comfortable in relation to existing buildings. Retained and new trees would maintain and in some cases enhance the leafy quality of the Site in such views.
- 10.8 The proposed development would be visible in some medium to long range views from the east and west, as a result of the raised level of the land in these areas. It would clearly appear as part of a background layer of townscape, and would provide visual interest through the variation in the heights of proposed buildings across the Site.
- 10.9 The quality of the Site would be substantially improved by the proposed development. In respect of the TCAs around the Site, the proposed development would be visible in some views from the residential area immediately east of the Site, TCA B, in which it would appear as a high quality development. The definition and appearance of Brunswick Park Road would be improved by the presence of the main school building. There would be enhanced permeability and new areas of public realm within the Site, both of which would be of benefit to TCA B. The proposed development would similarly be of benefit to TCA A (inter-war housing) and would appear as a coherent and high quality development in the background of medium to long range views from this TCA.
- 10.10 There would be limited or no visibility of the proposed development from most points within the parks and open spaces in the wider area around the Site (TCA D), with the principal exception of more open areas of New Southgate Cemetery. The form and architecture of the proposed development is such that it would appear as a calm backdrop in these views, and retained and new trees and areas

of open space would help to maintain the Site's overall leafy and suburban character in such views. The proposed development would have a relatively minor effect in relation to the other TCAs around the Site.

10.11 The overall effect of the proposed development would be to open up what is currently a relatively self-contained Site and integrate it better with its surroundings. The character of the proposed development would undoubtedly be different to that of surrounding areas, including in the density and scale of the development on it; this, however, is appropriate for a Site which has always been developed differently. The proposed development would be neighbourly in its approach to the distribution of massing across the Site, and the enhanced permeability and new public realm it would offer would be of benefit to the local and wider area in which the Site is located. The proposed development would enhance the views in which it is seen most clearly and would have a beneficial or neutral effect in relation to the TCAs around it.

11.0 References

References

- Ref 1: Ministry of Housing, Communities and Local Government (2021); National Planning Policy Framework, (www.gov.uk/mhclg)
- Ref 2: Ministry of Housing, Communities and Local Government (2014): Planning Practice Guidance (www.gov.uk/mhclg)
- Ref. 3 Ministry of Housing, Communities and Local Government (2019): National Design Guide (www.gov.uk/mhclg)
- Ref 4: Historic England (2015): Historic England Advice Note 4 – Tall Buildings, Historic England.
- Ref. 5 Historic England (2020): Historic England Advice Note 4 – Tall Buildings- Second edition consultation. Historic England.
- Ref 6: Mayor of London (2021); The London Plan – Spatial proposed development Strategy for Greater London, Greater London Authority.
- Ref 7: Mayor of London (2012); London View Management Framework Supplementary Planning Guidance, Greater London Authority.
- Ref 8: Natural England (2011): London’s Natural Signatures: The London Landscape Framework, Natural England.
- Ref 9: London Borough of Barnet (2012): Core Strategy. London Borough of Barnet.
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- Ref 12: London Borough of Barnet (2013): Residential Design Guidance SPD. London Borough of Barnet.
- Ref 13: London Borough of Barnet (2016): Planning Brief, North London Business Park. London Borough of Barnet.
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- Ref 15: The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, Yale University Press, 2002.
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Appendix A – Methodology for AVRs by renderare

ACCURATE VISUAL REPRESENTATION - PHOTOMONTAGES METHODOLOGY

The following process is necessary to accurately represent the visual impact of the proposed development.

1. Choice of Views:

- 1.1. The views are established to accurately show the visual impact in various directions.
- 1.2. Although many views are possible to represent, only those which are examined to have the greatest impact are chosen.

2. Photography of Site:

- 2.1 Each of the chosen views is photographed using a high-resolution digital camera fitted with a lens of known focal length. The camera is set on a tripod using a set of surveying levels to ensure that the horizontal axis of the photo matches the horizon and the photo is not inclined from the ground plane.
- 2.2. All parameters of the photographs taken (i.e. focal length, shutter speed, aperture, date&time) are written into the JPEG file in EXIF format and are later applied to the 3D scene .
- 2.3. The horizontal field of view for every photograph is stated on the print and if each montage is printed to the same width there is a consistency of scale and comparative size.

3. Camera Point Surveying

- 3.1. Throughout the course of our surveys the following equipment are used:
 - Leica TCRP 1200 Total stations
 - Leica geodetic GPS 1200 receivers
 - Tripods
 - Reflective prisms
 - 2-way radiosAll of the equipment that will be used constitutes non-intrusive items that will not in any way affect the operation of vehicular traffic or pedestrian traffic in the areas outlined.
- 3.2. The following procedures are carried out on site:
 - Several reference points are selected on each photograph
 - These reference points will be agreed upon prior to survey
 - They shall be selected to maximise accuracy for photo processing
 - The reference points will be spread over several different planes within the photograph
 - All reference points are measured using calibrated total stations for higher degree of accuracy and repeatability.The above steps will maintain accuracy throughout the survey works giving the client the most comprehensive and most accurate results achievable. Typical accuracy is +/- 10mm.

4. 3D Computer Model

- 4.1. An exact 3D computer model of proposed development is produced, in strict accordance to design drawings and architect's instructions.
4. Special care is given to truly reflect the appearance of the materials used - their colours, finishes, ability to absorption and/or dispersion of light etc.

5. 3D Scene

- 5.1. A detailed and precisely textured 3D computer model is loaded into a 3D computer scene, which simulates real world circumstances such as angle of sunlight, intensity and colour of skylight, diffusion of light off the surfaces, desaturation of colours in the distance etc.
- 5.2. Virtual camera is created in the 3D computer scene to match the settings of the photos previously taken. To achieve this, all X,Y and Z coordinates in the 3D computer scene (i.e. camera positions and reference points) have to be in compliance with appropriate coordinates taken from the survey. There are also reference points within the scene.
- 5.3. A high-resolution image is rendered using complex visualisation techniques to fairly represent the appearance of the proposed development.

6. Photomontages

- 6.1. Each rendered view is then superimposed onto the appropriate photograph. This proves that the generated image matches the photograph, as any of visible reference points must overlap their equivalents in the photo.
- 6.2. Close attention is given to the definition of objects that should appear in front of the proposed development, and therefore partially mask it, and which ones should remain in the background.

7. Proposed landscaping

- 7.1. Landscaping is represented in proper dimensions and scale of detail, reflecting the real nature of particular species, and considering the season of the year.

Viewpoint No.	Camera Type	Sensor Size	Lens Focal Length	Nominal Lens Rise	Film Gate Width	Canvas Pixel Size	Date	Time GMT
1	Sony A7rIV	36 x 24 mm	52mm	0mm	39.877mm	7200 x 5000	24.03.2021	12.46
2	Sony A7rIV	36 x 24 mm	24.34mm	4mm	39.438mm	8000 x 7200	24.03.2021	09.35
3	Sony A7rIV	36 x 24 mm	24.34mm	4mm	39.438mm	8000 x 7200	24.03.2021	09.45
4	Sony A7rIV	36 x 24 mm	24.34mm	4mm	39.438mm	8000 x 7200	24.03.2021	09.59
5	Sony A7rIV	36 x 24 mm	24.34mm	4mm	39.438mm	8000 x 7200	24.03.2021	11.00
6	Sony A7rIV	36 x 24 mm	24.34mm	4mm	39.438mm	8000 x 7200	24.03.2021	11.19
7	Sony A7rIV	36 x 24 mm	24.34mm	4mm	39.438mm	8000 x 7200	24.03.2021	10.46
8	Sony A7rIV	36 x 24 mm	24.34mm	4mm	39.438mm	8000 x 7200	24.03.2021	10.41
9	Sony A7rIV	36 x 24 mm	24.34mm	4mm	39.438mm	8000 x 7200	24.03.2021	10.26
10	Sony A7rIV	36 x 24 mm	24.34mm	4mm	39.438mm	8000 x 7200	24.03.2021	10.31
11	Sony A7rIV	36 x 24 mm	24.34mm	4mm	39.438mm	8000 x 7200	24.03.2021	10.19
12	Sony A7rIV	36 x 24 mm	24.34mm	4mm	39.438mm	8000 x 7200	24.03.2021	10.10
13	Sony A7rIV	36 x 24 mm	24.34mm	4mm	39.438mm	8000 x 7200	24.03.2021	12.18
14	Sony A7rIV	36 x 24 mm	24.34mm	4mm	39.438mm	8000 x 7200	24.03.2021	12.08
15	Sony A7rIV	36 x 24 mm	24.34mm	4mm	39.438mm	8000 x 7200	24.03.2021	11.52
16	Sony A7rIV	36 x 24 mm	24.34mm	4mm	39.438mm	8000 x 7200	24.03.2021	11.45
17	Sony A7rIV	36 x 24 mm	24.34mm	4mm	39.438mm	8000 x 7200	24.03.2021	11.37
18	Sony A7rIV	36 x 24 mm	24.34mm	4mm	39.438mm	8000 x 7200	24.03.2021	11.30
19	Sony A7rIV	36 x 24 mm	24.34mm	4mm	39.438mm	8000 x 7200	24.03.2021	11.09

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