

8.0

TOWNSCAPE & HERITAGE

8.1 TOWNSCAPE ANALYSIS

This section provides a summary of Townscape Analysis & Views.

For more information, please see the Montagu Evans statement submitted with the application.

Scott Brownrigg have worked closely with Montagu Evans during design development and as part of the pre-application process to understand the impacts on heritage and townscape. Montagu Evans have prepared a Heritage and Townscape Statement which is submitted with the application and provides a full assessment of the impacts in light of the relevant legislation and policy. Montagu Evans also used VU.CITY to test the proposals, and selected model shots are reproduced in this section. The model shots compare the consented OPP scheme and the current proposals for ease of comparison.

8.2 TOWNSCAPE VIEWS

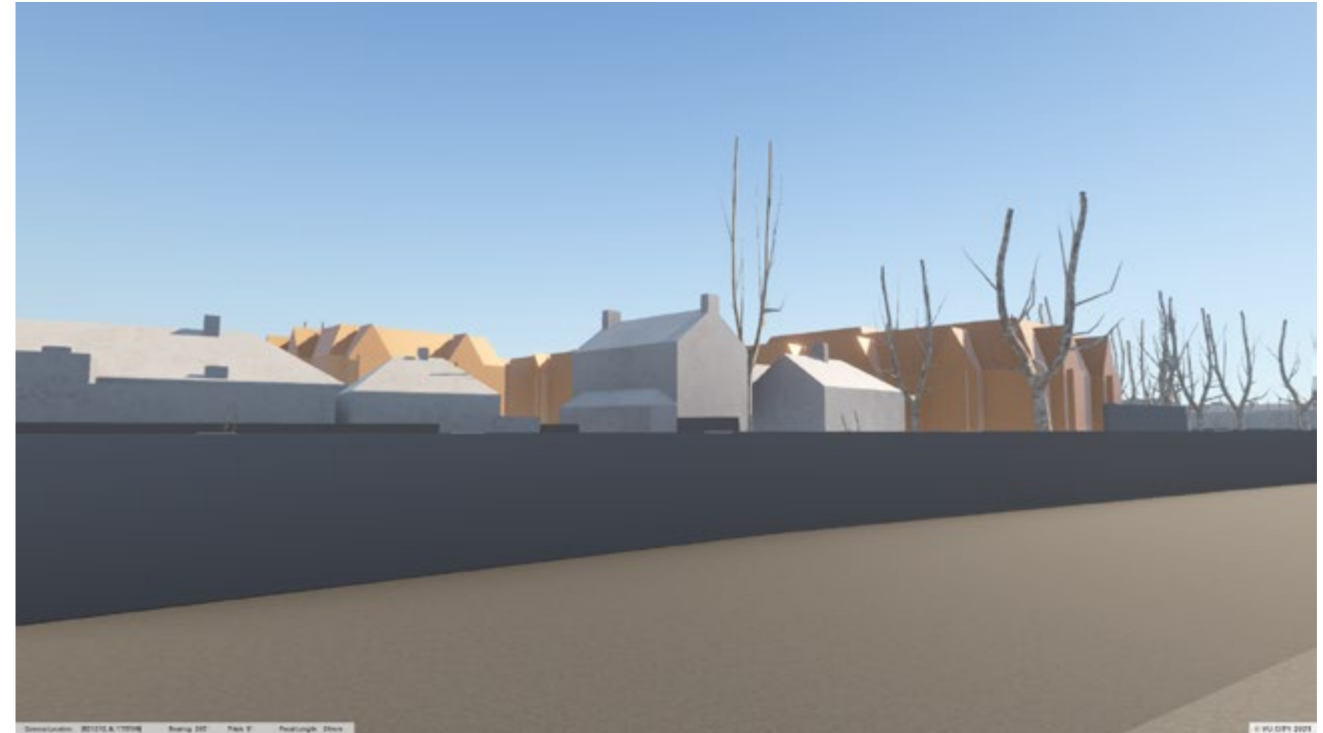


Key

- A Recreation Hall
- B Entrance Lodge
- C Gatehouse
- D Fleming Ward
- E Beatrice Ward
- F Administration Building
- G Laundry
- H Elizabeth Lodge
- Queen's Road [Mortlake] Conservation Area 35
- Site



Existing Context (Photo)



Proposed Massing Vu City Model



OPP Consented Massing Vu City Model

View 1 Junction of North Worple Way and Second Avenue



Proposed Massing Vu City Model (trees)

In this view Blocks B and C appear to the left of the Entrance Lodge and Block A to the right. The visualisation demonstrates that there is no material difference in the appearance of the massing as between the permitted and proposed schemes in terms of Blocks B and C. It is noted that two dimensional images are unable to fully represent depth of field appreciated by the human eye. These buildings will be understood in the backdrop of the Entrance Lodge, which will maintain its presence in the townscape. The architecture of these buildings is in line with the Design Code and is subject to further design. There could be revisions, for example, to the gables to make the roofscape of the new block less expressive. Block A is screened by the mature trees at the site boundary. The photograph of the view shows how these trees from a dense backdrop to the Entrance Lodge, even in winter.





Existing Context (Photo)



Proposed Massing Vu City Model



OPP Consented Massing Vu City Model

View 2 Old Mortlake Burial Ground

View 2 and 3 show how the proposals will appear from the Old Mortlake Burial Ground, which provide the clearest views from the Queens Road (Mortlake) CA. The slight increase scale and massing is not likely to be noticeable to a casual observer because of the extent of mature trees. The permitted scheme was not found to cause any harm to the CA. We do not consider that the introduction of additional floor to Blocks A and B would result in harm, as the principle of a modern residential development in the setting of the CA is established and there would not be any increase in enclosure or visibility, given the mature trees.



Proposed Massing Vu City Model (trees)





Existing Context (Photo)



Proposed Massing Vu City Model



OPP Consented Massing Vu City Model

View 3 South Entrance to the Old Mortlake Burial Ground

See analysis for view 2. It is noted that the majority of Blocks B and C are occluded by interposing residential development in this view.



Proposed Massing Vu City Model (trees)





Existing Context (Photo)



Proposed Massing Vu City Model



OPP Consented Massing Vu City Model



Proposed Massing Vu City Model (trees)

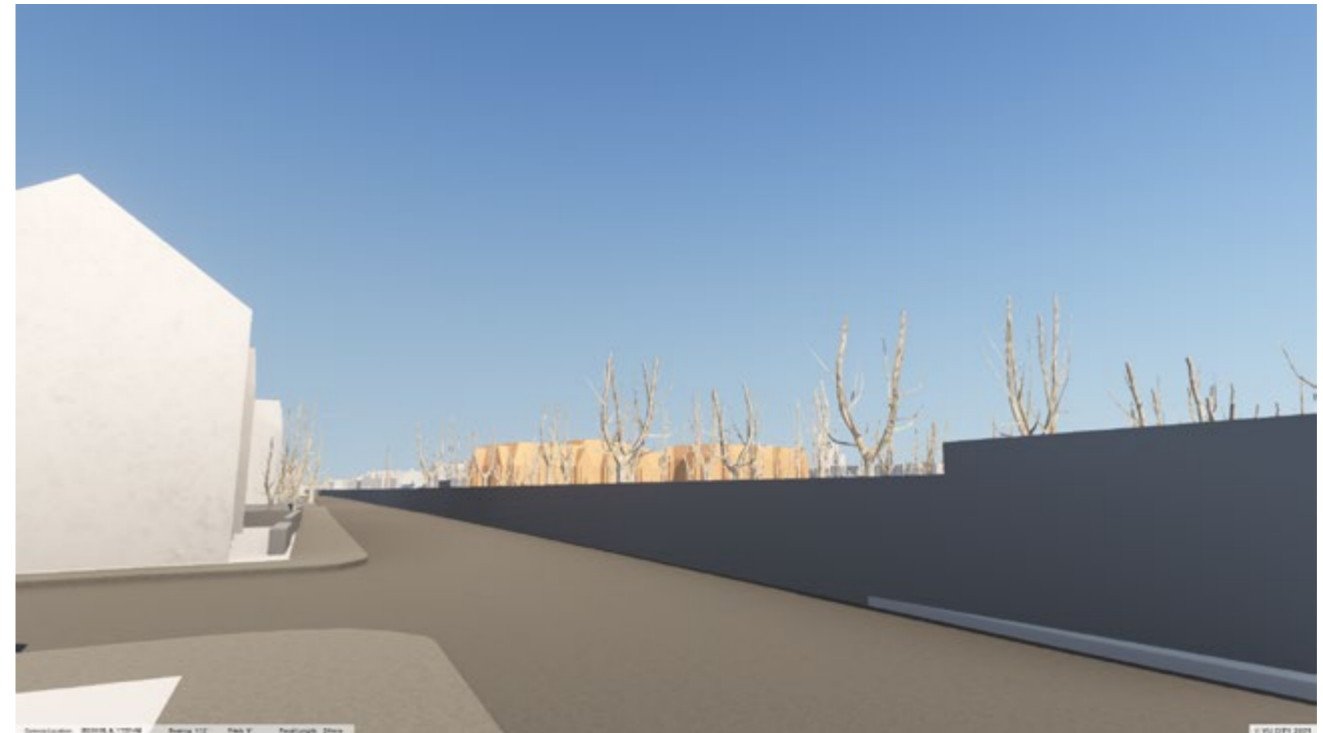
View 4 Cowley Road

Blocks B and C will not appear in this view. Block A will appear to the right where the road terminates with the Entrance Lodge and Recreation Hall to the left. The separation between the BTMs and Block A will be maintained. The additional height would not change the assessment of an acceptable townscape impact in this view. Block A will not appear taller than the development in the foreground and will introduce a residential development of architectural quality into the view.

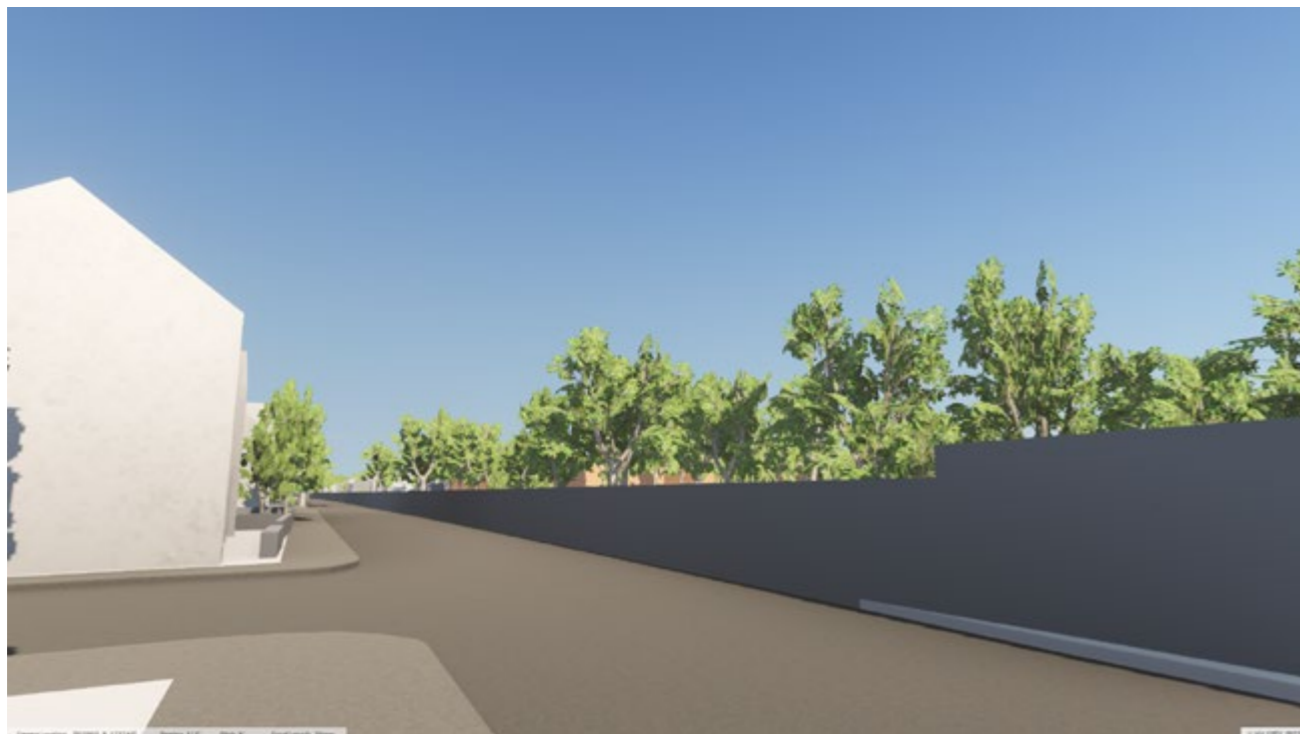




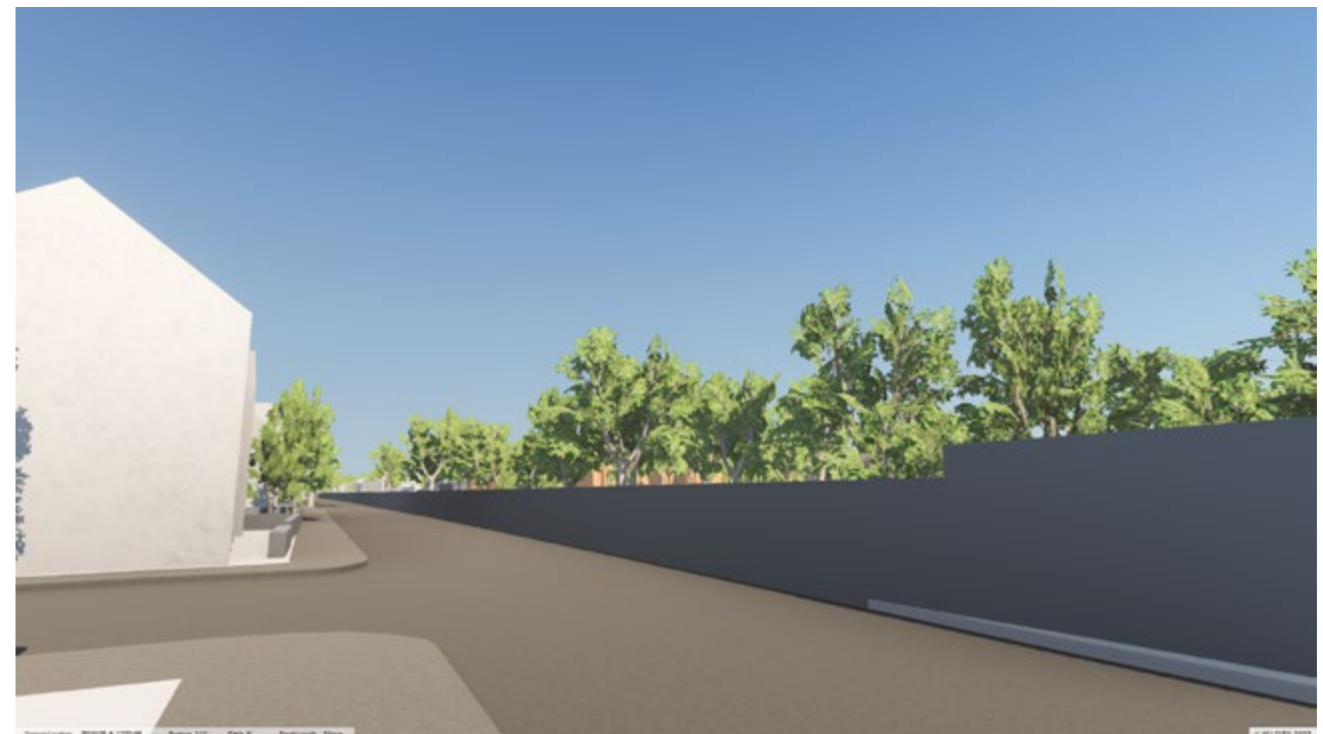
Existing Context (Photo)



Proposed Massing Vu City Model



OPP Consented Massing Vu City Model



Proposed Massing Vu City Model (trees)

View 5 Junction between North Worple Way and Ashleigh Road

In this view the proposals will be screened by the trees. The photograph was taken in winter conditions, on the 22nd March 2021. This view demonstrates there will be no impact on the Cowley Road CA.





Existing Context (Photo)



Proposed Massing Vu City Model



OPP Consented Massing Vu City Model

View 6 South Worple Way



Proposed Massing Vu City Model (trees)



