

Sandford Road LRD

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Character Area

5.1 Character Area Overview

To create a strong sense of place, the scheme approaches placemaking by considering the site in five character areas which introduce a subtle variety in scale, height and materiality to enrich the overall urban experience.



Character Area Key

- Zone 01 - Tree Lined Pedestrian Avenue
- Zone 02 - Parkland
- Zone 03 - Historic
- Zone 04 - Courtyard
- Zone 05 - Homezone

Character Area

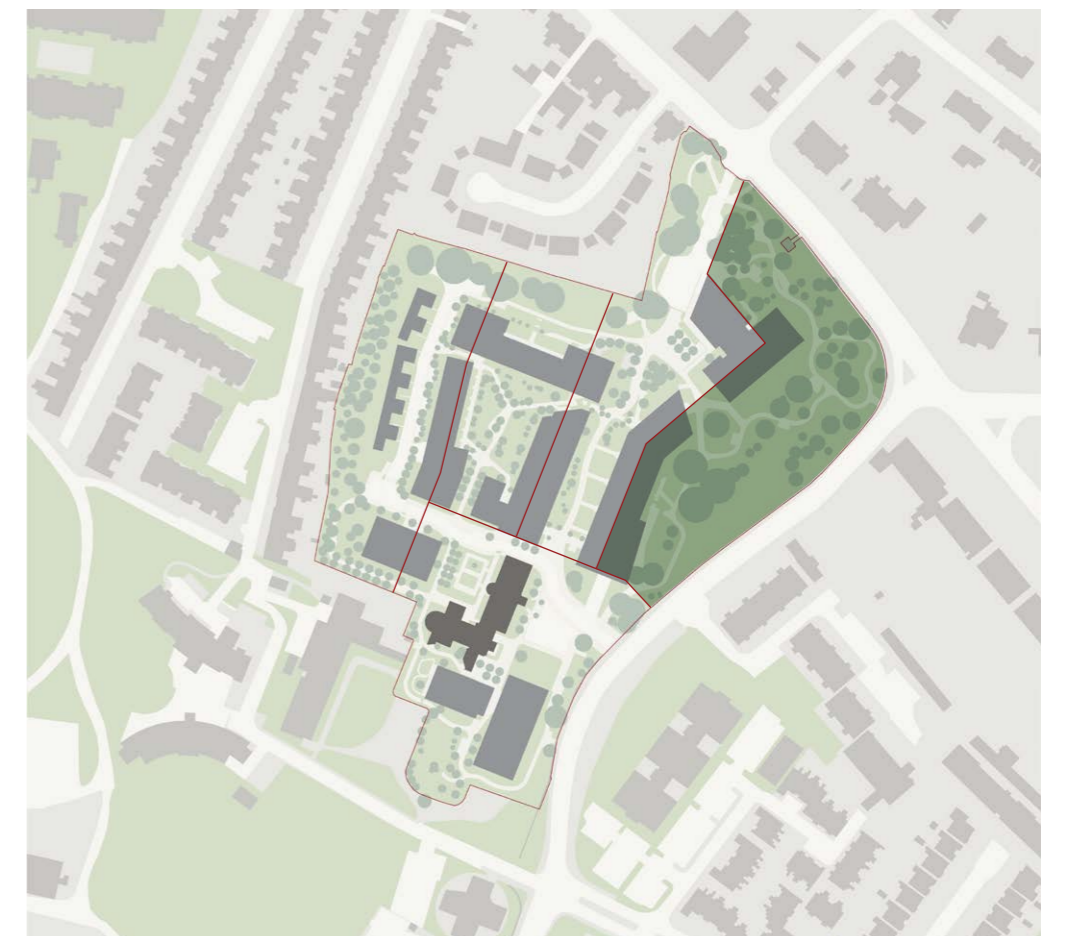
5.1 Zone 02 - Parkland

The character of the parkland area is defined by the mature tree belt that surrounds the perimeter of the site to the East and North.

All existing high quality mature trees are retained and this landscape asset and natural amenity provides a unique environment within the development creating a sylvan character of high quality. This space will be accessible to the wider community as a public parkland for the neighbourhood to enjoy.

Refer to Cameo Landscape Design statement for details on the extensive range of natural play areas, picnic lawns, informal spaces and tree trails, all of which combine to create a wonderful and unique experience for leisure, relaxation and educational benefits.

The proposed pathways and tree trails through this park form part of a wider network of pedestrian routes which form a continuous loop around the site for walking, jogging and exercising.



Main: Cameo Landscape Plan
Above: Character Area Key Plan

Character Area

5.1 Zone 02 - Parkland



CGI B of Sandford Road proposal viewed from within the mature tree belt looking North across the public green space

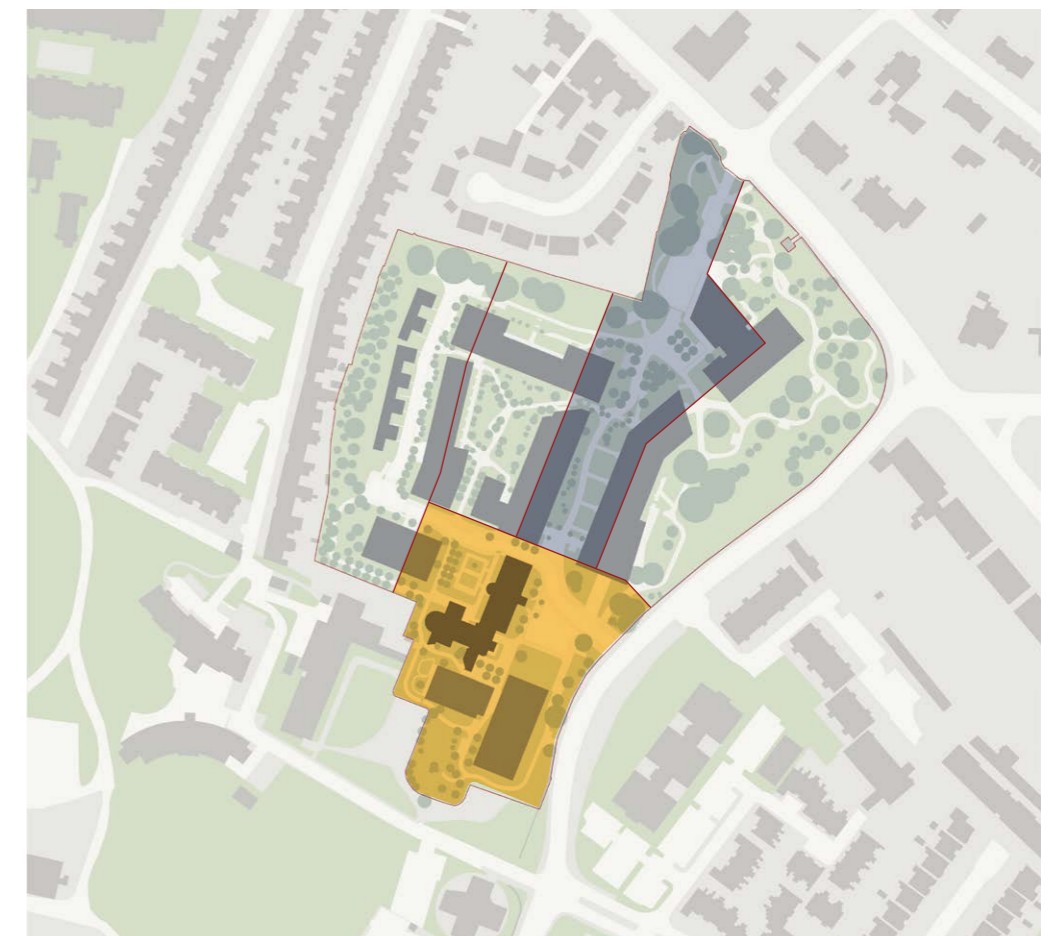
Character Area

5.1 Zone 01 + 03 - Tree Lined Pedestrian Avenue + Historic

The character of the Historic area is centred around the existing Chapel and Tabor House which are located to the South of the tree lined Avenue.

These existing buildings are retained and will be fully restored and re purposed into Culture / Community spaces. They form a unique focal point which centre the new forecourt that forms the backdrop to the proposed entrance off Milltown road.

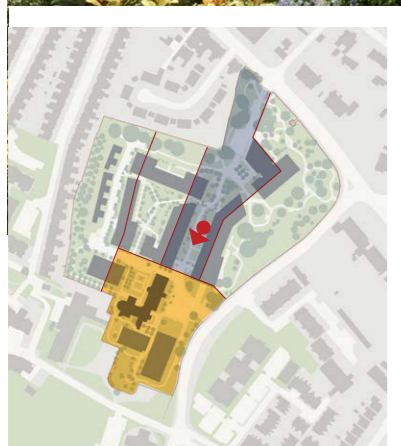
The sense of enclosure to this space is reinforced by the placement of proposed block F to the South, which completes the composition and provides containment to the forecourt. The blend of historic buildings and new contemporary additions informs the character and richness of the design.



Main: Cameo Landscape Plan
Above: Character Area Key Plan

Character Area

5.1 Zone 01 + 03 - Tree Lined Pedestrian Avenue + Historic



CGI C of Sanford Road proposal viewed from the pedestrian avenue looking South towards Tabor House

Character Area

5.1 Zone 01 + 03 - Tree Lined Pedestrian Avenue + Historic



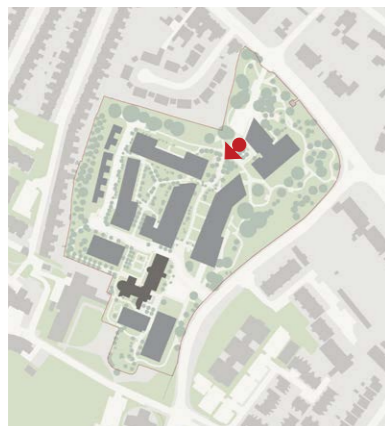
Character Area

5.1 Zone 01 + 03 - Tree Lined Pedestrian Avenue + Historic



Character Area

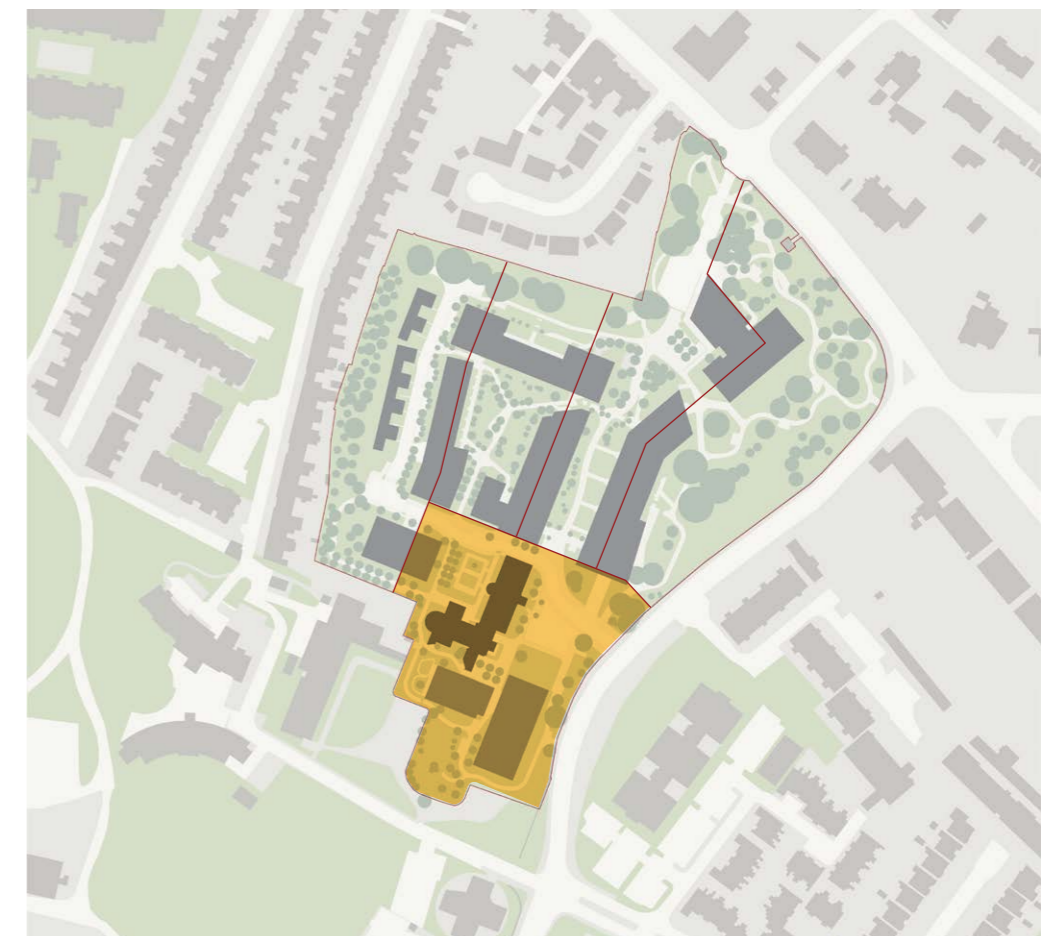
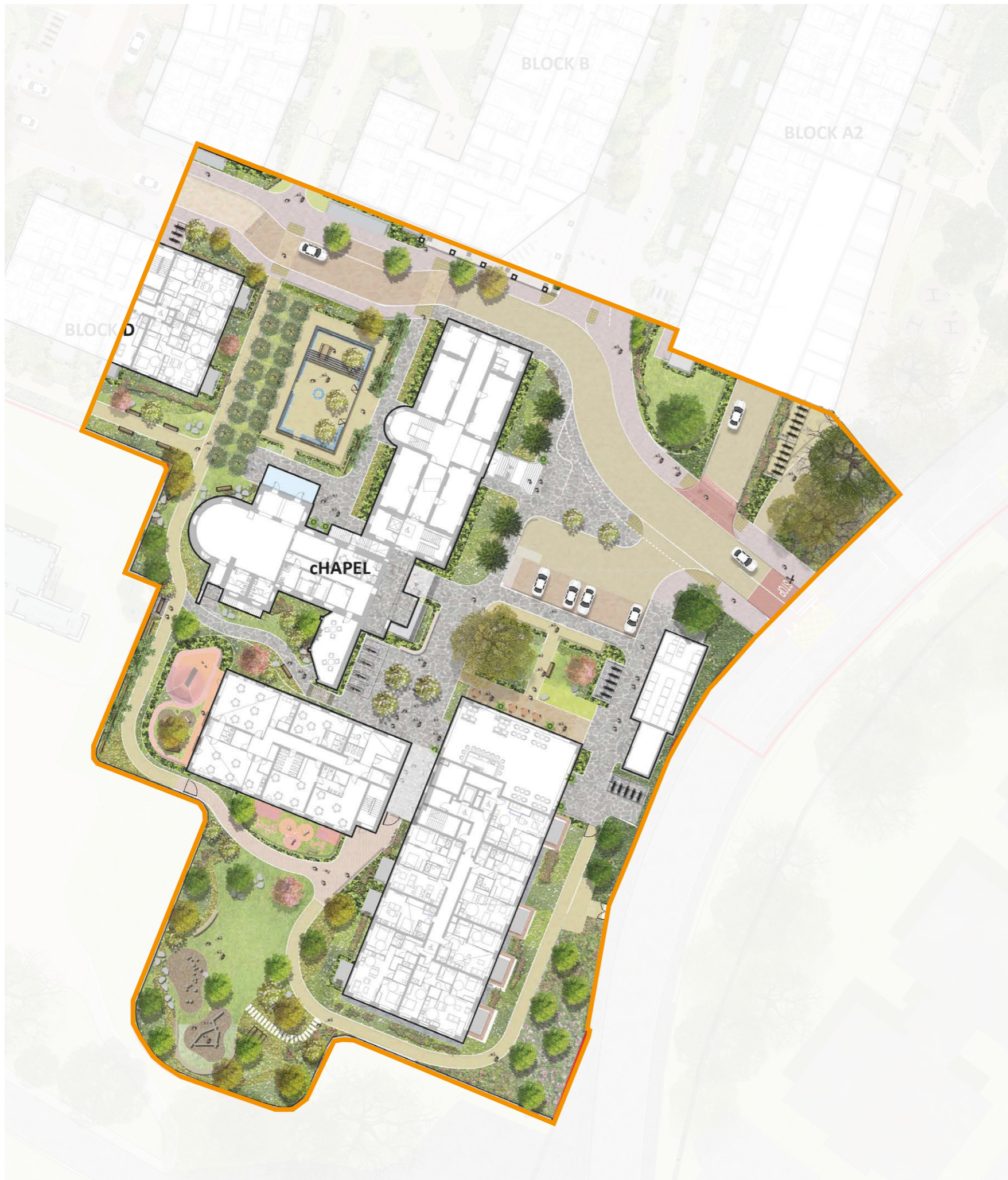
5.1 Zone 01 + 03 - Tree Lined Pedestrian Avenue + Historic



Character Area

5.1 Zone 03 - Historic

Refer to section 5.3 above.



Main: Cameo Landscape Plan
Above: Character Area Key Plan

Character Area

5.1 Zone 03 - Historic



CGI D of Sanford Road proposal viewed from the Western edge of the plot looking East

Character Area

5.1 Zone 03 - Historic



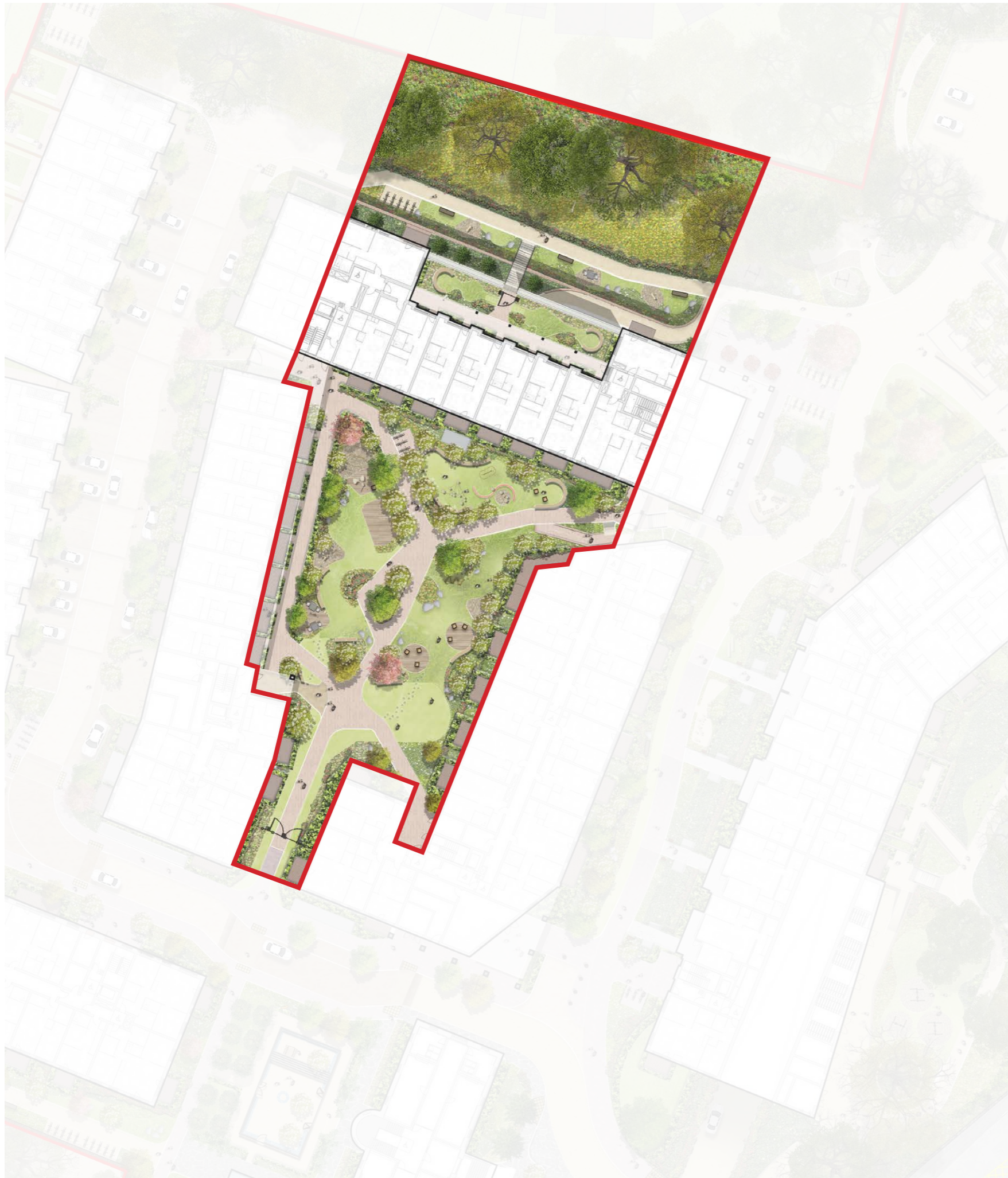
CGI E of Sanford Road proposal viewed from the Western edge of the plot looking East

Character Area

5.1 Zone 04 - Courtyard

The character of the courtyard area is defined by the sense of enclosure and the pedestrian links created between its central communal space and the wider sequence of external spaces within the development.

The surrounding building form, scale and massing responds to the outer edges and context providing variation and interest as well as capturing views of the existing mature tree belt to the North as part of the spatial experience. The entrances to this courtyard from the East, South and West are all gated to restrict access to residents only.



Main: Cameo Landscape Plan
Above: Character Area Key Plan

Character Area

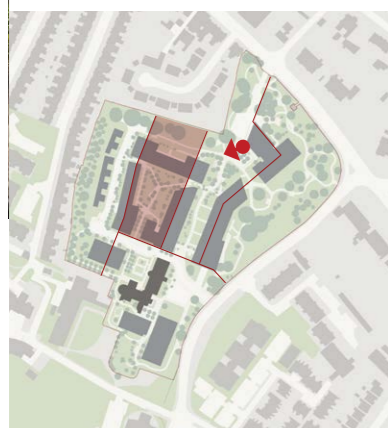
5.1 Zone 04 - Courtyard



CGI G of Sandford Road proposal viewed from the 3rd floor of Block B1 looking North across the courtyard

Character Area

5.1 Zone 04 - Courtyard



CGI G of Sandford Road proposal viewed from the 3rd floor of Block B1 looking North across the courtyard

Character Area

5.1 Zone 05 - Homezone

The character of the homezone area is defined by the lower, more domestic scale of the buildings along this shared surface. A series of Courtyard houses of 2 storey height run the full length of this Western edge. These are all own door units and provide for an active frontage onto an informal street. The North end of the street is left open and provides a green backdrop characterised by the existing mature tree belt. This green fringe and its connecting pathways allow for ease of access for residents to the public open space and wider network of amenity spaces within the overall development.



Main: Cameo Landscape Plan
Above: Character Area Key Plan

Character Area

5.1 Zone 05 - Homezone



CGI K of Sandford Road proposal viewed from the homezone street looking north

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