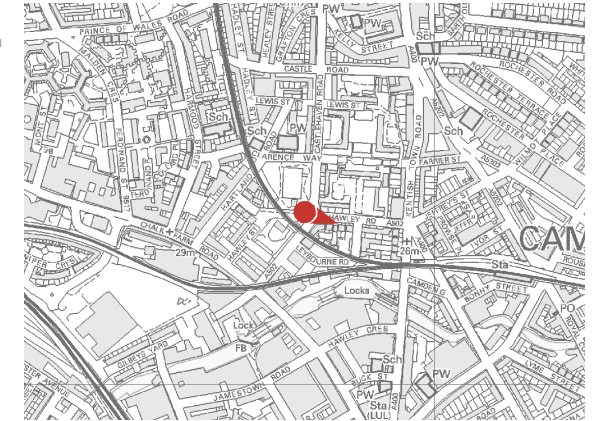




Baseline

*Camera Location*

National Grid Reference 528767.9E 184307.7N

Camera height 28.01m AOD

Looking at Centre of Site

Bearing 109.3°, distance 9.9km

Photography Details

Height of camera 1.60m above ground

View as Existing

- 6.92 In this view the south side of Hawley Road is dominated by the modern block of flats on the corner at 20-22 Hawley Road, which does not make a positive contribution to the townscape. A varied collection of Victorian houses stretches away from the corner along the north boundary of the Site, ending with the listed Number 1 Hawley Road, a small part of it just visible from here but barely noticeable. On the left of the street is the postwar housing of the Clarence Way estate. Seen at the end of the street beyond the traffic lights at the junction is a group of houses which are in the Jeffrey's Street CA.
- 6.93 There are various trees along the frontage of the Site, but they do not have a good visual relationship with the buildings, as the front gardens are not large enough to accommodate them comfortably.
- 6.94 The view is not of any particular townscape quality. It is of minor sensitivity to change.

View as Proposed – maximum parameters for school building

- 6.95 The new residential buildings W and X on Area B of the Site are seen beyond and behind the existing buildings on Hawley Road. The new buildings are of good quality and they are of a scale appropriate to the main road that they face and the scale of the buildings on the other side of the street. Building X, the lower building, provides continuity and enclosure to the frontage, and front doors facing the street. The two parts of Building X effect a transition in scale from the existing houses to their west up to that of Building W. Seen from here, the new buildings rise to an apparent height no greater than that of the foreground buildings, and their presence in the streetscape serves to reduce the unfortunate visual dominance of 20-22 Hawley Road.
- 6.96 The school building is shown by illustrating the maximum volume defined the parameters, shown enclosed by a solid red line. The minimum volume defined by the parameters is shown enclosed by a solid yellow line.
- 6.97 The new school building continues the Hawley Road frontage of the Development east of Building X. In the maximum parameter condition, its apparent height is comparable with that of the taller part of Building X, and its face aligns with the face of the lower part of Building X. The Design Principles stipulate that there will be articulation within a zone that corresponds roughly to the zone (on plan) between the taller and lower parts of Building X, and this will relate the two buildings visually.
- 6.98 The new buildings are larger than their existing neighbours but comparable in scale with existing buildings on the other side of the street, and as with those buildings, there are lower elements on the street and taller elements behind. The new buildings sit comfortably in the townscape, their form and apparent height compatible with the existing street scene.
- 6.99 This is a moderate change to the view, of minor to moderate significance. The effect is long-term and beneficial.

View as Proposed – minimum parameters for school building

- 6.100 In the minimum parameter condition, the north elevation of the new school will align with the north face of the taller part of Building X (which is the part closest to the school). Its apparent

height will be intermediate between that of Building X and 1 Hawley Road and it will effect a transition in scale.

- 6.101 This is a moderate change to the view, of minor to moderate significance. The effect is long-term and beneficial.



Proposed

— - CLM school maximum envelope
— - CLM school minimum envelope