

19 Darling Point Road View Comparison

Views from the public domain

Introduction

The proposal is for the alteration and additions to an existing 3 story inter-war apartment building on Darling Point Road in Darling Point. The proposal includes the conversion of the apartment building into a boarding house for students boarding at Ascham School.

The site is located on the eastern edge of Darling Point Road. The street is lined with magnificent and mature Hills Weeping fig trees, which provide a dense, shady character and obscure much of the view of the buildings on this side of the road from the street, especially on approach from the North. The site is more visible from the Southern approach (from Edgecliff Station) where it is foregrounded by the expansive garden setting of the residential tower at 17 Darling Point Road.

Other than the immediate Darling Point Road frontage, the site does not adjoin public open space or public domain areas. The green space to the south of the site is not public open space- it forms part of the grounds of the Ranelagh apartment tower. Views from this area are screened by vegetation within this property.

Within Ascham school, there are no key views to the proposed development identified by Hector Abrahams Architects, the project's heritage architect. The heritage architect notes that, there is no physical impact on Ascham school by the proposed rear additions and there is minimal visual impact. The scale and proportion of the proposed additions are consistent with the existing building and materials are similar to existing. No significant views are impacted.

The following view study assesses the proposed development as one approaches from the north and south of Darling Point Road, including its immediate street frontage.

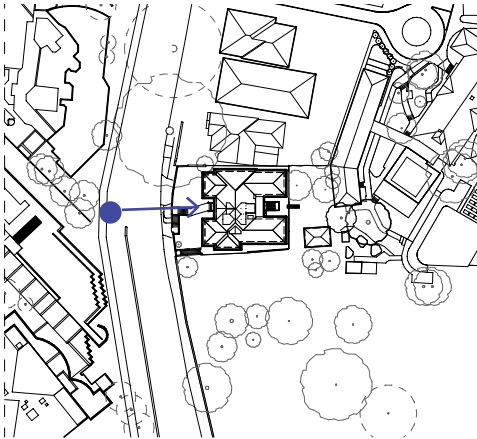
View Analysis Study

VIEW STUDY FROM PUBLIC DOMAIN

- 1 IMMEDIATE STREET FRONTAGE (PRINCIPAL ELEVATION)
- 2 - 3 APPROACH OF 19 DARLING POINT ROAD FROM THE NORTH
- 4 - 7 APPROACH OF 19 DARLING POINT ROAD FROM THE SOUTH
- 8 VIEW TO 19 DARLING POINT ROAD (NON TRAFFICABLE FOOT PATH)
- 9 VIEW TO 19 DARLING POINT ROAD



View 1



Before



After

Proposed development visual impact minimal.
Removal of existing dormer with smaller dormers more sympathetic to existing roof form.
Photomontage does not show updates to windows and shading devices.

View 2



Before



After

View taken from centre of street.
Proposed development - No visible change

View 3



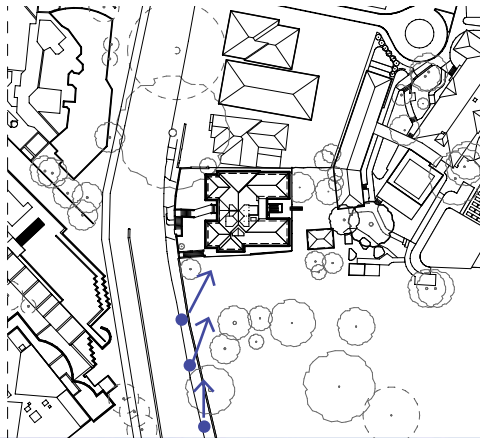
Before



After

View taken from centre of street.
Proposed development - No visible change. View obstructed by large fig tree
Photomontage does not show updates to windows and shading devices.

View 4, 5 + 6



View 4
Approach from New South Head Road to 19 Darling Point Road. Image taken from footpath.
Proposed development and existing building screened by vegetation and planting from the grounds of the Ranelagh apartment tower.

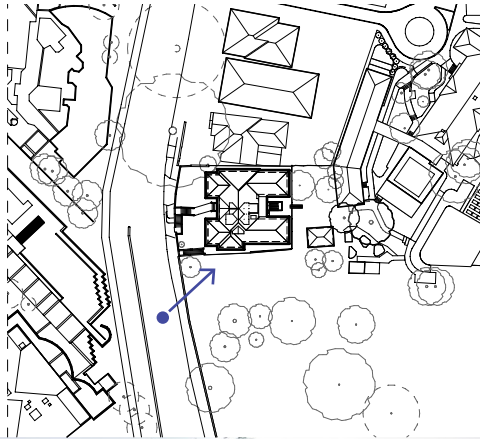


View 5
Approach from New South Head Road to 19 Darling Point Road. Image taken from footpath.
Proposed development not visible - no views of proposed development due to height of sandstone boundary wall and hedging.



View 6
Approach from New South Head Road to 19 Darling Point Road. Image taken from footpath.
19 Darling Point Road existing roof visible. No view of proposed dormers due to height of sandstone boundary wall and hedging.

View 7



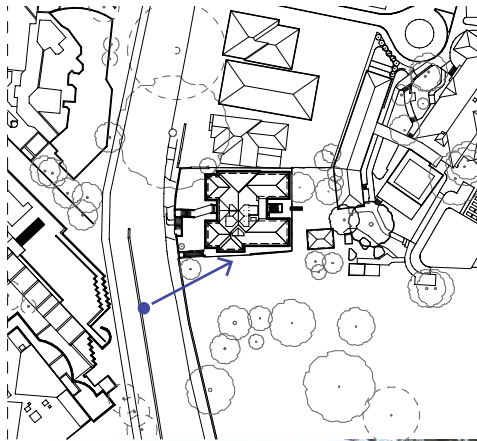
Before



After

View taken from centre of street.
Proposed development - No visible change. View obstructed by vegetation and planting from the grounds of the Ranelagh apartment tower. Photomontage does not show updates to windows and shading devices. External plumbing and services removed.

View 8



Before

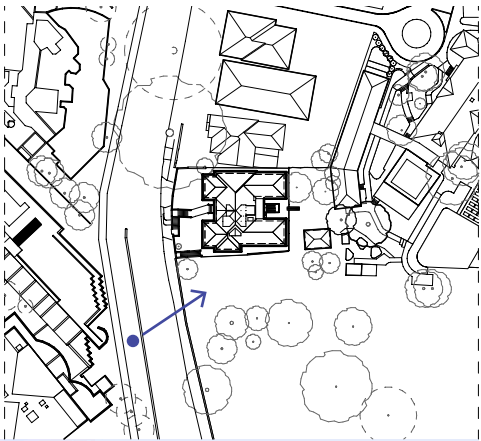


After

View taken from non trafficable footpath

Proposed development visible from footpath to centre of road. Proposed dormers visible. Photomontage does not show updates to windows and shading devices. External plumbing and services removed. Patch and re-point existing brickwork as required.

View 9



Before



After

View taken from lower street level of 19 Darling Point Road.
Proposed dormers visible.
Photomontage does not show updates to windows and shading devices.
External plumbing and services removed. Patch and re-point existing brickwork as required.

Conclusion

Other than the immediate Darling Point Road frontage, the site does not adjoin public open space or public domain areas. The green space to the south of the site is not public open space- it forms part of the grounds of the Ranelagh apartment tower. Views from this area are screened by vegetation within this property.

The principal elevation of the existing building is its western (street-front) elevation.

Various features of the existing building and street-scape mean the proposed dormer window design will not be visible from its principal elevation, nor will other elevations be readily visible along the streetscape. These features include:

- The scale of the existing street-front elevation of the building- the dormer window design sits below and behind the street-front elevation meaning it will not be visible directly in front of the building on Darling Point Road).
- The scale and pattern of adjoining buildings to the north of the site- these adjoining buildings mean the dormer window design will not be visible as one approaches the site from the north along Darling Point Road.
- The curve in Darling Point Road and the significant fig within the street near the site- these features further reduce the opportunity of seeing the dormer window design when one approaches the site from the north.
- The height of the sandstone boundary wall on Darling Point Road and hedging that sits above this wall- these features mean the dormer window design (on building’s southern elevation) will not be visible along the eastern side of the Darling Point Road frontage when one approaches the site from the south.
- The sandstone wall, hedging and general topography of the street- this means that the viewing points of the dormer window design (on building’s southern elevation) will be limited to specific positions on the western side of the Darling Point Road frontage when one approaches the site from the south.
- The restricted footpath on the western side of the Darling Point Road frontage- the only locations where the dormer window design (on building’s southern elevation) will be visible from on the western side of the frontage does not have a footpath, thereby restricting the access to these (limited) viewpoints.

The proposed dormer window design has been designed to be further recessive within the roof profile and subservient and compatible with the existing building and roof. This design response has been assisted by the Project’s Heritage Architect.