

VISUAL

THE REDEVELOPMENT OF ERF 2187, THREE ANCHOR BAY



VISUAL INDICATORS

- **Scale & Massing:** Prevailing 3–4 storey datum to inform the Main Road interface; articulate upper levels with setbacks or modulation.
- **Urban Grain:** Reflect the fine-grained rhythm of Main Road; avoid monotonous or repetitive elevations.
- **Transparency:** Maintain visual openness at ground level; encourage clear glazing and active edges.
- **View Corridors:** Preserve at least one north–south view axis linking Main Road to the Common/sea.



LANDSCAPE AND TREE FRAMEWORK

- The Eucalyptus avenue at the eastern edge contributes strongly to the site's spatial structure and historic layering but is reaching maturity; risk of branch-drop note
- Recommend a phased replacement strategy using species with similar canopy rhythm and vertical character to maintain continuity and safety.
- Reinforce visual permeability through landscaping – layered canopy planting, not dense screening.
- Encourage integration of planted courtyards and terraces to extend the Common's green network visually into the site.



DRAFT CONCEPT DESIGN

- **Demonstrates a sensitive and contextually responsive design** maintaining scale, rhythm, and permeability consistent with the Green Point–Three Anchor Bay character.
- Its success will depend on maintaining permeability, fine-grained articulation, and a cohesive landscape framework that anchors the new development within the historic and visual continuum of Green Point and Three Anchor Bay.
- The visual indicators above can guide refinement to ensure the project integrates comfortably within the heritage and landscape setting.

