



UTS BLACKFRIARS CAMPUS

HERITAGE AND VISUAL CONSIDERATIONS IN RELATION TO POTENTIAL DEVELOPMENT OPTIONS

EXECUTIVE SUMMARY

This study addresses heritage and visual matters related to the potential development of the northern part of the Blackfriars Campus. UTS wishes to construct an Innovation Centre on the site that will provide an important facility for the University and which has the potential to better activate the heritage buildings on the site and create a new student/research centre focused on the heritage attributes of the site.

The Blackfriars site has had recent approval for a new child care facility (at the southern end of the site) which is a low domestic scaled building fronting Blackfriars Street. The two existing heritage school buildings, while substantial in their built form and impressive in the streetscape and site, contain relatively small areas of accommodation making the overall site difficult to sustain in terms of use. The provision of a significant new building, juxtaposed against the existing buildings and the proposed small-scaled child care facility, will re-activate the site into an important component of the broader campus.

The Blackfriars site has struggled to find viable and high end uses from its early history. Only used as a local school for a relatively short time, the site has been used for education related uses that have required a range of temporary, make-shift and often inappropriate structures to be built or added to the site. Evidence of this can be seen in some of the remaining features and the evidence of earlier sheds built into the perimeter walls.

For most of its life the Blackfriars Campus has been under-utilised and under-valued. While it would be presumptuous to argue that any particular proposal is necessary to save a site, the current ownership by UTS and demonstrated commitment to high quality design and buildings does provide an excellent opportunity to create an outstanding campus as part of the UTS facility.

This study concludes that the adoption of the proposed building envelope, with the necessary and important guidelines for design, can provide a sound framework to develop an outstanding design approach to the Innovation Centre.

The fundamental concept is to establish a 'loose-fit' building envelope that provides scope for a design to be developed without having to 'fill' the outline of the envelope to achieve the brief floor space and volume requirements. Both the envelope and maximum floor space are set out in response to the capacity of the site and setting to accommodate the potential building. That is, the parameters arise from the site analysis and not from a pre-determined space requirement.

There are three fundamental quantitative controls and a number of design principles that will determine the built form of the building and the form of the urban spaces around it.

The quantitative controls are height, setback and floor space. The 'loose fit' approach provides an overall envelope, as defined by the height and setback controls, that achieves a floor space significantly in excess of the proposed floor space. This does not however mean that a building of more than the proposed floor space can be built. A building may occupy the maximum height and have the maximum floor space but would then have substantially increased setbacks. Alternatively a building design may build to the setbacks and have a lower height overall over either all or part of the site.

Whatever massing approach is developed within these controls the tests that are then applied to achieve a high quality urban response to the site and setting address in particular:

- The heritage relationship of the new building to the two school buildings. This is a complex relationship that requires the design to respond spatially to the ornate school structures and to the spaces that are created between the buildings to provide a refined and subtle urban space.
- The heritage relationship of the new building to the streetscape and the street edge.
- The relationship of the new building to the adjacent sites where in part large scale development is anticipated.
- Long views across St Benedicts to the site to protect the skyline views across Broadway.
- The materiality and design quality of the built form and the façade treatments.
- The ability of the open spaces to provide a strong entry point to the site.
- The ability of the open spaces to be actively used, to have good solar access and to provide a backdrop to the heritage buildings from the major internal open space that will be established.
- Designing to protect the known archaeological resources of the site
- Design excellence.

1.0 BACKGROUND AND INTRODUCTION

Paul Davies Pty Ltd has been commissioned to provide advice and a heritage and visual analysis in relation to potential development of a research and innovation centre on the northern section of the Blackfriars Campus. This area currently accommodates a late twentieth century child care centre, a temporary demountable building, fenced open space around these buildings and the broader grounds around the heritage buildings.

A Conservation Management Plan (CMP) has previously been prepared for the site by Wayne McPhee and Associates that identified this area as having potential for future development. That plan has been updated and the revised plan will form part of any proposal or application over the site.

The site contains a range of buildings, mostly having heritage value but two that have no identified heritage value.

The heritage buildings are two school buildings of late Victorian design, by prominent architect George Mansfield, that are fine and significant buildings. There is also a schoolmaster's residence in Blackfriars Street of matching design that is also a fine contribution to the site and area. There is a demountable building in the southeast corner that has consent for demolition, a demountable timber building in the north-east corner of the site and there is a more recent child-care facility on the northern end of the site that is to be replaced with a new childcare centre at the southern end of the site that was recently approved by Council.

The recently approved building is a fine small-scaled structure that has a design quality that is commensurate with the quality of the school buildings. That approval completes the southern part of the site, as there is no further development potential around it or the three heritage buildings.

The site is surrounded by a traditional palisade fence to most of Buckland Street and Blackfriars Street and brick walls to the lane and common property boundaries. These walls have varying construction periods and styles and now present as high enclosing structures.

The grounds are landscaped with several mature trees, however the landscape quality is not high.

This study is to develop parameters for development on the site prior to a specific design proposal being developed for a new university building at the northern end of the site.

These parameters will address:

- siting
- height
- setbacks
- building envelope
- floor space
- landscaping
- solar access
- principles of interaction and access to and from the street
- broader use of the existing former school buildings
- guidelines that may assist in the design of a well integrated building onto the site and within the precinct.

2.0 SETTING

The site is located off Broadway and immediately adjacent to Notre Dame University campus to the north and east. It has two street and one lane frontage and the remainder of the boundary is shared with Notre Dame.

The proposed development is to be at the northern end of the site and there is no further development planned or possible on the balance of the site due to the heritage buildings and the recent approval.

The immediate surrounding area is very mixed in character with buildings ranging from 1 to 6 storeys in height (plus rooftop signs). It is also a precinct that is varied in its uses ranging from university campuses to residential to commercial development. There has been extensive adaptation of older buildings often with upper floor additions and areas of infill residential building (in particular) that replicate the forms of the three-four storey buildings that are seen in this part of the precinct. Multi-housing developments of the late twentieth century occupy former industrial sites and the subject site does not adjoin any traditional housing, even though this is the predominant built form further west in the area.

Most buildings in the area (except this site and Notre Dame) are built to the street edges.

As the precinct moves west and south the scale of buildings reduce and there are several streets of Victorian terrace housing with a different character to the northern end of the area.

Immediately adjacent to the site are Broadway and Abercrombie Streets which are major traffic routes. They contrast with the quieter, but still intensively used internal streets of the precinct.

Notre Dame campus is the only adjoining property and there are a combination of residential and commercial developments located directly opposite the campus in Buckland Street, Blackfriars Streets and Blackfriars Lane.

To the east on the opposite side of Abercrombie Street is the major development of Central Park with its large scale of buildings that now provide a dominant backdrop to the Blackfriars site when viewed from the west. While the immediate area is separated from Central Park by a road and development along Abercrombie Street, the impact of the scale of the Central Park buildings is significant and they are visible in the background from this site and many parts of the area.

The following diagrams provide an overview of the height of buildings in the vicinity which is an important consideration in the development of an appropriate form for this site. The first illustration simply codes the buildings by number of storeys from 1 - 6, six being the maximum number of storeys in the area. This illustration does not consider the variation in storey heights where the heritage buildings have considerably higher actual height than is reflected in their number of storeys. For the major heritage buildings such as the school and church they are assessed by relative height rather than actual storeys contained as this is a more accurate reflection of street scale and form.

The second diagram identifies only the buildings of 3 stories and above scale as this provides a more informative understanding of the structure of the area in relation to the subject site. For the purpose of this analysis the scale is based on a typical floor to floor height of around 3 metres. Illustration 2 then provides a context showing the larger built forms in the precinct. This illustration also makes clear that the smaller Victorian terraces are located in the western part of the precinct.

Illustration 3 identifies the buildings that are heritage listed within the precinct.

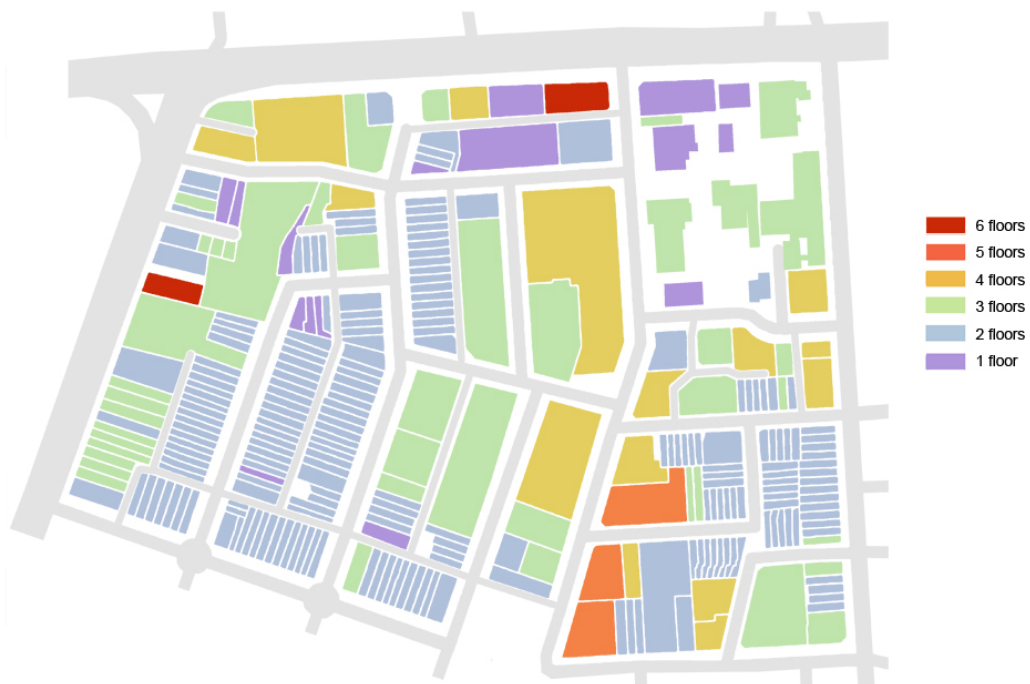


Illustration 1 Height of buildings



Illustration 2 Building of three storeys or greater height or scale

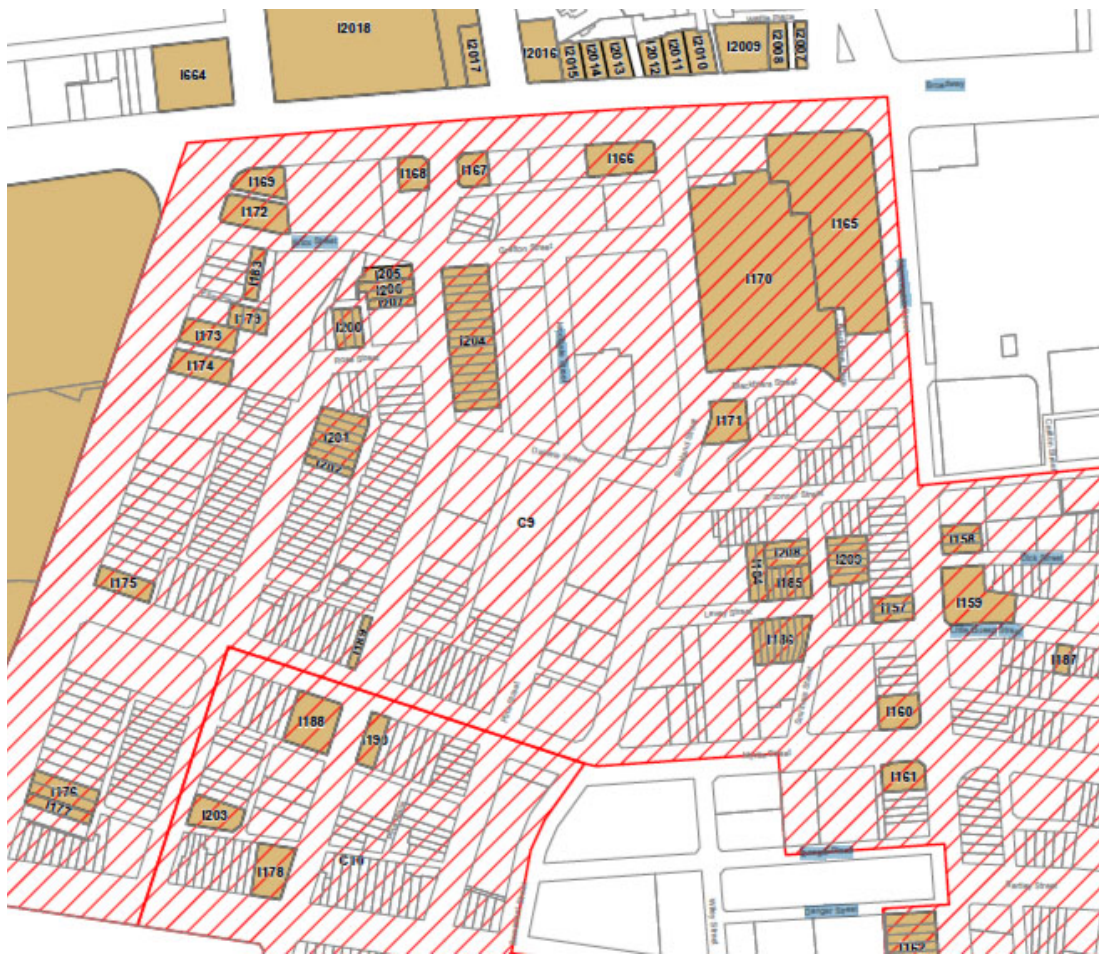


Illustration 3 Heritage Listings in the vicinity. Note that the area is also a heritage conservation area. There are three adjoining heritage sites including the Notre Dame campus and two commercial buildings on the street corners.



Illustration 4 View west along Broadway, the brick building fronting Broadway is 6 storeys in height, the proposed built form will be of similar scale but behind the hotel and Notre Dame campus. The scale will not be read from Broadway in long views.



Illustration 5 Closer view along Broadway, again the scale of the existing 6 storey building provides a built form massing similar to the proposal. New development will sit behind the church roof and the church tower will remain dominant in the view.



Illustration 6 View across Broadway looking south, the proposal will be visible from this location, however the former service station site is designated for development of 4-5 storeys which will establish a new edge along Broadway. The 6 storey form to the right indicates the scale of the proposal but set back behind the building on the left.



Illustration 7 The 6 storey building on Broadway and adjacent to the site. This structure provides scale and proportion assistance for new development (excluding the advertising). The relatively narrow built form, the base and the patterning of the building all provide a scale that fits comfortably into the area.



Illustration 8 Residential development directly opposite the site to the south. The built form is 4 storeys with a high pediment and the building is built to the street edge. The separation of the building into bays assists in articulating the streetscape. The proposed building is slightly taller but has a narrow street presentation that is set back.



Illustration 9 The site frontage to Buckland Street. The setback options provide that either most of the fence would remain and the building would be set back so that the green street edge and openness of the street frontage is retained or the building could be built to the street edge interpreting the fence plinth and alignment. A new major site entry is proposed in the immediate foreground.



Illustration 10 The school building that is immediately adjacent to the proposed site. The break up of the built form into projecting bays of considerable scale (the whole building has a building height of approximately 4 storeys) provides a pattern for new development. While it is not proposed to mimic or replicate the existing building in any way, the proportioning of the projecting bay provides scale indications and proportion guidance for a new building on the site.



Illustration 11 Looking south from the site the sense of enclosure of the street is strong with built forms between two and four stores directly fronting the street. This is the predominant built form of the locality. The long facades of these buildings create a sense of scale in the street, the addition of a new building of greater height but narrow width will articulate the street and sit comfortably within the streetscape.



Illustration 12 View from within the site looking east with Central Park rising in the background. The backdrop of high-rise in this location removes any sense of an open sky view across the site. The proposed building will sit comfortably against the much higher scale of Central Park. This is the location of the approved single storey child care centre.



Illustration 13 View looking north through the site from the southern end of the site, the proposed building will sit behind the school buildings and will terminate the vista along this central area.



Illustration 14 View looking north towards the second school building, the new building will sit behind the mature tree and the school buildings. The approved child care centre is located to the right of the photo.



Illustration 15 The view east across the proposed building site. The boundary contains high brick walls with Notre Dame campus to the north and east. The guidelines retain this area as open space with the potential form of the new building controlled by the corner of the brick walls to the left. The landscape form of this area will re-activate the frontage to the school building.



Illustration 16 The façade of one of the school buildings that would front the new development. Sufficient distance is required between buildings to allow the verandah to properly function, for solar access and to create a good outdoor space between buildings that encourages interaction across the area.



Illustration 17 Long view north across the site from Black friars Street. A new childcare centre is approved in the immediate foreground that will remove views to the new development.



Illustration 18 Adjacent development in Blackfriars Street of 4-5 storey height that fits comfortably into the context of the area.

The analysis of height and scale in the area does not in itself justify a particular built form but it does allow the overall scale, height and pattern of the area to be understood and then to guide future development.

It is also important to separate number of stories from actual height of development. The key buildings in the immediate area have relatively small numbers of storeys but have heights that provide a built form of roughly double the actual storeys. This also does not just provide an argument to simply increase the height of new development, but it does provide scale reference points and allows a more sophisticated approach to determining appropriate infill design.

An important consideration in looking at the heritage buildings is their overall bulk, massing, scale, pattern and use of materials as whatever their actual physical size, they are very well designed and refined buildings that have a pattern, rhythm and proportion that gives guidance to future development.

The area of the site proposed for development has a number of relationships and interfaces that need to be considered:

- 1 to the heritage school buildings on the site
- 2 to the open space on the site
- 3 to the adjacent residential building to the north (if it remains)
- 4 to Notre Dame campus behind the high brick wall to the east
- 5 to the street and the street edge
- 6 to the buildings within visual connection to the site that are not directly adjoining the site
- 7 to Broadway
- 8 to the longer views (filtered) that are available from further afield

3.0 PROPOSED DEVELOPMENT

The brief is to develop a building with a floor space of 6,250 square metres to be used in conjunction with the two existing school buildings as an Innovation Centre. The floor space is partially derived from the needs of the facility but also the ability to realistically build on the site.

The requirement does however exceed both height and FSR controls for the site within the current Planning Scheme. To consider a departure from standards it is necessary to look at the ability of the site to accommodate development that is outside the current planning scheme provisions.

Previously the site had higher controls but these have been down-scaled in recent Scheme amendments.

In determining what is an appropriate way to develop the site it is also important to consider adjacent developments and particularly the permissible development on the Notre Dame site fronting Broadway as that has a potential scale impact on this site.

The Planning Assessment deals with these issues, however they have a major bearing on any heritage consideration as they relate to context, scale, form, setting and spatial relationships.

The Planning report suggests a built form of up to 6 storeys that is discussed further in this report. This is the scale of development on the opposite corner at Broadway and the scale of development that could take place on the sites to the north of Blackfriars.

The building envelope is proposed as a basically rectilinear form fronting the street with its end terminating the vista looking north from the south of the site between the heritage buildings.

Consideration of Relationships to the site and surrounding sites and public domain

1 To the heritage school buildings on the site

The two school buildings that adjoin the potential development area are large scaled two storey buildings with an actual height (including the roof) that equates to about 4.5 storeys. The tower element is taller. The buildings are also highly modeled and articulated with verandahs, single storey wings, a tower and the use of detailed brickwork and joinery. All of these existing elements reduce the apparent scale of these structures.

The overall scale also provides the potential to add a structure of greater than two storeys to the site without necessarily having any undue impact. Putting aside any amenity considerations the key matters to consider is how a new building or buildings may relate to the existing school buildings are:

- When first built the school buildings were set on separate lots separated by a T-shaped roadway with the verandahs located close to the then northern property boundary. Both buildings require a 'frontage' setting to the north with sufficient space for the facades of the heritage buildings to be experienced, that is to be both seen and seen within the context of each other and new development. This requires any proposed development to establish a setback that creates a significant space between new and old buildings that is the forecourt of both old and new.

There is no prescribed or precise setback that can be applied but rather it is a combination of distance, shape or form of the new element, use of the space, landscape treatment, height and form of the building, materiality and actual design of the new element.

As the two heritage buildings do not share an alignment to the north it is also not possible to establish a simple two-dimensional line that addresses setback.

- The school buildings have considerable scale and form on the site, even though of two actual storeys. It is possible to consider larger forms than two storeys as there is an effective 4-5 storey height already present on the site. However, the consideration of new potentially larger development is not limited to creating a maximum height based on existing building height or the like. A more sophisticated response is required that allows consideration of existing built form, adjacent built form, the spatial character of the area and site, the three dimensional form that new development may take and how that interacts with existing buildings, the proportion and massing and articulation of the existing buildings and how that may inform any new building, reflecting design excellence (as found in the existing buildings) in any new building and the creation of spaces between buildings that are meaningful, well-proportioned, usable and which make an equal contribution to the site.

This approach requires an informed response to the buildings and site that ensures new development 'fits' within the overall setting of the site and 'fits' in relation to the heritage buildings.

As direct above ground connection from a new building to the heritage buildings is unlikely to be possible due to their coherent and self-contained design character, any new built form has to have a relationship to the heritage buildings that allows each structure to be properly seen, appreciated and understood within a landscape setting. This does not encourage any form of mimicry or pastiche but requires a

sensitive design to allow the heritage buildings to be the dominant built forms at the northern end of the campus.

2 To the open space on the site

The principal and historic form of open space has been prescribed by the earlier T-shaped road that initially sub-divided the site. While various structures have been added around the site over time and mostly removed they have largely ignored the open space quality of the site (including the current pre-school centre which while well designed and modest in scale does not reference the relationship of buildings or surrounding areas). With the proposed construction of the new child-care centre at the south end of the site there is opportunity to recover a meaningful setting for the heritage buildings, particularly on the north-south site axis and at the northern end of the site.

Any new development needs to establish well proportioned, aesthetically pleasing, functional spaces around the building that re-establish the roughly T-shaped early spatial arrangement (but not precisely following the original sub-division) that presents the heritage buildings as they were designed to be seen.

3 To the adjacent residential building to the north (if it remains)

The small residential building to the north now forms part of the Notre Dame campus and is zoned for much higher density. While it is not known if development will take place on the site, the planning context is for development of considerable scale and this is the eventual scenario that is considered in this study. As the building is on the north of the site there are no issues relating to solar access and inevitably development on either site will not rely on the current site conditions at the boundary.

4 To the Notre Dame campus behind the high brick wall to the east

The common boundary is marked by a high brick wall that completely separates the sites. The Notre Dame campus has open spaces adjoining much of the wall length around the area proposed for the development. The open areas are to the east and north of the proposed site.

Careful consideration needs to be given to the form of any boundary or close to boundary construction to create an edge to the Notre Dame campus that fits with the overall setting of that site. This would be reflected in use of materials, articulation, form etc.

5 To the street and the street edge

Apart from the Notre Dame campus site in Buckland Street that is not developed, the school site is the only site within the vicinity that is not built to the boundaries of the site. However small parts of the buildings are built to the street alignment.

It is also proposed to construct part of the new childcare centre (approved) to the street edge.

The northern part of the site contains a building that is well set back from the street, but that is incidental as the building has no real relationship to anything on or off the site.

There are three potential approaches to siting a building in relation to the Buckland Street boundary.

One is to set a building back some distance to allow a landscaped edge to the street. This is acceptable and maintains the current status quo.

A second approach is to locate a new built form on the street boundary in a similar way to most of the adjoining and surrounding sites. Issues such as form, articulation, massing, activation, etc. would all need to be considered and addressed. The potential

adverse outcomes of this could be the removal of all or part of the northern boundary fence, the removal of some site trees and the general removal of landscape.

It is clear that the site trees and landscape have no heritage value and that the key landscape character of the streets arises from street trees. There would be some loss of heritage value in removing the fence at this part of the site and that would need to be considered. It would be possible to retain some of the existing fence and entry elements into a carefully integrated design. It may also be possible to reference the stone fence plinth in the detail of a design if it were to front the street boundary.

A third approach is to have a modeled form that steps to the boundary and away from the boundary, in a not dissimilar way to the current adjacent school building. Presently the projecting wing is built to the boundary with considerable scale and form and the main building is setback. Similarly the fence is discontinuous.

While no particular approach is recommended above another, if a built form were to be developed without setbacks, it would need to be designed to reflect the massing and quality of detailing of the adjacent school building and would need to be designed to create a subtle streetscape form that did not overwhelm or adversely affect the setting of the heritage buildings.

6 To the buildings within visual connection to the site that are not directly adjoining the site

There are no heritage items within this category except the 6-storey building on the corner of Buckland St and Broadway diagonally opposite the site. This building provides a good scale reference for the Blackfriars site and if the Notre Dame site opposite is developed to its potential (that is a similar scale) a larger built form on the northern section of the Blackfriars site could fit comfortably into that context and mark the step down from development on Broadway to the graduated forms moving south and west. Other buildings within visual connection are mostly 4 storey newer developments that fit within the core precinct of Chippendale where the subject site is separate and is located on the edge of the Broadway precinct.

The other visually connected buildings are the Central Park developments on the opposite side of Abercrombie Street. Their very large scale provides an eastern backdrop to this site, and most of Chippendale, that overwhelms the visual scale of the site when viewed from the west.

It is also important to consider the low scale former industrial buildings on the west side of Buckland St as there is potential for them to be redeveloped over time into higher buildings.

7 To Broadway

As the area is now found any development on the northern part of the site that is greater than 3 storeys will be visible from Broadway. However the site between the subject site and Broadway is zoned for higher density development of up to 18 metres in height (assuming complying development). It can be assumed that if development takes place on that site that the Blackfriars site will not be easily viewed from Broadway except across the church or along Buckland Street.

Development in relation to Broadway should not obscure the church spire background or the ridge line of the church when viewed across the Broadway Abercrombie Street intersection. Creating a strong silhouette in this principal view is important and will inform any proposals for massing of the site.

8 To the longer views (filtered) that may be available from further afield

There are limited views to the site beyond the immediate setting due to the density and tightness of surrounding development and the height of buildings around the site.

There is unlikely to be any adverse heritage or visual impact on longer views around the area.

Potential Impacts of Development on Heritage Values

There are two fundamental ways in which heritage values can be affected by development.

Physical Impacts

One is physical impacts arising from change, possibly demolition or adaptation of the actual fabric of a place. This can apply to built elements, site features or archaeological material.

At Blackfriars there is potential to affect both archaeological and built elements through development.

Archaeology is separately addressed and it is known that there is a high potential for the northern most part of the site (at least) to have archaeological value. This has to be managed in any potential development and there are a range of ways to achieve this. The first is to design any new work to avoid known archaeological areas. A second method is to undertake detailed archaeological investigations. Any future development will need to address archaeological issues carefully.

Given the integrity and completeness of the design of the existing heritage buildings, there is no suggestion of undertaking works to those buildings as part of a potential development. That is, the scope of the project does not include changes, adaptation or works to the heritage buildings. It is clear that the buildings need to be conserved however they are used and that their external form is important and needs to be retained.

There are no landscape features of the site that have heritage value. Existing trees are not significant and the grounds have a marginal landscape quality. Any site works that remove the site landscaping (as it is now found) will not affect heritage values, however the complete removal of a landscape setting is not appropriate or recommended.

A possible heritage impact could be the removal of the front palisade fence in part or in totality at the northern end of the site. If a new development were to be built to the street edge (again either completely or in part) the fence would be affected. The fence is a significant element that extends around much of the site although it has had several alterations to create openings.

The removal of the fence is not a critical heritage action in that whatever design may be proposed for the site as the existing heritage building to the south of the site are built to the street edge breaking the consistency of the fencing. If the area north of this was developed with a streetfront building the fence would be both redundant and difficult to understand. In reality without a very significant setback to a built form the fence in this location with significant new development would cease to have any real meaning.

If street front development is proposed the fence should be interpreted either in remnant form, that is using sections to create the new site entry or by continuing the materiality of the stone base across new development.

The key element is to create a street edge that maintains continuity of materials and forms around the site so that the site is clearly de-lineated as an entity. This could be achieved with a range of design solutions but needs to be a required outcome if street front development is proposed.

Spatial Impacts

A more important consideration on this site (given that there are no actual physical impacts proposed to the existing heritage buildings) is how any new development responds to the spatial qualities of the site and location.

A difficulty that arises is that proposing a building envelope without a design can cause concern as to what may happen within it and how it will relate to the spatial (and heritage) characteristics of the site. In its most simple form how can a consent authority (or client) know what may be proposed within a simple envelope?

The heritage advice on this project has focused on establishing parameters for development that allow a considered building envelope to be used to create a range of design approaches that respond to the site, the setting and its heritage values. To achieve this it is necessary to create an envelope that is actually larger than the building proposed. Without such an approach the envelope is, in reality, defining the outline of the building and this dictates a fixed design outcome. A tight envelope approach is not supported as it inevitably leads to un-informed and lesser quality design outcomes.

The envelope approach proposed is simple geometric, generous to allow for good design and does not propose filling up the available space within it. This is managed by setting a floor space limit on the site that is considerably less than the envelope potential. This approach allows a selected architect to explore approaches to the site with some freedom.

Elements that will be affected by this approach are whether a design should create more internal external space and provide additional height or whether a street setback can be accommodated etc.

The following section sets out some overall parameters for addressing how a built form may be developed within this envelope that responds to the setting and heritage values.

Key guidelines for development:

- 1 Create a built form that is designed in its own right as a building of excellence.
- 2 Provide a spatial relationship with the existing heritage buildings that allows them to be seen without being compromised by scale, by overbearing built forms, with modeling through solar access and across spaces that are comfortable, well-designed, active, usable.
- 3 Ensure that the proposed built form as viewed from the corner of Broadway and Abercrombie Street does not obstruct views to the tower and over the roof of St Benedicts Church.
- 4 Design the street elevation (in particular) to be visually active and to respond to the scale, pattern and form of the adjacent school building. This does not mean copying the built form but rather using the scale and detail proportions and cues to develop a façade and building form and detailing that continues the fine scale approach seen in the existing heritage buildings.
- 5 Use high quality materials and detailing to respond to the excellence in design found in the existing buildings.

Conclusion

This analysis concludes that development on the northern portion of the site is possible without adversely affecting heritage values or the urban setting of the school within the surrounding area.

The current exercise of determining potential envelopes and controls is a sound approach and the aim to create a 'loose fit' envelope that provides scope for good design and innovative approaches is also sound and well considered.

The three key heritage and urban design matters are the overall scale and form of a new building, the setbacks between any new structure and the existing school buildings and the relationship of a new building to the street. The proposed controls being developed, arising

from this and other analysis, all suggest that there is a close inter-relationship between those three considerations that will inform the final design. That is, while there are defined limits on each of these areas, the intention is not build to the limits but rather provide scope within a set of limits to develop a nuanced and responsive design to accommodate a new use on the site.

This responds strongly to the nature of the existing heritage buildings on the site and the context of the site within the locality where a range of design approaches have been adopted to create the urban fabric, mostly with success.

With a development of the scale proposed and the nature of the site and its component parts it is very clear that the northern part of the site will undergo significant change in character, scale, form and use through this development process. That will inevitably result in a change in the character of the area and will have some consequential impact on urban and heritage values. While there may be some minor physical fabric changes to heritage elements, they are not of concern provided the overall project provides a very good setting for the heritage elements of the place.

The intensification of use of the site is positive in that it will create an activated campus that allows the existing heritage buildings to be better used and given new purpose as part of the innovation centre.

The overarching objective of this process is to create a new building of excellence that adds significantly to the site and precinct and which adds a new building of quality and finesse to the Blackfriars Campus. The approach developed through this and other studies will allow that to be achieved.