

01 SITE LOCATION

The townscape changes along the route and the design of the road needs to respond to this different environment while achieving continuity along the length.

Key elements in the area are:

- 01 The encircling ridge at the southern end, lookout point, where the volcanic nature of the city is experienced and views of the harbour are seen.
- 02 The dissecting rolling hillsides to the east covered in a fine grained pattern of houses and gardens draped over the contour facing north.
- 03 The steep dissected hills on the west, where the southern slopes are heavily wooded, with housing scattered amongst the Caversham Valley slopes, a dark mass sweeping down the side of the valley.
- 04 Caversham village on the flatter land again a fine grained small scale area of older buildings with a rich social history and some heritage buildings.
- 05 The industrial area again on the flatter land with large scale building most prominent of which is Carisbrook Stadium and where an underpass links the city and suburbs.
- 06 Open rolling spaces and the lower slopes of the town belt, western side.
- 07 The railway corridor both active and dormant.
- 08 The existing footpath/cycle way link along the western side of the road.



02 CONTEXT



Key

- Existing green open space
- Area of housing to be removed

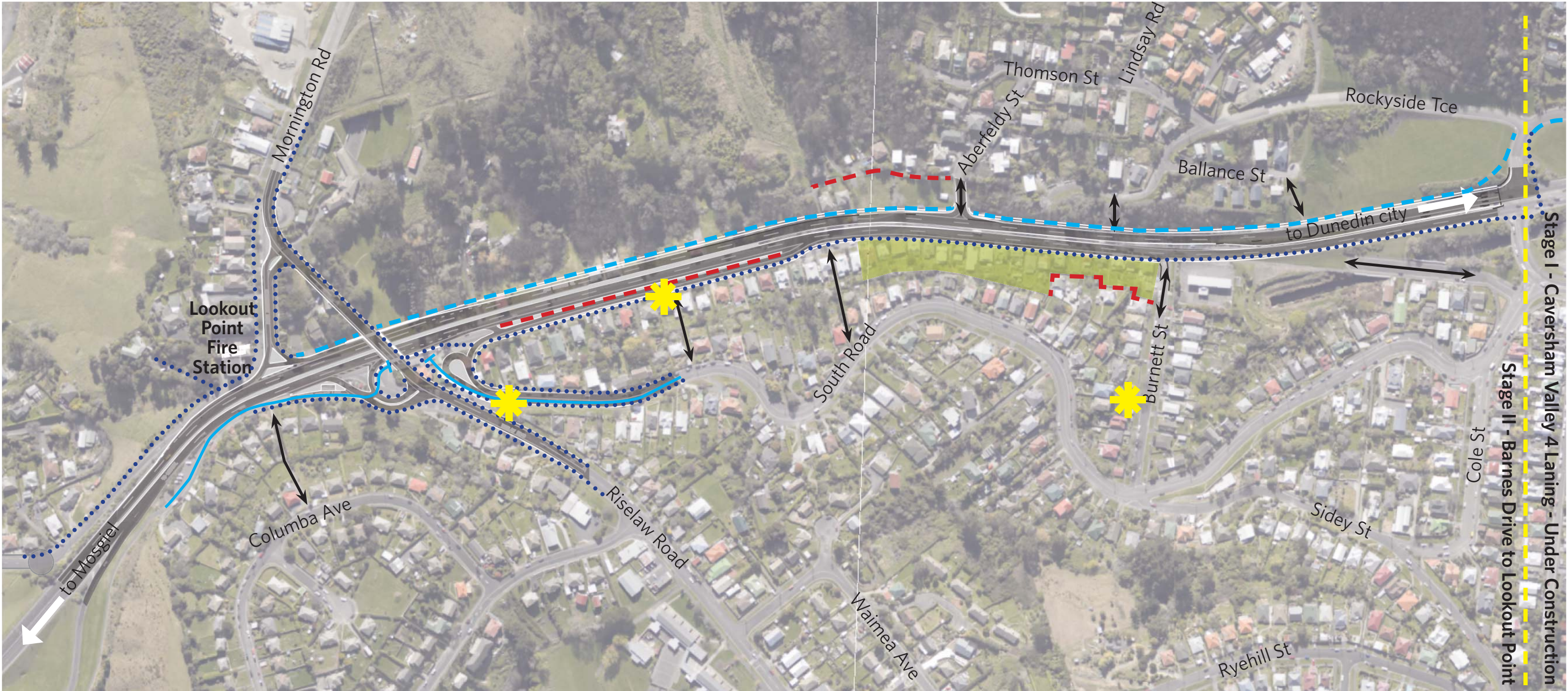
- Caversham Valley Shops
- School

- Existing pedestrian linkages
- Rail line

- Existing bus stop



03 CONNECTIVITY

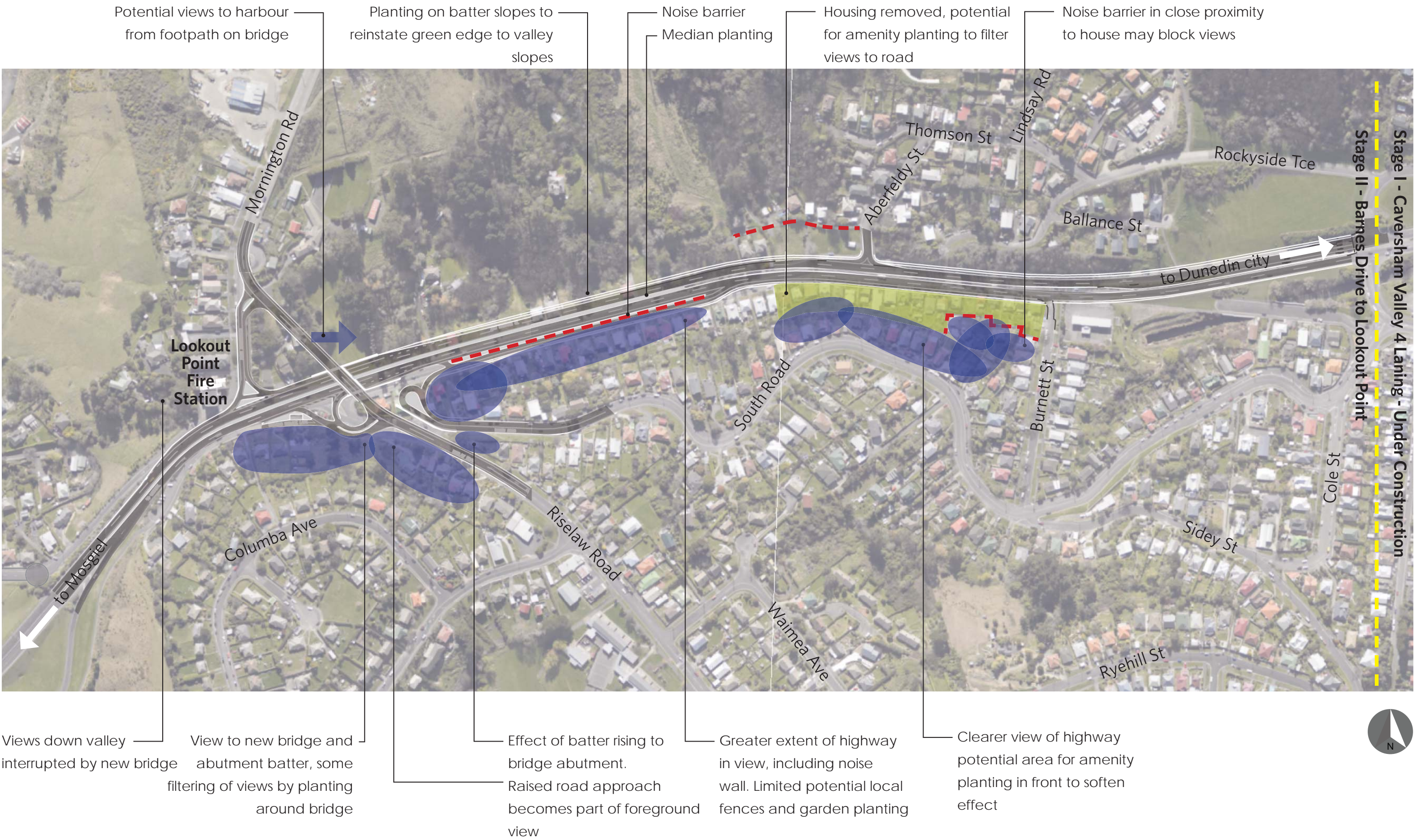


Key

- Existing pedestrian linkages
- Pedestrian link
- Shared cycle/footpath
- On road cycle
- Noise barrier 1.8m height
- Housing removed
- Proposed bus stop



04 VISUAL EFFECTS



05 VISUAL EFFECTS ARTISTS IMPRESSIONS



Caversham Valley Road
View west from corner of Burnett Street

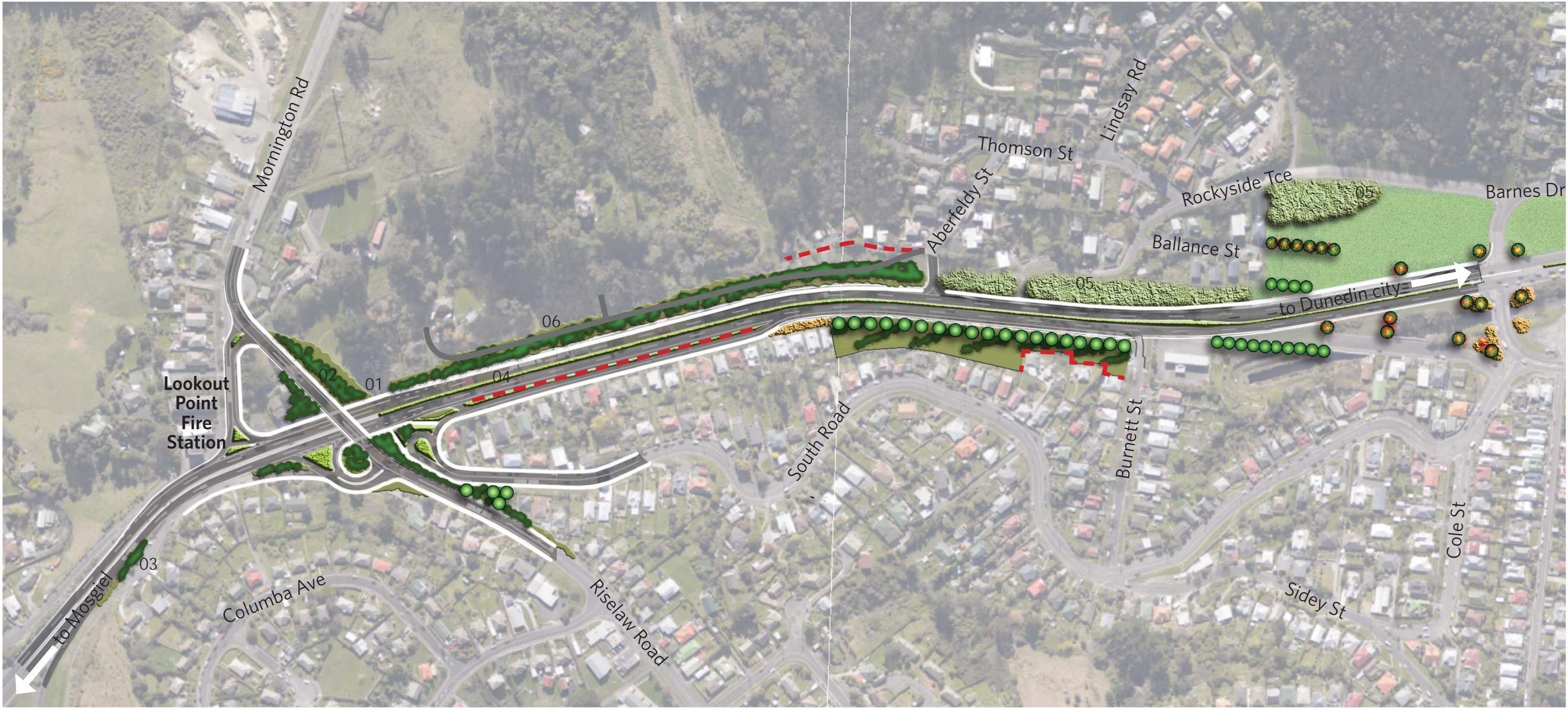


Caversham Valley Road
View east toward #107 southward











Caversham Valley Road
View from east side looking north near #125

06 MITIGATION CONCEPT



Key

	Existing green open space		Mid sized shrub planting
	Massed native tree planting		Exotic shrub planting (rhododendron)
	Specimen native tree planting		Low planting
	Specimen exotic tree planting		Noise barrier 1.8m height

Notes

- 01 Grassed access to Reserve
- 02 Tall trees absorb bridge abutments, mark crest of hill and match into existing vegetation
- 03 Planting to reinforce valley slopes
- 04 Low groundcover to maintain sightlines
- 05 Existing vegetation
- 06 New access road