

# Cotham Village

## Streetscape Improvements

### Sheet 1: Existing Conditions

#### LOCAL HERITAGE CONTEXT

Cotham Village is located along Cotham Road and is connected to several side streets and roads, including Glenferrie Road – a junction which serves as a significant end point with its tram terminus. Cotham Village serves as an important public transport hub with tram access to major shopping streets at Kew Junction and Glenferrie Road. Vehicular, tram and bus connection through the site links the suburbs of Kew, Box Hill and Hawthorn.

In the early twentieth century, Melbourne's population expansion triggered Kew's large residential estates and market gardens of the late 1800s to be subdivided. This development was also influenced by new electrified transport links - by 1915, trams had replaced the old horse and carriage routes along Glenferrie, Cotham and Burke Roads. Many shopping strips in the City of Boroondara follow these tram routes.

The Cotham Village shopping strip was built between 1920 and 1942, within the interwar period. The shops are both single and double storey, many with preserved original features, particularly on their upper façades. The well-preserved frontages on both sides of Cotham Road make an attractive and significant end point to Glenferrie Road and its tram terminus.

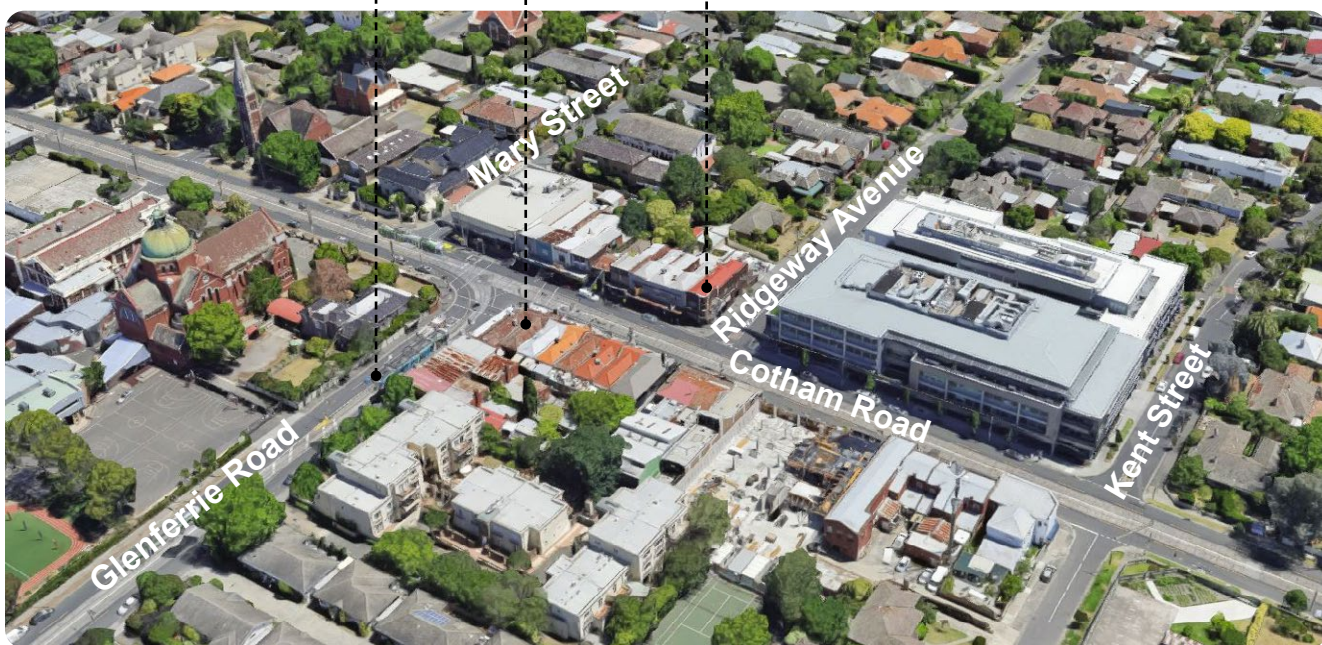
Cotham Road tram stop and shop fronts



Glenferrie Road tram terminus



Former Bank of Australia building



01 - Opportunity to increase the width of footpath to create an outdoor dining area and introduce new planting.



02 - Poor pavement condition on the footpath needs to be improved. Opportunity to improve the paving with consistent materials and themed elements that draw on Cotham Village's local history and landscape character.



03 - Indented shops offer potential space for introducing extra seating and garden beds to soften the streetscape.



04 - Opportunity to increase greenery around the fences to improve the presentation of the Shopping Centre.



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### Sheet 2: Landscape Concept Plan

#### DESIGN INTENT

Cotham Village is already a well-established destination with its close proximity to schools, churches and is along a major tram route. The vision for Cotham Village is to create an interesting and better-defined shopping strip for people to visit and stay, improving the appeal of this space and increase potential commercial opportunities for businesses.

The existing site condition lacks appeal, due to a predominance of visual clutter, non-uniform streetscape elements and narrow footpath space for users at peak periods. A lack of breakaway spaces from the path of travel causes visitors to walk through the shopping strip with minimal opportunities to linger.

The design intent for Cotham Village Shopping Centre is:

- To improve the identity of Cotham Village with the use of consistent materials and themed elements that draw on its local history and landscape character.
- To create a safer environment within the shopping strip with improved connectivity across the site, particularly at intersections with side streets where raised crosswalks are proposed.
- To create a more comfortable environment for shoppers and visitors by increasing the greenery throughout the site and installing new street furniture.
- To encourage visitors to have longer stays at the shopping centre by providing attractive new seating areas.

Old Melbourne Tram



Trams Passing Each Other



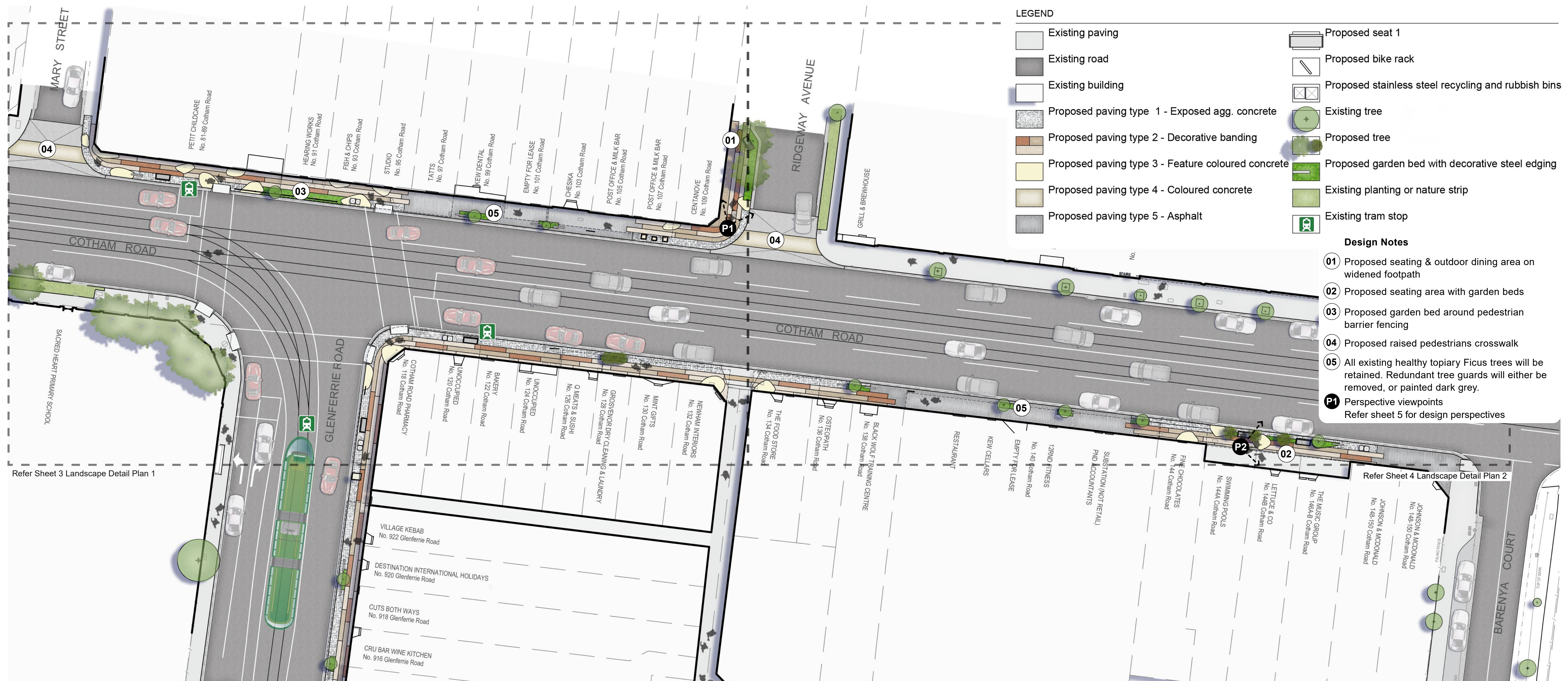
Garden Beds with Steel Edging



#### CONCEPT IDEA

The concept design celebrates the tramways significance in the history of Cotham Village. The design playfully interprets this heritage through its themed elements and consistent materials palette that draw on its local history and landscape character:

- The paving design evokes the tramways with linear bands of paving (the tramlines and the rhythm of tram's movement), contrasting with circular coloured areas of paving (the tram stops);
- Steel edging to the garden beds mimicking tram tracks.





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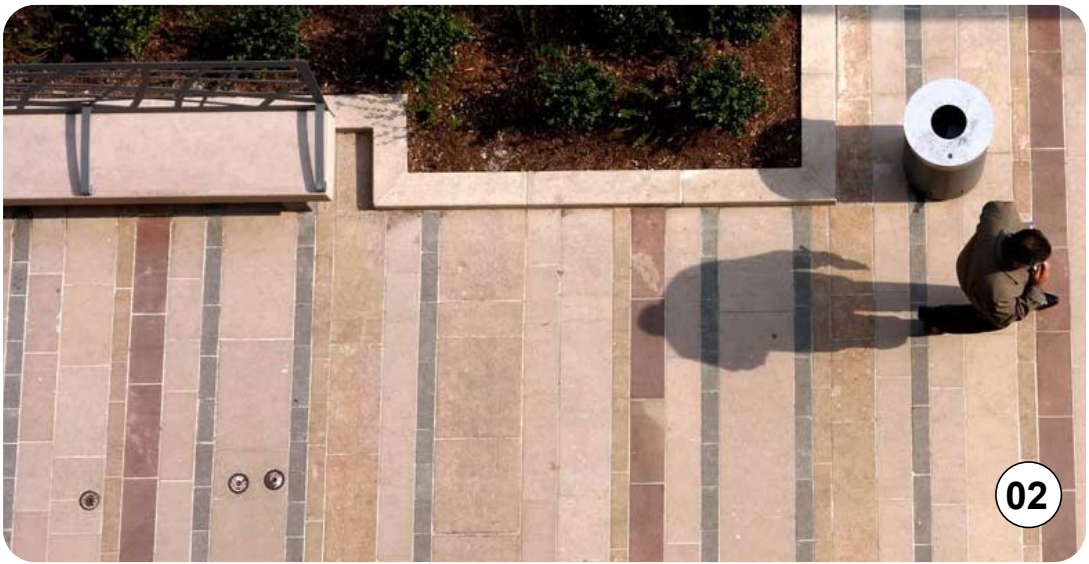
## Streetscape Improvements

### Sheet 3: Landscape Detail Plan 1

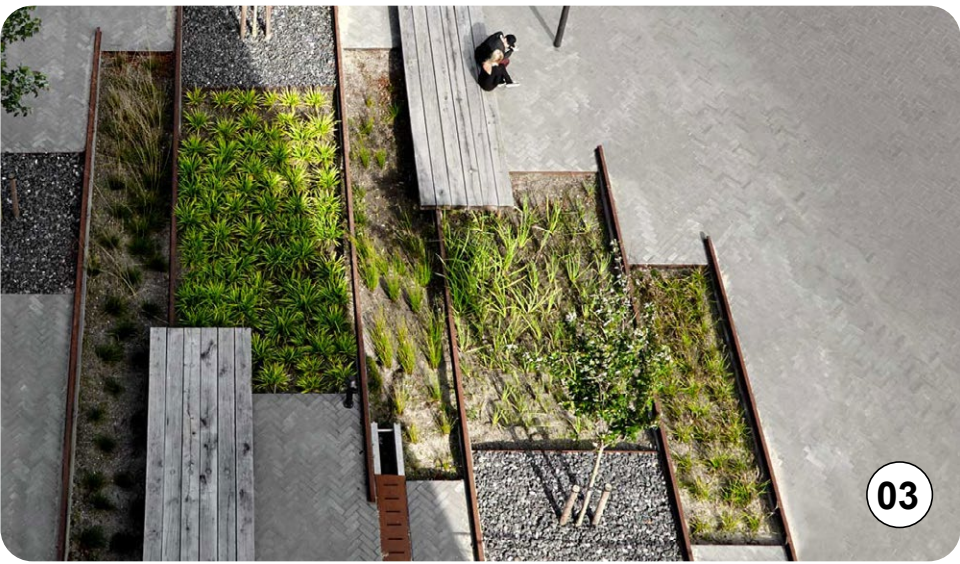
#### MATERIAL & PLANTING PALETTE



Exposed aggregate concrete paving to footpath edge. (paving type 1)



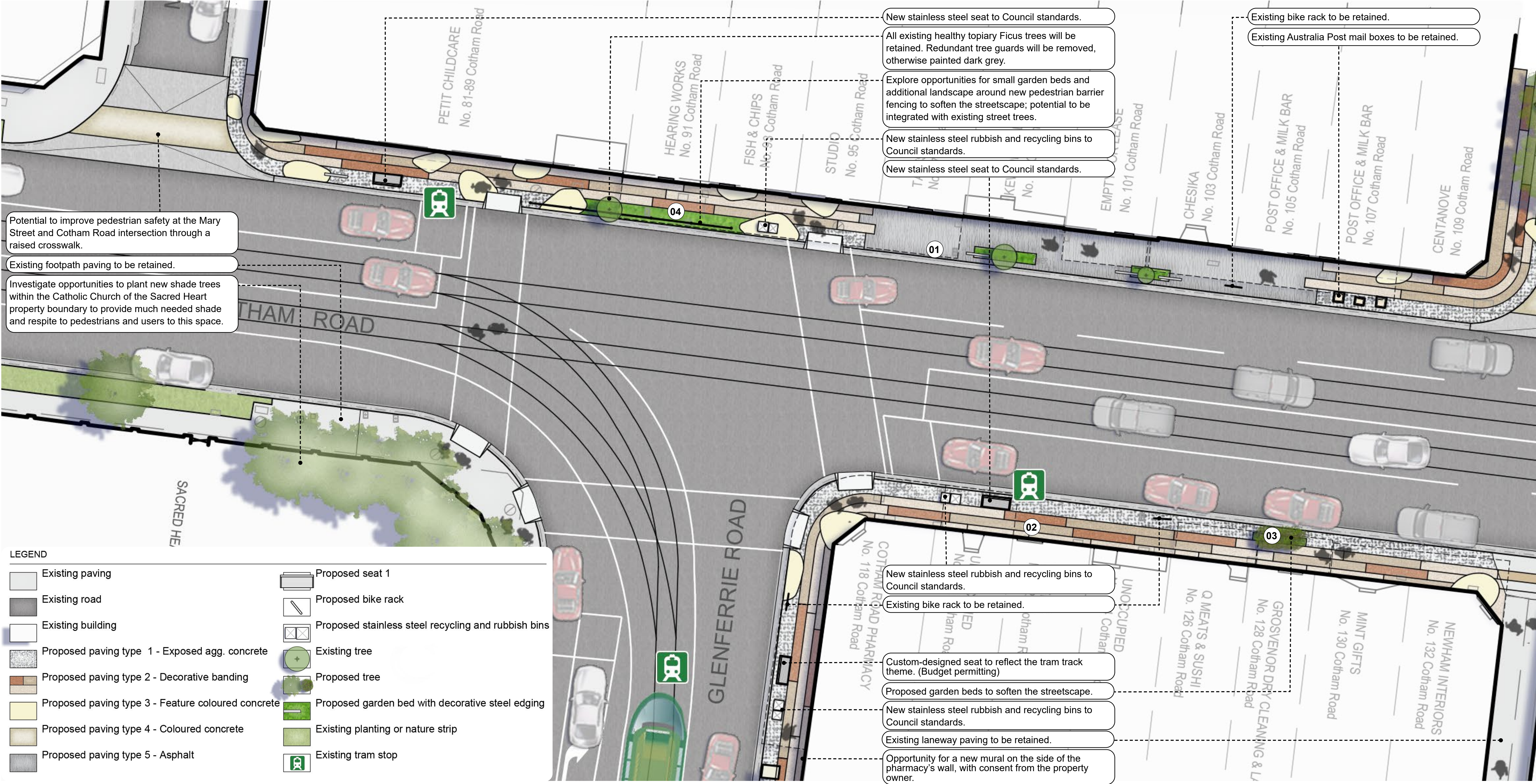
Linear paving patterns with different colours to reference the rhythm of the trams running and stopping.



Steel garden bed edging mimics the tram tracks passing through Cotham Village.



Feature flowering plants of native species will also be considered to create seasonal interests.





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## Streetscape Improvements

### Sheet 4: Landscape Detail Plan 2

#### MATERIAL & PLANTING PALETTE



City of Boroondara approved street furniture



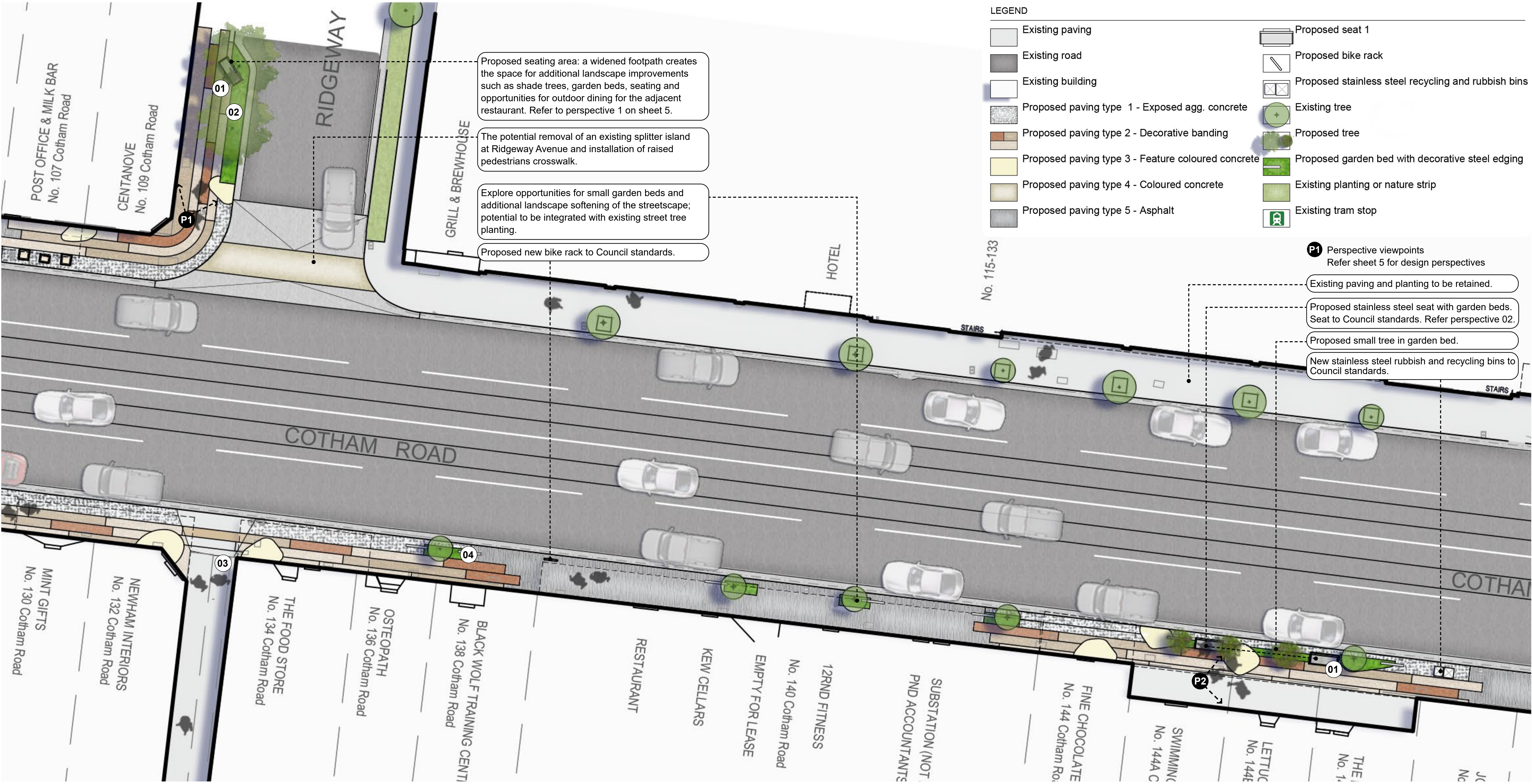
Uplighting to feature street trees to creating a more inviting space



Aesthetic lighting to the laneway's entrance to strengthen its 'hidden gem' character.



Proposed garden bed to soften the streetscape.



**NOTE:**  
Implementation of proposed works will be subject to community feedback, further detailed design, funding availability and authority approval. Any proposed works on private property is subject to owner's consent.





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## Streetscape Improvements

### Sheet 5: Design Perspectives



Perspective 01 - Seating and potential outdoor dining area on widened footpath on Ridgeway Ave.



Perspective 02 - Proposed garden beds integrated with paving along Cotham Road footpath.

