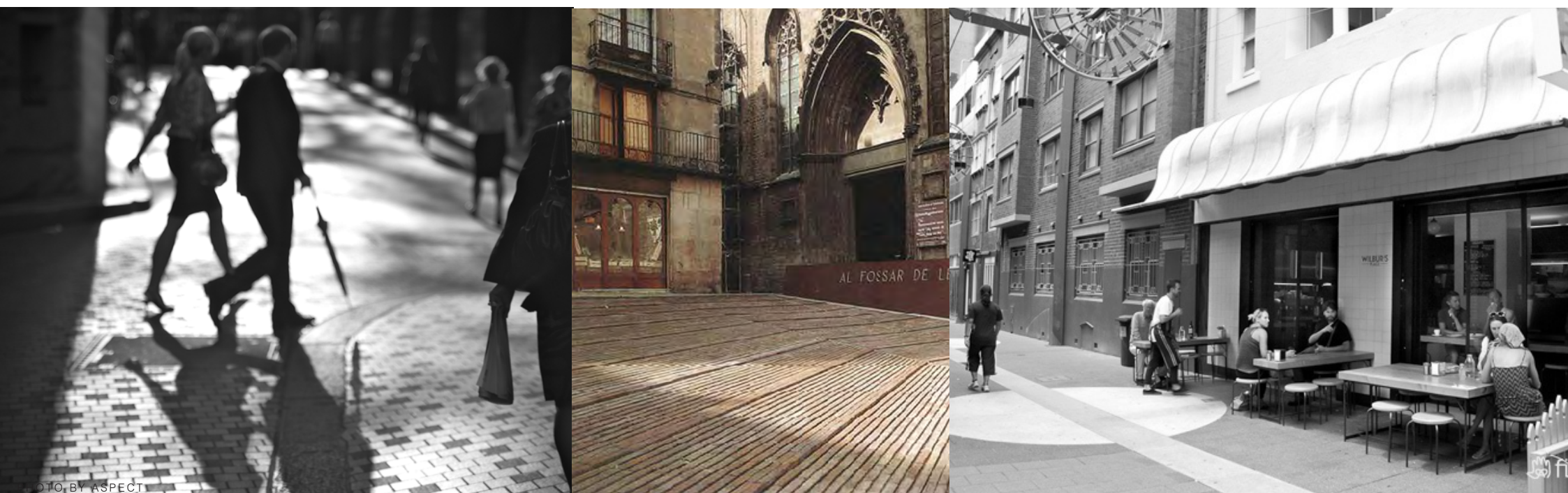




PUBLIC DOMAIN

Frasers Broadway
Sydney

Jeppe Aagaard Andersen + Turf Design Studio

BLOCKS 6 & 7 CENTRAL PARK:
COMMERCIAL AND RETAIL ADAPTIVE REUSE

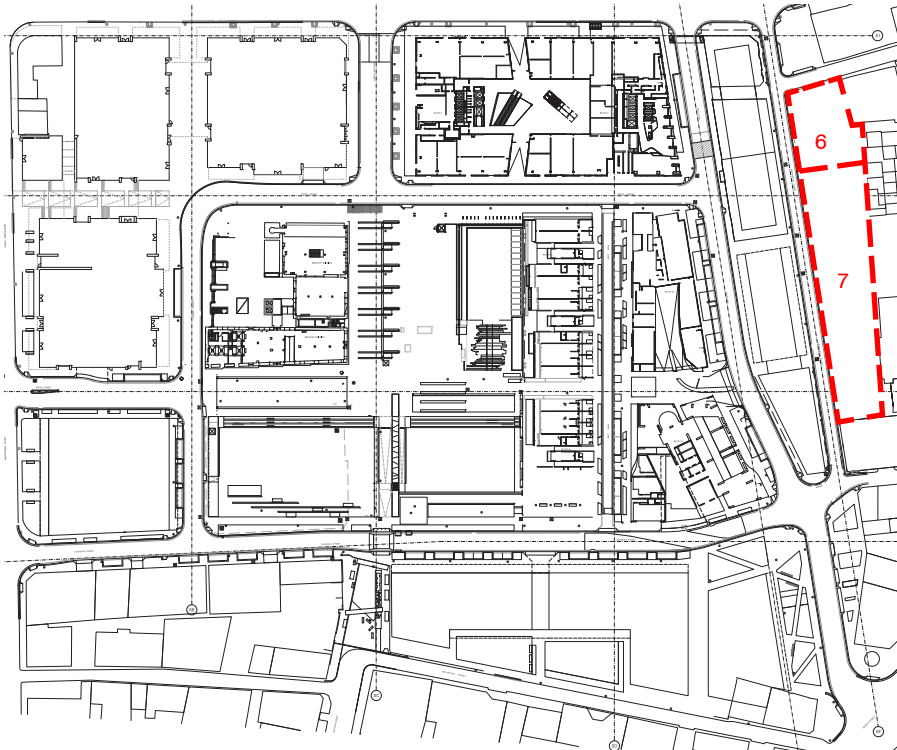
PROJECT APPLICATION

NOVEMBER 2012





- CoS LANEWAYS
- CENTRAL PARK SITE
- BLOCK 6 & 7 LANEWAYS



BLOCKS 6 & 7

PROJECT DESCRIPTION

Key Strategies

CONNECTIVITY

Permeability, flow & a variety of spaces & functions promote the merging of landscape, infrastructure & history at the Central Park site. Prominent axis stitch the public domain spaces, drawing the visitor to destinations within the precinct. Pedestrian movement from Chippendale Green & the Brewery Building at the centre of the site flows east via the through-link spaces of buildings 3B & 3C through to the narrow walkways branching off Kensington Lane & into the finer urban grain & intimate heart of the block 6 & 7 site.

The Block 6 & 7 design creates a series of new pedestrian spaces which are created and defined through a careful relationship of new built form with heritage elements, small courtyards, forecourts and a pocket park; all stemming from the central pedestrian spine of Kensington Lane shared way which is open and inviting to the community. The courtyards organised at the centre provide a new exciting intimate space connecting all buildings of the block 6 & 7 precinct; providing a new type of visual and physical connections within Central Park.

ACCESS

Pedestrian access to the intimate activity centre within block 6 & 7 is via walkways. Universal access to Australian standards has been incorporated into the landscape, connecting walkways & building entries without compromising design quality.

CHARACTER

The sidewalk character of blocks 6 & 7 is directly connected with Kensington Lane shared way intended to provide a seamless transition between the spaces. Areas where building setbacks allow for cafe break out spaces have been marked with tree planting to encourage east west pedestrian movement through visual cues.

Timber benches are placed rhythmically along Kensington Lane in front of the terraces to encourage pedestrian amenity & activate the street life. They also provide a traffic buffer from shop entries. Along with the outdoor dining areas, the benches contribute to active street frontages by increasing the attractiveness and liveliness of the public domain.

The landscape design is kept as simple as possible so that multiple uses such as café extension, small stage events, or benches for tenants to add pot plants to can be adopted.

Each of the courtyard spaces adopts a different character through different tree species. The courtyard between buildings #22 & #28 has a pergola planted with vines on the adjacent roof garden. The roof garden design consists of low maintenance ground covers & slow growing feature planting. The pattern reflecting the fragmented nature of the courtyards below.

MATERIALS

Provide a high quality robust palette of urban elements including paving, seating, lighting & bike racks for all areas. Promote a site-specific style that compliments urban elements in surrounding neighbourhoods & building facades. Materials & finishes have been developed with a holistic approach to provide seamless public/private domain connectivity for pedestrians; thus not visually or physically discouraging public access through the site.

The heritage terraces of blocks 6 & 7 that align the eastern side of Kensington Street give a strong heritage character along with Block 10 to the south of the boundary and the block 3A building north west of Kensington Lane. The landscape material selection of timber, bricks & steel respond to the immediate surrounds & tie in with the site wide palette. Robust details from quality materials will develop a rich patina becoming more beautiful over time.

Brick patterning delineates the boundary & boards the building facades as an edge to the herring bone pattern that extends across Kensington Lane. Similar brick detailing is also used to emphasise walkway entries into Block 6 & 7 by extending across Kensington Lane marking the storyline of walkways into the courtyards. The dark blue black brick colour visually ties in with the designs of other heritage areas within the site at Chippendale Green & the Brewery plaza.

NOTE: Kensington Lane shared zone is subject to another future PA, yet to be approved. It has been included in discussion for Block 6+7 due to the interface between the two areas.

PRECINCT MASTERPLAN



GROUND PLAN



DETAILPLAN

POKET PARK
Brick Detailing References

REFERENCE IMAGES - BRICK DETAILING



ARRIOLA & FIOL - PLACA DEL FOSSAR DE LES MORERES



DRESDEN, GERMANY



BRICK DETAILING



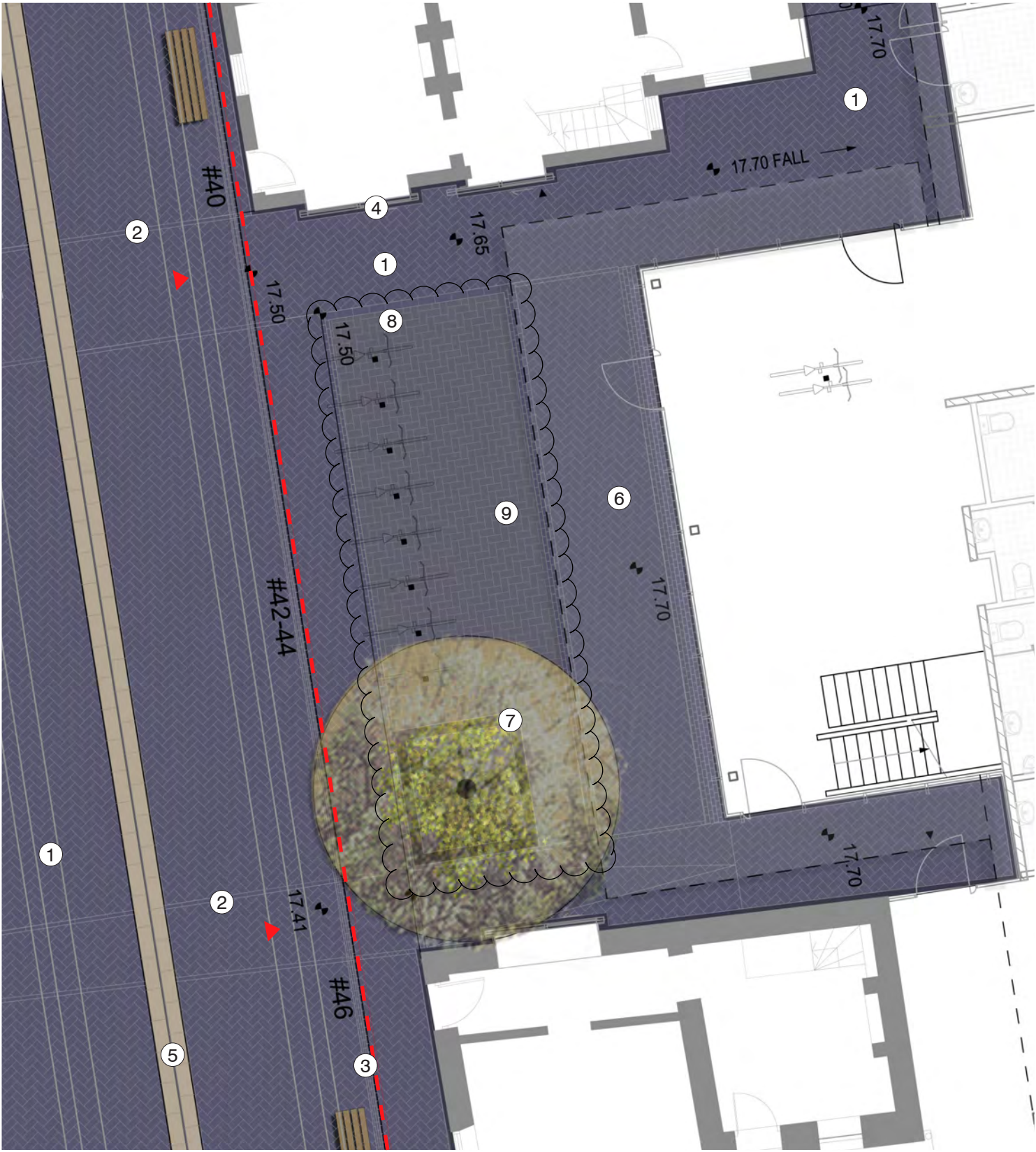
CADIZ AND GRANADA



JAAA - HERNING SQUARE



HERRINGBONE
FACADE EDGING

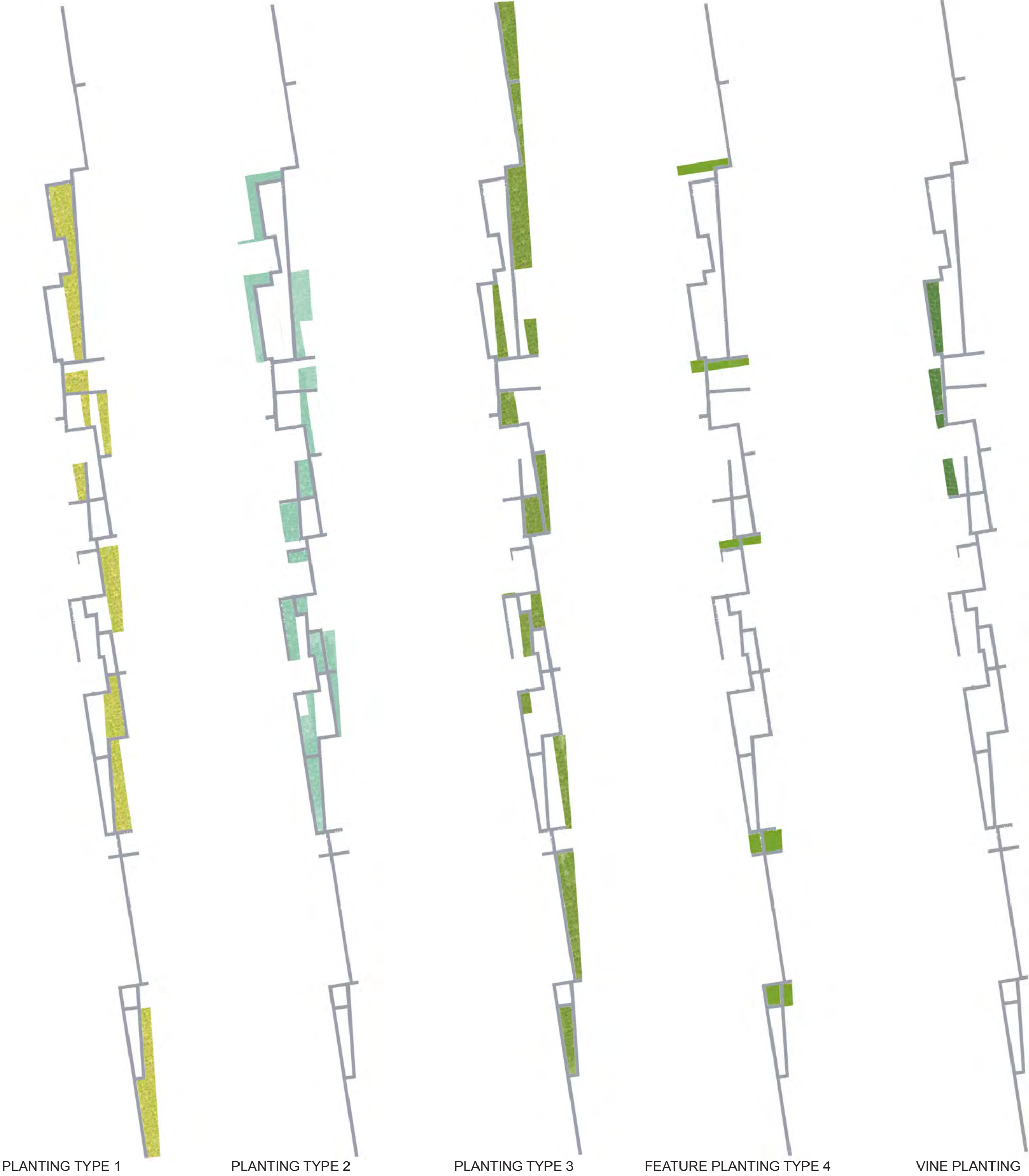


- BLOCK 6 & 7 BOUNDARY
- ① HERRINGBONE BLUE BLACK BRICKS
- ② BRICK DETAILING TO DELINEATE WALKWAY ENTRIES
- ③ BRICK DETAILING TO DELINEATE BOUNDARY
- ④ BRICK HEADER COURSE AT BUILDING FACADE
- ⑤ TRACHYTE DRAIN
- ⑥ BUILDING AWNING
- ⑦ UNDERSTOREY PLANTING IN TREE PIT
- ⑧ BIKE RACKS
- ⑨ DEEP SOIIL ZONE OF PERMEABLE PAVING WITH SOIL STRUCTURE BENEATH
- FEATURE TREE
- ▲ COURTYARD ENTRIES VIA WALKWAYS
- TERRACE BENCH SEATING

ROOF GARDEN

LEVEL 1 PLAN





PLANTING TYPE 1

PLANTING TYPE 2

PLANTING TYPE 3

FEATURE PLANTING TYPE 4

VINE PLANTING

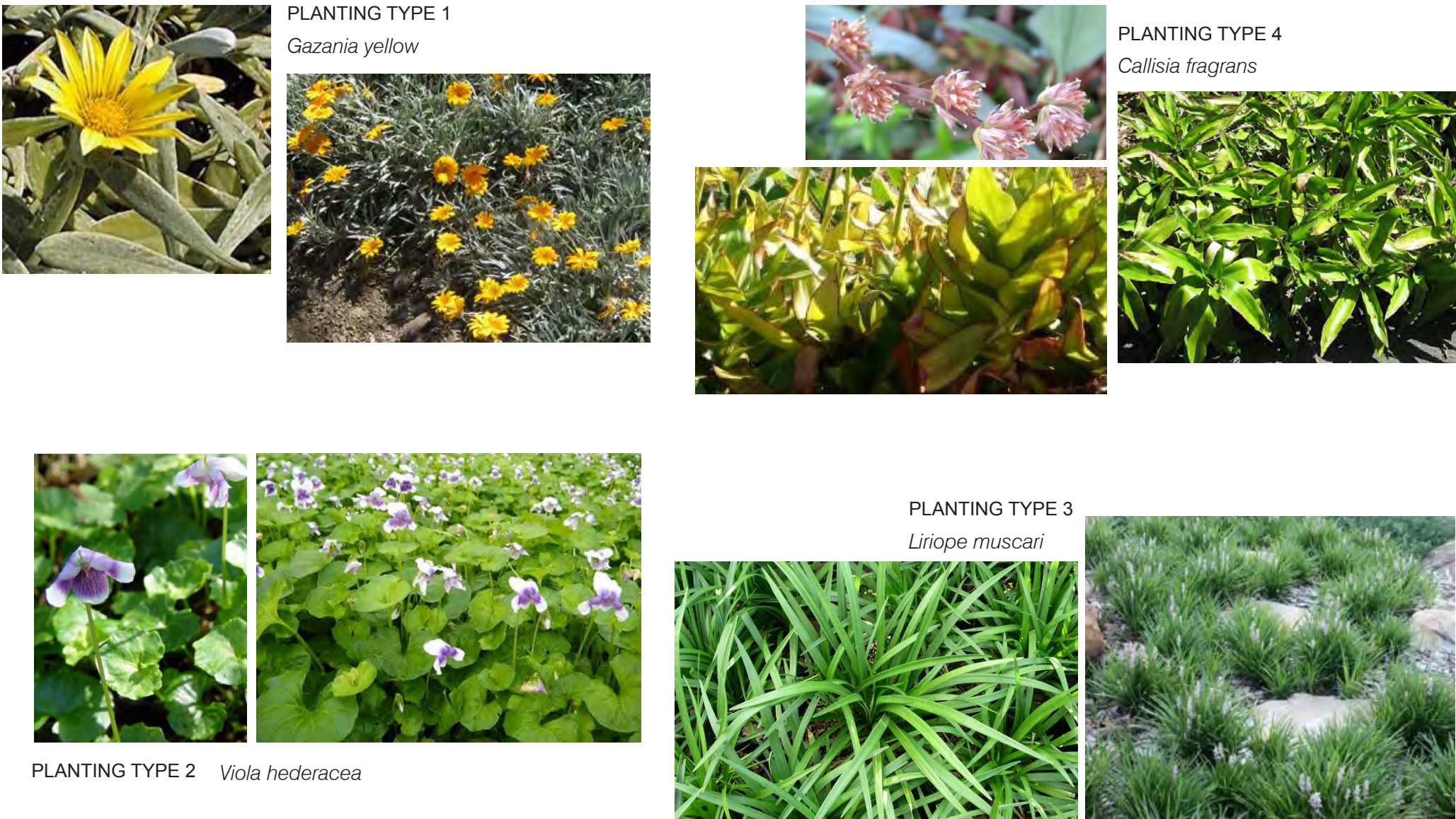
Feature Planting
RANDOMLY MIXED THROUGHOUT ROOFTOP

Slow growing low maintenance Cycads



Planting Type Mixes

Low maintenance ground covers



PLANTING

VINE PLANTING

Courtyard Vine



COURTYARD #22 - #28 VIEW
3D IMAGE BY TZG



Sollya heterophylla

Alternative Species
VINE PLANTING



Stephanotis floribunda

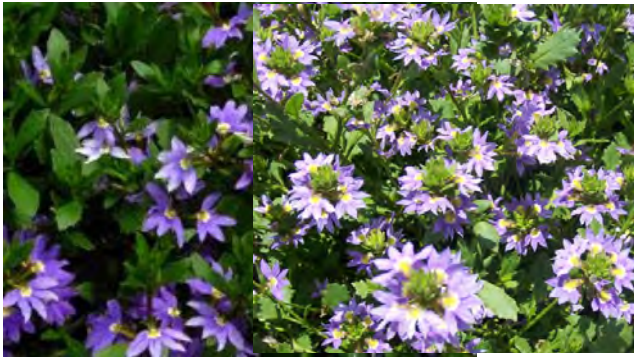


Pandorea Jasminoides



Alternative Species
ROOF TOP PLANTING MIXES

Scaevola 'Blue Wonder'



Lomandra confertifolia



Ligularia japonicum 'Aureo maculata'



Ajuga reptans



Dianella caerulea

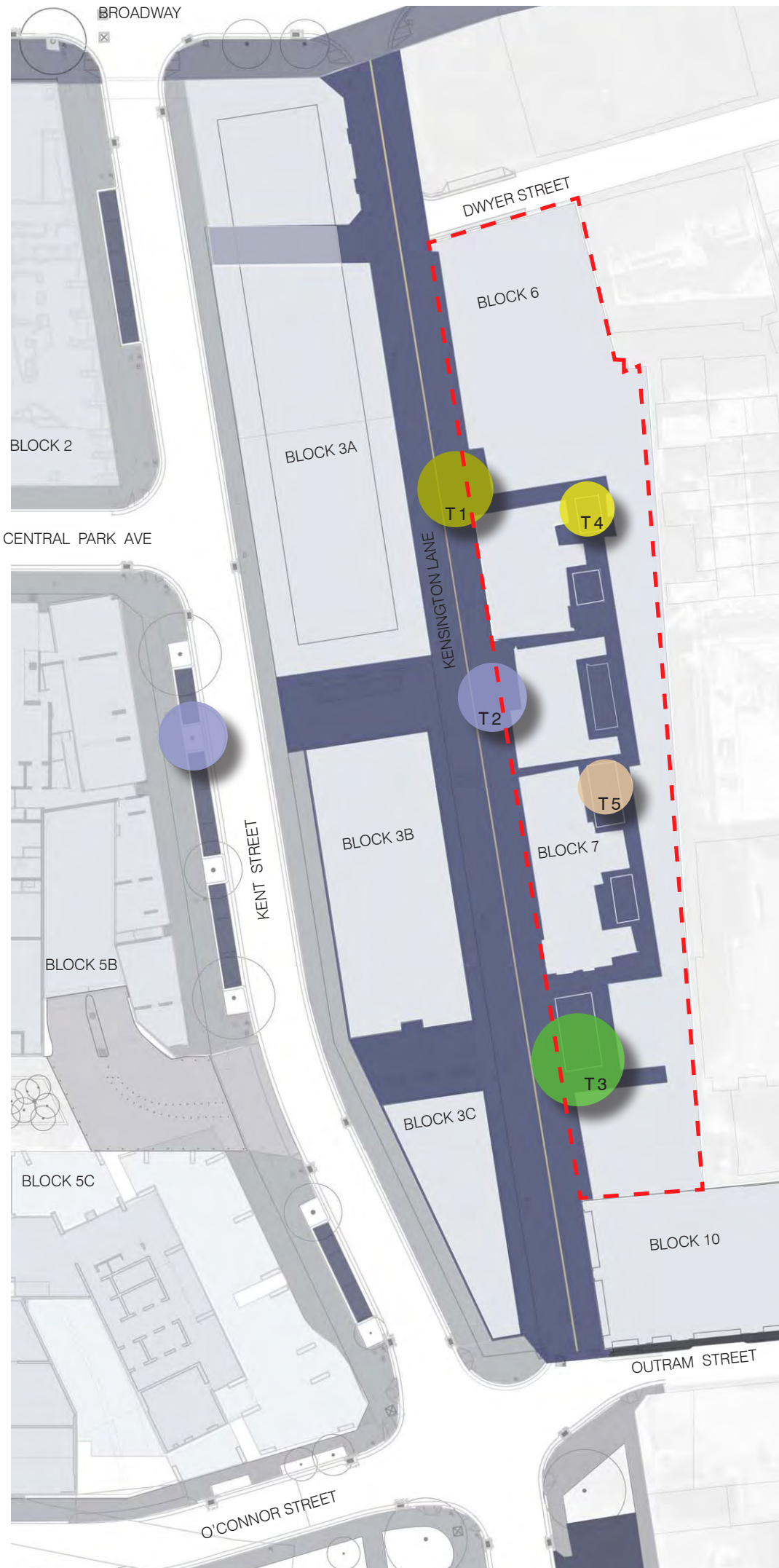


PLANTING

TREE PLANTING

Feature Planting to mark walkways & courtyards

- T1 & T2 planted in Kensington Lane at walkway entries
- T2 Jacaranda planting frames block 3B site through-link
- T3 Large canopy at Pocket Park
- T4 & T5 Species mix to provide alternative identity to courtyards



TREE PIT REFERENCES



BRICK TREE PITS - THE SCOOP, LONDON, UK



SOFTENED TREE PITS.



GRAVEL TREE PITS - CADIZ AND GRANADA



GRAVEL TREE PITS - BERLIN, GERMANY



PAVING TYPE - HERNING SQUARE, DENMARK. JAAA

Kensington Street Trees



Liriodendron tulipifera

Jacaranda mimosifolia



Magnolia soulangiana

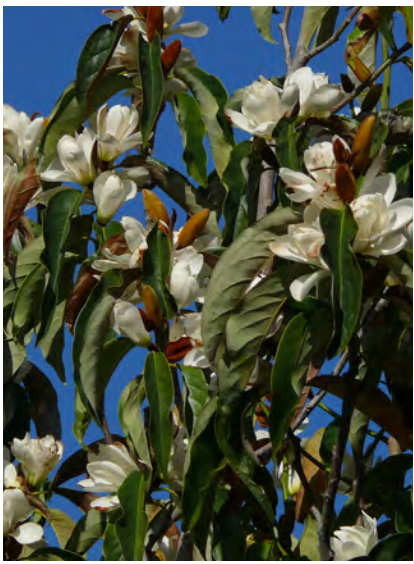
Courtyard Trees



Acer negundo 'Kellys Gold'



Michallia doltsopa



Michallia champaca

FURNITURE

KENSINGTON LANE
Seating & Bike Racks Outside Shop fronts

REFERENCE IMAGES - SEATING OUTSIDE SHOPFRONTS



SOHO, NEW YORK

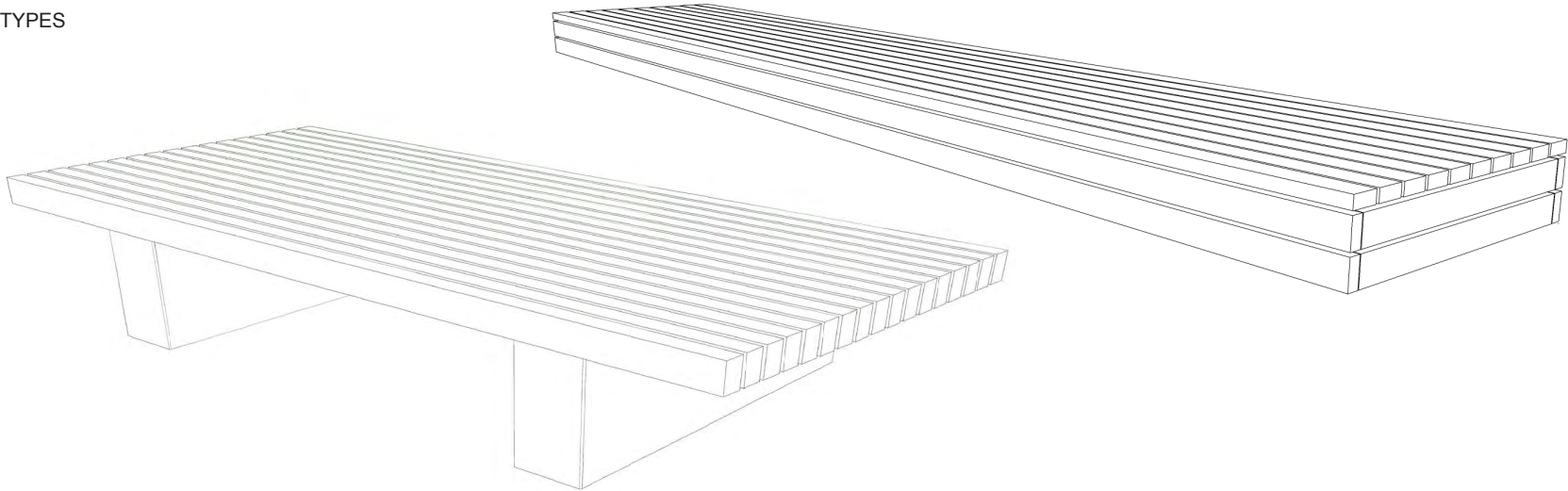


MANCHESTER LANE, MELBOURNE



LANKELLYS PLACE, KINGS CROSS

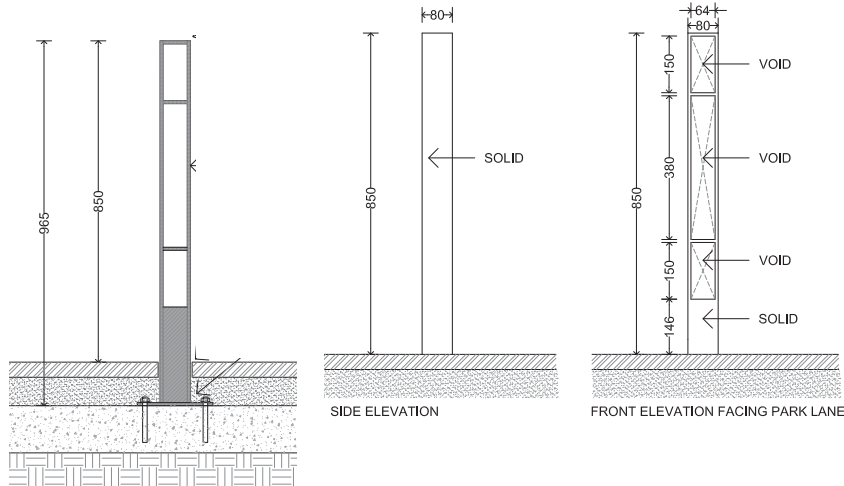
POSSIBLE BENCH TYPES



BLOCK 6 & 7 FURNITURE
POCKET PARK - BIKE RACKS



MELOCCO & HESS BIKE RACK BOLLARDS



BIKE BOLLARD DETAILS IN ADJACENT SITE - PARK LANE

SOURROUNDING STREETS
Luminaire Schedule

EXISTING SCHEDULE:

Kent Street: Type H1 & H1A

Previous Kensington Street Proposal: Type H6


Date: 21.02.2012
Revision : J

H1		95W LED pole mounted asymmetric flat beam distribution, c/w pole system mounting bracket & accessories	Bega	7954	1	95W	Warm white LED	3000K	graphite	IP66	Electronic Control Gear	6.5m Pole Mounted Recessed rag-bolt mount. Coordinate with builder for installation.	Confirm structural requirements for rag-bolt assembly mounting details Pole Height - 6.5m
H1A		95W LED outrigger pole mounted asymmetric flat beam distribution, c/w single 2.5m outrigger arm and pole system mounting bracket & accessories	Bega	7954 + 7774 outrigger arm (2.5m)	1	95W	Warm white LED	3000K	graphite	IP66	Electronic Control Gear	6.5m pole + 2.5m outrigger arm mounted Pole Mounted Recessed rag-bolt mount. Coordinate with builder for installation.	Confirm structural requirements for rag-bolt assembly mounting details Pole Height - 6.5m Outrigger arm length - 2.5m
H6		40W LED post top symmetrical distribution luminaire.	Bega	7911	1	40W	Warm white LED	3000K	graphite	IP65	Electronic Control Gear	5m Pole Mounted Recessed rag-bolt mount. Coordinate with builder for installation.	Confirm structural requirements for rag-bolt assembly mounting details Pole Height - 5m

SUGGESTED LANEWAY ALTERNATIVES
SHAREDWAY - KENSINGTON LANE

WALL MOUNTED LIGHTING



NIAGARA LANE, MELBOURNE

SUSPENDED LIGHTING



COPENGAHEN, DENMARK



SYDNEY UNIVERSITY

WALL MOUNTED LIGHTING



SUSPENDED LIGHTING



MELBOURNE LANEWAY LIGHTING

BLOCK 6 & 7 LIGHTING CONSIDERATIONS
SITE THROUGH LINKS & BLOCK 6 & 7 COURTYARDS



HOWARD LANE, PERTH