

Dickson's Lane, Darling Harbour Live
Proposed Building and Laneway Design Visual Assessment

Six Degrees Pty Ltd Architects
December 2013



Six Degrees Pty Ltd
Architects
ABN 68 101 224 593

Level 4
252 Collins Street
Melbourne 3000

Telephone 61 3 9635 6000
Facsimile 61 3 9635 6060
www.sixdegrees.com.au

INTRODUCTION

Six Degrees Architects has been engaged by Lend Lease to provide an architectural and urban design response for the following consent condition:

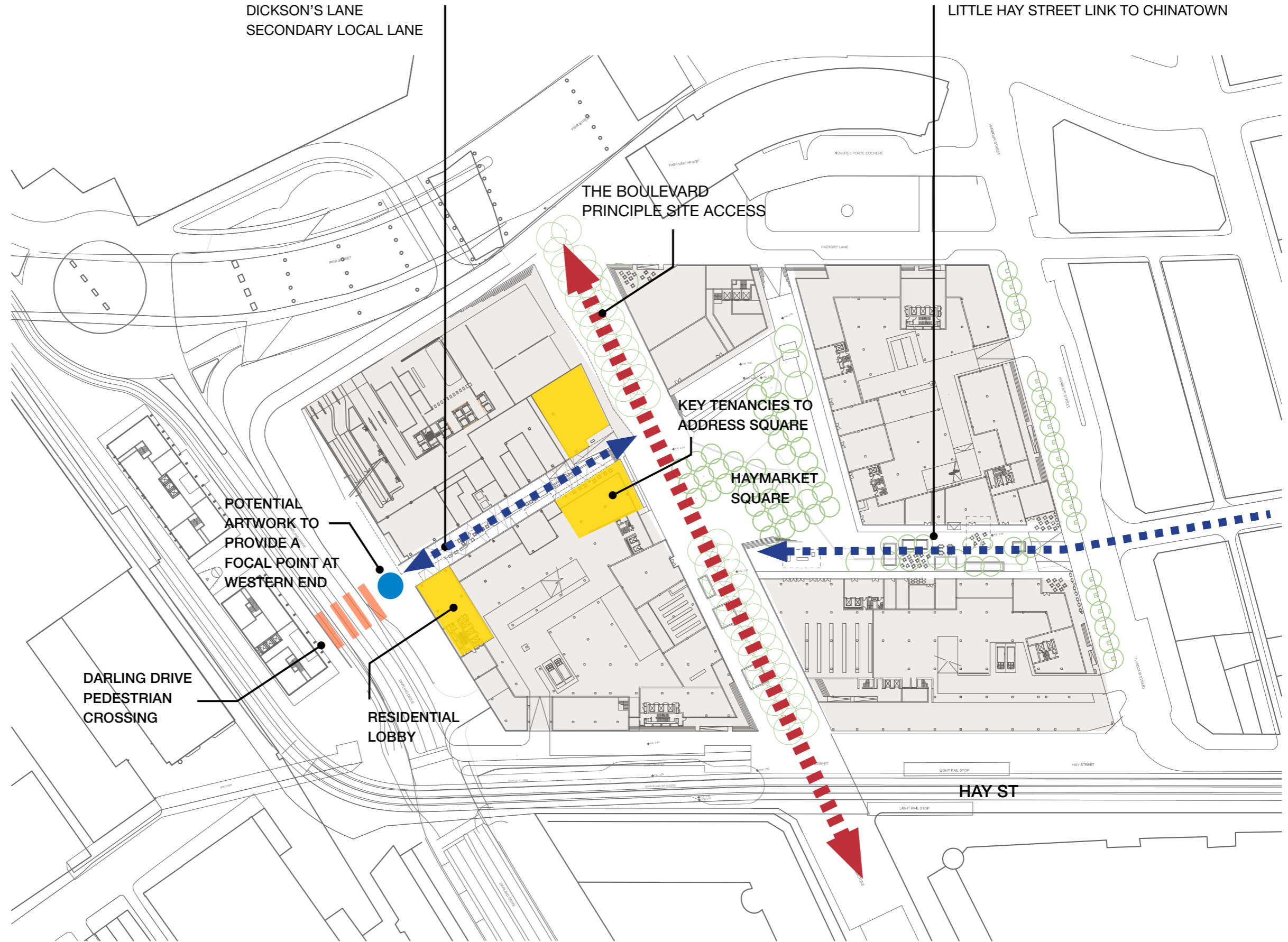
B5 Future Development Applications (where above ground car parking is proposed) shall include a detailed Building Design and Laneway Visual Assessment to ensure an appropriate design of the buildings and visual environment within the laneways.

This assessment accompanies the Dickson's Lane Ground Plane and Retail Design Principles Report submitted with the development applications (SSDA4 and SSDA 5).

The narrow 8m width of Dickson's Lane along with the small footprint tenancies is appropriate to this lane in its role as a 'local' space.

While the east end of the lane (meeting the Boulevard) is very much a part of the main square and its sunny morning aspect, the west end of Dickson's Lane is a more protected introverted space.

Over time the lane has the potential to deliver services catering not only to locals, but also to foster more experimental businesses that can form a precinct requiring 'discovery' in a true laneway sense.



OBJECTIVE

A diverse mix of retail offers should be provided on both sides of the laneway to provide activation through both food uses and day to day activity.

DESCRIPTION

This offer will include both food and non-food related retail tenancies in a range of different sized spaces. Small co working offices (including some IQ hub space) will also be included to provide for a permanent laneway population and activation.

OUTCOME

A diverse mix of retail offers will help encourage activity in the street over different periods of the day and year. A diverse offer will help make the laneway a destination and not just a street to pass through.

EXAMPLES



RETAIL SERVICES



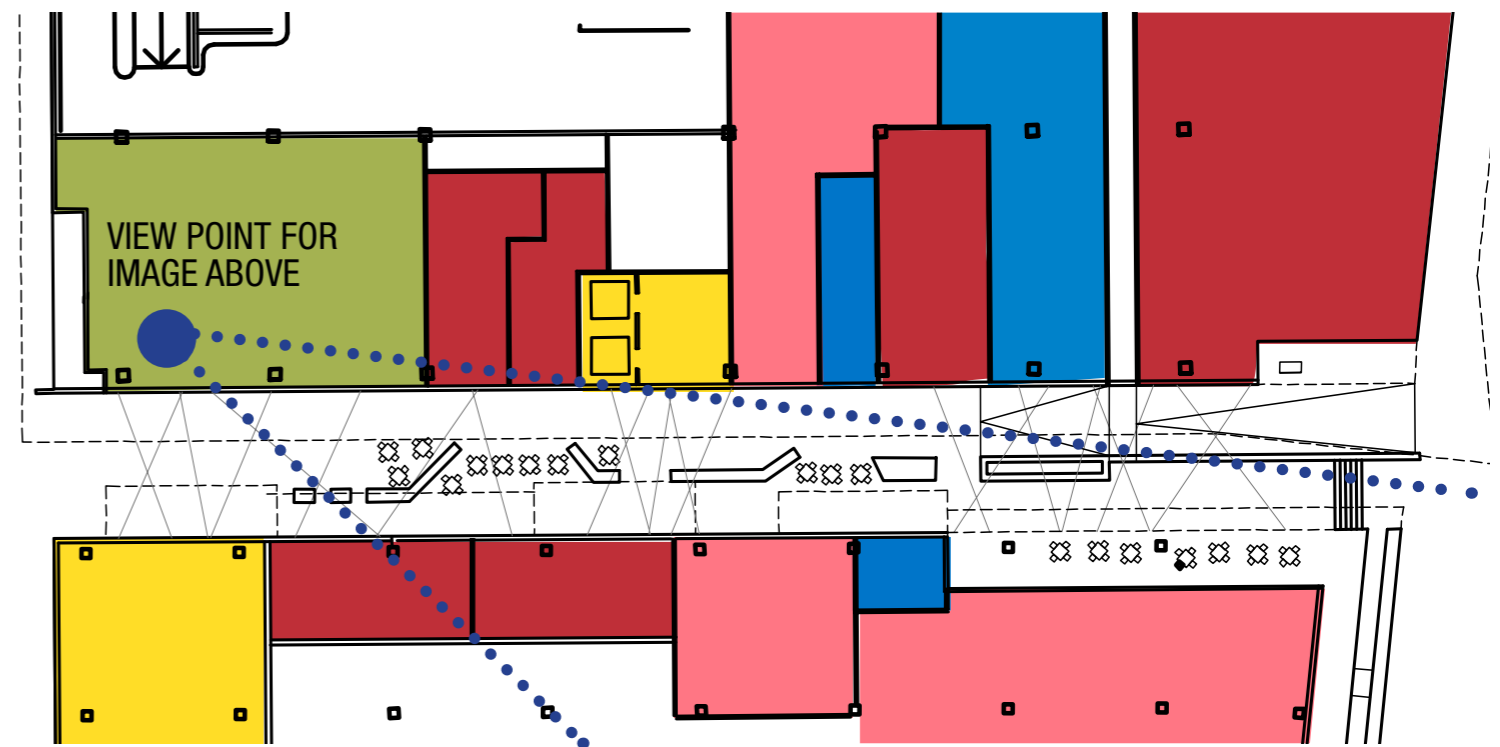
SMALL BAR & CAFE



- FOOD & BEVERAGE
- FOOD RETAIL
- RESIDENTIAL LOBBY & CARPARK ACCESS
- IQ HUB
- NON FOOD RETAIL



INDICATIVE RETAIL TENANCY SPLIT



OBJECTIVE

Landscaping elements should allow for unimpeded pedestrian flow but also define external seating areas and places to pause.

DESCRIPTION

The deliberate placement of raised planters and fixed seating will delineate walkway zones and seating areas. Planter edges can also be used for informal public seating.

Furniture will be ergonomic to encourage use and interesting in design to reflect the character of the laneway.

Placement of planters adjacent to tenancies will help create compression at the shop front window line for better retail opportunities.

Low level plant species will be selected so as not to obstruct views.

Off setting raised planters around the food and beverage tenancies allows clear trading destinations between tenancies, and helps to maximise the feeling of activity, again through controlled compression of the space.

Minimum required pathways for waste management services etc will need to be accommodated.

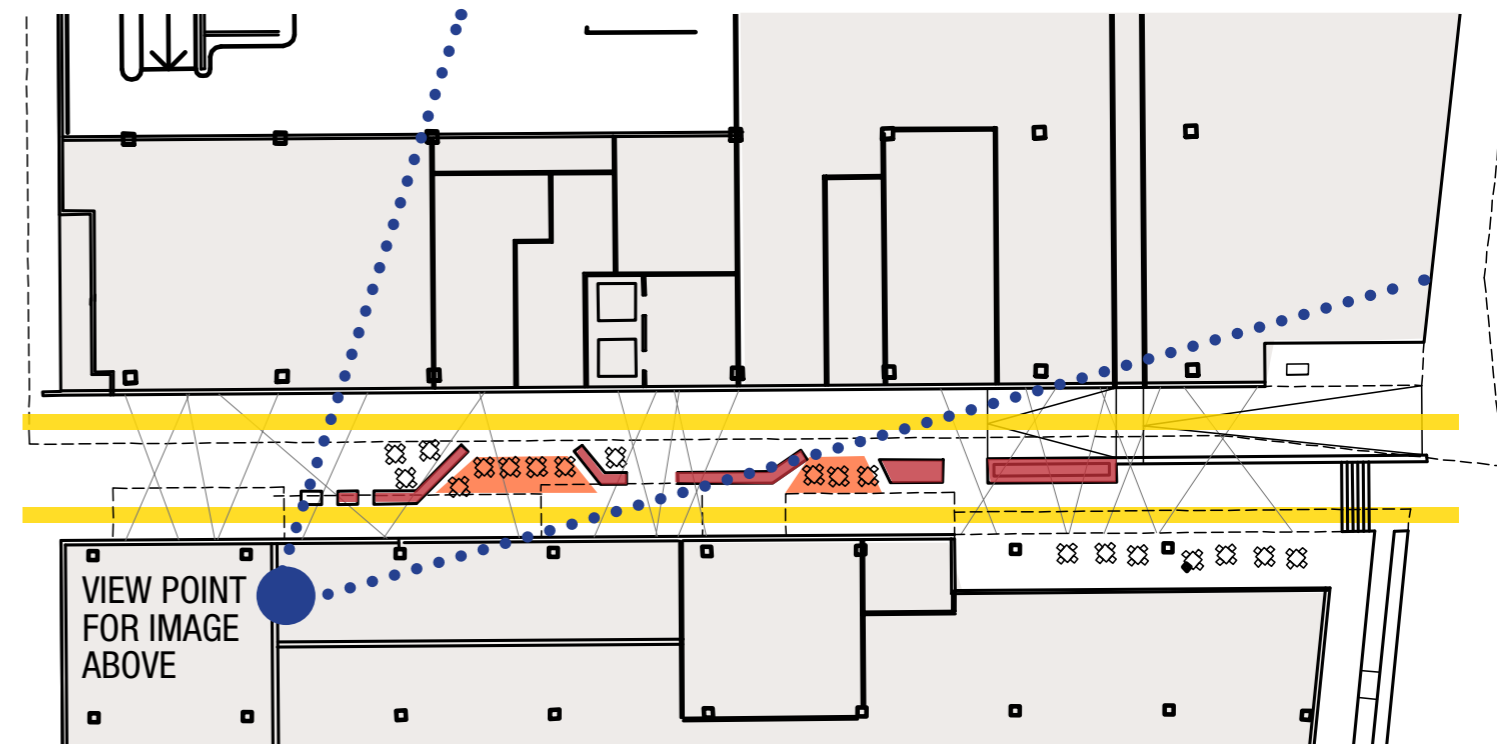
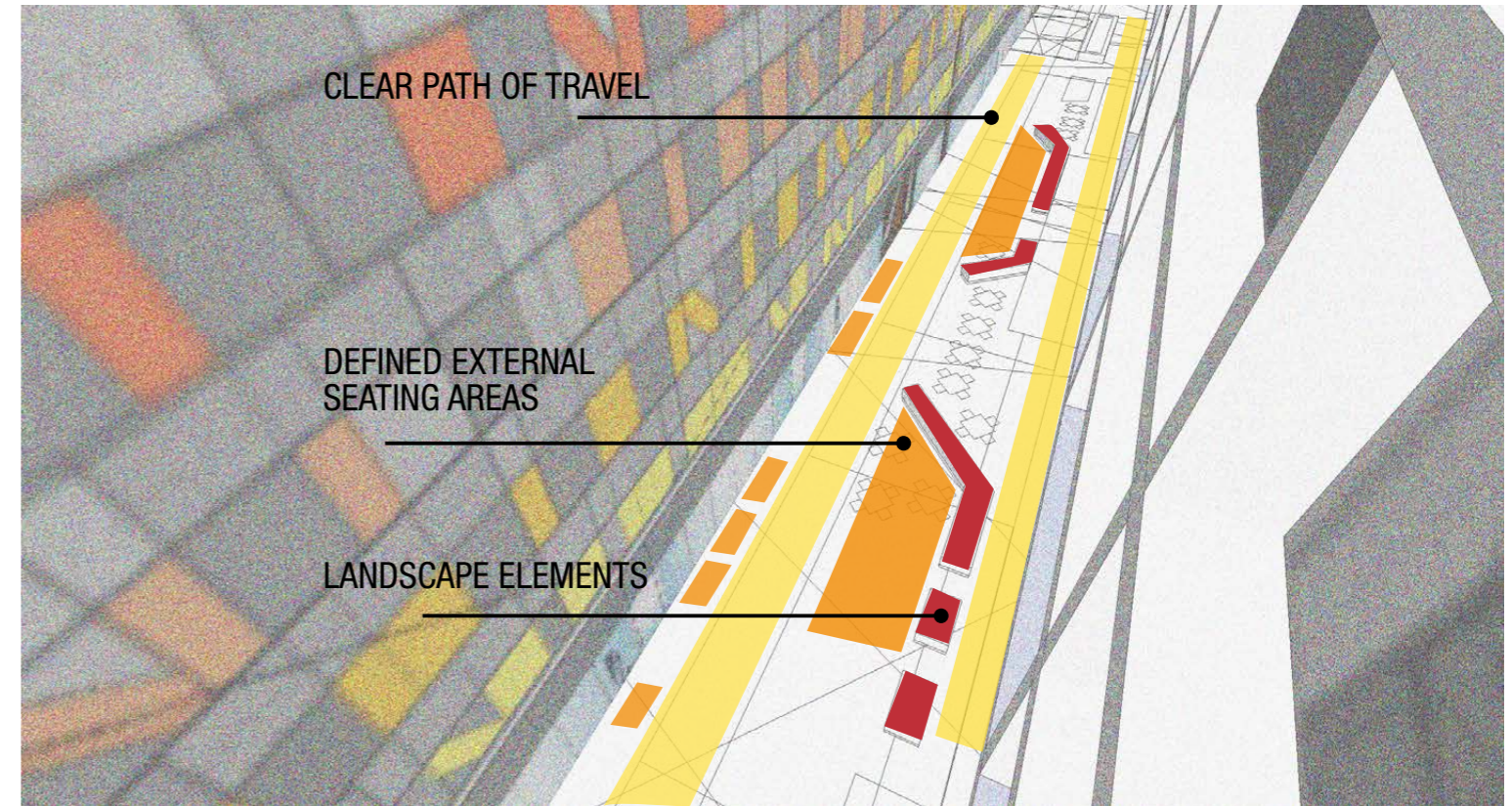
OUTCOME

Landscaping to create a more intimate pedestrian experience and encourage people to stop and rest in the lane.

EXAMPLES



Landscaping should capitalise on level change opportunities. Steps and informal ledges are encouraged



OBJECTIVE

A diverse range of awnings and canopies should be provided for weather protection. Continuous single solution coverage should be avoided.

DESCRIPTION

Pedestrians need to be able to circulate the site under cover. Awning structures will vary considerably in height, scale, material and type (eg. cantilevered or column support). This strategy will help to present the subliminal diversity that is experienced in a traditional High Street.

Awnings will vary in dimension, height and materiality.

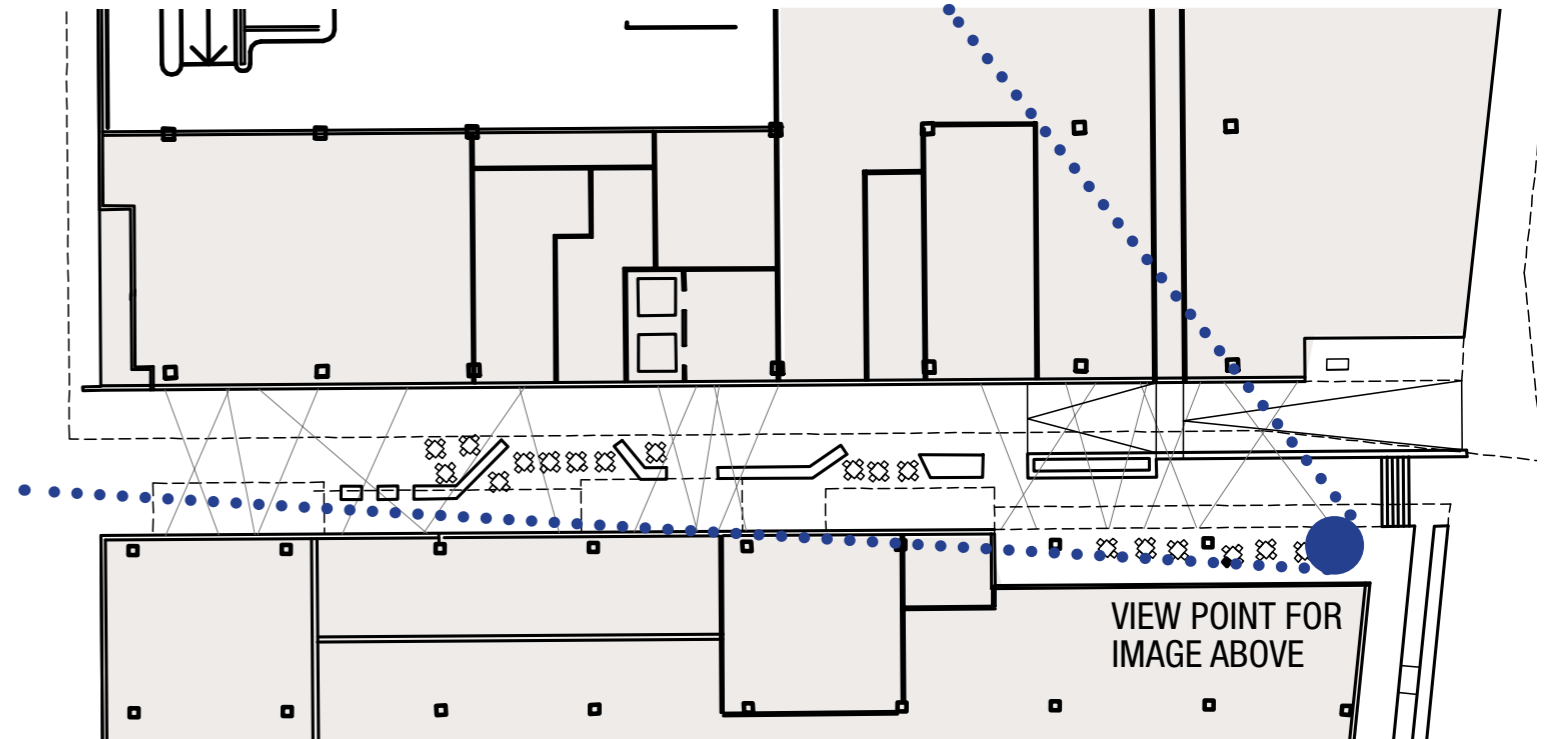
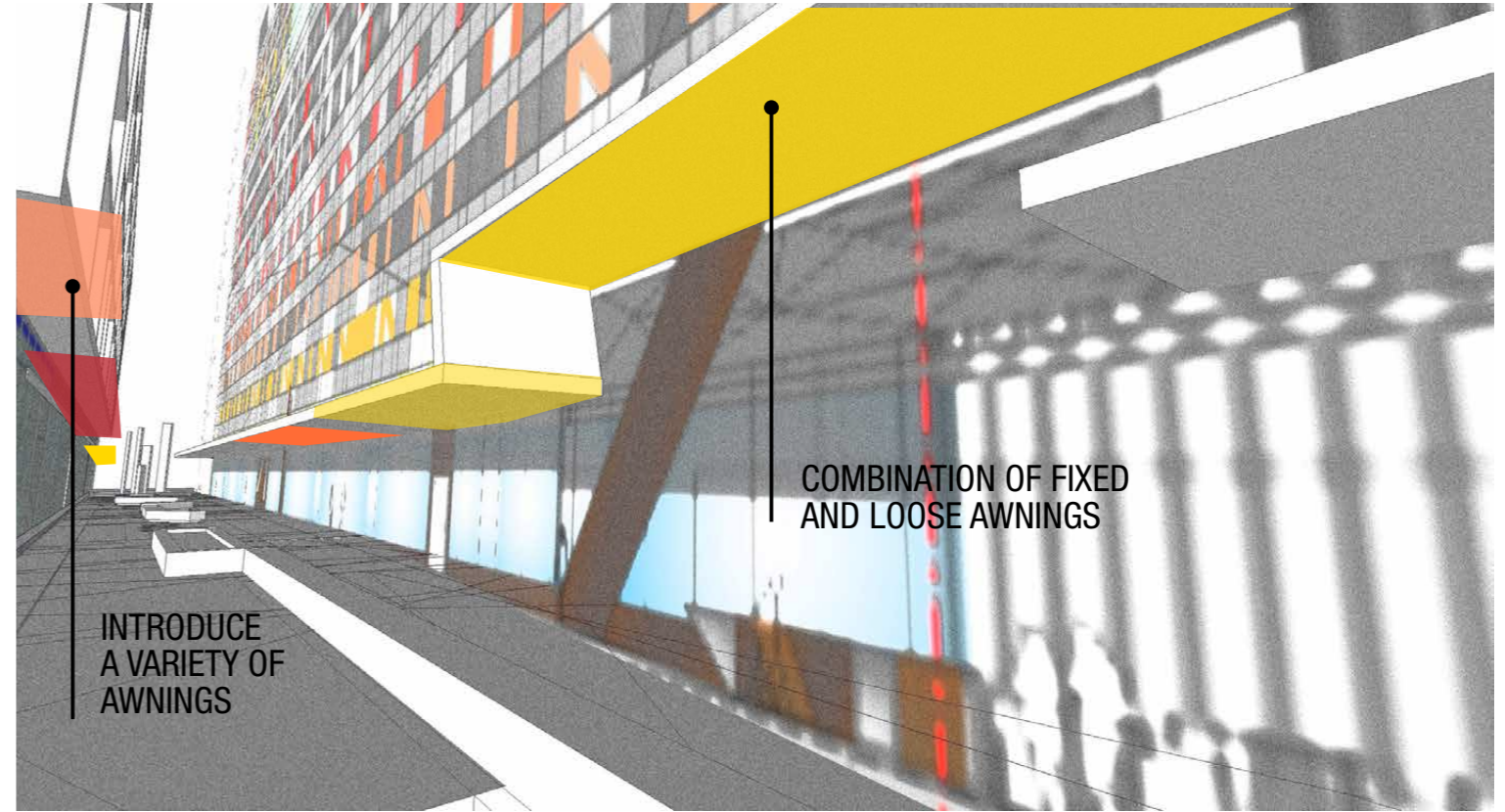
Alfresco areas will be permitted to have umbrellas.

Fixed awnings will incorporate elements such as heating and lighting to address user comfort and encourage use throughout the year.

OUTCOME

In addition to weather protection, awnings help to compress building heights and re-scale buildings to the human scale. They provide retailer expression to the street and add to the pedestrian experience.

EXAMPLES



OBJECTIVE

A diverse range of shop front designs should be provided to provide an engaging pedestrian experience.

DESCRIPTION

Shopfronts will have active edges. Designs should incorporate 500mm high informal seating ledges and operable windows and canopies.

Designs will employ a diversity of glazing methods and materials, not a single repetitious solution.

Setbacks to the glazing line, depending on the tenancy use, will be encouraged.

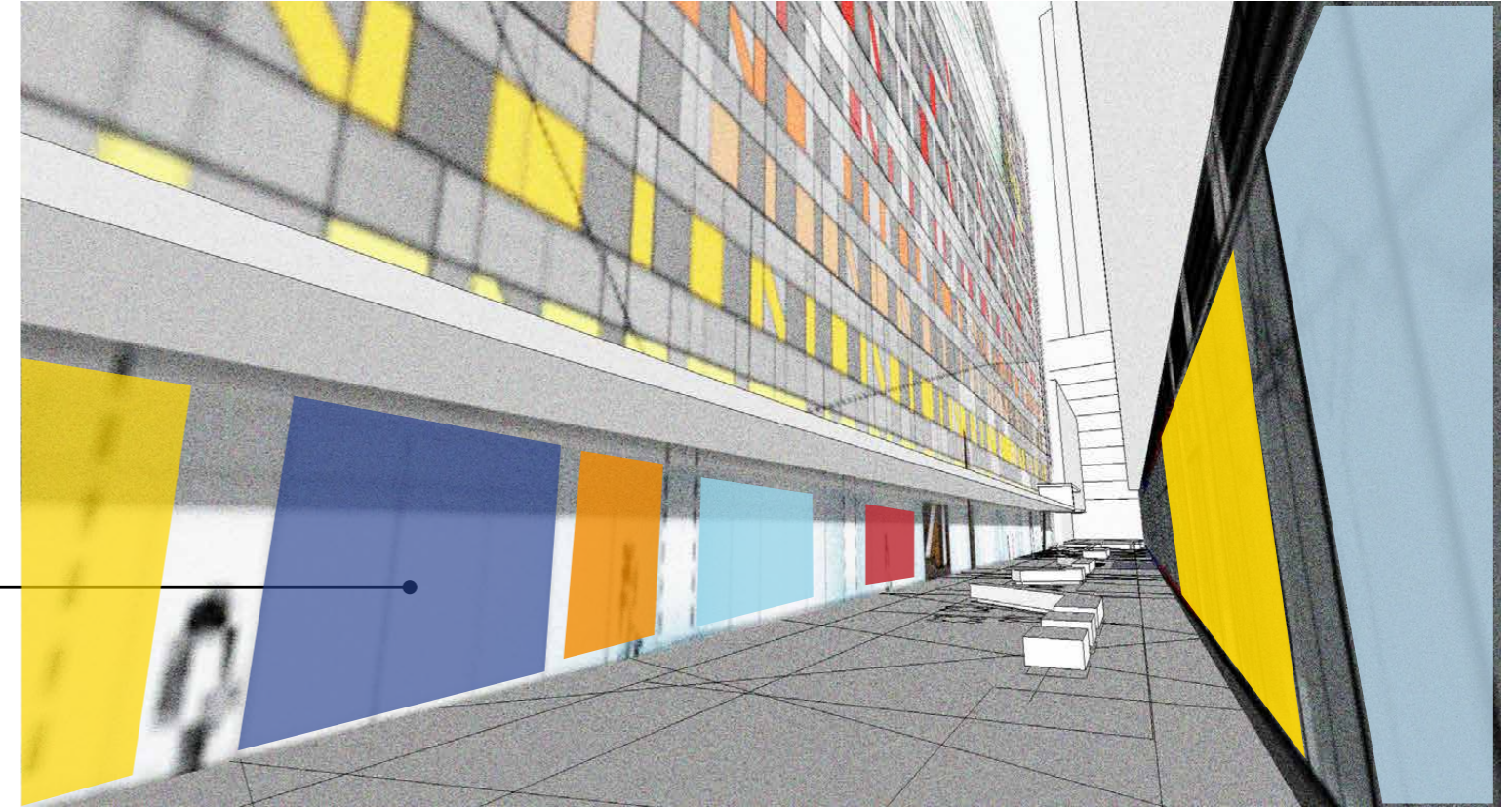
Small tenancy sizes will encourage a high ratio of door entries to the street and foster an engaging pedestrian experience.

Simple use of colour can be a useful design device contributing to shopfront diversity.

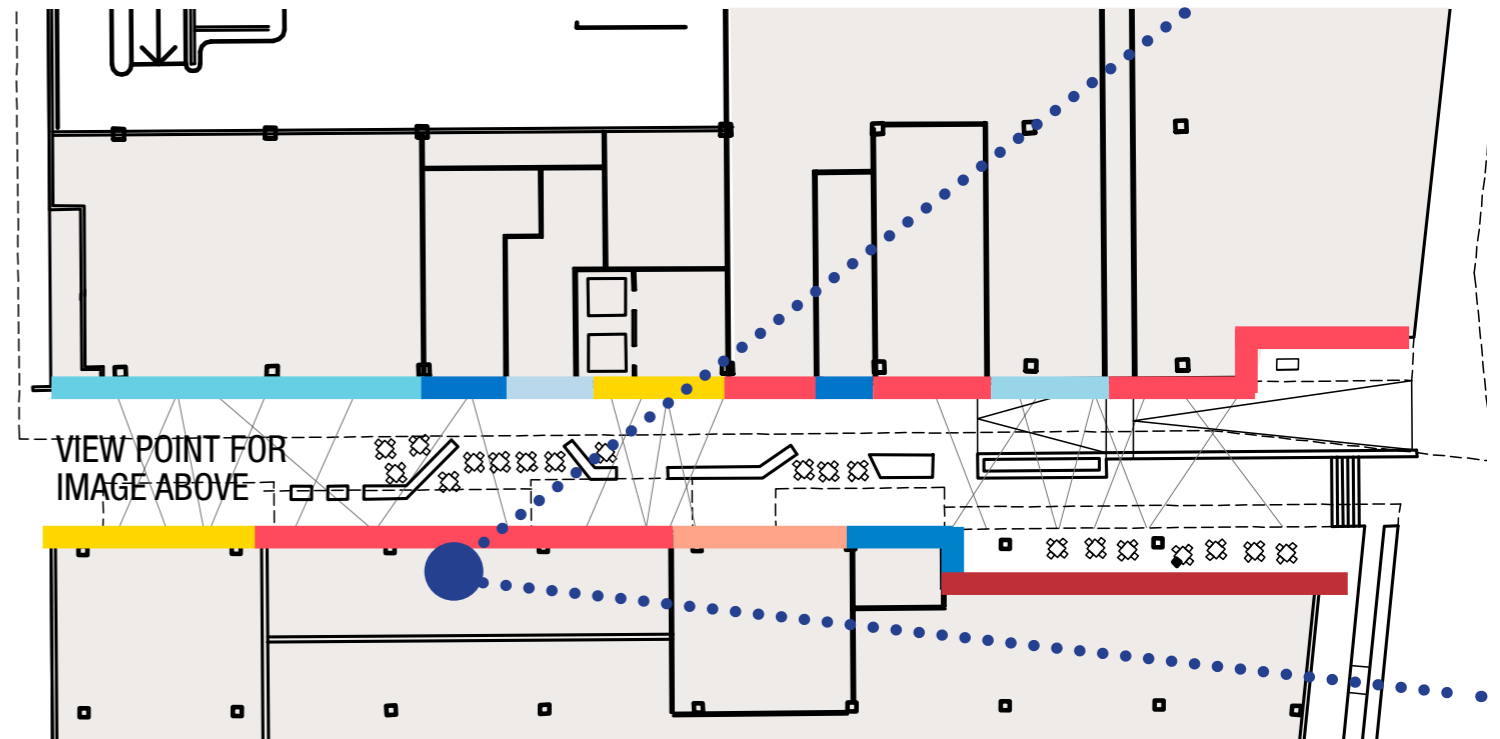
OUTCOME

Individually designed shop fronts will not only help the street by creating visual interest but also assist operators present themselves to the public.

EXAMPLES



INDIVIDUAL SHOP FRONT DESIGN TO BE ENGAGING & UNIQUE.



OBJECTIVE

A diverse range of signage and lighting types should be adopted to add to the laneway visual diversity and promote safe and active uses at night.

DESCRIPTION

Designs will vary in size, materiality and orientation.

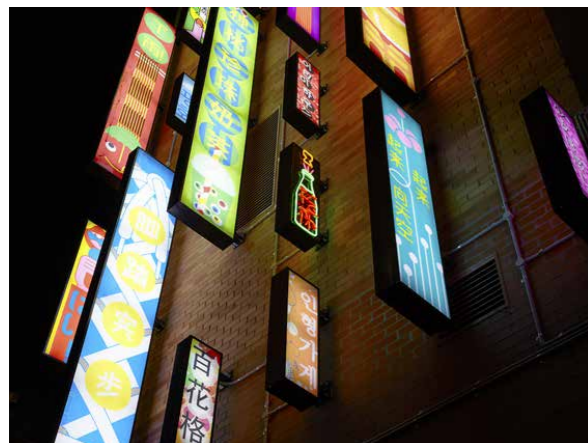
Extensive use of neon, backlit signage will double as lighting and promote safe, active retail activity at night.

Lighting and signage installed at different levels and heights will add to the visual diversity and interest of the street.

OUTCOME

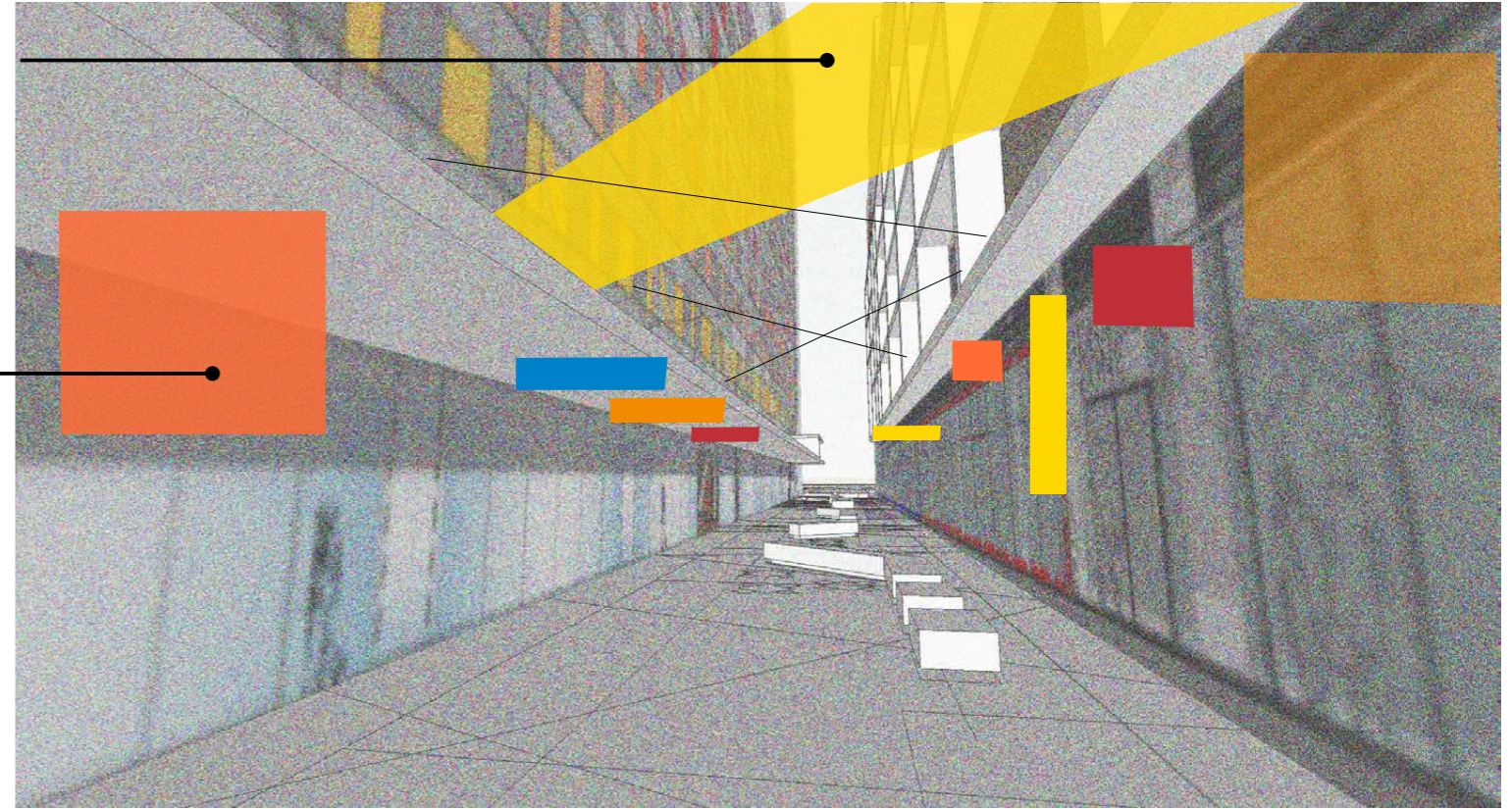
Another layer of designed interest and diversity will help make the street an engaging experience for the visitor both by day and night.

EXAMPLES

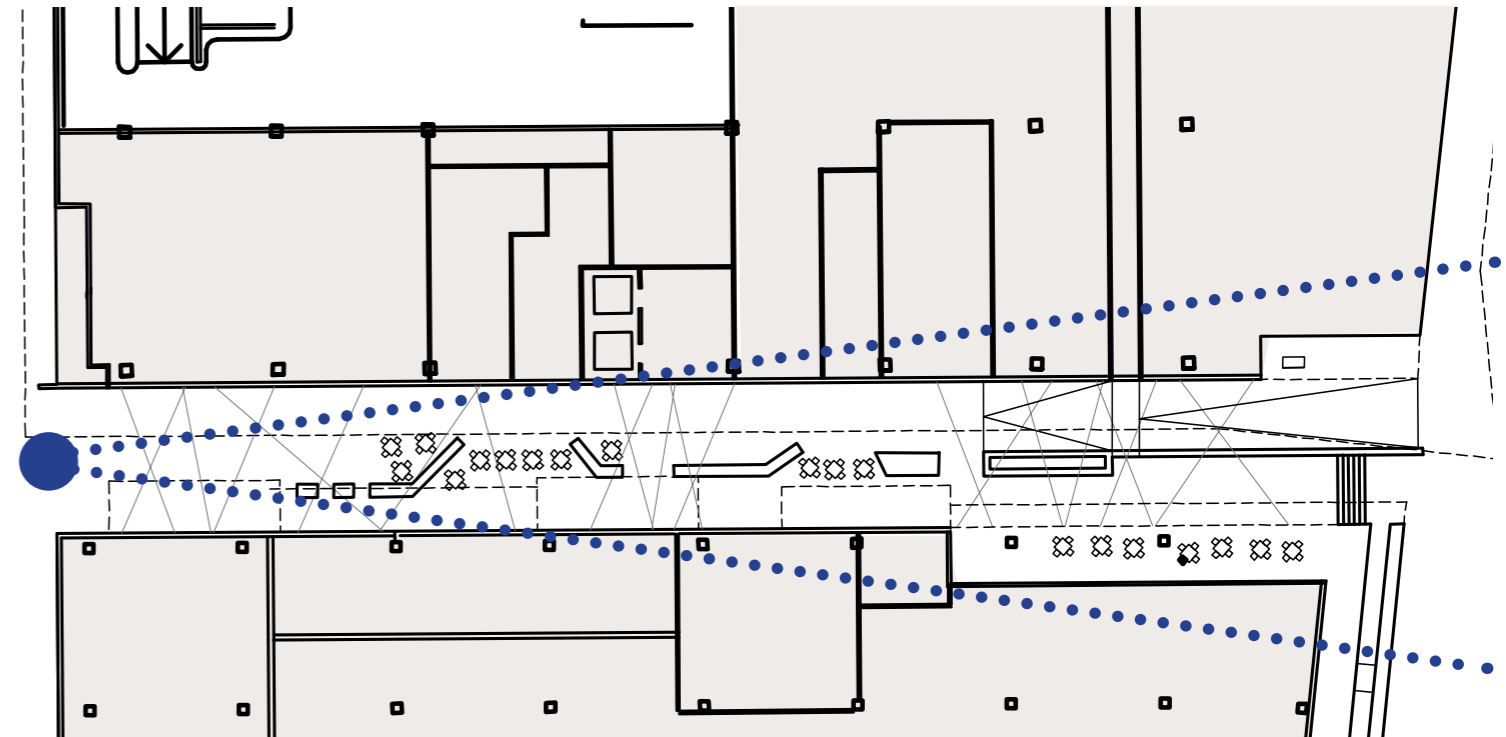


UPPER LEVEL ZONE FOR CATENARY LIGHTING OPPORTUNITIES. LIGHTING CAN PROVIDE A 'CEILING' FOR THE STREET

BACKLIT STREET SIGNS CAN ACT AS LIGHTING



VIEW POINT FOR IMAGE ABOVE



OBJECTIVE

The inclusion of street artwork will help provide the laneway and precinct with cultural identity.

DESCRIPTION

Artwork with a function will be encouraged. This could include objects passerbys can engage with and integrated lighting .

Alternatively an art piece could be used as an opportunity to bring more greenery and shade relief to the street.

OUTCOME

Another layer of designed interest and diversity will help make the street an engaging experience for the visitor both by day and night.

EXAMPLES



ART & VEGETATION



CULTURAL SITE HISTORY



ENGAGING ART



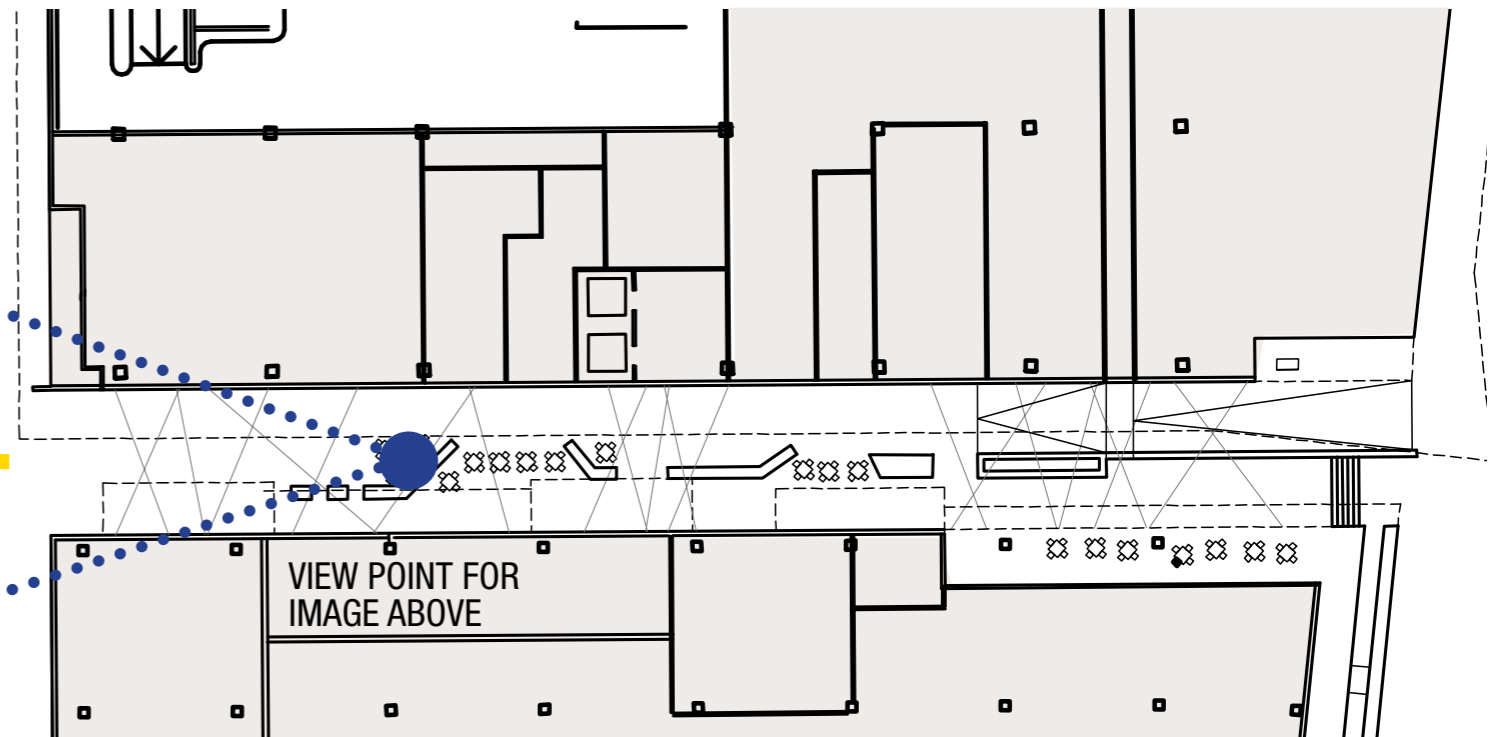
PLAYFUL PAVING GRAPHICS

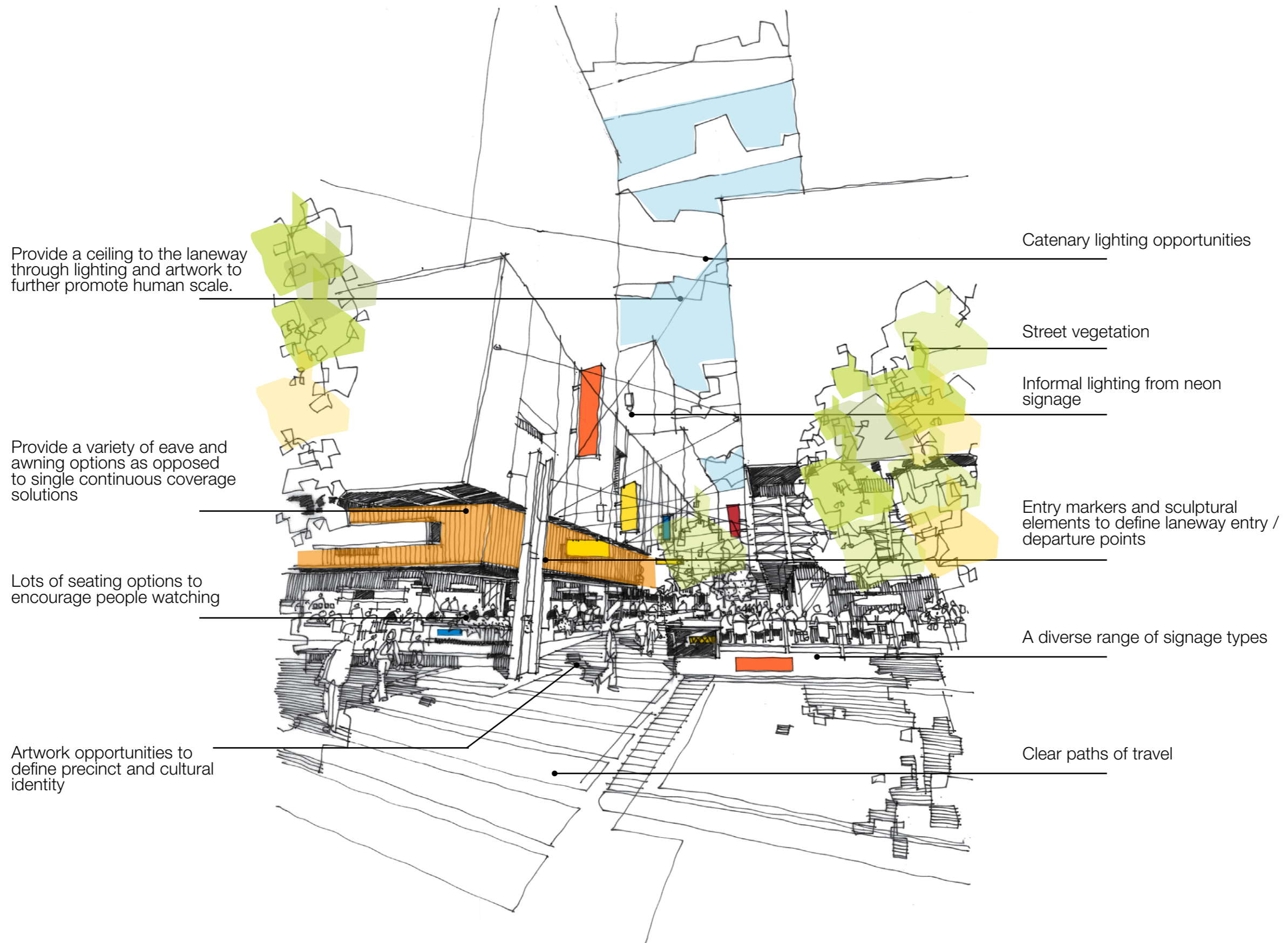
LANEWAY ART
COULD DOUBLE AS
AN OPPORTUNITY
FOR MORE SHADE
AND GREENERY

INCORPORATE
INTERPRETATIVE
FOOTPATH PAVING



POTENTIAL
STREET
ARTWORK
LOCATION





INDICATIVE VIEW OF EASTERN ENTRY TO DICKSONS LANE