



1 Mills Lane

Project Details

Client: Mansons TCLM LTD
 Location: Auckland, New Zealand
 Floor Area: 44 000 m² office, 5500m²
 Hotel
 Resource Consent 2016

Contact

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1 Mills Lane consists of a thirty storey office tower with public lobby and retail tenancies and a six storey, 110 room hotel. The two buildings together form a courtyard – a sanctuary within Auckland’s CBD.

The office tower is composed of two parts: The lower levels are proportioned to relate to the scale of the street and neighbouring buildings, in particular the historic Shakespeare Hotel and Brewery. A mid-level recess provides a terrace offering views of the immediate surrounding area. The larger upper floors cantilever on the northern side and ‘frame’ the courtyard space below. A roof top pavilion and terrace present northerly views over the city and out to the Waitemata Harbour.

The contrasting small scale of the Hotel allows sunlight into the courtyard while sheltering the space from the traffic on Albert Street. The hotel lobby is located on the level of Mills Lane courtyard, bringing the life of the hotel to that space.

Dining is at Albert Street level and can be accessed from the street as well as via the terrace on the courtyard side. The ‘L’-shaped hotel plan accommodates a double loaded room configuration on Albert Street and single loaded arrangement on the northern courtyard edge.

The proposition of a connecting ground plane with pedestrian linkages and the newly created Mills Lane Courtyard knit together the levels of Albert Street, Mills Lane and indirectly Queen Street. These spaces not only physically connect the different levels but also allow visual connections between Albert Street and Mills Lane. Mills Lane – currently a cul-de-sac on its southern end – is extended through to Wyndham Street and becomes part of Auckland’s growing laneway network.