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design and architecture

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**SENSIBLE LUXURY IN NEPAL**  
SHINTA MANI MUSTANG,  
A BENSLEY COLLECTION

**multigenerational  
family home  
celebrates nature**  
STUDIO SYMBIOSIS, INDIA

**BRIDGING TRADITION WITH  
MODERN DESIGN**  
TEO YANG STUDIO, SEOUL

**hospitality**





# sensible luxury in the himalayas

Iconic hospitality designer Bill Bensley introduces  
Shinta Mani Mustang – his first resort in Nepal – in early 2023.

Text by Michele Koh Morollo  
Photos courtesy of Bensley and Mountain Lodges of Nepal Group

## hospitality



**bill bensley**  
Founder, Bensley

Sustainability is at the forefront of Bill Bensley's work. His latest project, Shinta Mani Mustang in Nepal, slated to open in March 2023, exemplifies the sustainable ethos behind his hospitality design brand. The American architect, landscape architect, and interior designer has designed more than 200 hospitality projects in 30 countries, many of which are in Southeast Asia.

### **sensible, sustainable solutions**

In his recently published whitepaper "Sensible Sustainable Solutions" – written with the aim helping the hotel industry fight climate change – Bensley suggested that hotel developers and designers should build with purpose, keeping the local community and environment in mind at all stages of the development. He encouraged those in the industry to think locally and sustainably, to be sensitive to the welfare of the local community and environment, and also to consider the conservation of energy and resources when developing hospitality projects.

In this whitepaper, Bensley, who has been designing luxury hotels for more than three decades, wrote

that he was "done with designing lavish hotels just to put heads on beds". He believes that hospitality designers, owners, and operators should do more to develop properties that benefit the local communities and environments where they are built. "We should shoulder more responsibility concerning issues such as education, clean accessible water, alternative energy, energy consumption, food waste, wildlife protection, and conservation. Let's all lose the greenwash and do something real," he declared.

Shinta Mani Mustang is a 29-suite resort in the remote Mustang district in Nepal, on the edge of the Tibetan plateau, that was guided by this vision. Surrounded by some of the world's highest and most majestic snow-peaked mountains, the resort is located in a village called Jomson in the Annapurna mountain range in Lower Mustang – an area that serves as the gateway to the Forbidden Kingdom of Upper Mustang. It was commissioned by Nepal's Sherpa Hospitality Group, which recently launched Mountain Lodges of Nepal (MLNN) – a brand of 15 local family-owned, luxury lodges along the Great Himalaya Trails.

*(Below) Surrounded by some of the world's highest and most majestic snow-peaked mountains, the resort is located in a village called Jomson in the Annapurna mountain range in Lower Mustang.*

*(Facing page) The resort is set within an existing local stone building.*





# hospitality

## location

Mustang, Nepal

## year of completion

2023

## architect/design firm

Bensley

## lead architect/ designer

Bill Bensley

## developer

Mountain Lodges Of Nepal  
Group

## landscape architect

Bensley

## designer furniture brands

Custom designed by Bensley

## blueprint for better tourism

Bensley worked closely with Thai interior designer Pakheenai Saenarn – one of the heads of interior design at Bensley’s Bangkok office – on the blueprint for the project, which began with the goal of understanding the topography and culture of the Mustang valley where the resort is located.

“With a site that has this much character, the design DNA was just waiting to be explored by the Bensley team,” says Bensley who felt as if he had gone back in time when he first visited the site. “In the north part of Mustang valley, where our site is, there are hardly any TV antennas, few cars, and little electricity. Every day, livestock walk back from the fields into villages, and even down the stairs of some of the homes. The biggest town has just four streets, which wrap around the main fort,” he explains.

His goal with Shinta Mani Mustang was to build a resort that would offer travellers all the comforts one expects of a Bensley Collection hotel – electricity,

Internet, plush beds, sublime cocktails etcetera – but still respect the site’s heritage and its sense of remoteness.

The resort is set within an existing local stone building. The Bensley team left the structure of this building unchanged, but significantly altered the layout of the interiors. Their main goal was to create suites and public areas that face the mountains, to make the best of the incredible views, which can be seen from almost every part of the hotel. The rest of the design incorporated aspects outlined in Bensley’s white paper.

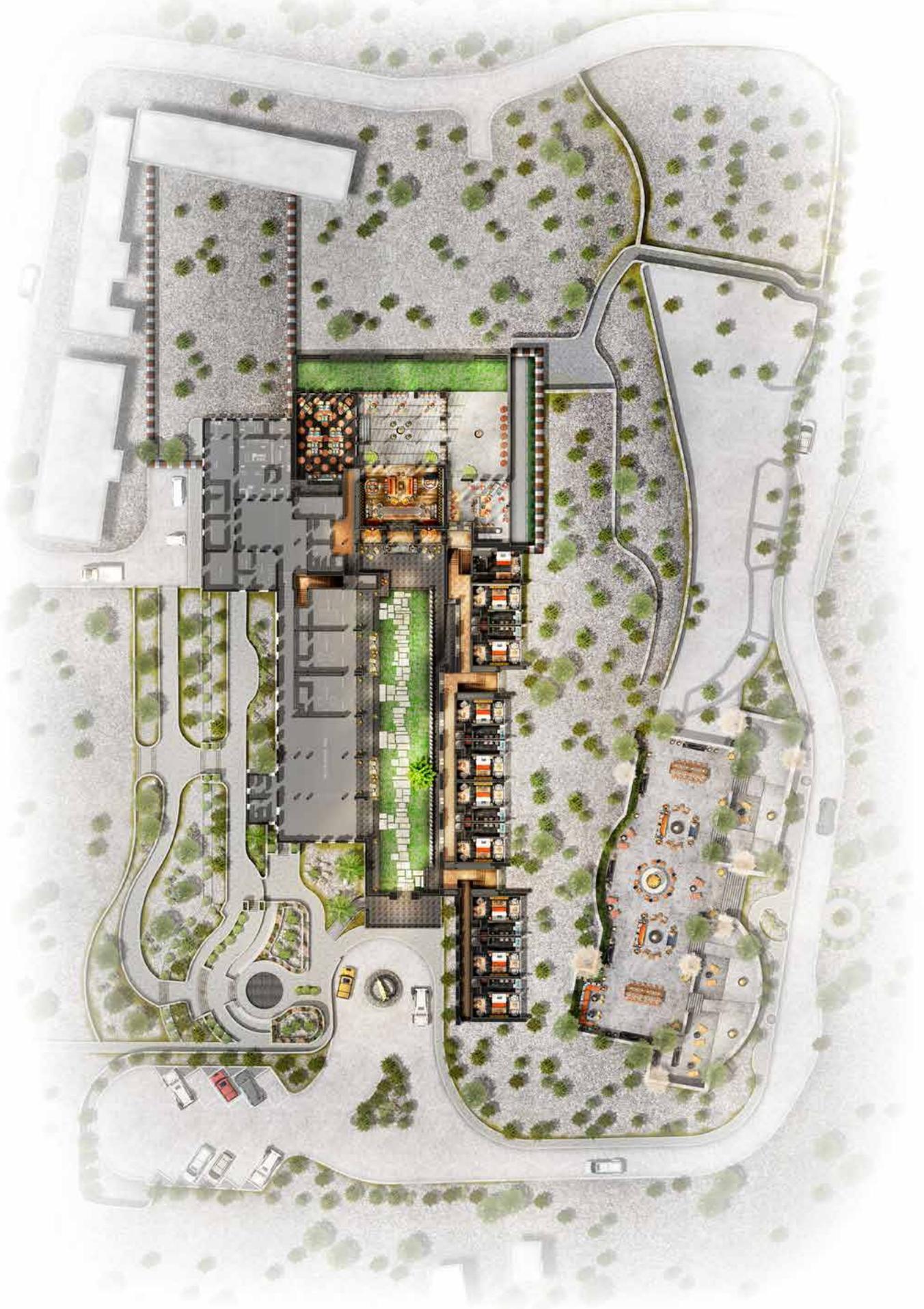
The floor plan includes a long central courtyard that leads to the lobby which, consists of a warm and convivial lounge area that extends to an outdoor terrace with fire pits and jaw-dropping views. The lobby is flanked on one side by the Nilgiri Restaurant, and by the Aara bar on the other. The back of house facilities and staff offices are tucked away behind the restaurant.

Two wings run alongside the central courtyard

*The lobby consists of a warm and convivial lounge area that extends to an outdoor terrace with fire pits and jaw-dropping views.*



**site plan**



## hospitality

– one encompasses the 29 guest suites, which run over two floors, the other contains a multipurpose event hall, a gym, and a spa that includes a stone jacuzzi, steam room, and a sauna that looks out to panoramic mountain vistas. Each of the suites are approximately 231-sqm and designed in the style of traditional Tibetan homes with an open-plan bedroom and living area, and a separate bathroom. All the suites are fitted with floor-to-ceiling windows to maximise the views.

### locally sourced

The Bensley team scoured local antique shops and junk yards for discarded doors and unique pieces which they then upcycled into beautiful furniture and décor for the interiors. “We used a similar approach for the materials and finishings, which were sourced locally for reasons of both sustainability and accessibility. Every area will be complemented by

the artwork of the late artist Robert Powell, a good friend of mine who drew the region’s vernacular architecture in mind-boggling detail,” says Bensley.

Because Jomson is so remote, the biggest challenge with this project was getting the needed materials onto the site. But this worked to Bensley’s advantage as it enabled him to rigorously abide by the guidelines of his white paper and source almost everything locally.

The colour scheme – dove grey, terracotta red and yellowish beige – is symbolic of prosperity, knowledge, and longevity, and reflect the colours of the local clay quarries in the Mustang valley.

“Our approach is always to understand the neighbourhood. This comes to life in every aspect of the interiors and experiences offered at Shinta Mani Mustang, through its detailed design. I am committed not only to creating places of beauty, but also of meaning, places that teach people new things and offer them adventures they have never had before,” says Bensley.

*(Below) Like the rest of the interior spaces, the Aara bar looks out to stunning views.*

*(Facing page from top) The Nilgiri Restaurant and a spa that includes a stone jacuzzi, steam room, and a sauna.*





# driving into a new era

Michelin's renovated reception area helps the French company to better connect with its environment, the city of Clermont-Ferrand and the world.

Text by Michele Koh Morollo

Photography by Cyrus Cornut and Nicholas Trouillard



*Michelin's revived headquarters is a cornerstone of the urban regeneration of the historic Place des Carmes in the city of Clermont-Ferrand. (Facing page) The facade is composed of 160-metre-tall arches.*

Paris-based architectural firm Encore Heureux has completed The Canopy – the revamped reception area for French tyre manufacturer Michelin's headquarter building in Place des Carmes.

A historic square in the small city of Clermont-Ferrand in France's southeast-central Auvergne-Rhône-Alpes region, Place des Carmes – the site of Michelin's headquarters since 1989 – had recently been revived, and the redesigned Michelin headquarters is a cornerstone of its urban regeneration.

## heart of the city

In 2015, Michelin held an architectural competition requesting a proposal for a reception area renovation that would help the brand create a new and more contemporary identity, while also providing the city of Clermont-Ferrand with green, beautiful, and socially engaging public spaces.

Encore Heureux's winning design was conceived with the aim of preserving as much of the existing structure as possible while introducing a new façade



## commercial

### location

Place des Carmes –  
Clermont-Ferrand

### building area

11 000 sqm

### year of completion

2021

### architect/design

#### firm

Encore Heureux Architectes

#### lead architect/

#### designer

Romain Léal / Nicola Delon

#### developer

MPF Michelin

#### contractor/builder

Encore Heureux Architectes

+ Construire

#### landscape architect

Base

#### designer furniture

#### brands

AAG

#### sanitaryware brands

Axima / Aquasol

that complements the existing building. And at the same time, integrating an existing tropical glasshouse into the programme.

The new reception area now includes 11,000 sqm of exhibitions spaces, offices and meeting rooms, a café that caters to both Michelin employees and the public, and shopping areas.

The project's namesake comes from its tropical glasshouse, which was repurposed as a green courtyard-like enclosure with plant species that grow in parts of the world where rubber is cultivated. The façade of this glasshouse displays the Michelin logo. "The brief called for a rethinking of the building's openness towards the city while modernising the headquarters," says Nicola Delon, one of Encore Heureux's two founding partners.

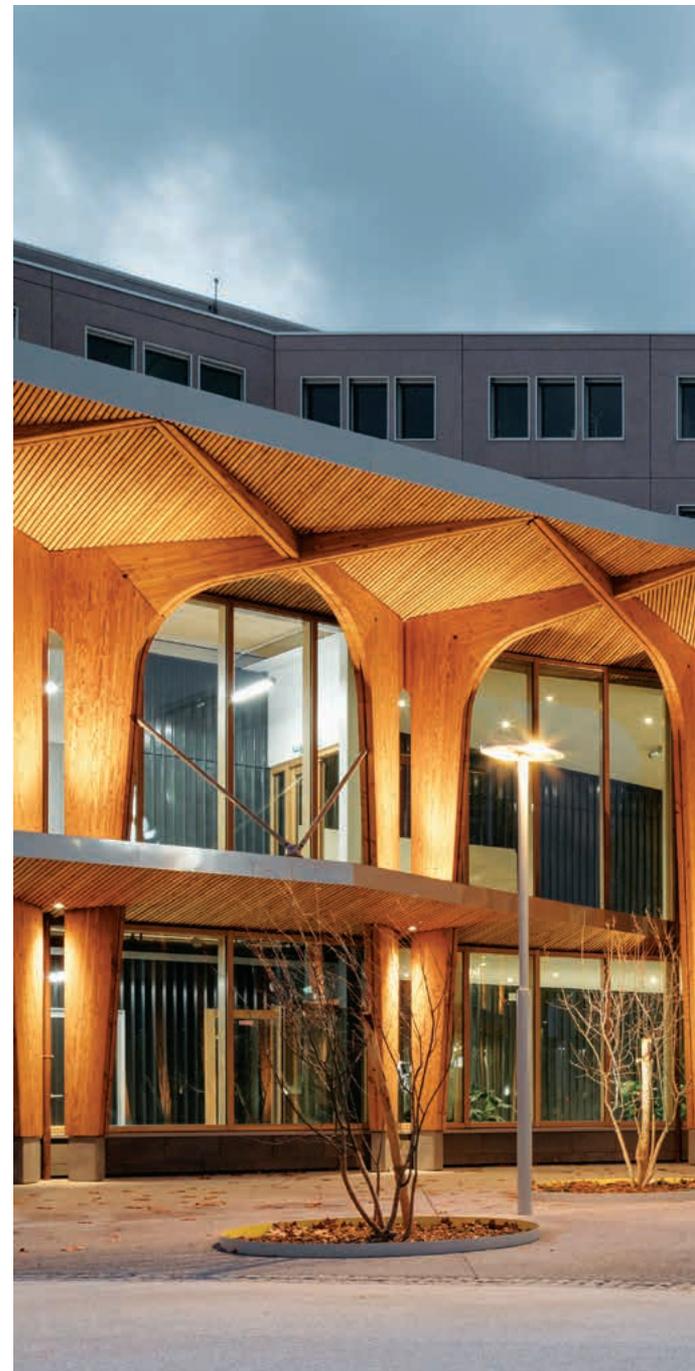
The Encore Heureux team came up with a programmatic intervention that included a new reception area, an entrance forecourt, a public square, an auditorium, a new company restaurant, parking facilities, as well as the renovation of the landscaping of the Michelin Campus' – 15 or so hectares of land composed of several buildings organised around outdoor circuits.

### a grand, transparent facade

As Michelin wanted to convey a message of openness and honesty, the architects let the theme of transparency guide their decisions for the building's design, and in particular, its façade.

The Canopy was built over just two levels of the existing building, so it does not conceal any of the historic features of the original build. According to Delon, this responded to the Michelin group's desire to renew itself without denying the company's secular presence on this site.

*Themes of transparency, openness and honesty are conveyed in the building's façade design.*



“We needed to expand the existing reception spaces in order to house all of the new departments that we identified as linked to the reception. To this end, we offered to preserve as much of the existing architecture as possible and to connect a new extension on the historical buildings’ facade on a second floor. This new building needed to be welcoming both in its shape and atmosphere, while linking the several and disparate existing buildings that opened onto the forecourt-level public space. In short, the goal was to unify and highlight the headquarters’ only public entrance,” says Delon.

A 160m-tall façade, which serves as both a barrier and a path between the indoor and outdoor spaces was created. This façade includes a massive, peripheral awning that morphs to indicate the front doors at its centre, leading to a stately and luminous hall.

“This awning features heterogeneous buildings and takes on the task of welcoming thousands of visitors that come to Place des Carmes every day. The tree-lined plaza extends to Place des Carmes and beyond, all the way to the tramway station







**nicola delon**  
Founding partner,  
Encore Heureux

on Georges Couthon Avenue. The outdoor furniture, greenery and water displays ensure freshness in the summertime,” says Delon.

The vast glass façade is protected from the sun’s rays by wooden awnings that cover the entirety of the Carmes Square-facing front. The horizontal and elevated curves in the façade’s architecture mirror the outlines of Michelin’s tyres, giving the entire building an aesthetic that shapes an authentic new identity for the corporation.

“The main façade needed to be completely transparent. Windows however, implied a risk of overheating. To counter this, awnings that spread over two levels naturally became a solution to protect from sun exposure while acting as a unifying element for the site. We chose to showcase these awnings without exaggerating their scale or aiming a specific feat,” says Delon.

### **sustainably built**

It was important to Michelin that their material and transportation choices have minimal impact on the environment, so Encore Heureux used predominantly locally and sustainably sourced materials for the construction. Locally procured materials such as volcanic rock and wood from Corrèze and Massif

Central contributed to 85% of the project’s raw materials.

For the architects, this project was also an experimentation in large-scale upcycling and repurposing. Repurposed materials were used for all of the windows of the glasshouse and sanitary elements. An electrical transformer that hails from another one of Michelin’s Clermont-Ferrand sites, and 1,100 sqm of oak floors from a 1950s office building in Roubaix in northern France were also used for the project.

“Far from being a classic approach, this project developed a thought-process centred on materials in their ecological, economic, and local aspects. The Canopy allowed for an application of experimental practices that were often exclusively used for confidential projects until now, demonstrating the use of repurposed, sustainably sourced materials for a multinational company’s headquarters,” says Delon.

Encore Heureux sees The Canopy’s focus on transparency and proximity as demonstration of Michelin’s accountability to its region and France, and to the environment. “The new building is not just a new corporate headquarters’ reception area, but also a transitional space between the city of Clermont-Ferrand and the heart of Michelin,” says Delon.

*The sun-lit reception area now includes exhibition and shopping spaces, offices and meeting rooms, and a café.*



**residential**





# more than a home

The concept of “considered community spaces” informs the design of The Hyde – a new, luxury residential development in Singapore’s prestigious District 10.

Text by Michele Koh Morollo  
Photography by Jovian Lim

Sited on a prime, 6,220-sqm parcel of land on 11 Balmoral Road, The Hyde – a 117-unit apartment complex by Singapore developers Aurum Land – has a lower-than-average build-to-land ratio, a modern design that provides every apartment with panoramic green views and plenty of natural light, and amenities that encourage wellness and a spirit of community.

According to Aurum Land CEO Michelle Yong, the concept of “considered community spaces” is one of

the key features that differentiates her development from other luxury condominiums in Singapore.

“The way we live in the world is changing and we are keen to reflect that change in everything we do,” says Yong who sees The Hyde as a place that encourages a healthy work-life balance, and that fosters a sense of wellness and community.

“For instance, there is a playroom that families can use as an extension of their apartment units, where

*A communal playroom that families can use as an extension of their apartment units.*



## residential



**Michelle Yong**  
CEO, Aurum Land

residents can donate their books and toys to share with each other, and which I am seeding with some of my own children's favourite books and toys. Also, every new owner gets to choose from a complimentary Tibetan singing bowl or wine tasting session when they move in, to get to know their new neighbours," she says.

### **inspired by hyde park's serpentine gallery**

Located a stone's throw away from Orchard Road and Goodwood Hill park, the 10,947 sqm complex consists of two residential towers, each with its own private lift lobby. These towers are connected by a series of communal areas.

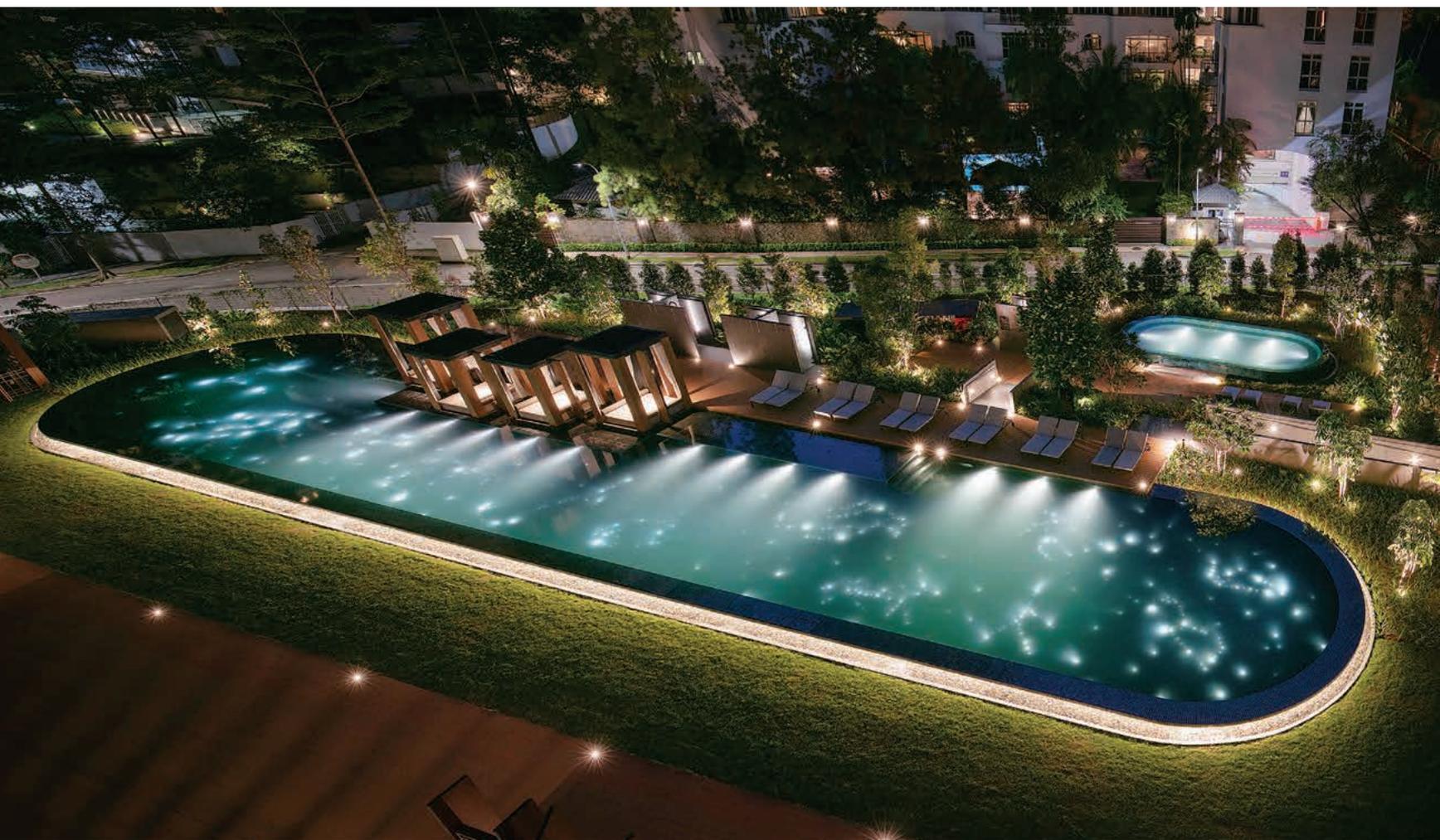
Within the communal areas are four pools – a 26m Sky Pool that looks out to the park, a 50m Constellation Pool that's lit at night with an LED map of the 12 astrological signs, a spa pool nestled within a landscaped garden, and a split-level, sheltered children's pool – a cantilevered roof level clubhouse and terrace, a gym and playroom on the ground floor, poolside cabanas, and a host of sheltered lounge areas.

Inspired by the Serpentine Gallery Pavilions in Hyde Park, London, the pavilions on the first level were constructed with organically shaped, Corten oxidised steel fins.

"Corten fins recall the seminal work of Richard Serra, framing the entrance to the gym and garden pavilions, working as both façade and landscape art. The textured, oxidised steel look draws from nature, contrasting and complementing the sleek glass and aluminum architecture," says Donovan Soon, director of FDAT Architects, the firm responsible for The Hyde's architecture, and landscape and interior design.

### **green oasis**

FDAT adopted an approach centred around providing meaningful and design-centric solutions while still sensitively responding to the environment and the times. "During the course of the development's construction, the COVID-19 pandemic offered an opportunity for us to explore ways a home could integrate and elevate the work-from-home experience. In keeping with our vision to develop The Hyde as an extension of the surrounding nature, our response was to create common, shared but



**location**

11 Balmoral Road

**site area**

6,220 sqm

**year of completion**

2022

**architect/design firm**

FDAT

**developer**

Aurum Land Pte Ltd

**contractor/builder**

Woh Hup Pte Ltd

**landscape architect**

FDAT

**sanitaryware brands**

Laufen & Gessi

**awards**

Asia Pacific Property Awards

by Property Guru

- 2019 – Best Boutique Development - High Density
- 2020 – Best Boutique Condo Architectural Design
- 2021 – Best Boutique Condo Interior Design (Singapore)



(Facing page) This 50m Constellation Pool is lit at night with an LED map of the 12 astrological signs.

(Above) Inspired by the Serpentine Gallery Pavilions in London's Hyde Park, the level one pavilions were constructed with organically shaped, Corton oxidised steel fins.

private spaces that open up to the beautiful greenery with the necessary comforts and provisions to enable residents to work,” says Soon.

With almost a full floor difference from the front to the rear of the site, the topography of the site was both a challenge and opportunity for FDAT. “To use this to our advantage, we introduced the ‘E-Deck’ – a landscaped deck that afforded minimal excavation for the basement carpark below. A 15m-wide, terrace-like structure with built-in seats connect the upper and lower levels of the site seamlessly. In the same grain, the playground adapts to the nature of

the site with a sinuous, 8m-long slide perched on the edge of the E-Deck sliding down amidst the greenery,” says Soon.

As the apartments are set high above ground level, the ground level could be freed up for landscaped areas and common facilities. From the semi sunken basement carpark, the terrace-like structure that leads up to the E-deck on the first level creates a continuity of space that enables the ground plane to be fully landscaped from the front all the way to the rear of the site. “Taking centre stage at the E-deck is the Constellation Pool – a 50m floating disc of water that

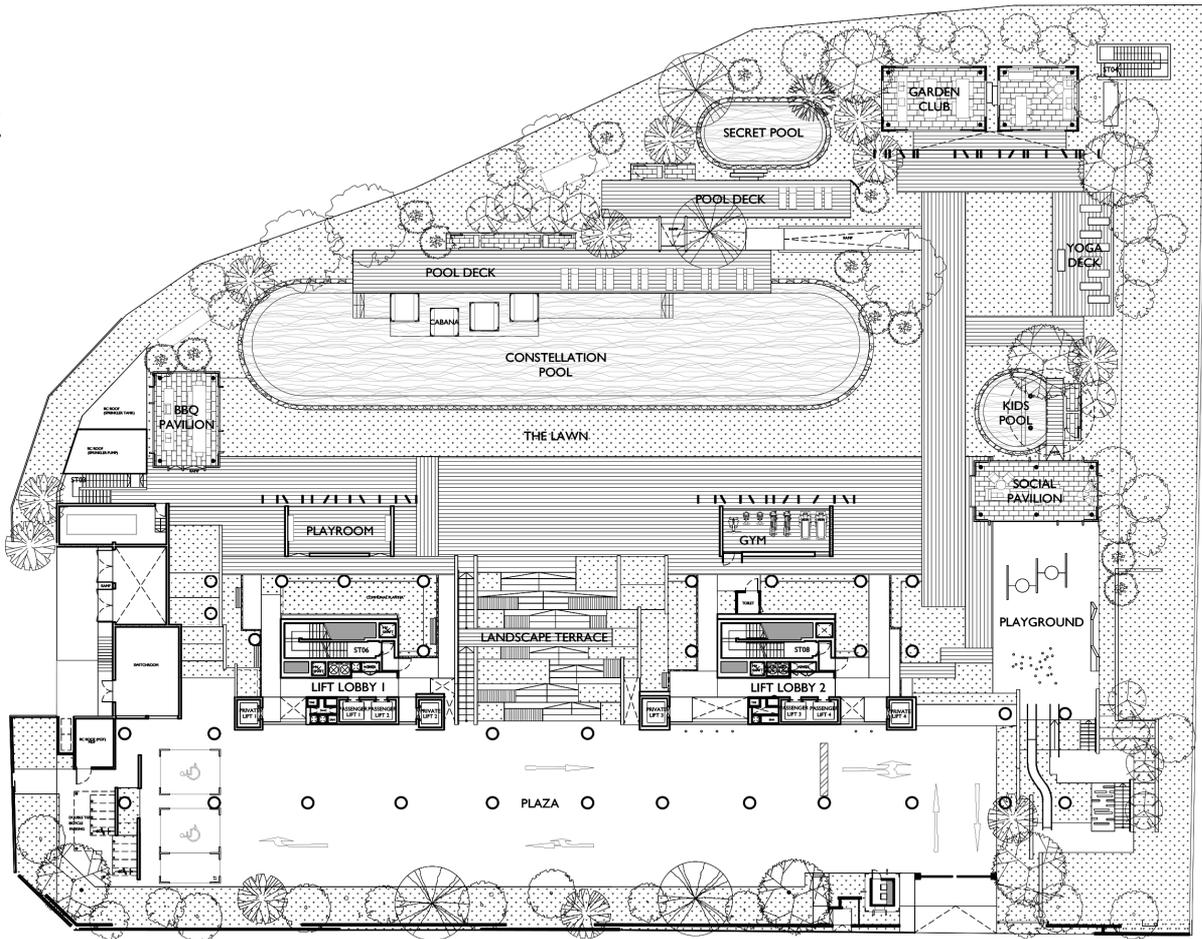


**donovan soon**

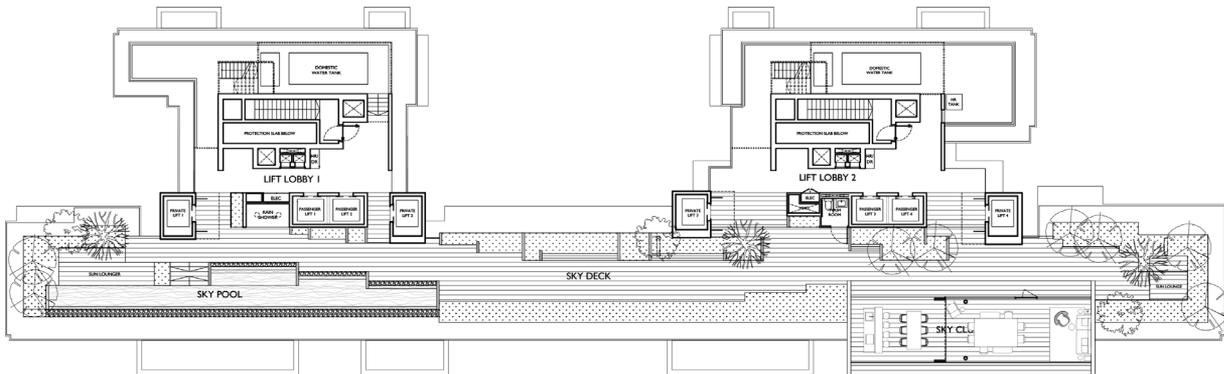
Director, FDAT Architects

# residential

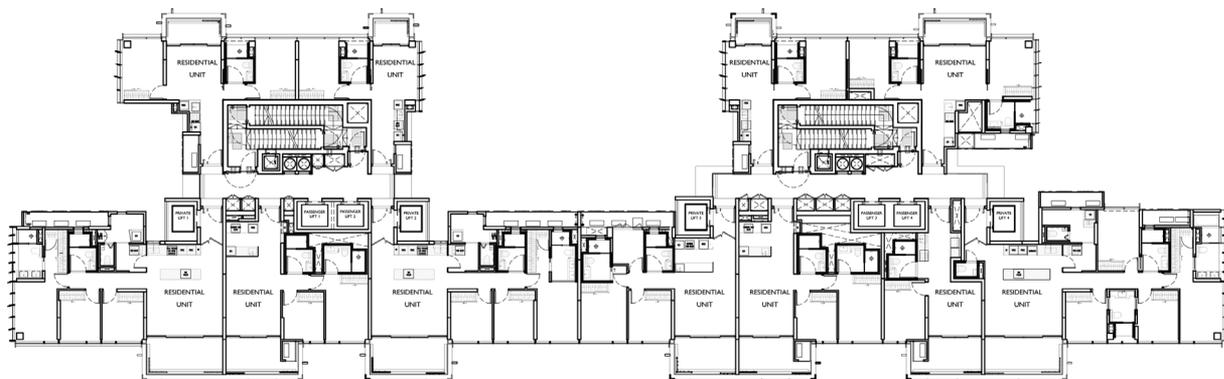
## floor plans



e-deck



roof terrace



typical storey

is both amenity and installation. The pool is prefaced by a full-length lawn that allows it to stand out against a backdrop of lush greenery,” says Soon.



### quiet privilege

The apartments – which all have generous 3m-high ceilings – range from 46 sqm, one-bedroom units to four-bedroom units as large as 146-sqm. Soon and his team fitted the apartment interiors with nature inspired materials like timber strip flooring, granite and marble bathrooms, along with high-tech mod cons. They used aluminium screens with a timber aesthetic to circumvent maintenance issues while still imbuing the interiors with the warm look of wood. Balconies were designed as garden rooms with lightweight screens that offered privacy while still enabling wind flow and daylighting. Full height curtain walls were used to maximise views.

Aurum Land was pleased with the final results and the sense of quiet privilege that The Hyde’s design conveys. “This development stands apart through its sleek, sculptural, and distinctive profile, its meticulous landscaping, and peaceful, serene environment. The Hyde creates an enchanting reality that connects homeowners with a variety of shared spaces and facilities,” says Yong.



Aluminium screens with a timber aesthetic were used to circumvent maintenance issues while still giving the interiors with the warm look of wood.

residential

# green triangle

This triangular, multigenerational family home in Ghaziabad, India, celebrates nature and maximises useable floor space with a terraced, green roof.

Text by Michele Koh Morollo  
Photography by Nivedita Gupta









Designed by Amit Gupta and Britta Knobel – principal architects of Stuttgart and New Delhi-based architecture firm Studio Symbiosis – KD45 is a triangular, 1,081 sqm, three-level family villa that maximises usage of its 1,100 sqm plot.

Located in the Kavi Nagar area in the city of Ghaziabad in Uttar Pradesh, the clients of the villa are a multigenerational family of eight who wanted a home with plenty of green space and views of the nearby park. The idea behind the design was to create a green urban oasis that encourages an organic synthesis between the built and the natural environment.

### **surrounded by greenery**

Strategically set on one edge of the site, the built form emerges from the landscape and blends the ground floor with the roof of the building, creating an outdoor connective spine for the villa. This results in a generous landscaped garden on

the west side of the plot which opens up to the double-height family living and dining spaces, thus extending the living areas to the outdoors.

Three trees that existed on the site guided the triangular shape of the built form, which was designed to accommodate these trees. The trees also created shaded areas that reduced sun exposure.

“The odd shape of the plot along with the views to the neighbourhood park were used as design drivers. Thematically, the design looks at continuing the greenery of the neighbourhood park within the site, with streamlines emerging from the park facing southern side and opening up towards the northern edge of the site. This base grid has been used to define the built form and landscape zones such as water features, hardscapes, and softscape,” says Knobel.

The villa’s most distinct feature is no doubt its hill-like, stepped roof composed of

*The villa’s most distinct feature is its hill-like, stepped roof comprising landscaped terraces covered with earth and grass.*



## residential

### location

Ghaziabad, India

### site area

1,081 sqm

### year of completion

2022

### design

Amit Gupta, Britta Knobel Gupta

### project lead

Kartik Misra, Nitish Talmale

### architect team

Govinda Dey. Team: Krishan Sharma, Anjan Mondal, Arun Marigoudra, Ankit Verma, Sakshi Raghav, Samiksha Verma, Vishakha Sharma, Dhriti Sharma

### consultants

Structure: Acecon, Mep: Dbhms, Lighting: Luminars

landscaped terraces covered with earth and grass. This roof terrace offers habitable green spaces that can be accessed from different parts of the villa; it connects all the floors of the villa, and also provides a sustainable solution for cutting down heat gain through the roof. Each terrace was uniquely designed to correspond to sunlight at different times of the day, and to maximise the panoramic views of the site. On the top of this terraced roof is a sitting lounge with a fireplace where the family can gather to enjoy the outdoors.

“Sustainable design strategies were woven in the design to create ambient indoor and outdoor spaces. The ground floor was designed with a deep cantilever on the south-west and east facing façade to filter out the harsh summer sun. Water features on the ground floor and terrace promote evaporative cooling,” says Gupta.

### private but connected

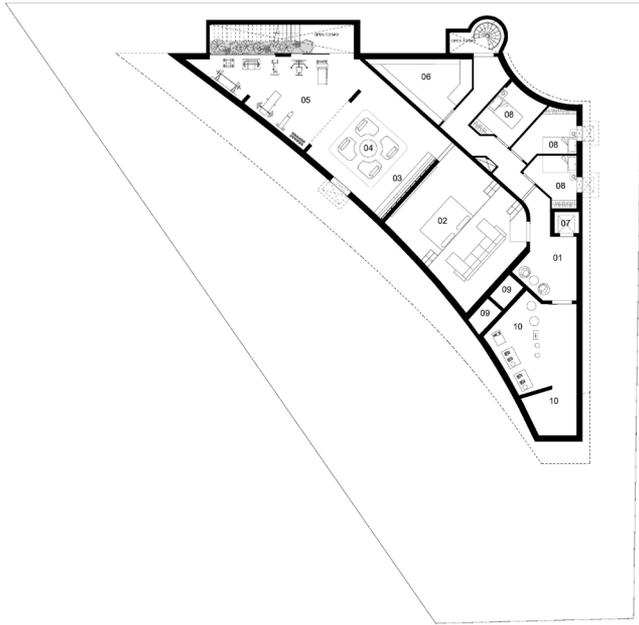
On the ground floor, an expansive, double-height, open-plan living and dining room opens to connect with the landscape outdoors, allowing a seamless transition from interior to exterior. Within the dining room is an open kitchen with a breakfast island and a large concealed pantry. On the ground floor, too, is an informal living lounge with a bathroom that can be adapted into a kid’s room in the future. A sinuous sofa in the living room mimics the serpentine movement of the site, while contemporary, triangular chandeliers hanging from the mezzanine illuminates the entire space. “Each individual triangulated light was customised to echo the shape of the site. The parametric approach to design optimises user experience, comfort, and energy efficiency,” says Knobel.

A lift near the entrance of the villa provides

*The terraced roof offers habitable green spaces that can be accessed through different parts of the villa.*

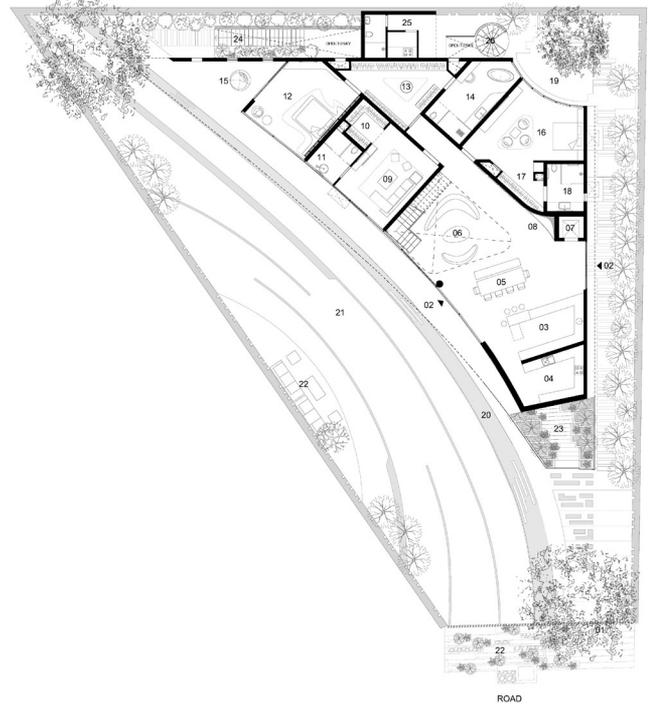
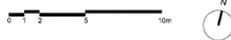


# floor plans



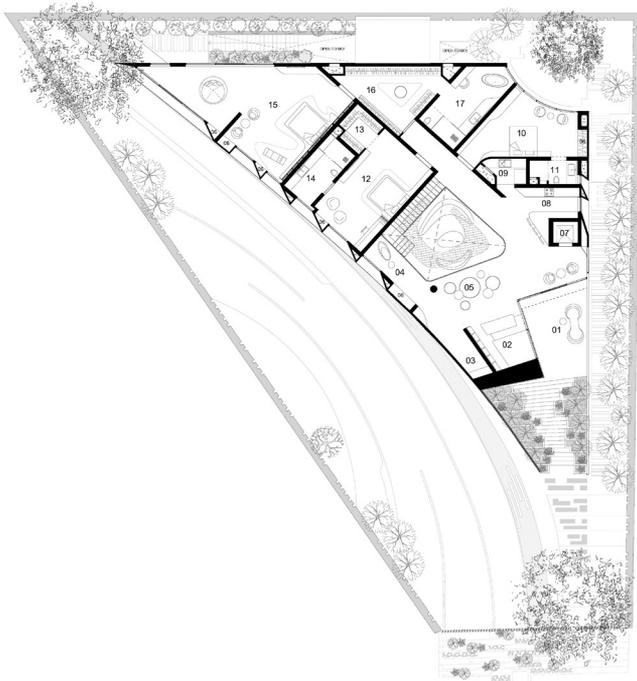
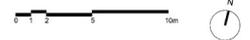
01. LOBBY 02. HOME THEATRE 03. BAR 04. LOUNGE 05. GYM 06. STORAGE 07. LIFT 08. SERVANT ROOM 09. WATER TANKS 10. SERVICES

BASEMENT



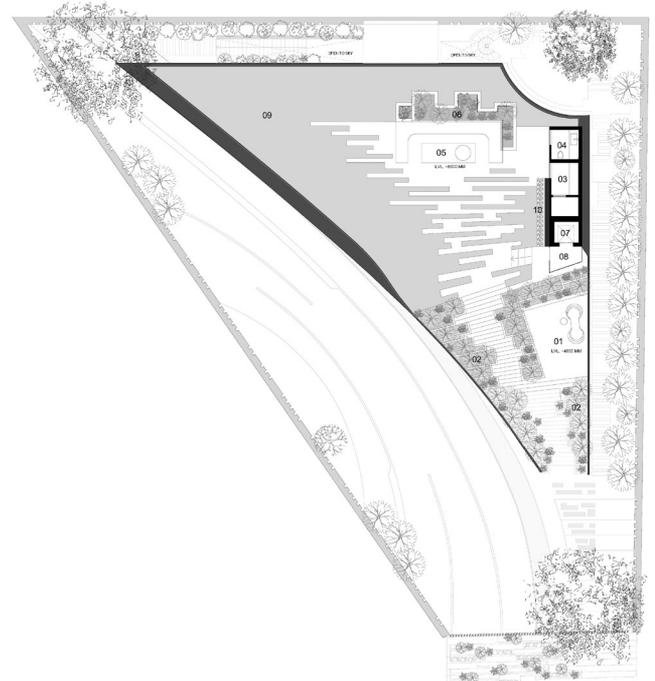
01. MAIN ENTRANCE GATE 02. ENTRANCE 03. DRY KITCHEN 04. WET KITCHEN 05. DINING 06. FORMAL LIVING 07. LIFT 08. POOJA  
09. FAMILY LIVING / GUEST BEDROOM 10. WARDROBE 11. BATHROOM 12. MASTER BEDROOM 1 13. MBR WALK-IN CLOSET 1 14. MBR BATHROOM 1  
15. SIT OUT 16. PARENT'S BEDROOM 17. PARENT'S WALK-IN CLOSET 18. PARENT'S BATHROOM 19. COURTYARD 20. WATER CHANNEL 21. LAWN  
22. GARDEN SIT-OUT 23. STEPPED PLANTERS 24. STAIRCASE TO BASEMENT 25. SERVANT / LAUNDRY 26. ACCESS TO BASEMENT

GROUND FLOOR



01. TERRACE 02. LIBRARY/LOUNGE 03. POOJA 04. READING 05. LOUNGE 06. STORAGE 07. LIFT 08. DRY KITCHEN 09. WET KITCHEN  
10. GUEST BEDROOM 11. GUEST BATHROOM 12. KID'S BEDROOM 13. KID'S WALK-IN CLOSET 14. KID'S BATHROOM 15. MASTER BEDROOM 2  
16. MBR WALK-IN CLOSET 2 17. MBR BATHROOM 2

FIRST FLOOR



01. BALCONY 02. STEPPED PLANTER 03. PANTRY / STORAGE 04. TOILET 05. OUTDOOR SEATING 06. PLANTER 07. LIFT 08. LOBBY  
09. GREEN TERRACE 10. WATER FEATURE

TERRACE



## residential

access to the upper floor and basement. The upper floor is also accessible via an open staircase that emerges from the ground level, and the steps on the roof terrace. On this upper level is a second pantry and wet kitchen, the master bedroom, a child's bedroom, a guest bedroom, a lounge with a library, and a small pooja space.

The master bedroom – which is accessed via a larger dressing room – is located at the end of the corridor. “This master bedroom sits at the triangular point of the property where there is a swing lounger surrounded by large sliding windows and lush green trees. The majestic views allow users to feel connected to nature indoors,” says Gupta.

The basement functions as an entertainment zone where the family can watch movies together. Also located in the basement are a gym, bar, lounge, storage and utility spaces, and accommodation for the family's domestic helpers.

Gupta explains that the layout was determined by the family structure – two brothers, their wives and children, and their own mother and father. “Designing with different zones of privacy in mind, the programme is shuffled into different activities across the different floors. The ground floor contains the more family-oriented programmes as well as the grandparent's rooms, while the other family bedrooms are placed on the first floor,” he says.

### sustainable and local

Most of the construction materials were locally sourced. White, micro-concrete floors brighten the interiors while enhancing the expansiveness of the double-height ceilings. Concrete micro-topping was used for the planters in the stepped terraces.

“The flooring creates harmony within all the areas in the villa, while effortlessly providing a fusion

*(Below) White, micro-concrete floors enhance the expansiveness of the double-height ceilings.  
(Facing page) Triangular chandeliers hanging from the mezzanine illuminate the entire space.*





## residential



*The designers mainly used a neutral colour palette for the interior, and a darker aesthetic for the bathrooms.*

of understated elegance and opulent living. The colour palette is neutral with lighter gradients in the upper floor. In contrast, the bathrooms have a much darker aesthetic and feature local Kadappa stone,” says Knobel.

The goal of the project was to not only preserve, but also celebrate the natural environment. Designing sustainably was a challenge as the architects had to come up with different methods to create a green and energy efficient, luxury home. Because the three trees on site were left untouched, the design had to be altered to accommodate these trees. On the ground floor, a shallow water feature was positioned in the direct path of the wind for evaporative cooling, and a recessed south-west facade helped filter out direct sunlight. The upper floor of the building was made of concrete and fitted with recessed windows to minimise heat from the sun.

“This villa emerges from the landscape, creating maximum green cover on the site, while also embracing the views of the nearby park. Built and landscape blend into each other, with indoor spaces opening into the green seamlessly. In urban settings, there is often a disconnect between the user and nature. With this project, our goal was to create a green urban oasis, and to rekindle the relationship between the residents and nature,” says Knobel.



**mixed-use**





# integrated living for changing lifestyles

Residential units with flexible rooms and seamless connectivity between private and public spaces make mixed-use development Lentor Modern the blueprint for Singapore's housing estate of the future.

Text by Michele Koh Morollo  
Images courtesy of GuocoLand

## mixed-use

### location

1 to 9 Lentor Central

### site area

17,279.90 sqm

### building area

11,388.32 sqm

### year of completion

2026

### architect/design firm

ADDP Architects LLP

### lead architect/designer

Tang Kok Thye

### developer

Lentor Modern Pte. Ltd. &

Lentor Central Pte. Ltd.

### contractor/builder

Lian Beng Construction (1988) Pte. Ltd.

### c&s consultant

KCL Consultants Pte. Ltd.

### m&e consultant

Belmacs Pte. Ltd.

### quantity surveyor

Arcadis Singapore Pte. Ltd.

### landscape architect

Ortus Design Pte. Ltd.

### sanitaryware brands

Roca & Hansgrohe

Slated for completion in 2026, Lentor Modern by Singapore developer GuocoLand is an integrated mixed-use development comprising residential apartments, a shopping mall and childcare centre that will bring modern-day conveniences to the doorstep of residents living in the neighbourhood of Lentor Estate.

### crown, canopy & core

The 17,280 sqm plot that the property sits on was formerly part of the Lentor secondary forest, so ADDP – the architects responsible for the project – made a conscious effort to pay homage to nature by using the metaphor of a tree to guide their design. The building form of the development's three towers was developed based on a crown, canopy, and core concept. The towers' verticality was emphasised and culminates with the crown at the top two floors.

"The towers rest on top of a podium, which was designed as a moulded landform wherein the building's functions are housed. The podium façade is imprinted with a bark-like motif, giving the building a distinct character while forming a backdrop to the lush tree foliage and landscape that is planted around the perimeter of the development," says Tang Kok Thye, Associate Partner at ADDP and the project's principal architect.

The building is composed of three main components – the residential programme, commercial programme, and a childcare centre. The commercial mall, childcare centre,

and carparks are located within a four-storey podium. Three residential towers are located on the podium roof. These residential towers contain a total of 605 apartment units. The Sky Terrace on the 14th floor of each tower offers private communal spaces and small alcoves where residents can engage in solo work or small group meetings. A variety of residential communal facilities – including a business lounge, dining lounges, dance studio, games room, 25m and 50m lap pools, indoor and outdoor gyms, play garden, tennis court, allotment garden, pavilions – are located on the landscape deck on the fourth floor.

The commercial mall, which is integrated with Lentor MRT station, includes a mix of restaurants, retail spaces, and a supermarket. The pedestrian circulation in and around the mall is routed to offer seamless connectivity and convenience to residents and visitors, linking the residential lift lobbies, restaurants, supermarket, MRT station, and with 7m-wide through-block and pedestrian links.

The childcare centre is located on the second floor of the building and includes an outdoor play area. By locating the childcare centre on the second floor, away from the commercial mall, the architects created a more private and safer environment where children can be picked up and dropped off at the dedicated drop-off area directly in front of the childcare centre.



### **flex rooms**

As COVID-19 led to more people using their homes for work, educational and leisure activities, GuocoLand and ADDP saw the need to create flexible spaces within each apartment unit that can be adapted for different uses, depending on the homeowner's needs. They responded to this need with the inclusion of a "Flex Room" in their two-, three-, and four-bedroom units. These Flex Rooms can be used as home offices, walk-in wardrobes, nurseries, or anything else. They can also

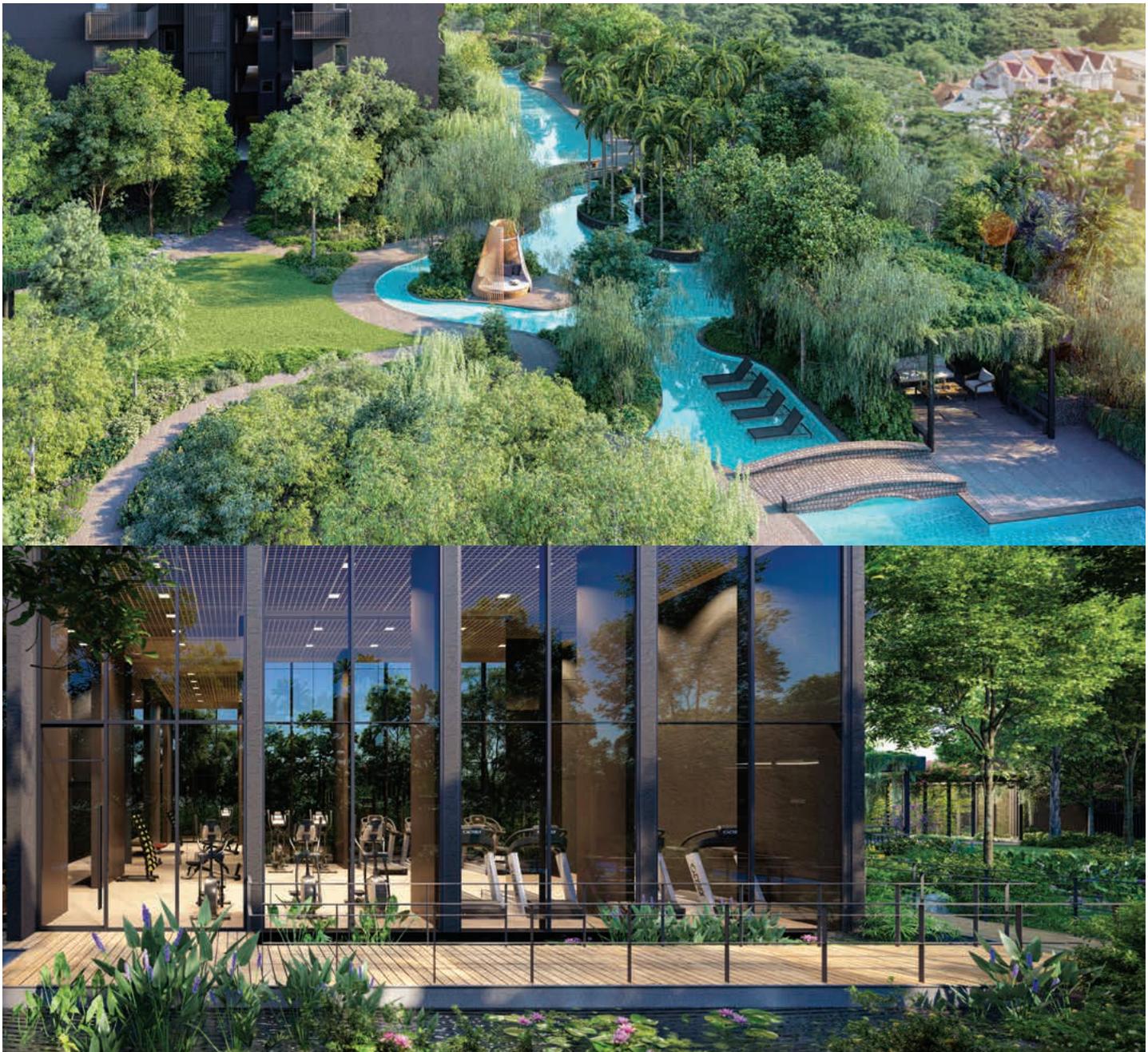
be reconfigured to a different use as the homeowner's needs change.

Dora Chng, general manager for GuocoLand's residential department says that while the idea of flex spaces in residential developments is not new, most of the other developments in Singapore allocated these flex spaces as study rooms or storerooms.

"Lentor Modern's Flex Room, which is included in almost 90% of the development, is designed to offer

*(Facing page) Lentor Modern will bring modern conveniences to the doorstep of residents living in the neighbourhood.*

*(Below) The swimming pools and gym are located on the landscape deck on the fourth floor.*



## mixed-use



**tang kok thye**

Associate Partner, ADDP

even greater flexibility to meet the changing lifestyle needs of homeowners. Each Flex Room is at least 2.2m long and 1.4m wide and can fit in a single or loft bed with a study area below it. Or it can be converted into a walk-in wardrobe or entertainment room. In addition, these rooms feature windows to allow natural lighting,” says Chng, who adds that flexible spaces are particularly useful in Singapore where multigenerational families live under one roof.

For example, in the four-bedroom unit, the junior master bedroom is almost as large as the master bedroom and comes complete with an ensuite bathroom. The junior master bedroom is located away from the other bedrooms, on the other side of the living and dining space. This allows grandparents to have a room similar in size to the master bedroom but still have their own private space.

### an extension of home

Lentor Modern’s communal facilities were also designed to offer residents a variety of spaces for socialising, working, fitness, dining, entertainment, and play. The landscaping and amenities were designed to serve as an extension of the home.

“Because this is an integrated mixed-use development, we had to balance the residents’ need for privacy with the connectivity and convenience

of access to the public spaces. We did a detailed review of the vehicular and pedestrian circulation routes for the various user groups to ensure that good connectivity could be achieved while maintaining the required separation between public and private spaces,” says Tang.

Prefabricated Prefinished Volumetric Construction (PPVC) was used as the construction method for the residential towers, which include aluminium railings at the balconies and air conditioner ledges. Reinforced concrete with a textured paint finish was used for the podium’s façade material. As the site is close to Hillcock Park and the Central Catchment Nature Reserve (Singapore’s largest nature reserve) where there are many birds, ADDP avoided using glass for the building façade to achieve a more bird-friendly building.

According to Tang, the biggest technical challenge with this project was ensuring that the various components in and around the development, such as the public transport nodes, commercial mall, Hillcock Park, residential lobbies etc., are seamlessly linked through a cohesive design.

“The design process was a collaborative effort, with our team working closely with GuocoLand through a series of design workshops. Understanding and sharing our client’s vision for the development enabled us to deliver a product that fulfils their requests,” says Tang.

*Each apartment unit is designed with flexible spaces that can be adapted for different uses, depending on the homeowner’s needs.*



