

# PUTERI HARBOUR

5-STAR HOTEL AND APARTMENTS

SEPTEMBER, 2012





## INTRODUCTION

**THE PROJECT** consists of a hotel and apartments with supporting amenities and other facilities such as shops and food & beverage outlets. It is located within the Puteri Harbour Development on Plot TR-2-1 which is adjacent to the Tanjung Marina.

**THE SITE** is a choice location in the Puteri Harbour Development area. Besides the precious view to the Tanjung Marina and the sea to the East, it is also a corner site, bounded by the important and wide Laksamana Avenue to the North-west, the landscaped traffic round-about to the West and the narrower and more private access road to the South-west.



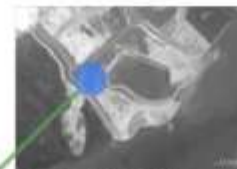


## PUTERI HARBOUR, MALAYSIA

### BUILDINGS IN THE VICINITY

The proximity to the Government Precinct and the Marina Clubhouse, the Ferry Terminal, the CIQ and the Convention Centre, and the other residential and commercial developments along Bahtera Avenue and Laksamana Avenue add to its premium location.

### VIEW TO THE SITE



EXISTING SITE



INFRASTRUCTURE

BUILDING AROUND THE SITE

# SITE ANALYSIS

RSP



MARINA VIEW

The form and architectural language employed throughout the development take their cue from the nautical theme.



MODERN ARCHITECTURE



Although sea faring vessels are generally horizontal in nature, we do not want to fall into the trap of making the form of the hotel and apartment towers to be two "slab blocks".



TWIN TOWERS



The key to appropriately adopt the Nautical Theme is to be selective and sensitive in extracting the essence of the nautical references on which the design of this development is based.



NAUTICAL THEME



Functionally, the massing and orientation of both the towers maximize the view towards the marina and the sea beyond. The towers were aligned and curved to maximize the exposure to the North-east direction spanning across to the South-east to capture the spectacular views.

## SPECTACULAR VIEW



## TWIN TOWERS



The fluid curve of the sail caressed by the wind is also an important design imagery and is expressed in the form of the twin towers. The distinctive vertical walls at the East façade of both the hotel and apartment towers reflect both the strength of the mast and the softness of the sails as the boat catch the wind to set sail. The gentle curved profile of the facade accentuates the "feminine" qualities of the design. This expression is extended to the roof of both towers.

The nautical theme of the design can also be felt in the design of the podium and smaller elements from the point of entry and into the main lobby, through the internal concourse and the Waterside Boulevard beyond. Water features are generously provided in the Sculpture Park with figures evoking images of things of the sea.

## NAUTICAL THEME

# DESIGN INSPIRATION

# URBAN DESIGN GUIDELINES PUTERI HARBOUR



## Strategic Site

The site is strategically located between the vehicular round-about around which the major roads converge. At the East towards the sea front, it is located at the 'apex' of the vast marina generally along its major axis.



## Urban Response

The natural axis between the vehicular round-about and the marina is used to organize the general massing. Similarly, this axis also organizes the progression of spaces from the Sculpture Park forecourt, into the main lobby, down to the concourse and ending at the lushly planted Waterfront Boulevard and the marina beyond.

## Massing

As an urban design response to the site in terms of massing, the open space form by the orientation of the two towers serves as a welcoming gesture to the entrance forecourt facing inland, which has been designated as a Sculpture Park.

# MASSING SCHEME

# RSP



Aerial view of the development from the vehicular circle at the intersection of Laksamana Avenue and the private access road to the South-west of the site. From this perspective, the inspiration behind the sweeping curved roof forms of the towers become evident.

**ARCHITECTURAL DESIGN**

**RSP**



Eye level view of the development from the marina seeing the lushly planted boulevard and the protruding form of the water feature, boat sculpture and planter at the edge. The design intention is to create and encourage a dynamic interaction between activities on land and water.

The multiple curves shape of the podium with the swimming pool deck at the 3rd storey, the outdoor café terrace at the 2nd floor and the marina boulevard facing the marina. The silhouette of the apartment tower with its subtle curved balcony profile is depicted in the foreground.



The development in its surrounding context with the marina in the foreground. The position and orientation of the 2 towers are carefully planned to maximize views to the marina/sea and at the same time achieved the allowable and required gross floor areas while keeping the towers distinctively apart.

Facing the Waterfront Boulevard and marina, the layered curves of the podium express the ebb and flow of the waves of the sea. The curves seem random but there is an underlying order in expressing the direction the waves are flowing.



The floor levels of the podium, though composed visually as one, are organized and separated by various functions which are allocated according to the level of privacy they each require.

The main entrance for the hotel and apartments is at the 1st storey.

The more public spaces are lower down at Basement 1 and Basement 2 where shops and cafes serve the public boulevard at the edge of the marina.



Promoting The Marina Lifestyle To Be More Accessible.



A smaller replica of the famous red "Flamingo" sculpture by Alexander Calder in a central location of the arrival plaza marks the focal point and highlight the artistic setting of the design and its surrounding.



As you descends the wide external stairs along the North-east boundary, the vista in the distance of the marina and the wave-like paving pattern of the waterfront boulevard is progressively open up to a lushly planted and inviting space for outdoor activities.



# ARCHITECTURAL DESIGN

# RSP

The distinct upward sweeping curved form of the roof and the subtly curved vertical feature wall of both the apartment and hotel tower provide the ideal setting for the log and signage of the development in the skyline. Illuminated in the evening, they are visible from the Straits of Johor.

The subtle but effective play of solid curved horizontal bands and louvered bands outlined the imprint of the curved shape of a boat sail on the east façade of the apartment tower. This is accentuated when the East façade is illuminated by the rising morning sun.

A straight view of the development showing the 2 curved towers with the adjacent 3-storey clubhouse on plot TM-1 and the marina in the foreground. The majestic twin towers and its dynamic podium design "fits the corner site like a glove".



Taking advantage of the urban planning guidelines, the twin tower development stands out at the prominent corner site adjacent to the low rise clubhouse on Plot TM-1. The view of the open harbour to the left of the hotel tower on this view is "priceless".

**ARCHITECTURAL DESIGN**

**RSP**



In addition to having a recreational space at a high level of the tower, the view from the half circle sun deck toward the horizon and the marina would be spectacular at any time of the day.



The recreational facilities of the hotel are situated at the 18th storey of the hotel tower. The floating curved swimming pool deck at the 18th floor of the hotel tower intersecting the curved featured wall is an eye-catching element reminiscent of the bridge of a futuristic ship. It also serves to unify the curved upper part of the hotel tower with a rectilinear lower part in an elegant way.



Form And Function In Context And Harmony



# ARCHITECTURAL DESIGN

RSP

Arriving from the city approaching the vehicular circle, one is greeted by the development at this prominent corner site. In respect of that a generous space double as a "sculpture park" to celebrate the fine arts and the arrival plaza.



The floor levels of the podium, though composed visually as one, are organized and separated by various functions which are allocated according to the level of privacy they each require. The main entrance for the hotel and apartments is at the 1st storey. The more public spaces are lower down at Basement 1 and Basement 2 where shops and cafes serve the public boulevard at the edge of the marina.



Apart from the swimming pool, the design of the gymnasium is another gem in the design composition. Protruding out by 2.6m and adorned with slanting glass façade, the gym is a recognizable feature on the West façade of the hotel just like the observation deck at an airport tower. In the evening, it becomes a shining lantern high above serving as a beacon to guide and greet the visitors to their destination.

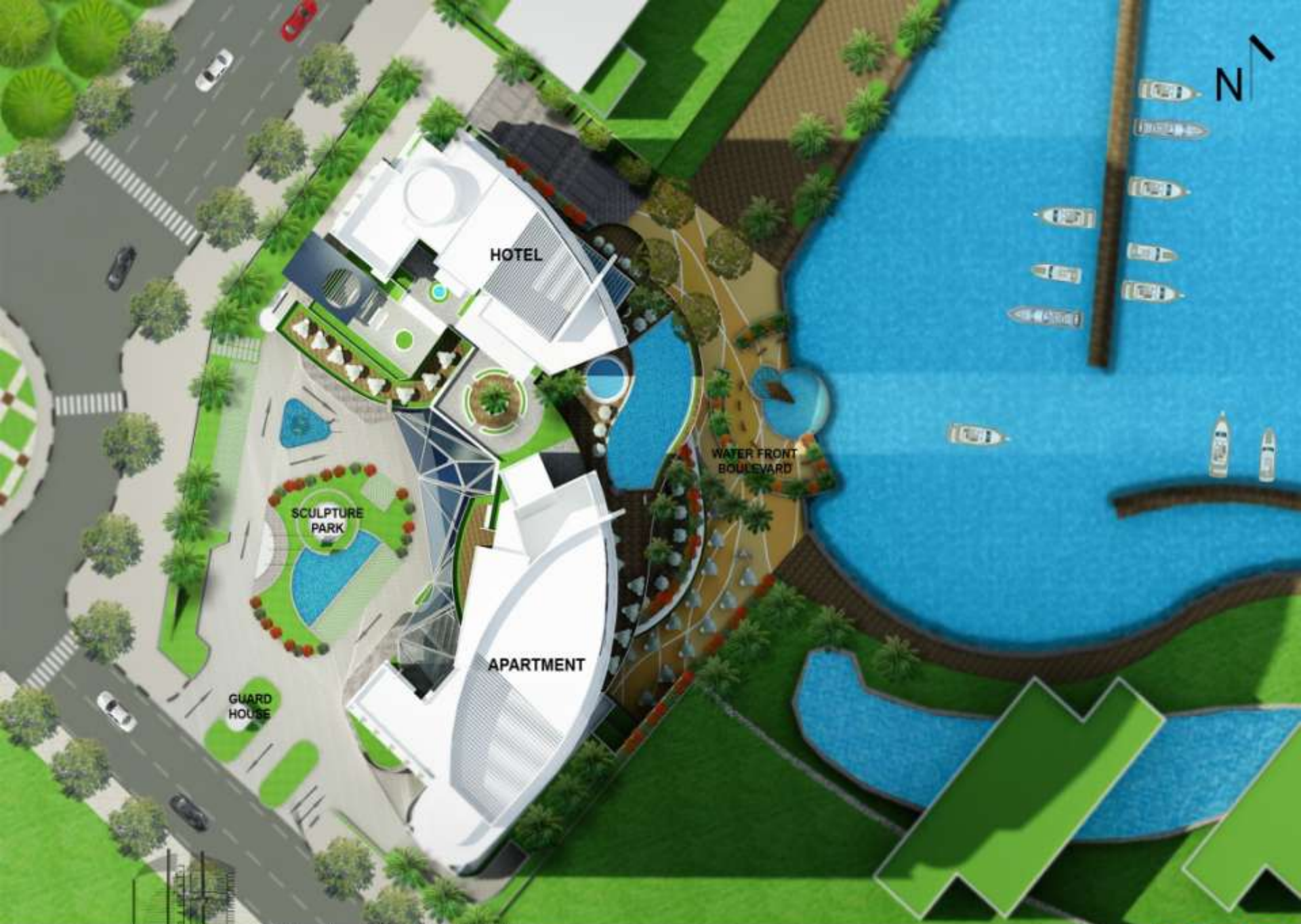


In keeping with the vast open space of the marina and beyond, the interiors of the apartment units are spacious and airy. Simple lines and geometric shapes are adopted with the pre-dominant colour being white and the fresh warm brown of the timber flooring providing a contrast.



# INTERIOR

RSP



**SITE PLAN**

**RSP**



## RSP



# Basement 1 FLOOR PLAN

Area : 3,299 sqm

Scale : 1/500

# PODIUM FLOOR PLAN

RSP



# 1st STOREY FLOOR PLAN

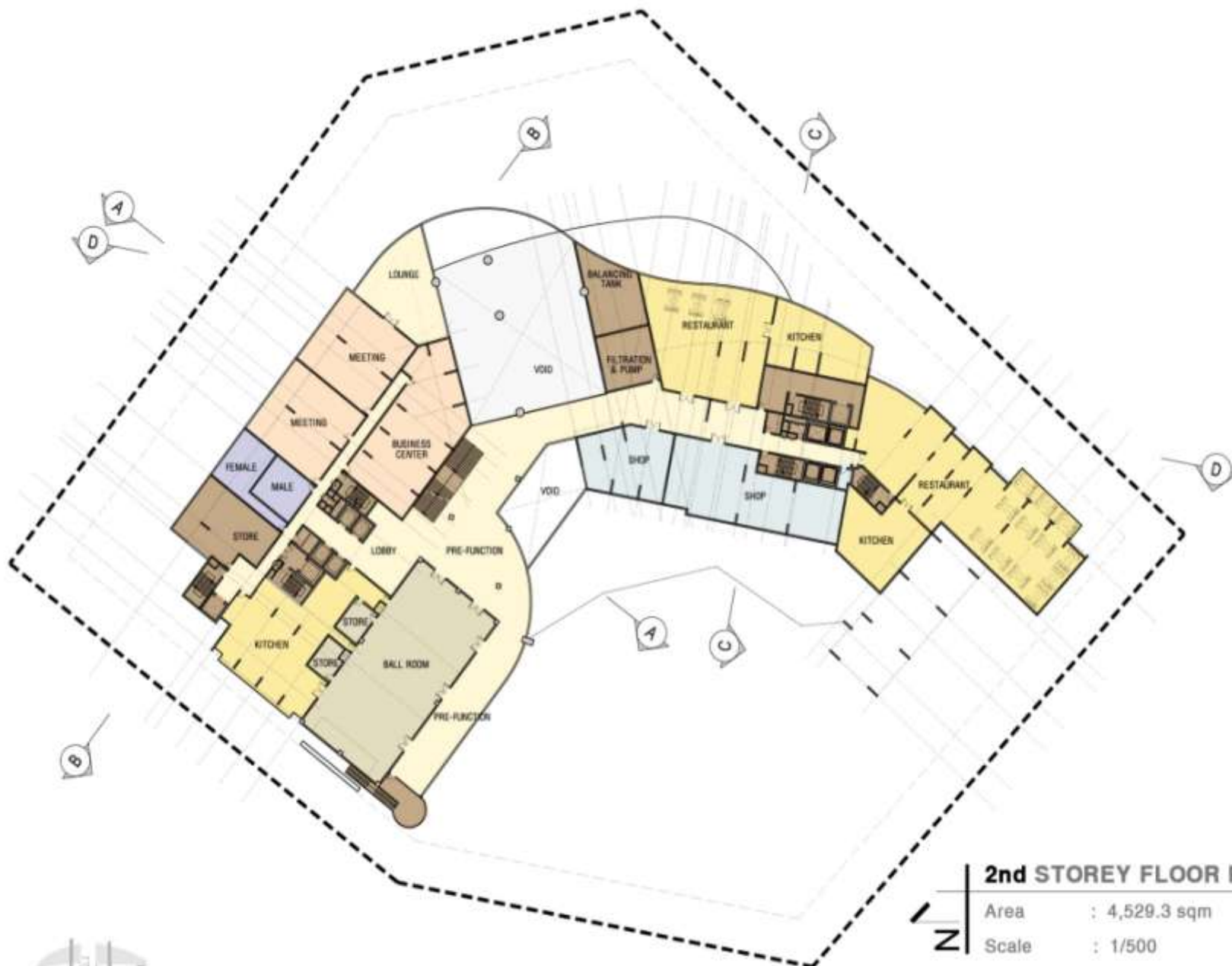
Area : 3,817 sqm

Scale : 1/500

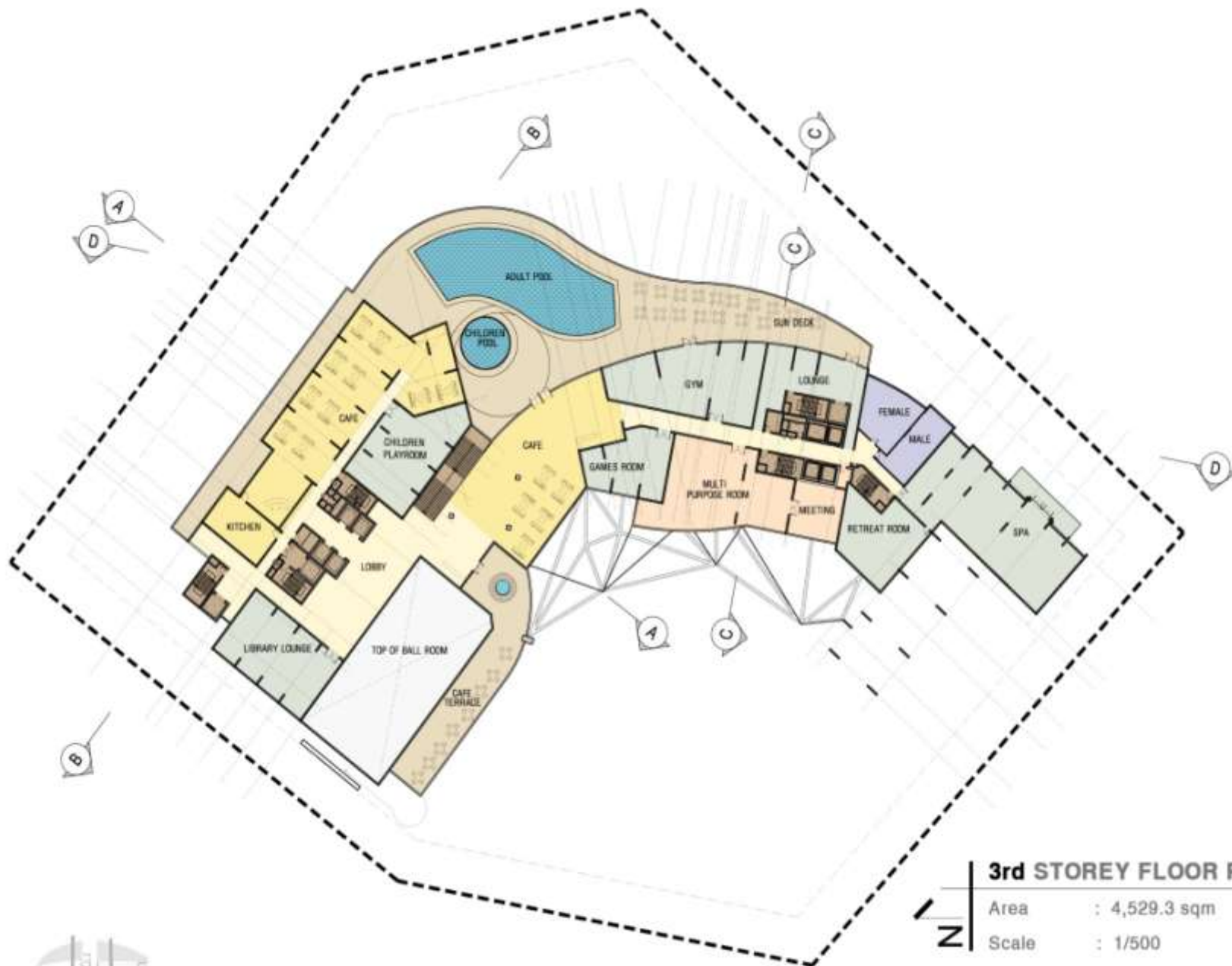


# PODIUM FLOOR PLAN

**RSP**

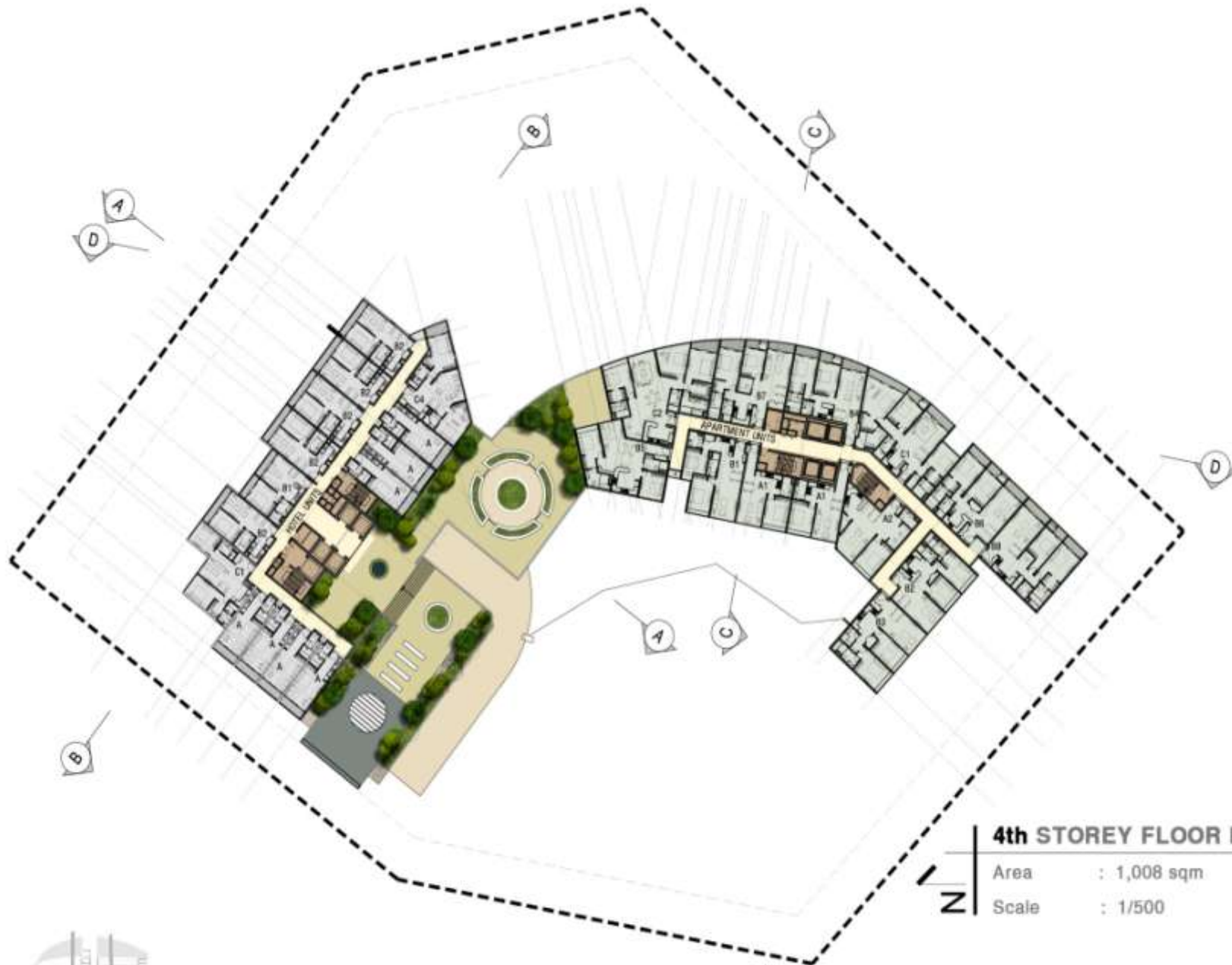


# PODIUM FLOOR PLAN



# PODIUM FLOOR PLAN

**RSP**



#### 4th STOREY FLOOR PLAN

Area : 1,008 sqm

Scale : 1/500



# PODIUM FLOOR PLAN

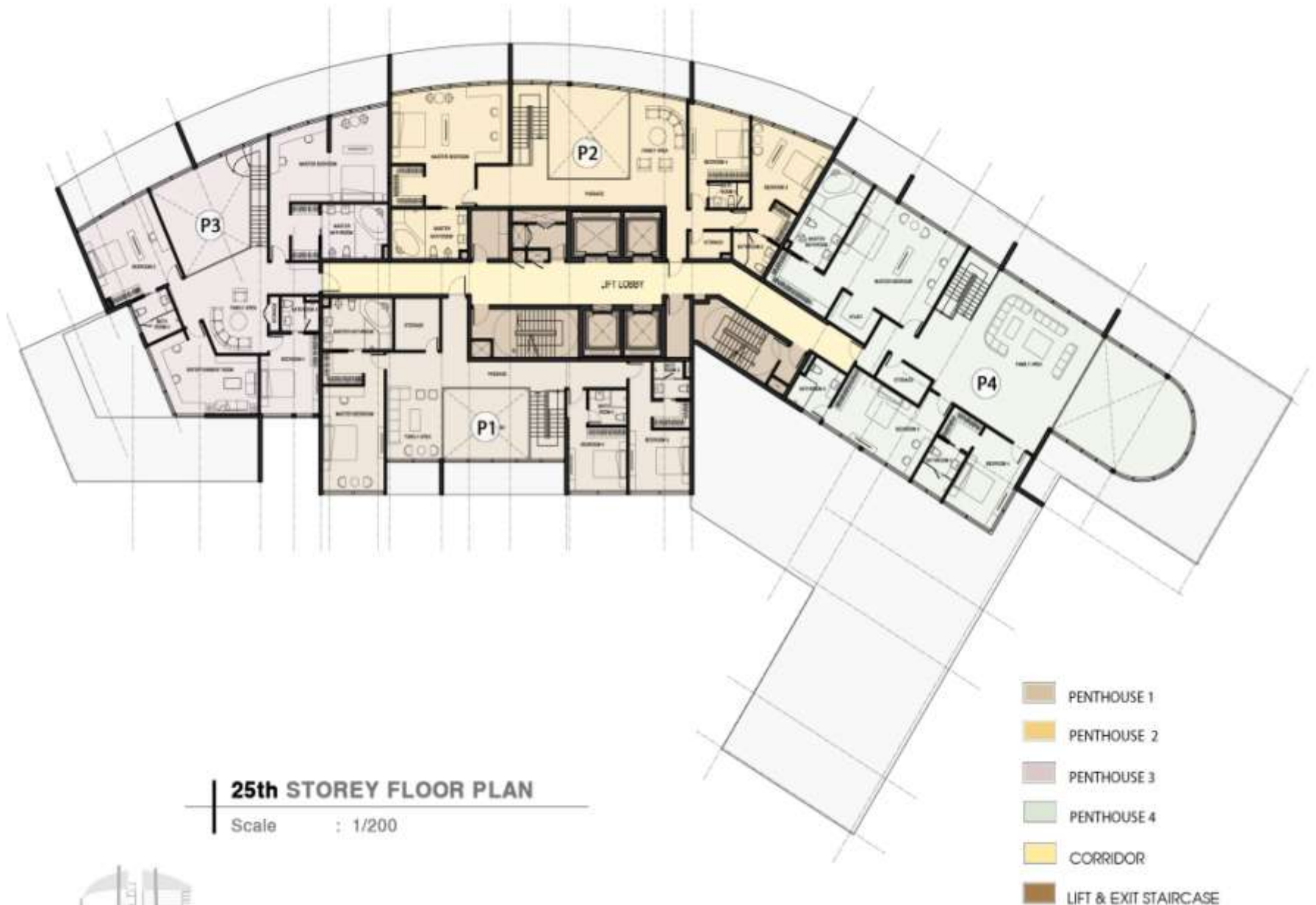
# RSP



# APARTMENT FLOOR PLANS

**RSP**







#### TYPE A1 - 1 BEDROOM

Area : 64 sqm

No. of Units : 40

Scale : 1/100



#### TYPE A2 - 1 BEDROOM + STUDY AREA

Area : 90.49 sqm

No. of Units : 20

Scale : 1/100



# APARTMENT UNIT PLANS

# RSP



### TYPE B1 - 2 BEDROOM

Area : 91.98 sqm

No. of Units : 20

Scale : 1/100



### TYPE B2 - 2 BEDROOM

Area : 96.76 sqm

No. of Units : 20

Scale : 1/100



# APARTMENT UNIT PLANS

# RSP



### TYPE B3 - 2 BEDROOM

Area : 99.94 sqm

No. of Units : 20

Scale : 1/100



### TYPE B4 - 2 BEDROOM

Area : 102.67 sqm

No. of Units : 20

Scale : 1/100



# APARTMENT UNIT PLANS

**RSP**



Scale : 1/100



Scale : 1/100



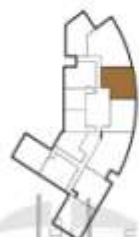


#### TYPE B7 - 2 BEDROOM + STUDY AREA

Area : 120.06 sqm

No. of Units : 20

Scale : 1/100



#### TYPE B8 - 2 BEDROOM + STUDY AREA

Area : 123.92 sqm

No. of Units : 20

Scale : 1/100





### TYPE C1 - 3 BEDROOM

Area : 157.20 sqm

No. of Units : 20

Scale : 1/100



### TYPE C2 - 3 BEDROOM + STUDY AREA

Area : 167 sqm

No. of Units : 20

Scale : 1/100



# APARTMENT UNIT PLANS

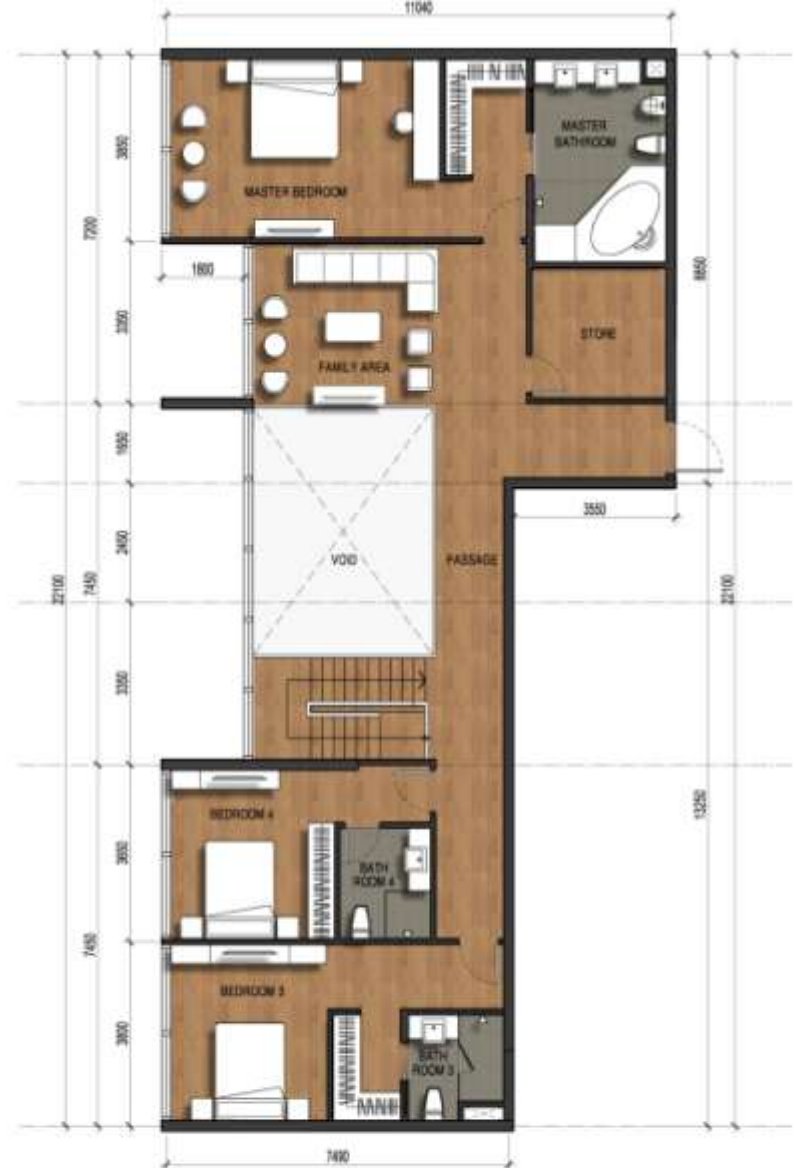
**RSP**



### TYPE P1 - PENTHOUSE

#### LOWER FLOOR

Area : 197.96 sqm  
Total Area : 377.90 sqm



### TYPE P1 - PENTHOUSE

#### UPPER FLOOR

Area : 179.94 sqm  
Scale : 1/100



# APARTMENT UNIT PLANS

RSP



### TYPE P2 - PENTHOUSE

#### LOWER FLOOR

Area : 256.25 sqm  
 Total Area : 455.64 sqm  
 Scale : 1/100



# APARTMENT UNIT PLAN

RSP



### TYPE P2 - PENTHOUSE

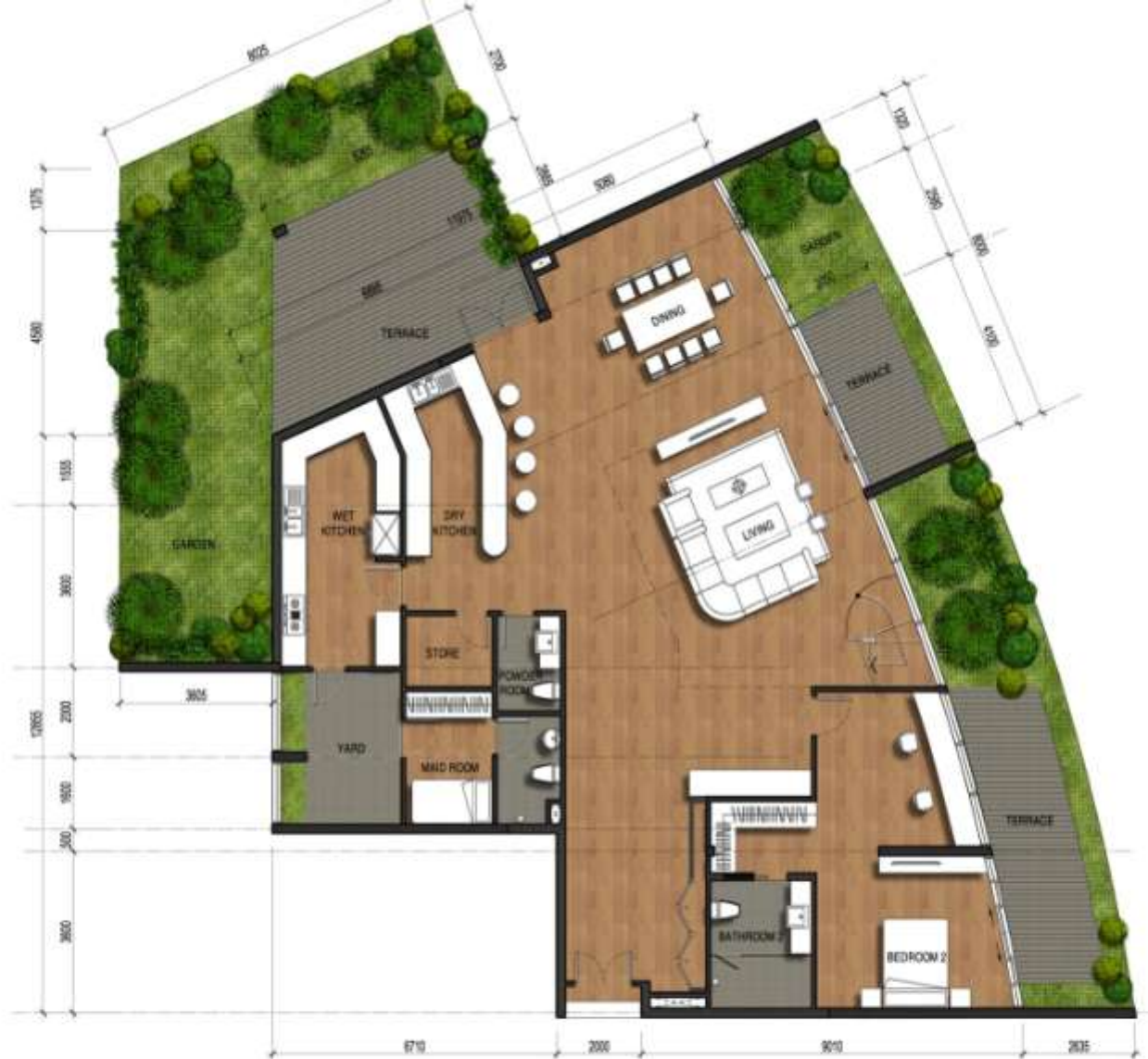
#### UPPER FLOOR

Area : 199.39 sqm  
 Total Area : 455.64 sqm  
 Scale : 1/100



# APARTMENT UNIT PLAN

**RSP**



### TYPE P3 - PENTHOUSE

#### LOWER FLOOR

Area : 355.22 sqm  
 Total Area : 561.58 sqm  
 Scale : 1/100



# APARTMENT UNIT PLANS

RSP



### TYPE P3 - PENTHOUSE

#### UPPER FLOOR

Area : 209.36 sqm  
 Total Area : 561.58 sqm  
 Scale : 1/100



# APARTMENT UNIT PLAN

RSP



### TYPE P4 - PENTHOUSE

#### LOWER FLOOR

Area : 406.69 sqm  
 Total Area : 675.54 sqm  
 Scale : 1/100



# APARTMENT UNIT PLANS

RSP



### TYPE P4 - PENTHOUSE

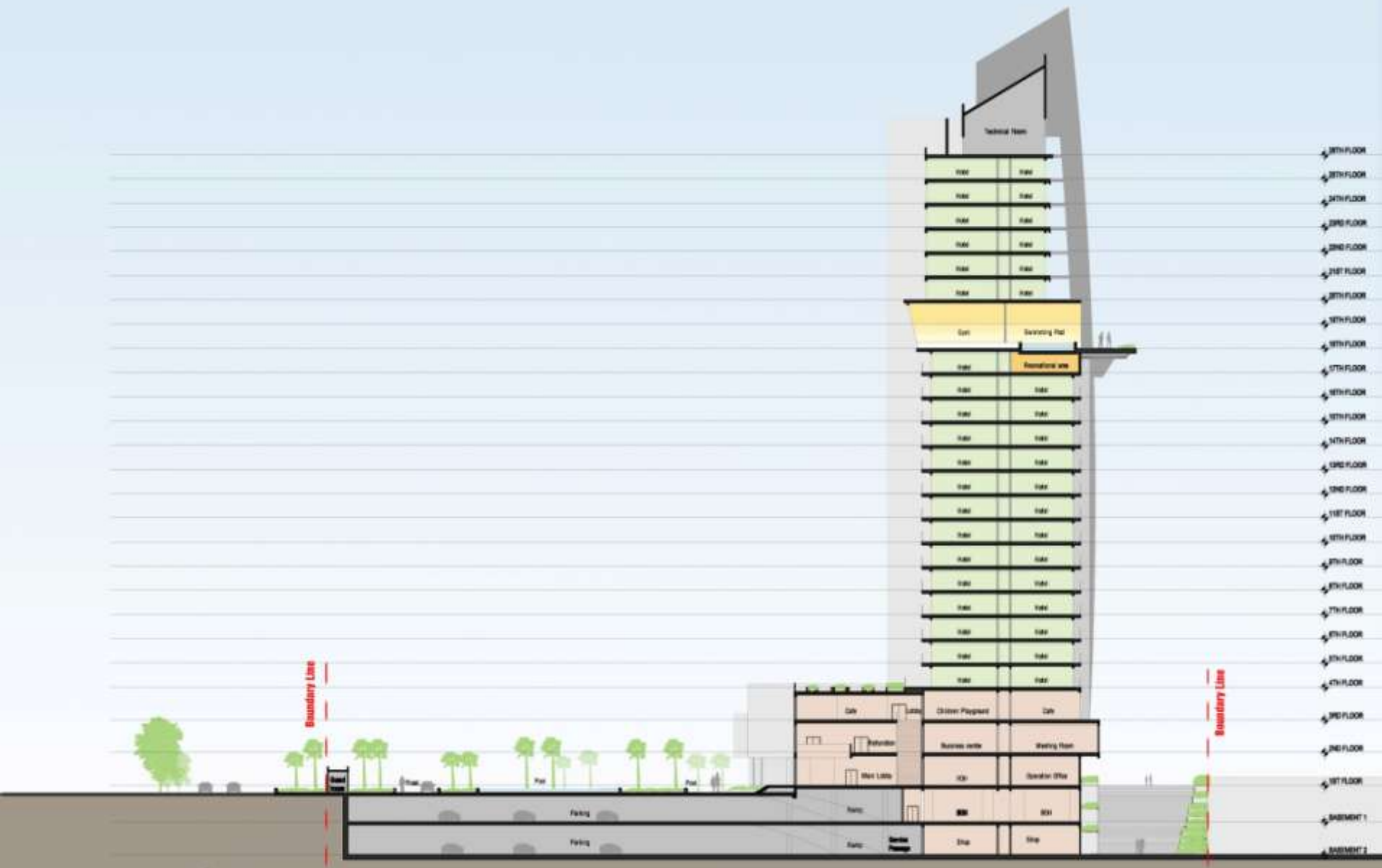
#### UPPER FLOOR

Area : 268.85 sqm  
 Total Area : 675.54 sqm  
 Scale : 1/100



# APARTMENT UNIT PLANS

# RSP

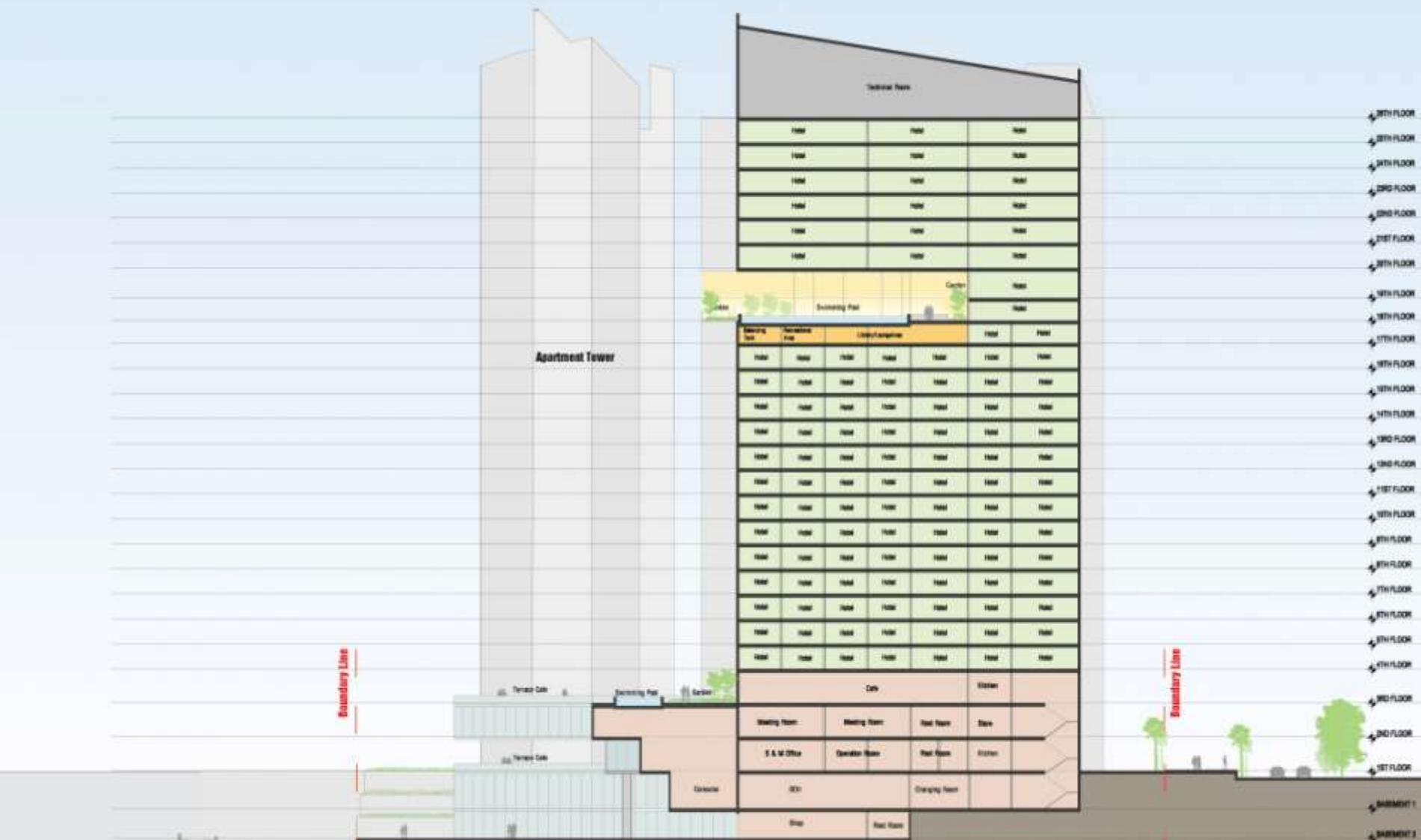


## SECTION A-A

Scale : 1/500

# SECTION

# RSP



**SECTION B-B**

Scale : 1/500

**SECTION**

**RSP**





Scale : 1/500

RSP

This project is located on a prime site situated in a very strategic position. Due to the opportunities that the site offers, we feel that this development deserves the most iconic design within the Puteri Harbour development.

We have adopted the Nautical Theme to create an architectural language that suits the environmental context. The towers are designed to evoke images of a boat's sail catching the wind and set the boat in motion, the podium being the waves beneath the boat. This image is easily perceived from the marina and the public waterfront boulevard linking the development to the marina.

