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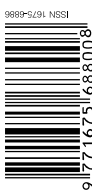
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inmotion

The 100PP ups the ante of the generic office building typology by transforming into a distinctive edifice through a series of stacked horizontal layers to create a strong sense of visual movement.



1/ Driveway leading to the drop-off point of the building

2/ The shifted floor mass and horizontal stripes of the building add a sense of dimension and movement to the facade

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3/ The suspended fluorescent lights illuminate the monochromatic palette of the industrial interior

4/ The varying wall and floor treatments of the lift lobby demonstrate an interesting interplay of materiality

LOCATION
Pasir Panjang Road,
Singapore

SITE AREA
5,035 sqm

ARCHITECT
Ministry of Design

**BUILT-IN GROSS
FLOOR AREA**
12,600 sqm

**SUBMISSIONS
ARCHITECT**
AC Consortium Pte Ltd

NO. OF STOREYS
8 floors

**ARCHITECTURAL
AND INTERIOR
DESIGN TEAM**

Colin Seah, David Tan,
Jeremiah Abuera,
Zsombor Baktay, Don
Castaneda, Charissa
Ho, Norberto Olegario,
Ruth Chong, Arnel
Anoneuvo

CONSTRUCTION
CES Building and
Construction Pte Ltd

CS ENGINEER
Engineers Partnership
LLP

M&E ENGINEER
HPX Consulting
Engineers

**DATE OF
COMPLETION**
July 2014

**QUANTITY
SURVEYOR**
Davis Langdon & Seah

MINISTRY OF DESIGN (MOD) was commissioned by CEL Development to strategise, brand and design a creative epicentre for the emerging black collar creative class, in the more gritty side of Singapore. In recent years, design firms have been migrating out of the CBD areas in waves, gravitating towards more affordable light industrial or warehouse districts, with larger floor plates and higher ceilings.

MOD's design for 100PP capitalises on these key traits and also introduces a number of key architectural gestures. These gestures aim to redefine the nature of such commercial buildings and provide an experience that adds a substantial premium to the development.

Firstly, to exploit the sea-fronting context of the site, we have introduced a series of 'stepped' balconies across the different floor levels. These allow the building to appear to be shifting away from the busy elevated highway fronting the building.

Secondly, we have also

shifted the building laterally to create a sense that it comprises a series of dynamic blocks stacked one above the other rather than a singular static block. This allows the building to create a unique profile against the skyline.

Thirdly, the facade of the building comprises a number of different elements which we bound together aesthetically - primarily the windows, balconies and air-conditioning ledges. We have intentionally blurred the definition of each element by layering a series of horizontal stripes throughout the facade. The stripes generate visual movement horizontally across the building and also emphasise the shifting and stacked nature of the different volumes. A palette of varying grays is employed to generate the variety of tones required for the horizontal banding. This horizontal striping is also applied consistently to the landscape and hardscape elements surrounding the building.

Lastly, the interior experience celebrates a stylised indus-

trial aesthetic through the bold use of feature lighting, materials and environmental graphics across the different floors. Key interior spaces include the lift lobbies and passenger drop-off point. The building also provides a roof top garden space overlooking the sea.

When experienced in totality, the project blurs the boundaries between the predictable commercial space and the gritty industrial space, creating instead a hybrid space, which offers an exciting alternative for the creative workplace in the 21st century.

There are several elements that showcase 100PP's attributes of a sustainable built environment. Firstly, the building's external envelope and slabs used composite wall of precast lightweight hollow concrete panels and steel-framed calcium silicate boards, which enabled faster construction, as it requires less manual labour. The materials used are certified by Green Label Singapore as eco-friendly. Also, the low window-to-wall

ratio means that the building's external envelope would absorb heat at a slower pace and lower volume.

Secondly, the window sizes and glass Envelope Thermal Transfer Value (ETTV) properties are carefully matched to optimise the building's thermal performance. Smaller distributed glass openings and darker glass tint results in less heat and solar radiation getting through the building. This contributes to an overall reduction of interior air-conditioning required.

Thirdly, the building is relatively energy-efficient as a fraction of the windows are specified to be operable and these are distributed in two band levels for each office space. This offers tenants the option of passive cooling and reduces the reliance on air-conditioning. Also, the orientation and number of windows ensure sufficient daylight for working purposes (each office space has two bands of ribbon windows), reducing the need for lights to be turned on in the daytime. **aa**