

# AMM

FEATURING  
Forward School, Sanctuary Mall, UNO Retail,  
Alun Retreats Chalet, AME Elite Headquarters,  
Trinity Methodist Church, YUKI Data Centre for NTT,  
Crescent Park, Mango Tree Yard, AirAngin

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## An Ode to Architecture

# ALL IN THE DETAILS

Crescent Park - redefining a quality gated townhouse community without luxury finishing  
Text by the architect



Pavilion night view

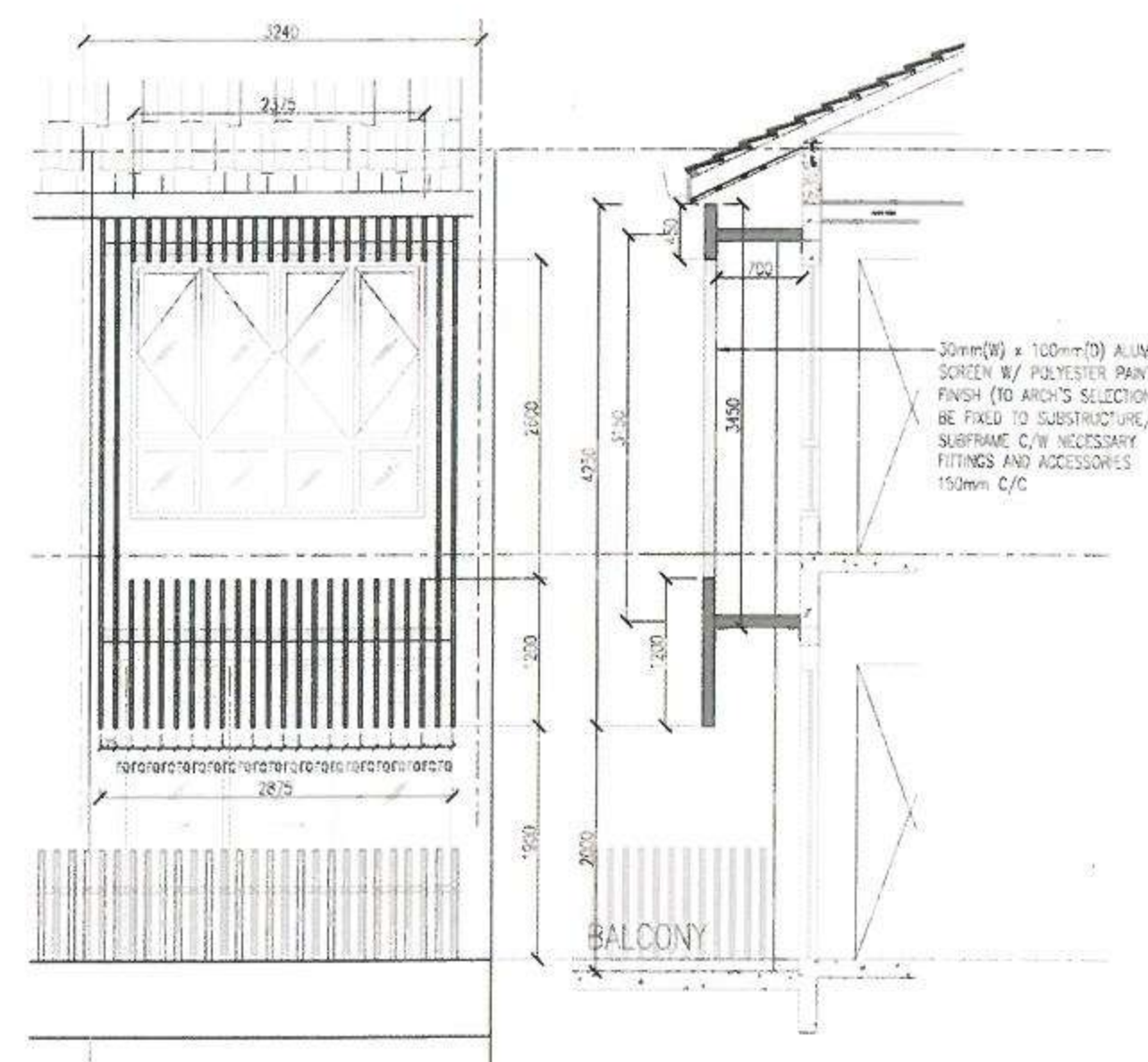
Located within the less affluent Bandar Bukit Mahkota, Bangi, our challenge was to redefine a quality gated townhouse community without luxury finishing. There are 134 units of 3-storey townhouses, each unit is one and a half storeys.

Instead of having luxurious finishing, we proposed a series of modest features to the common facilities such as the central park, urban community farm, mini clubhouse, and linear parks. The central park with its sculptural pavilion takes the centre stage in the whole development. Sheltering the sun and rain, it serves as a gathering point for all residents entering from all sides. The tilted angle of the pavilion was meant to catch people's attention as they approach the central park area from afar.

### ARCHITECTURAL EXPRESSION

The simple-looking 3-storey townhouses were made interesting with a set-in alcove and non-mirror-image façade arrangement to bring out the 3-dimensional individualistic features of each unit. Care was given to the detailing of the balcony railing, internal railings, aluminium façade screens and corresponding end gable brick wall detailing of groove lines, colour termination and coping. The interplay between the white masonry wall against the intricate lines of black aluminium screens also presented a well-thought façade treatment for the residential units.

The protective screens in the yard create privacy and also address the linear park at the rear. The use of fair-faced concrete for the main entrance and the central pavilion is consistent with our idea of a modest gated community addressing the basic needs of shelter and sustainable materials. The monolithic forms also create an interesting contrast with the soft-edged tree foliage.



Vertical screen detail for façade treatment as double frontage



Cluster of houses



Front and right elevation

The interplay between the white masonry wall against the intricate lines of black aluminium screens also presented a well-thought façade treatment for the residential units.



Community pavilion

**ENVIRONMENTALLY  
SUSTAINABLE DESIGN**

Apart from the main central park, the town villas' back lanes were converted into linear parks that increase the green ratio of the project tremendously.

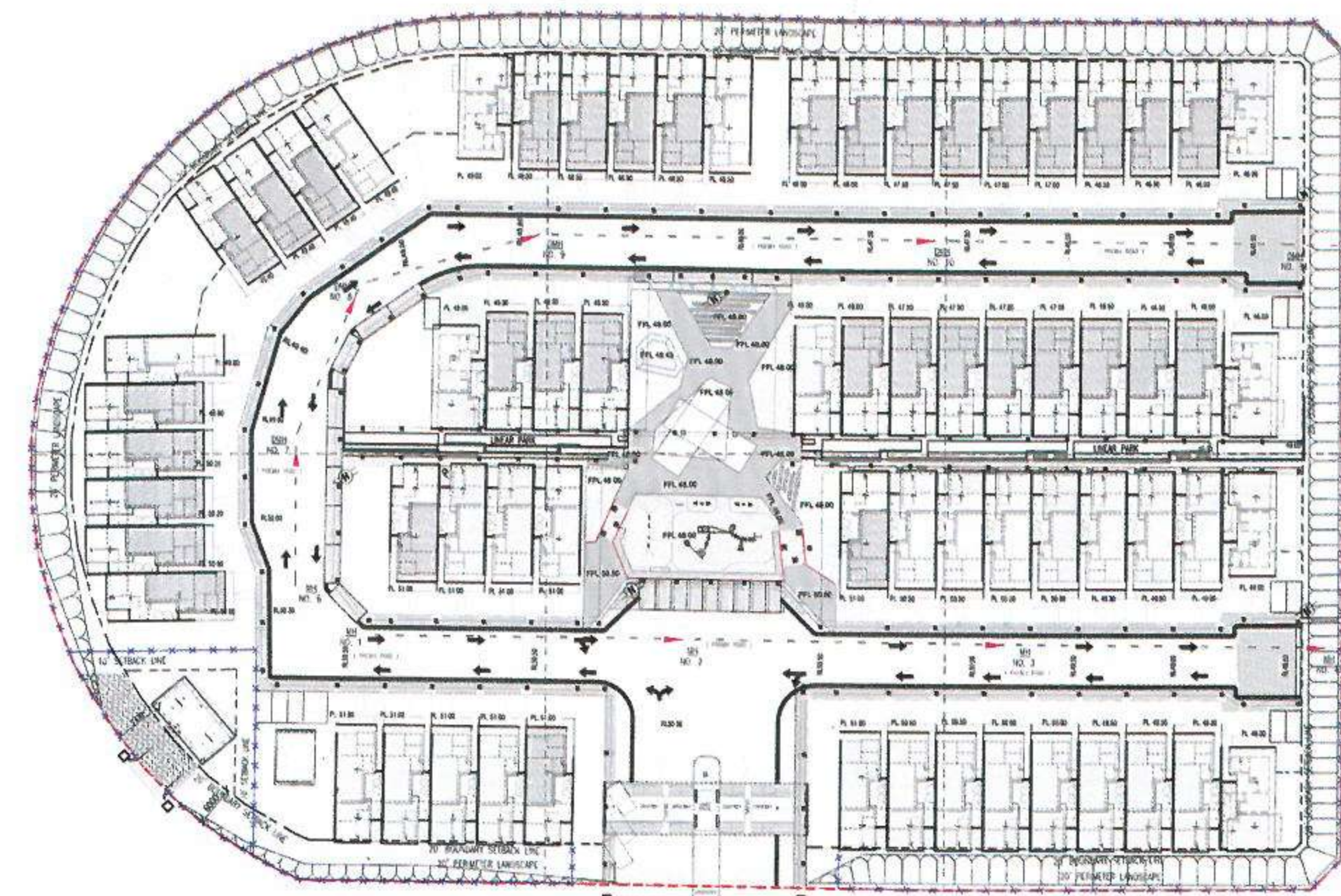
All the open spaces were fully utilised as communal facilities. The use of locally sourced low-maintenance finishes ensures the community can sustain the operating costs and upkeep of the facilities in the long run. The predominantly north-south orientation of the units ensures minimum solar heat gain and good thermal comfort.

"What we felt on the ingredients for a great home were community-centric planning, good landscaping, safety & security, environmentally responsive design, and a little touch of design flair. It was never how big or the luxurious it could be."

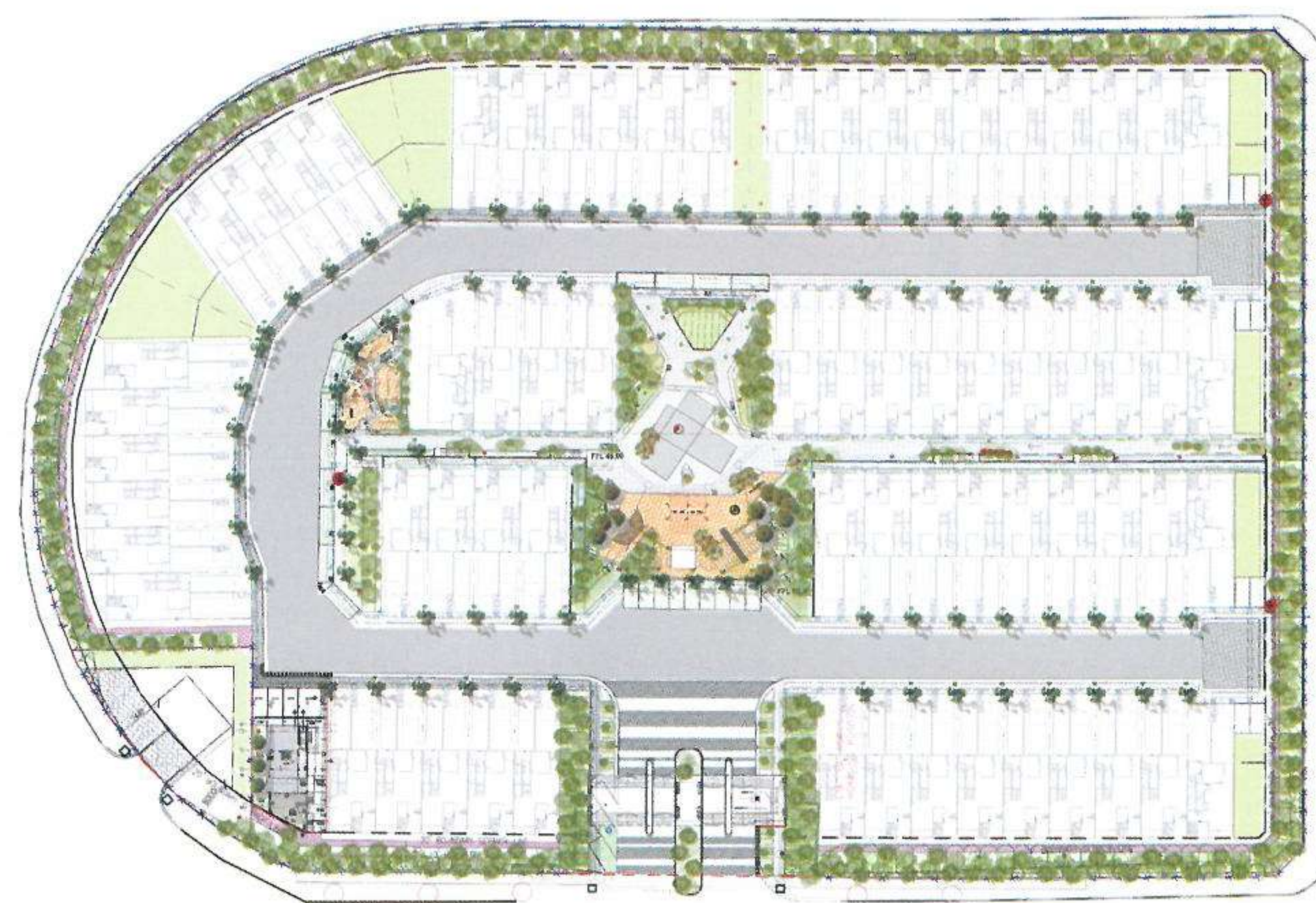


Linear park behind townhouse

The central park with its sculptural pavilion takes the centre stage in the whole development. Sheltering the sun and rain, it serves as a gathering point for all residents entering from all sides.



Site plan



Landscape plan

Location  
Jalan Mahkota 9/7, Bandar  
Bukit Mahkota, 43000  
Kajang, Selangor

Client  
Araprop Development  
Sdn Bhd

Principal Use  
Residential

Architect  
Atelier Alan Teh Architect

Project Principal  
Ar. Alan Teh Yee Neng

Project Team Members  
Ar. Chaw Book Kit  
(Project Architect),  
Kong Kin Hang  
(Design Architect)

Design Period  
1.5 years

Construction Period  
24 months

Date of Completion  
27 June 2016

Site Area  
25,090.50 sqm

Floor Area  
14,042.59 sqm

Project Cost  
RM32.5 mil

Construction Company  
WS Teamforce Sdn Bhd

Civil Engineer  
Jurutera Perunding Tegap  
Sdn Bhd

M&E Engineer  
Zaidun-Leeng Sdn Bhd

Quantity Surveyor  
Quanticonsult Sdn Bhd

Landscaping  
Engky Design Sdn Bhd

Main Materials  
Plaster & paint, tile flooring,  
concrete imprint, laminate  
flooring, concrete roof tiles