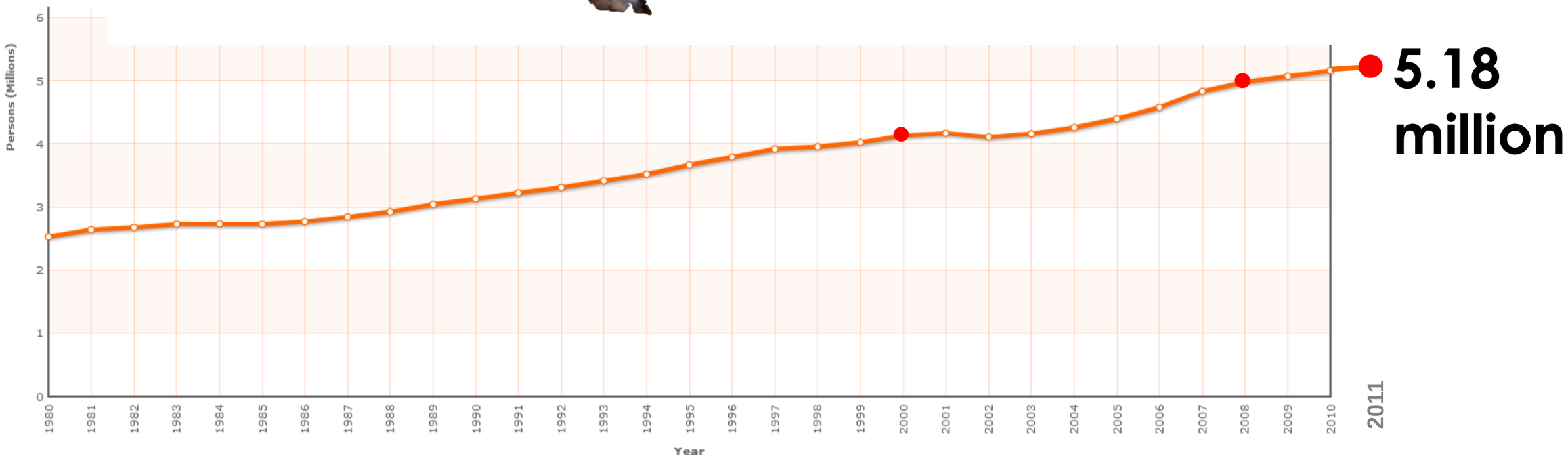
CLEMENTI MIXED DEVELOPMENT





4.03 million

4.84 million



5.18 million

2011

LARGER CONTEXT


SITE

THE SITE 1.66 ha

PLANNED GPR 5.3 gpr



DENSITY

LTA – 26 Bus Lots

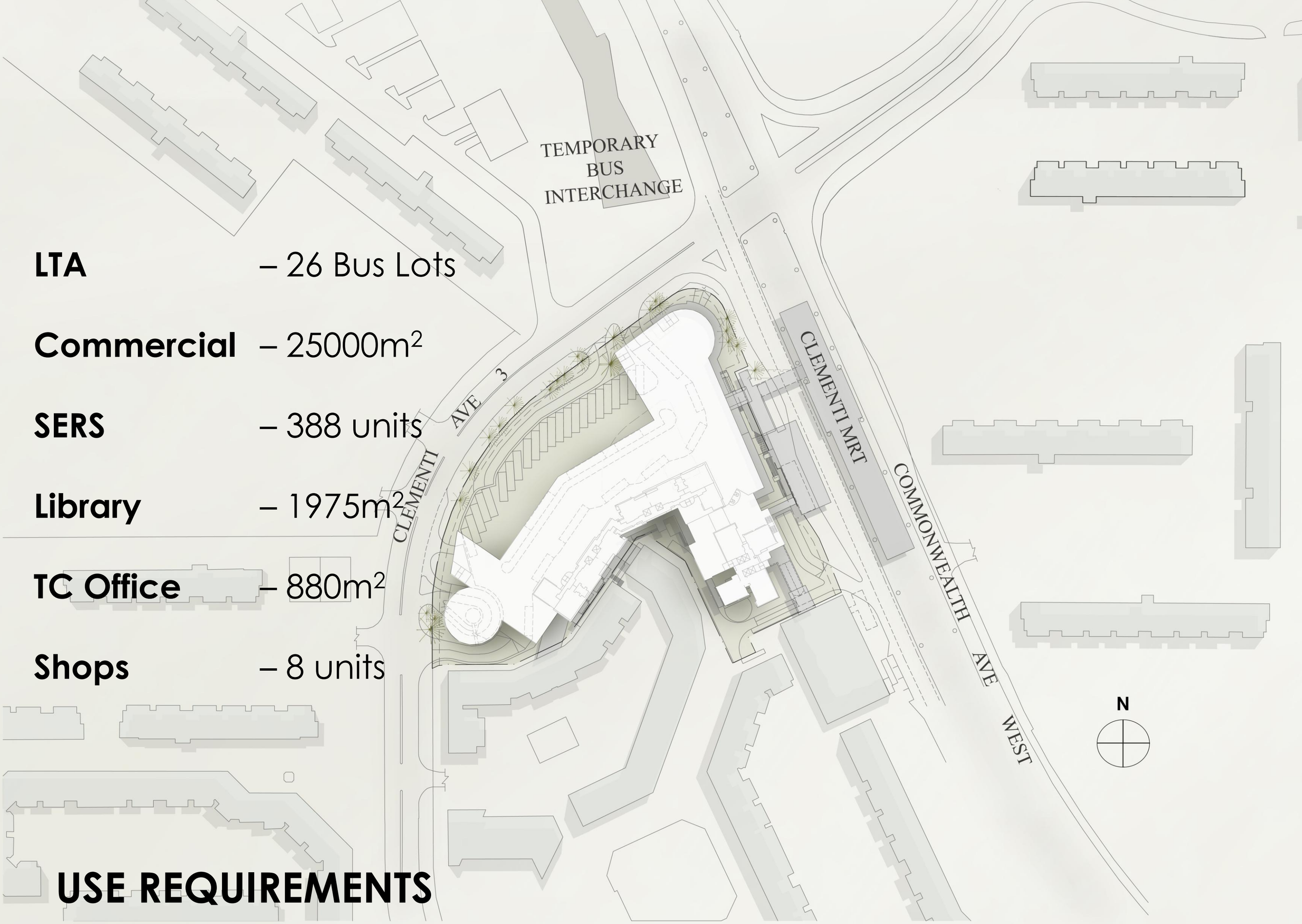
Commercial – 25000m²

SERS – 388 units

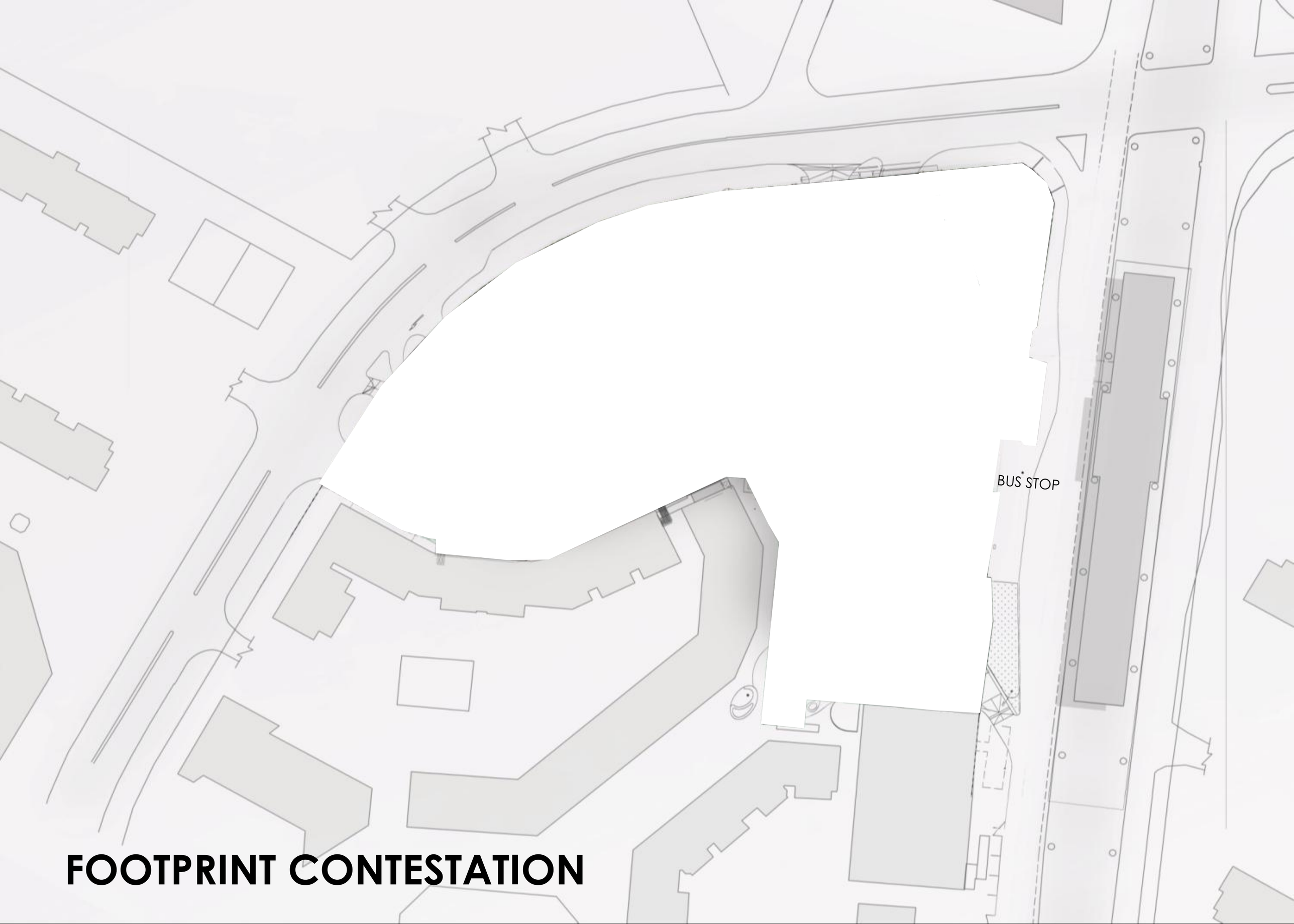
Library – 1975m²

TC Office – 880m²

Shops – 8 units

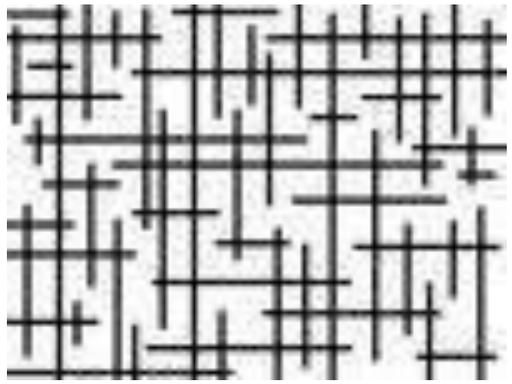


USE REQUIREMENTS



FOOTPRINT CONTESTATION

Multi-Layering to Create Meaningful Relationship



Urban Tapestry

+



Vertical City

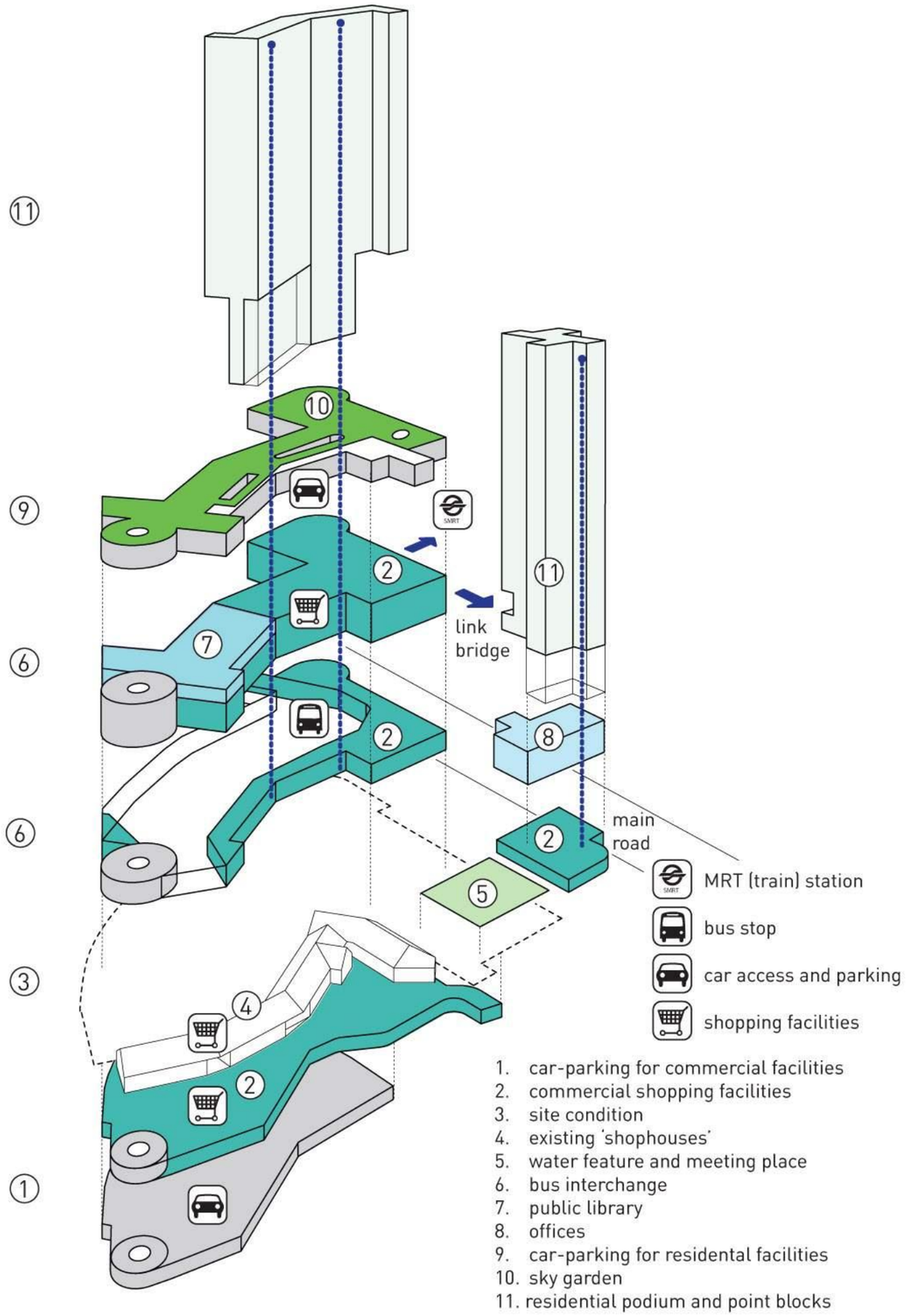
RESIDENTIAL BLOCKS

COMMERCIAL DAIS

SITE

BASEMENTS

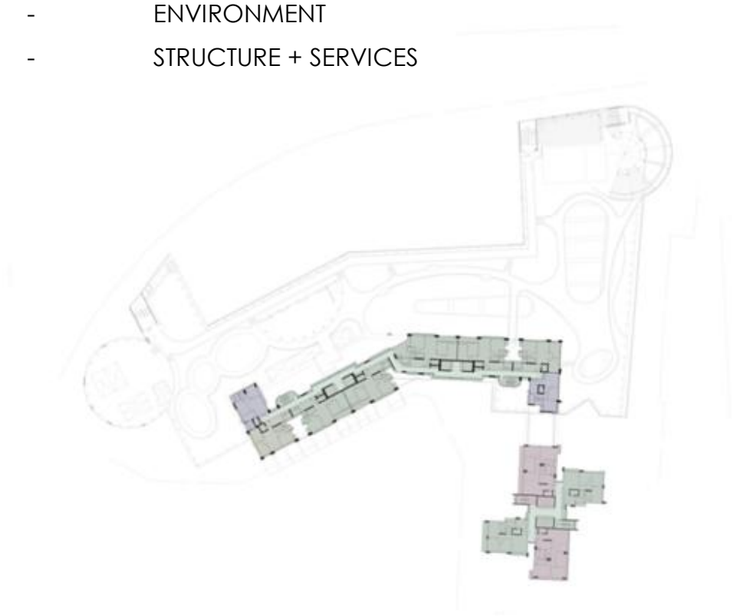
=

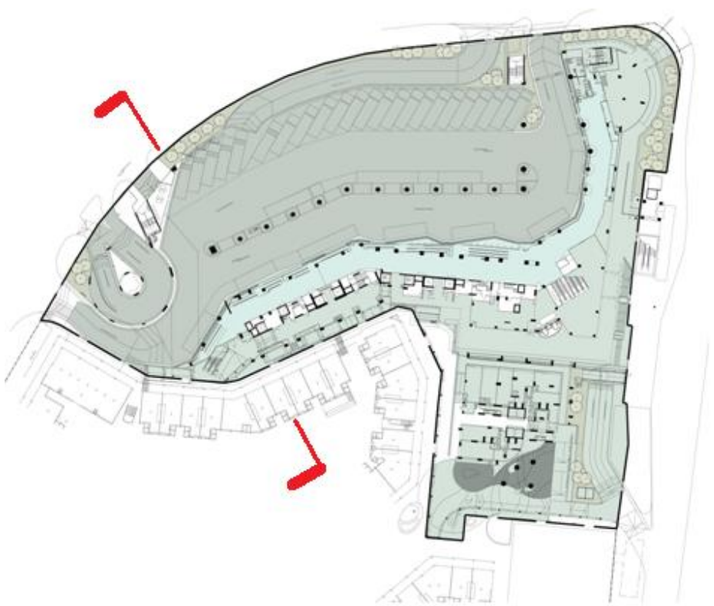


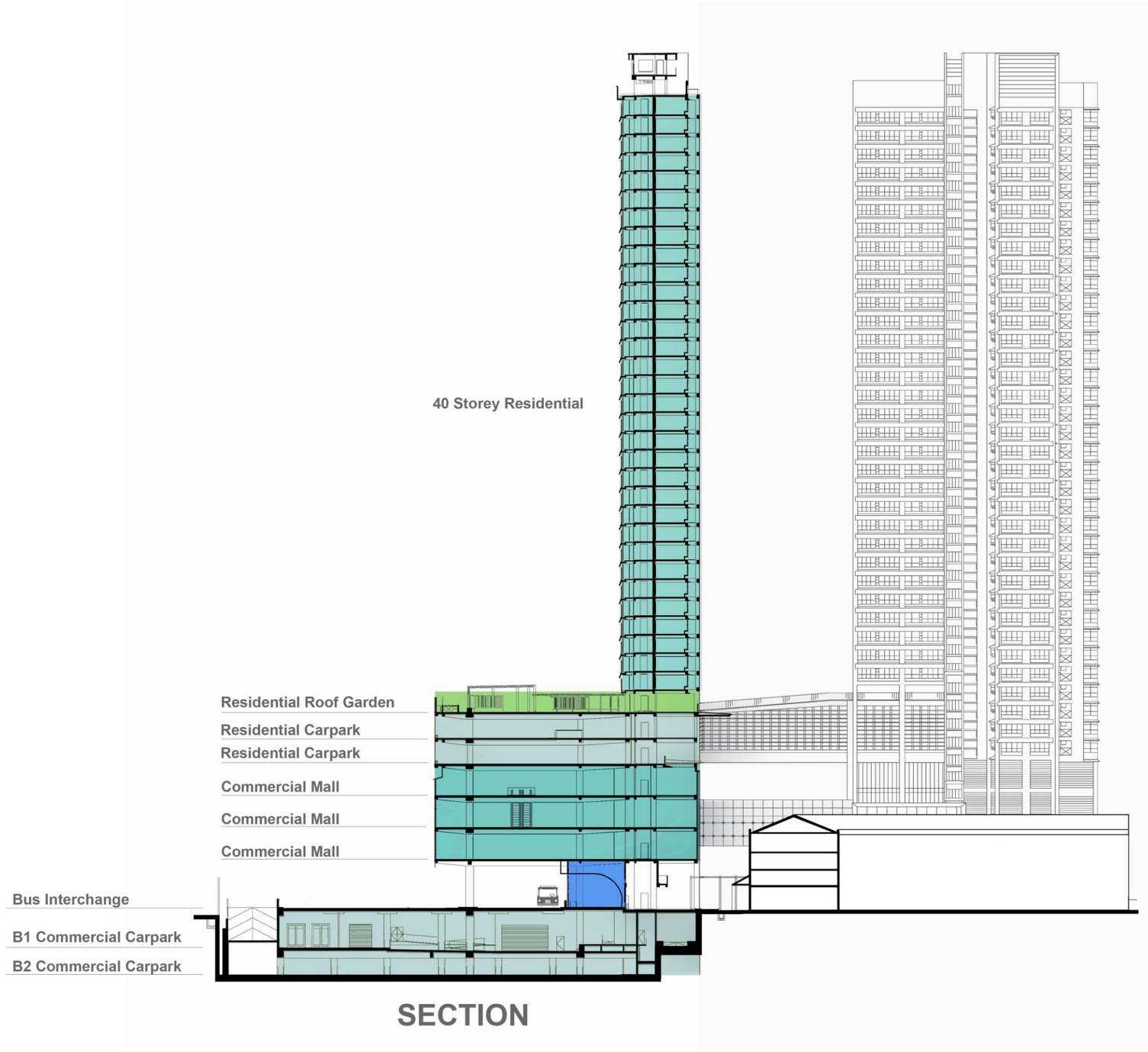
DESIGN CONCEPT

Spatial Zoning & Segregation

- PUBLIC VS PRIVATE REALM
- ENVIRONMENT
- STRUCTURE + SERVICES







SECTION

VERTICAL SEGREGATION & ZONING

Synthesizing

PROGRAMS

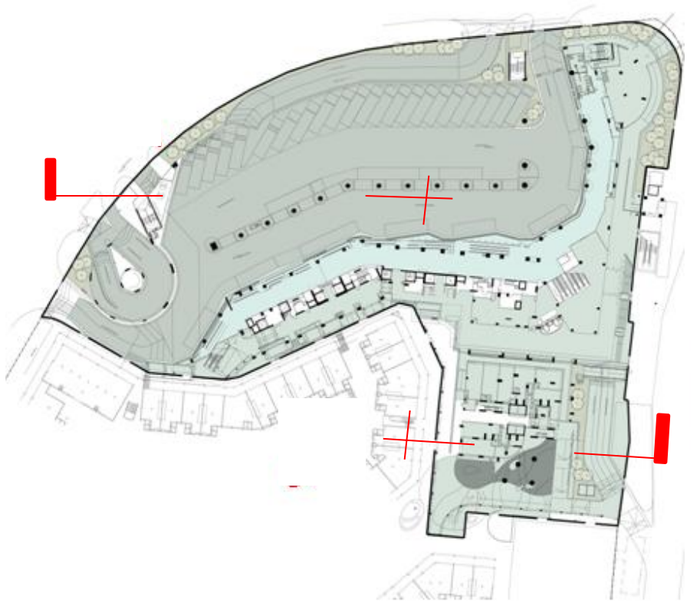
- 40-STY RESIDENTIAL BLOCKS
- COMMERCIAL PODIUM
- TOWN COUNCIL OFFICE
- BUS INTERCHANGE
- LIBRARY
- ROOF GARDEN
- WATER SCULPTURE FEATURE

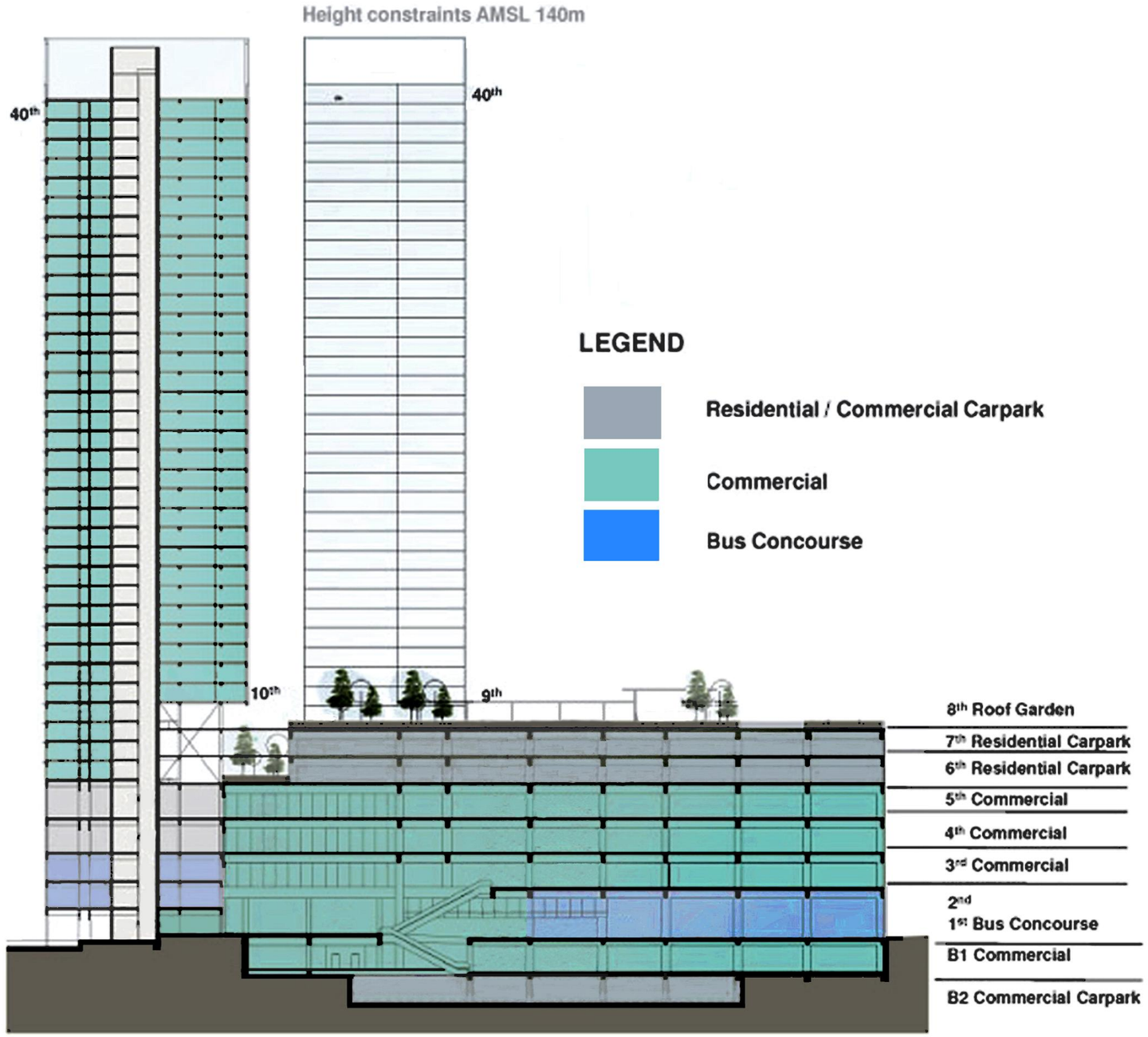
STAKEHOLDERS

HDB, LTA, TOWN COUNCIL & SPH

SITE CONTEXT

TIGHT SITE AND EXISTING AMENITIES





SCHEMATIC SECTION

NOTION OF ENTRANCE



NOTION OF ENTRANCE

SENSE OF PLACE



SENSE OF PLACE



& MORE


Berth Bus Services
B1 96 99 173
B2 166 175 285
Bus Services Berth
MRT
Passenger service
Add Value Machine
The Clementi Mall
Toilet
EXIT

& MORE



SKYLINE



LANDMARK



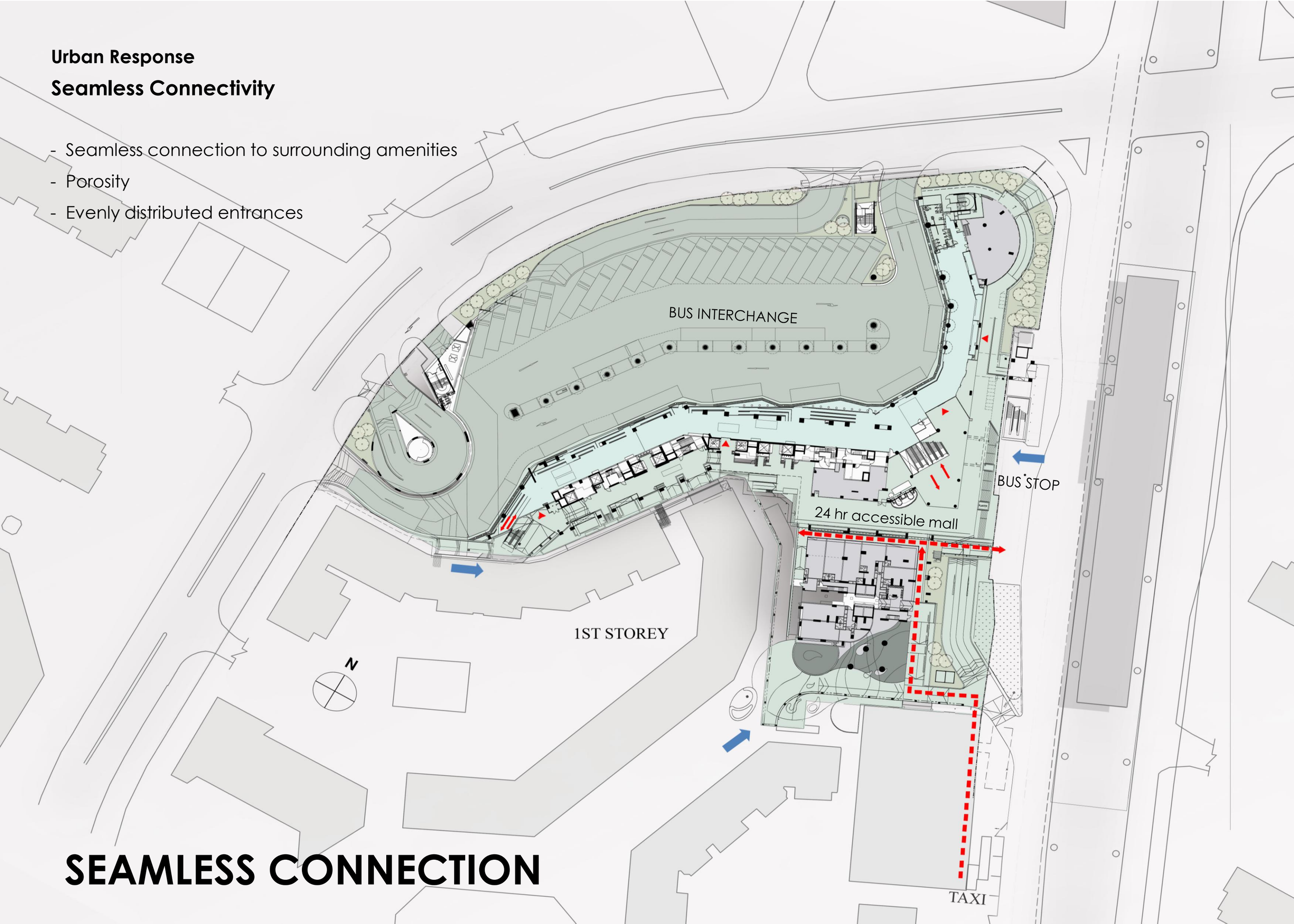
BARRIER

BARRIER FREE

Urban Response

Seamless Connectivity

- Seamless connection to surrounding amenities
- Porosity
- Evenly distributed entrances



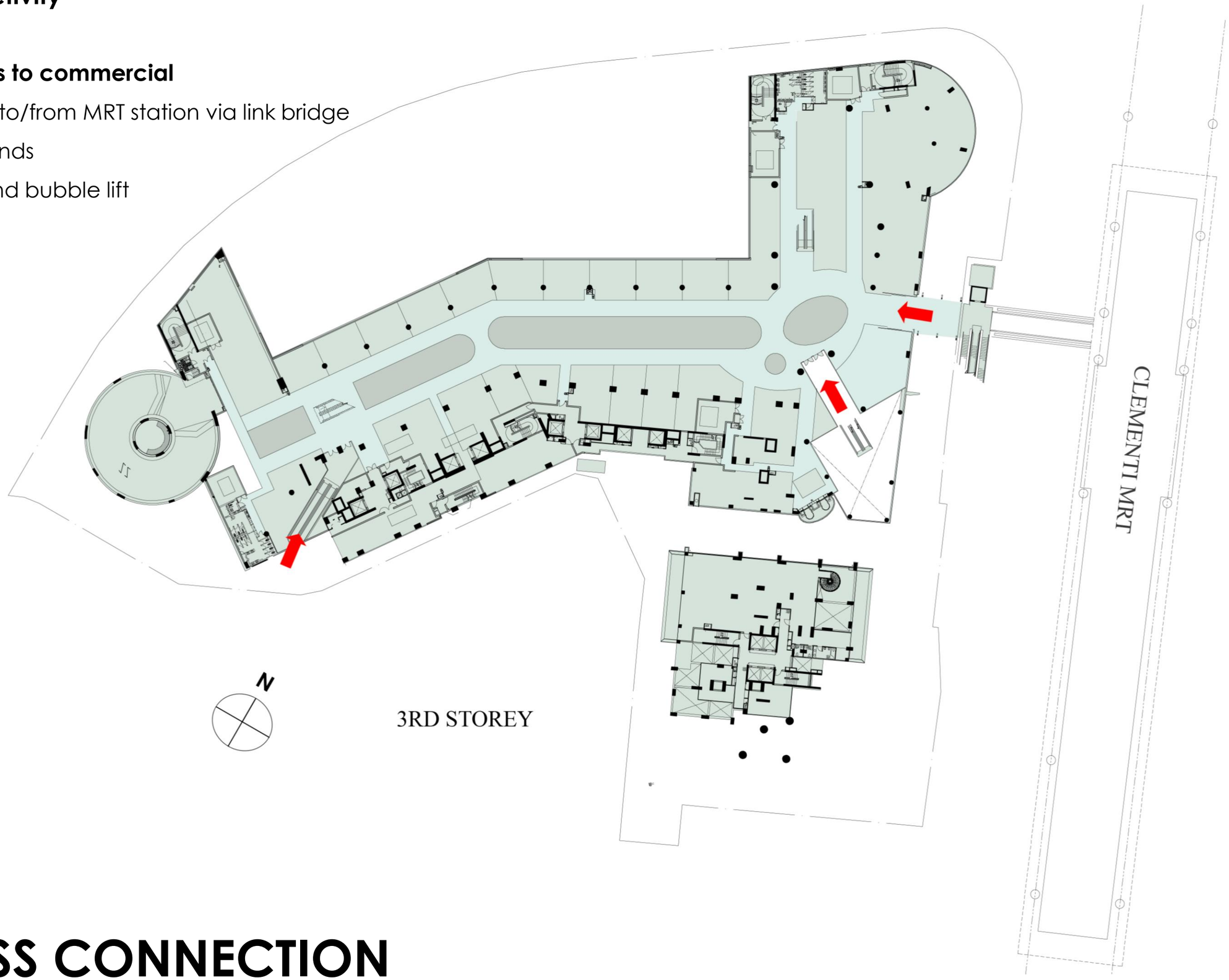
SEAMLESS CONNECTION

Urban Response

Seamless Connectivity

Multiple entry points to commercial

- Direct connection to/from MRT station via link bridge
- Entrances from 2 ends
- Commercial lifts and bubble lift

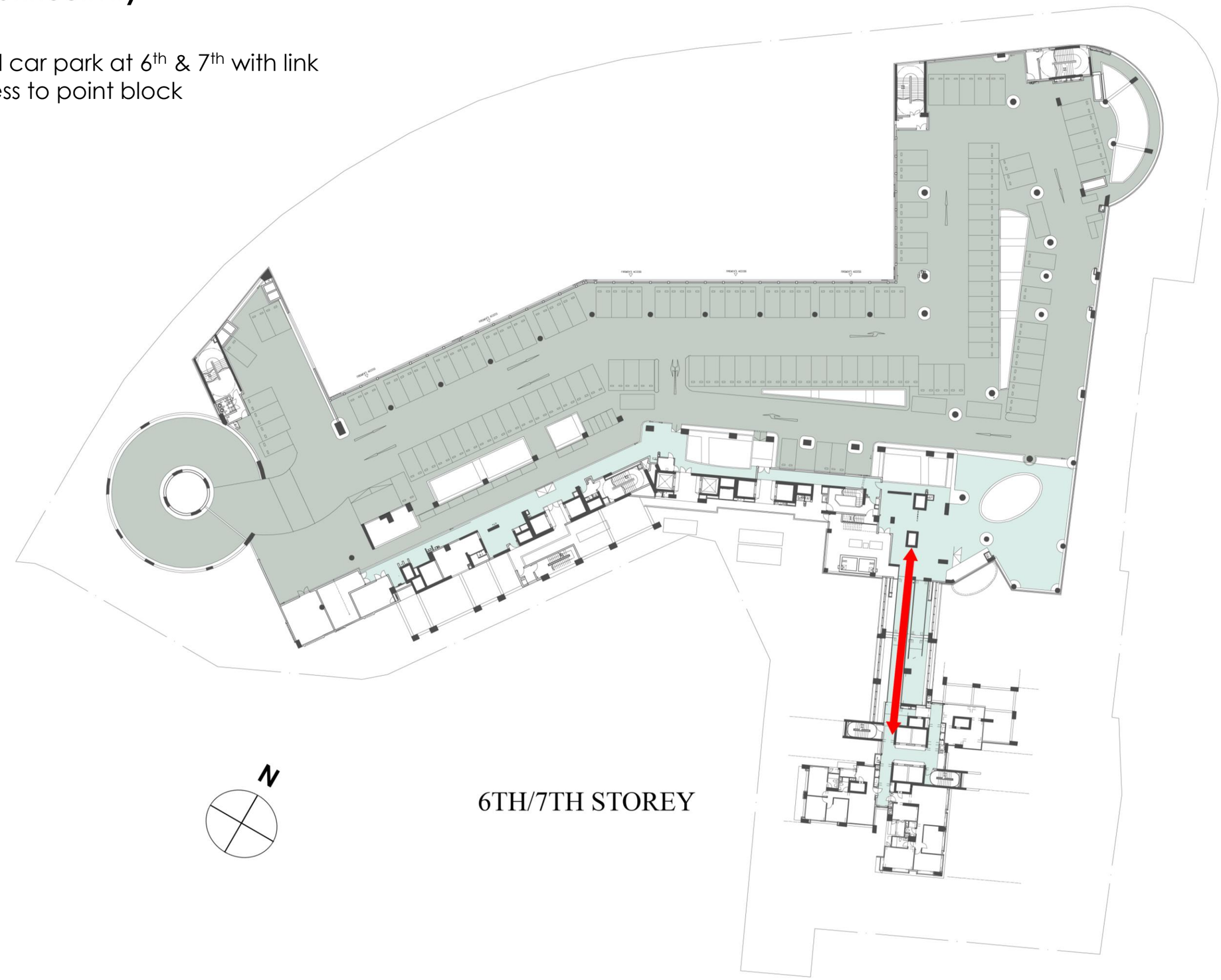


SEAMLESS CONNECTION

Urban Response

Seamless Connectivity

- Residential car park at 6th & 7th with link bridge access to point block

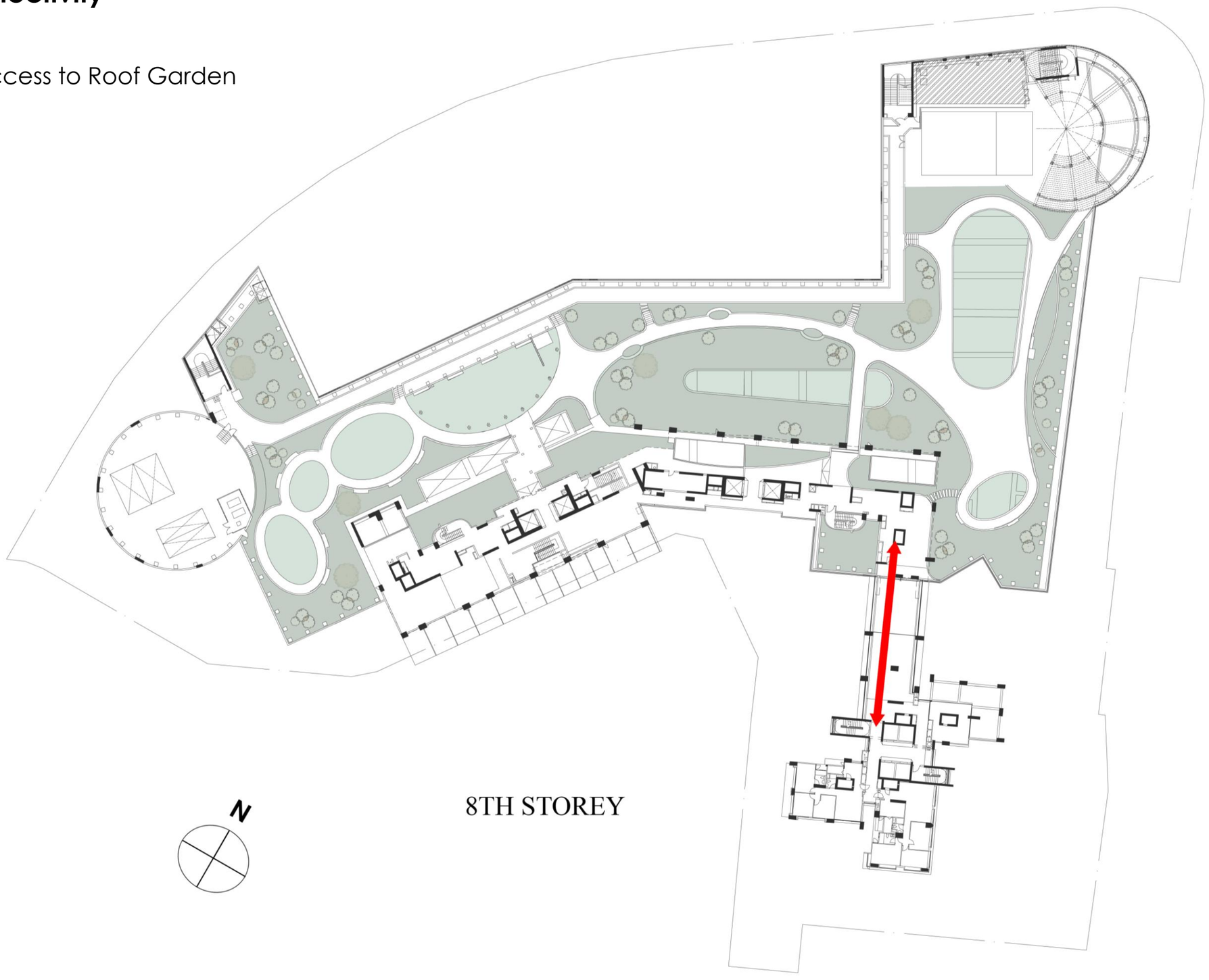


SEAMLESS CONNECTION

Urban Response

Seamless Connectivity

- Link bridge access to Roof Garden



SEAMLESS CONNECTION







BARRIER FREE



Roof Garden

- Roof garden for resident's recreational facilities
- 3-G facilities grouped together for synergy
- Services tucked at furthest end with screening
- Extensive Green system
- Symphonic drainage system





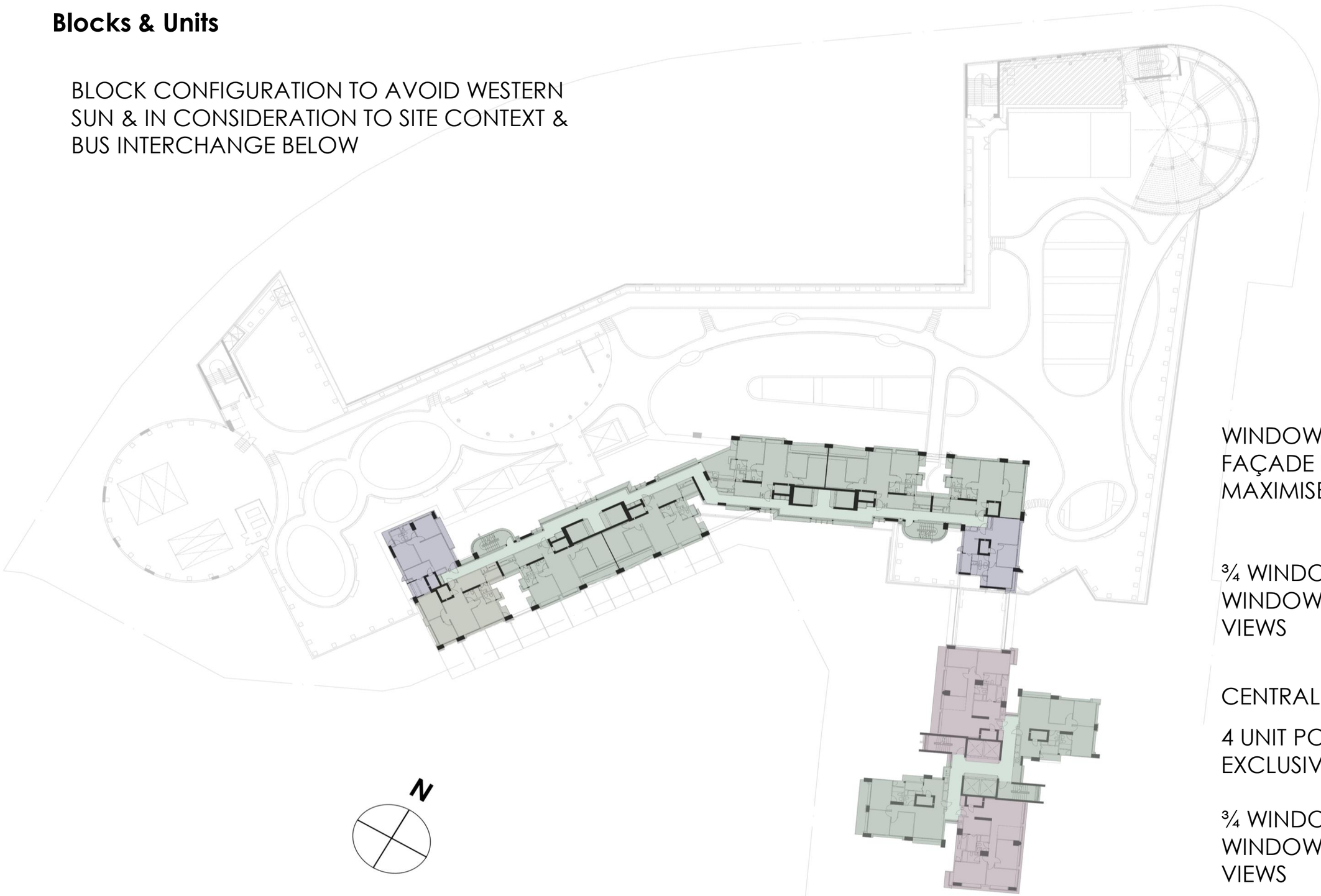




Urban Response

Blocks & Units

BLOCK CONFIGURATION TO AVOID WESTERN SUN & IN CONSIDERATION TO SITE CONTEXT & BUS INTERCHANGE BELOW



WINDOWS ALONG EXTERNAL FAÇADE FOR PRIVACY AND TO MAXIMISE VIEWS

¾ WINDOWS AND BAY WINDOWS FOR EXPANDED VIEWS

CENTRAL LIFT LOBBY

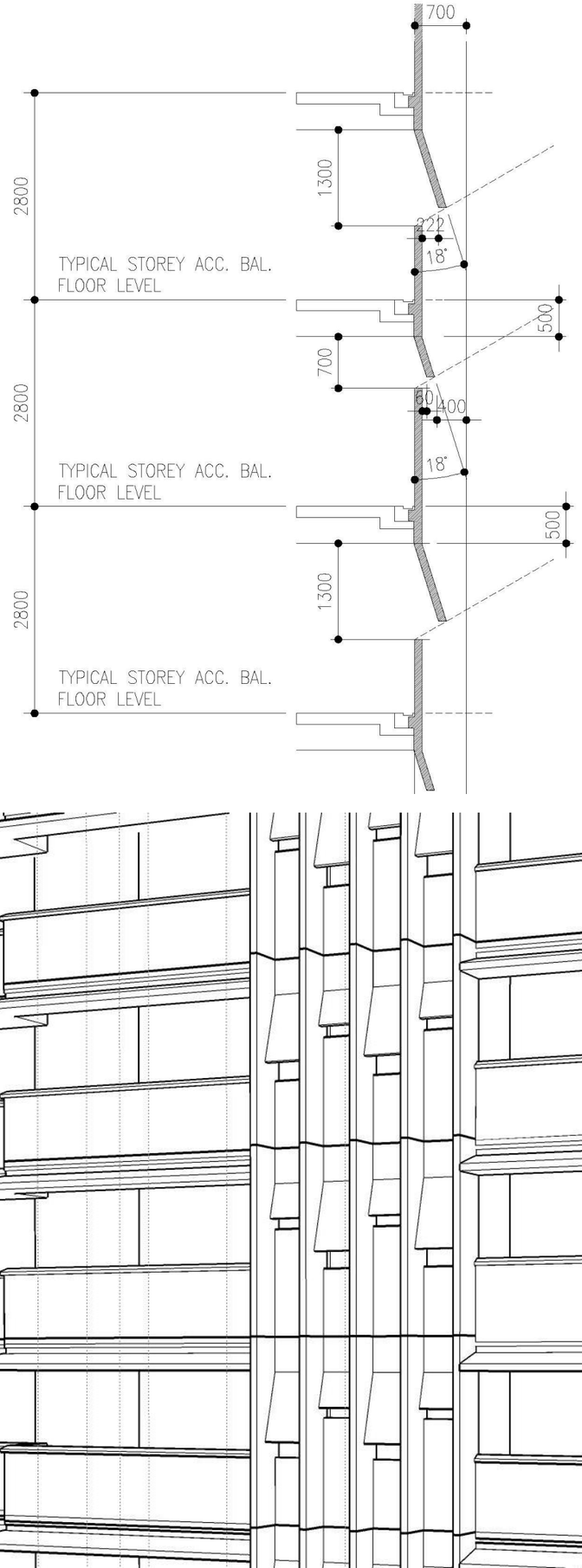
4 UNIT POINT BLOCK FOR EXCLUSIVENESS

¾ WINDOWS AND BAY WINDOWS FOR EXPANDED VIEWS

ORIENTATION

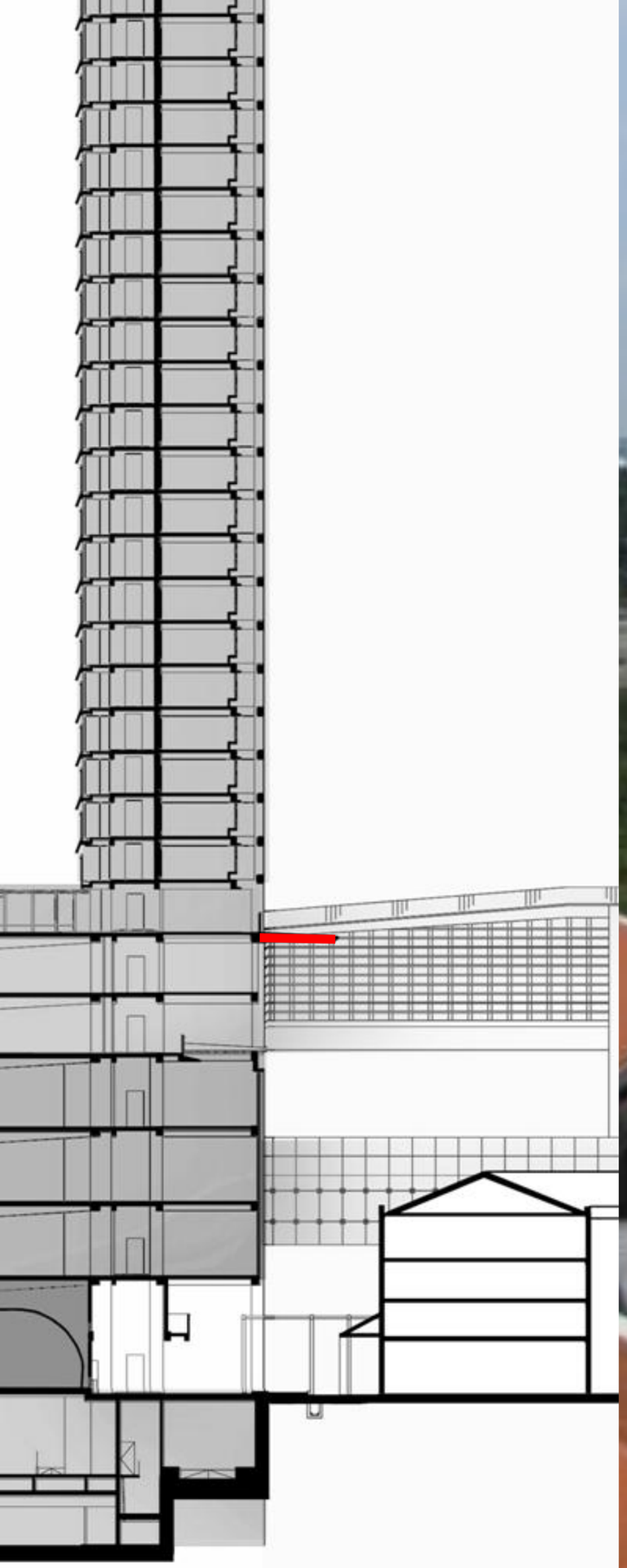
URBAN SCALE







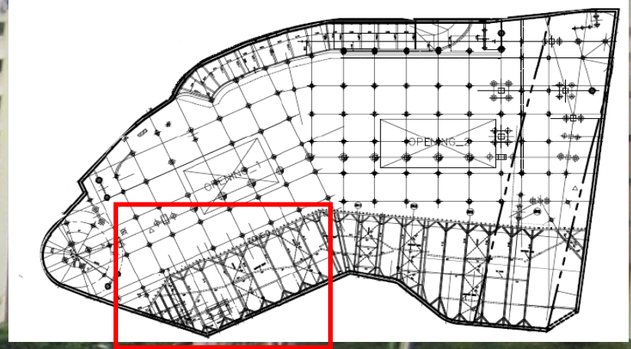
DIFFERENT SHADES





SAFETY

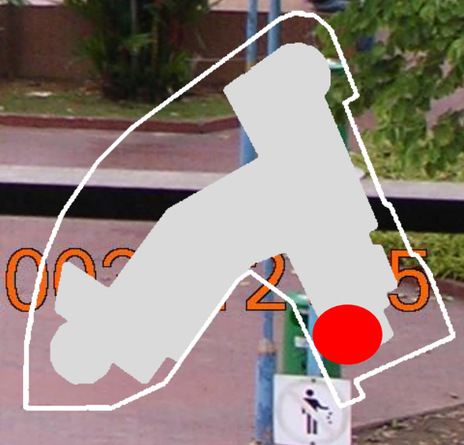
SAFETY



SPEED

PHASING

SENSE OF MEMORY









SENSE OF MEMORY

SENSE OF MEMORY



COMMON MEMORIES

NEW MEMORIES

CONSTANT REFLECTION


SHINE
STUDIO
UP YOUR
TODAY!
CITIGEMS
CITIGEMS
SALE 80%
80%
TOAST BOX
ERA
REAL ESTATE
NEW
REGI
NOW
GATEWAY INTO THE FUTURE

SETTING HIGHER BENCHMARK

THANK YOU