

architecturemalaysia

THE BREEZEWAY
REFLECTIONS
THE LIGHT COLLECTION II
Z RESIDENCE
THE CASCADES VERTICAL
WESTSIDE II LIVING
VERVE SUITES
SEREN CONDOMINIUM

+ PAM PRESIDENT'S AWARD 2015

THE BREEZEWAY

A family-friendly neighbourhood that encourages interaction and walkability, with pedestrian-friendly connectivity within the community and outside.



ABOVE: Five-storey entrance lobby with concierge facilities;
RIGHT PAGE: Walkway from multi-storey carpark to entrance forecourt

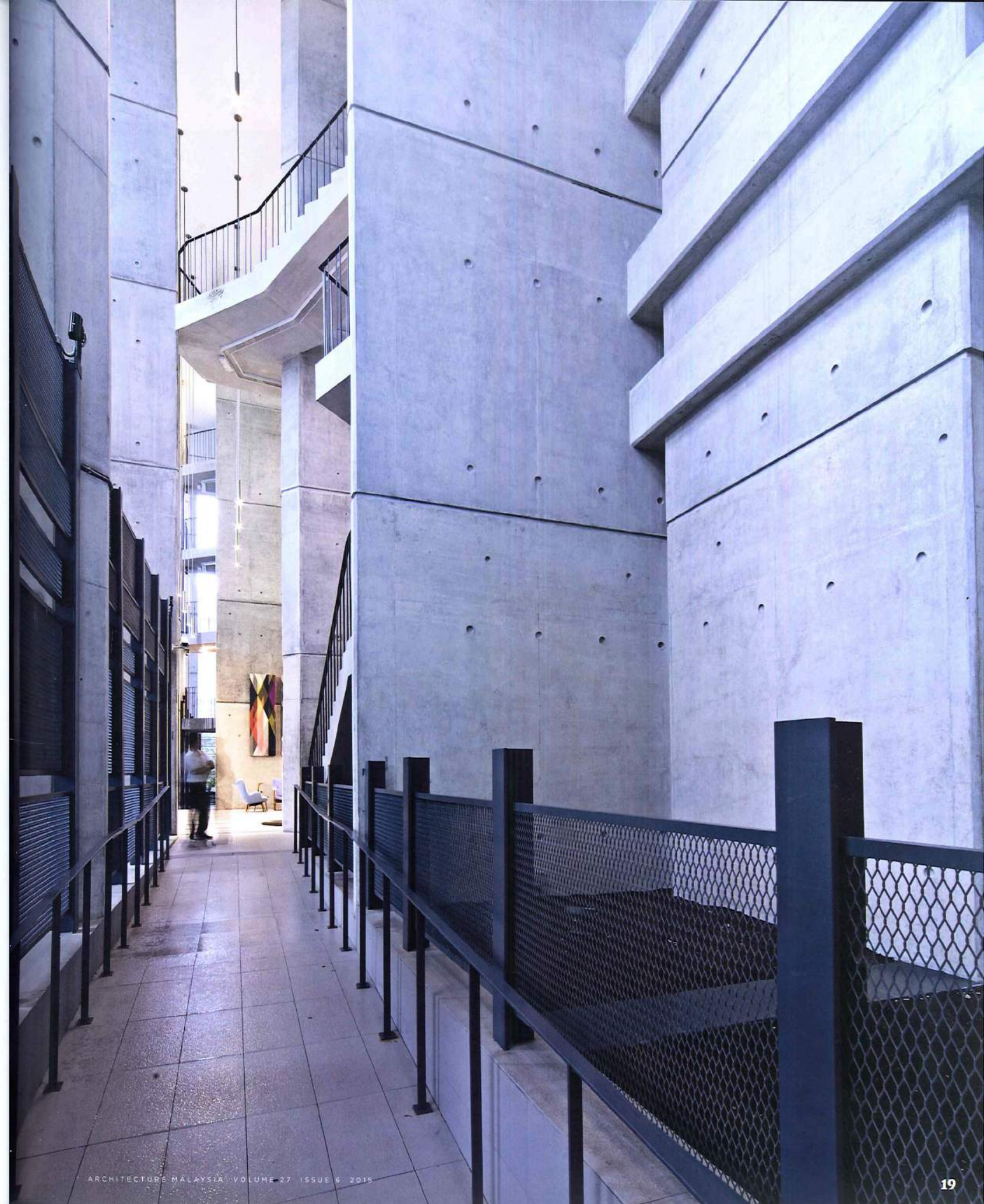
Tie beams cum brise soleil



The Breezeway was conceived specifically with the younger and more active demographic in mind. The 7.3 acres prime residential development is strategically located within walking distance from both the commercial and recreational centres of Desa ParkCity. This nodal position lends itself perfectly to act as a connector between the retail and recreational zones. Direct linkages between The Breezeway and these areas facilitate pedestrian mobility to shops, restaurants and parkland.

As with all its surrounding developments, placemaking is central to The Breezeway's scheme. The Breezeway was designed to capture the elements of city life without compromising on greenery, community and the fostering of neighbourhood ties.

Our vision for The Breezeway is a neighbourhood where amenities can be safely reached by walking or cycling, where children can run and play freely, and where residents can





CLIENT
PERDANA PARKCITY
SDN BHD

LOCATION
PERSIARAN RESIDEN,
DESA PARKCITY, KUALA
LUMPUR

YEAR COMPLETED
JUNE 2014

ARCHITECT
CARCH ARCHITECTURE &
DESIGN SDN BHD

PROJECT PRINCIPAL
A/ CHRIS WONG, A/ KOH
SHEH-REN, CHEW TIKK
WAH

PROJECT TEAM
TEE SZE NEE, YUSRA
ZULKIFLI, A/ TANG
CHEE EUN, PHILIP GAN,
RACHAEL LIM, JOSEPHINE
CHEW

SITE AREA
31,130 SQM

BUILT-UP AREA
66,320 SQM

C & S ENGINEER
TDC ENGINEERING
CONSULTANTS SDN BHD

M & E ENGINEER
PERUNDING MEKTRIK
SDN BHD

CONTRACTOR
PUTRA PERDANA
CONSTRUCTION SDN BHD

QUANTITY SURVEYOR
KPK QUANTITY
SURVEYORS
(SEMANAJUNG) SDN BHD

LIGHTING
LK LIGHTING SDN BHD

LANDSCAPING
PRAXIS DESIGN SDN BHD

PLANNER
YD PLANNERS

MAIN MATERIALS
TIMBER, GRANITE,
MARBLE

PHOTOGRAPHY
AZRUL ABDULLAH

pursue healthy active lifestyles at their doorsteps. In order to create such a place, vehicular access was kept to a minimum and limited to the perimeter of the site. While we recognise that the car is a necessity in this modern age, it cannot be denied that pedestrian safety and air quality are significantly reduced when we allow cars and people to share roads.

The design concept that underscores the planning of The Breezeway is the creation of landscape links within the site and beyond. This parti is carried through to the living spaces and onto an elevated garden that links The Breezeway to the central green lung of Desa ParkCity, an expansive 3.19 acre landscaped park.

Arboreal linkages extend across the site, from the south to the north and from the east

to west, creating a garden setting that is both vibrant and serene. Parallel landscape links interspersed park home rows as courtyard garden entrances in front and undulating greenways at the rear. These almost linear landscape links are intercepted by long and winding twin gardens that meander across the site, separating the condominium block from the park homes. One transverse garden slopes gently away from the park homes. The other is an elevated garden parkway that hides parking below and also acts as a buffer for the park homes from the commercial area. Clubhouse facilities and other shared amenities are located on the elevated garden.

Departing from the traditional tower block, the condominium units are assembled in single-loaded banks

to allow the natural flow of air through each unit. This two-pronged block layout was orientated to prevent the entry of the afternoon sun and to provide vistas of the surrounding greenery. At the base of the condominium is an airy and light-filled lobby that allows controlled accessibility to the commercial zone.

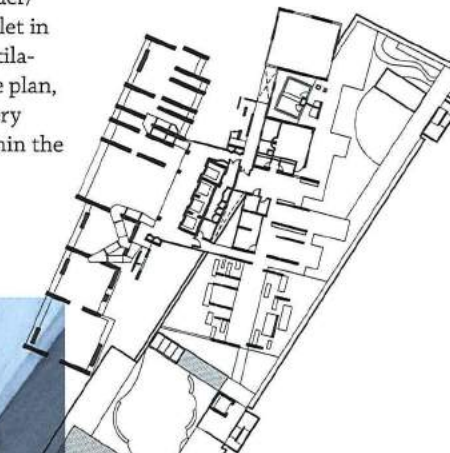
Continuing the parti of the landscaped links are horizontal bands of planting which play dual roles of greening and screening the parking deck facade. This pattern language is carried through to the high-rise in the form of horizontal protective hoods.

To cater to the varied lifestyles of today's urbanites, The Breezeway offers both landed houses and high-rise living in a medley of product types. 76 park homes and 139 high-rise

units collectively form the The Breezeway neighbourhood. Park homes are three and three-and-a-half storeys landed housing with four layout options. The condominium block is composed of duplex and apartment units with two floor plan types respectively.

A square module was adopted for the park homes. The wider and shorter plan allows better penetration of light and ventilation into the house than the traditional rectangular plan. Daylight weaves through a central void to illuminate the floating deck naturally. The design of the condominium units was also based on the wider/shorter plan principle to let in light and allow cross ventilation. By utilising a square plan, we were able to obtain very efficient use of space within the compact layouts. ❸

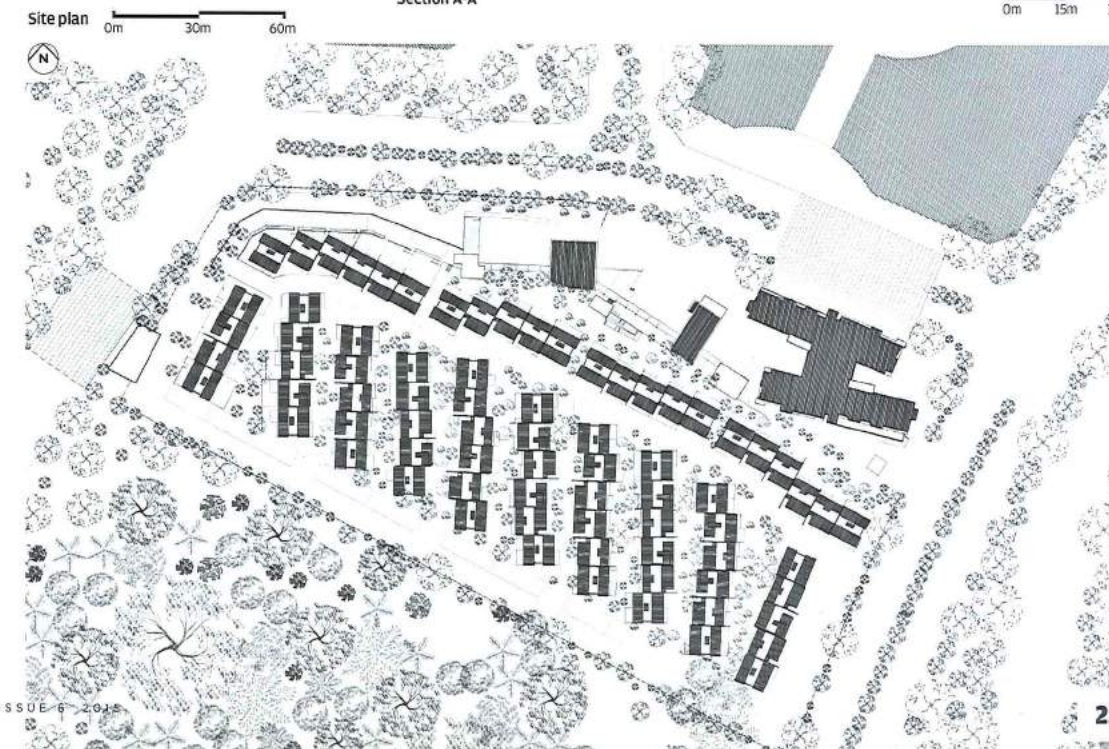
Facilities deck plan
0m 7.5m 15m



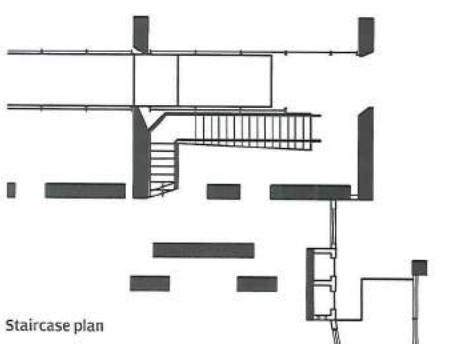
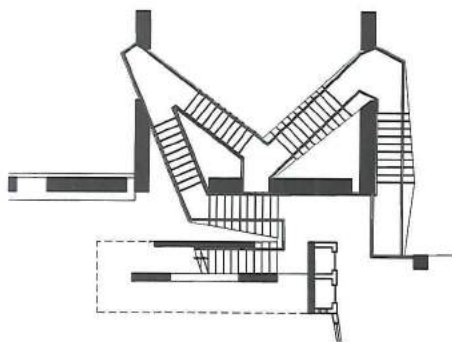
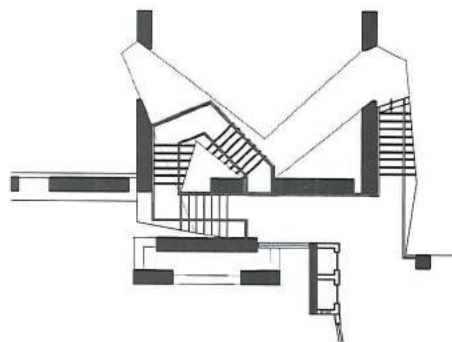
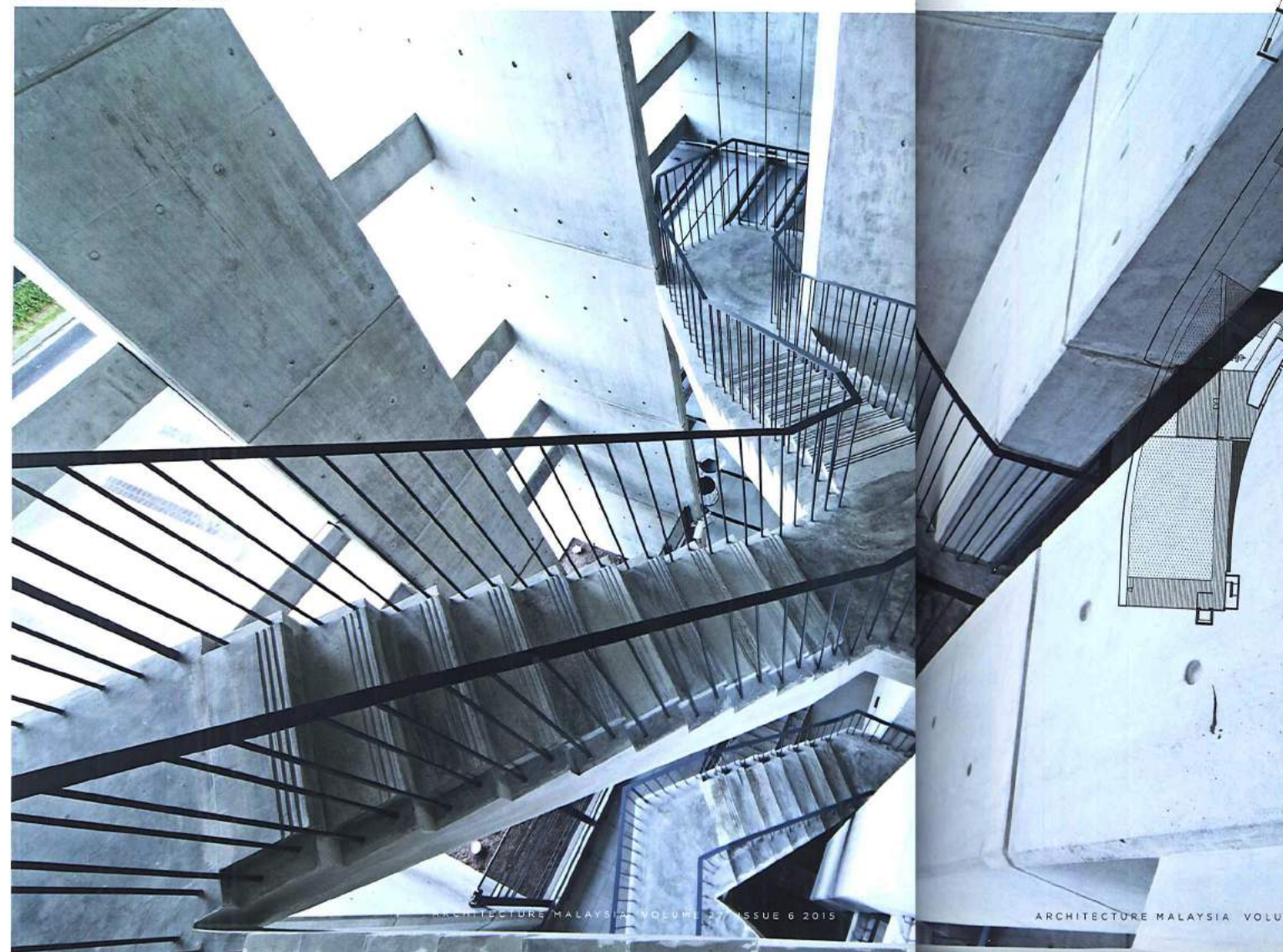
FROM TOP LEFT (CLOCKWISE): Pedestrianised linear gardens in between park homes; Mirror finish, stainless steel canopy walkway; infinity pool



Section A-A
0m 15m 30m



Fire exit stairs snaking between shear walls



Staircase plan