

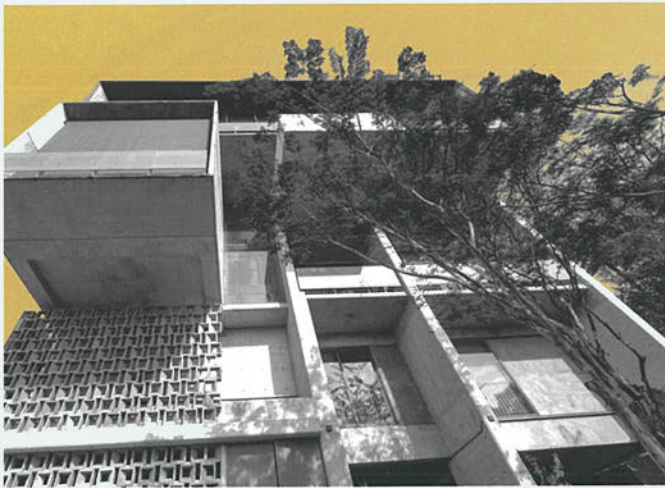


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Azman Hashim Gallery by GDP Architects in collaboration with KEAN Architect



Oculus House by Wooi Architect

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ART, BEAUTY, DESIGN,
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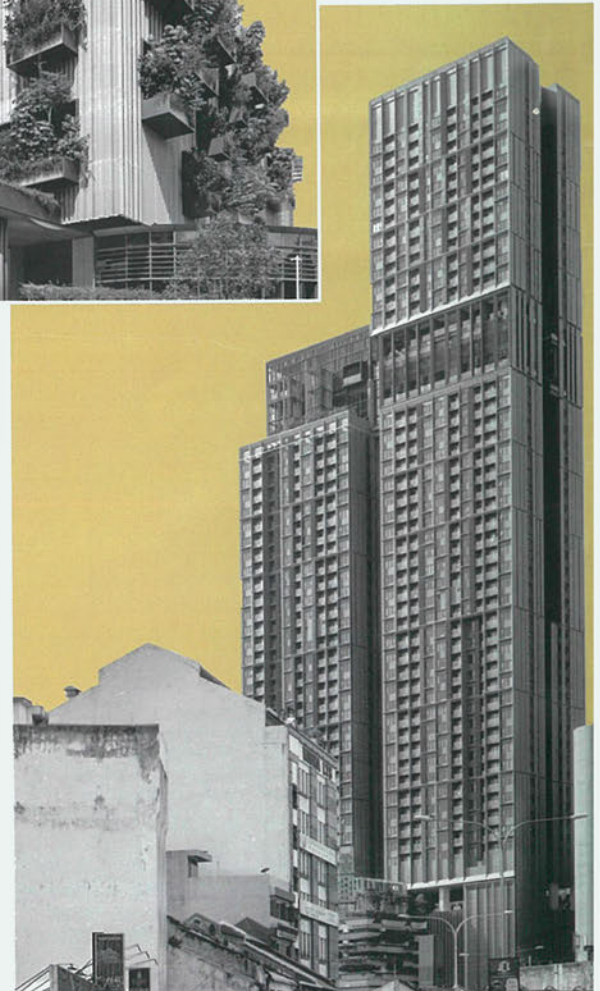
Renovation of Parkroyal KL Hotel Guestrooms & Public Areas
by DP Architects in collaboration with FDAT Architects



TNB Platinum by Neuforamation Architects
in collaboration with Woods Bagot



Lucentia Residences by GDP Architects



ALTERATION & ADDITION - COMMENDATION

AIRA RESIDENCE TOWER B

ARCHITECT Environmental Design Practice Sdn Bhd
CLIENT Selangor Properties Sdn Bhd
CONTRACTOR Grand Dynamic Builders Sdn Bhd



AIRA
RESIDENCE
RESIDENTS ONLY

AIRA RESIDENCE TOWER B, formerly known as the SPB Tower, was erected in the late 1970s as one of the earliest high-rise buildings in Damansara Heights. Developed and completed by Selangor Properties Bhd (SPB), the tower was part of a multi-block master plan on the same plot. However, the development was never completed due to a shift in business priorities. As a result, Tower B remained in use with minimal facilities and a mix of occupied and vacant units.

In 2015, with the construction of Tower A, SPB initiated an effort to refurbish Tower B and bring it up to the same standard of quality and luxury as its counterpart. The comprehensive refurbishment project has recently been completed in 2021, allowing Tower B to finally reach its full potential. With the refurbishment, Tower B now seamlessly complements Tower A, completing the developer's vision for the master development.

DESIGN STRATEGIES

The project began with a detailed building survey of the existing tower. Following a thorough consideration of the building's condition, constraints, and potential, the refurbishment plan was developed based on the following strategies:

Internal

Apartment Units

- Upgrading interior finishes, and fittings, and selecting built-in furniture
- Extension of master bedrooms
- Refurbishment of balconies and external glazing as part of the facade restoration
- Strengthening the existing structure

Communal Spaces

- The upgraded main entrance as a secondary entry to Aira Residence
- Redesigned the main lobby on the ground level, with an injection of various communal spaces
- A new roof garden converted from the existing tower flat roof

External

Building Façade

- New dual-toned glass-reinforced concrete cladding
- New aluminium glazing and sliding shutters on the balconies

Landscape and Utilities

- New outdoor spaces for communal and leisure activities
- A new entrance connecting to the car park podium of Tower A
- Relocation of the substation and plant rooms from the ground level to the lower floors

Main Entrance

The entrance and guardhouse underwent a significant upgrade with travertine stone cladding, in sync with Tower A's frontage design. It serves as the primary drop-off and pick-up point for Tower B, along with a secondary car park entrance. The enhancements elevate the site's aesthetic and functionality.

Main Drop-off

Upon entering from the new Main Entrance, visitors will be greeted by an expansive drop-off area, adorned with meticulously crafted multi-toned granite stone pavement. The vibrant greens, thoughtfully positioned along the edge, enhance the space's organic appeal. The disabled-friendly entrance, artfully shaded by a sleek glass roof, beckons visitors to indulge in the site's modernity and accessibility.



New disabled-friendly main drop-off shaded by a sleek glass roof

Main Lobby

The original lobby was dim and cluttered, underutilized. To create more communal space, Tower B's ground level has been reimagined with a lounge, meeting place, and sitting areas. The new lobby is now a vibrant hub, seamlessly connecting visitors to various indoor and outdoor spaces, aligned with the modern aesthetic of the development.



New Main Lobby, a vibrant hub that seamlessly connects visitors to the indoor and outdoor spaces

“A successful remodeling and upgrading of an old apartment block.”

Landscape & Outdoor Spaces

The landscape design for Tower B has been thoughtfully crafted to create a cohesive atmosphere. A combination of hard and soft scapes has been used to program the area surrounding the tower. The result is a range of themed gardens at the front, and a rear playground and plaza visually connected to the infinity pool. These carefully curated design elements work together to enhance the overall aesthetic appeal of the site, creating a beautiful and serene environment for residents and visitors alike.

Façade

The tower's exterior has undergone a complete overhaul, due to the existing façade's unfavourable condition and design. The updated design incorporates the following elements:

- Glass fibre reinforced concrete cladding with bronze-coloured aluminium fins
- Aluminium framed glazing
- Balconies with aluminium sliding shutters
- A new roof garden with additional facilities
- Ground-level facilities with improved transparency and interaction between spaces.
- These architectural enhancements work together to create a modern and functional exterior, elevating the overall aesthetic appeal of the building.

Apartment Units

The units have received an upgrade, featuring new finishes and partial furnishings, including complete kitchens and wardrobes. The upgraded units have been extended and redesigned, with larger master baths and improved balconies with sliding shutters. These enhancements improve the units' overall functionality and aesthetic appeal.



Apartment unit upgraded with new finishes and selected furnishing

Roof Garden

The original tower featured conventional metal decking and a range of utility plant rooms, as well as a water main water tank. To revitalise the space, a new roof garden has been added, designed to inject new energy throughout the tower. The garden caters to a range of activities and facilities, creating a cohesive atmosphere that streams from the ground level up to the roof garden. The result is a more functional and aesthetically pleasing space that complements the needs of the development.



Fragrance Garden, embraces the arrival to the side entrance of Tower B