Aga Khan Award for Architecture

Document B

ARCHITECT'S RECORD
2013 AWARD CYCLE

I. IDENTIFICATION

[*Name of project. If the project has been known by a different or previous name, please indicate this in brackets. Please provide the actual street number or location of the project, even if the correspondence address is different.The longitude and latitude are required so the project can be documented on Google Maps.*]

Project Title: The Met
Street Address: 125 South Sathorn Road,
City: Bangkok 10120 Country: Thailand
Longitude: 13 43' 19. 29" N Latitude: 100 32' 02. 85" E

II. PERSONS RESPONSIBLE:

A.Architect/Planner

[*Name and address of architect(s), architectural firm(s), or other person(s) responsible for the project; for joint projects, be sure to indicate the name of the principal designer(s) at the end of this section. (Other project staff should be listed as project affiliates in section C of the record.)*]

Name : WOHA
Mailing address : 29 HongKong Street
City : Singapore Postal code : 059668
Country : Singapore Telephone : +65 6423 4555
Facsimile : +65 6423 4666 Email : pr@woha.net
Principal Designer. Wong Mun Summ, Richard Hassell Website : www.woha.net

B.Client

[*Name of the individual, company or institution who commissioned the project. If the project owner is different from the client, or if the current users of the building are not the client, please note their name(s) as project affiliates in section C. If the main client is the local, regional or national government, please indicate the responsible government ministry or department. Where known, please indicate the name of the individual responsible within the ministry or department.*]

Name : Pebble Bay Thailand Co. Ltd
Mailing address : 50 Cuscaden Road, #08-01, HPL House
City : Singapore Postal code : 249724
Country : Singapore Telephone : +65 6731 4828
Facsimile : +65 6734 1773 Email : cl@hotelprop.com.sg

C.Project Affiliates/Consultants

[*Please list the other key people involved in the project and indicate their roles and responsibilities, e.g. engineers, consultants, contractors, economists, master craftsmen, technicians, site supervisors, other architects, clients, etc. who have played a significant role in the project. Please cite their addresses and contact details on a separate sheet.*]

Name	Role
Refer to attached list.	

III. TIMETABLE

[*Please specify year and month for both commencement and completion of each step in the design and construction processes. For large projects, or for those completed in phases, indicate the dates for the first phase and for each subsequent phase, and clearly note which phases of the project have been completed.*]

A.Commission: March 2004

B.Design — Start: March 2004 — Completion: December 2009

C.Construction — Start: August 2005 — Completion: December 2009

D.Occupancy: December 2009

Remarks:

IV. AREAS AND SURFACES

[*Please specify in square metres. The total combined floor area should include basement(s), ground floor(s) and any and all upper floors. If you wish to provide details for any particular elements within the overall project, please use and attach a separate sheet.*]

A.Total site area: 11,360.50 m2

B.Ground floor area: Not Available

C.Total combined floor area: 124,884.73 m2 (Gross Floor Area)
(Including basement(s), ground floor(s) and all upper floors)

Remarks:

V. ECONOMICS

[*Specify the amount, currency and date of transaction. Please indicate the amount both in U.S. dollars and in the local currency, along with the exchange rate used.*]

	Amount in local currency		Amount in US dollars
A.Total initial budget	THB4,116,809,968.93	(1 THB = 0.0320637 USD)	USD132,000,000.00
B.Cost of land	Not Available		
C.Total actual costs (Without land)	Not Available		
D.Actual cost (Per square metre)	Not Available		

Remarks:

VI. PROJECT DESCRIPTION

[Describe the nature and function of the project. For example, how did the project come about; what was the initial brief from the client; what is the guiding idea behind the project; were there any major constraints on the development of the design? How do you move through the building and how does it relate to its surroundings?]

This project is a housing development in Bangkok. Located on the busy South Sathorn Road in central Bangkok, the site had a very high plot ratio of 10.

This project investigates creative ideas for high-rise, high density living in the tropics. Rather than adopting models developed in temperate countries, with a strong separation of interior and exterior, this project explores how aspects of low-rise tropical housing can be adapted to provide high amenity through indoor-outdoor spaces in the sky.

Most tropical high-rise housing in developing countries replicate cold-climate models, with sealed facades and total reliance on air-conditioning and mechanical ventilation. However, in the tropics light winds, year-round balmy weather, constant temperatures and high humidity make outdoor living desirable. In addition, the environmental conditions up high in dense and populated Asian cities are preferable to those near the ground – there is more privacy, better views, lower humidity, stronger breezes, better security, less noise and less dust. This development creates enjoyable tropical living conditions at extremely high densities. Located between two train stations, the development permits higher use of existing infrastructure, and a practical way of dealing with Bangkok's urban sprawl and severe traffic jams. In Bangkok public transport is used by all sectors of society, as it is often the only way to move through the grid-locked city.

The design is inspired by Thai forms – ceramic tiles, textiles and timber paneling, abstracted and used as a way to organise forms. The cladding, for instance, uses temple tiles as an inspiration, while the staggered arrangement of the balconies recalls the Thai teak staggered paneling on traditional houses. The walls incorporate random inserts of faceted polished stainless steel, a contemporary interpretation of the sparkling mirrors incorporated into Thai temples, returning this delightful glittering effect at a scale appropriate to the vast central city.

The design achieves tropical houses in the sky with breezeways, full exposure to light and views, outdoor living areas, planters and high-rise gardens, and open-air communal terraces with barbeques, libraries, spas and other facilities. These sky terraces, both private and public, link the blocks every 5 storeys, creating dramatic yet human-scaled external spaces in the sky.

The building is planted on every horizontal surface. Additionally, vertical faces are shaded by green creeper screens, rising up the full 66 storeys. Balconies are provided with a mature frangipani tree. All apartments are cross ventilated, and all face north and south. The staggered block arrangement gives all apartments access to light and air on all four sides. The design encourages and makes possible living without airconditioning.

Common areas are spread throughout the towers, offering inhabitants a variety of experiences, from the intricately designed carpet of water, stone and vegetation at ground level, to the extensive indoor-outdoor facilities at the pool level, to libraries, barbeques, and function areas at sky terraces that share the spectacular views from the highest floors among all the inhabitants.

The lighting design makes a dramatic statement on the skyline. The vertical ribs of the exposed columns give a slender, vertical proportion. The sky gardens are lit to highlight the building's unique features, creating a desirable lush appearance. The orderly, elegant building makes an attractive addition to the chaotic skyline of Bangkok.

VII. MATERIALS, CONSTRUCTION AND TECHNOLOGY

[*Describe the principal materials used and indicate the basic construction technology. What are the innovative features of the project, if any?*]

The structural engineering is fully integrated with architectural design. The design is built around a very systematic and regular concrete structure. Based on a 9m module, the structure works well with all the various functions – apartments, recreational facilities and car parking. The design presents a slender profile, but the engineering has taken into consideration likely earth movement and strong wind conditions. Wind tunnel tests were carried out to ensure safety and comfort in sky terraces. Structural bracing was introduced at every 5 levels, which is used for sky gardens, private pools and common areas. As columns increase in size as the loads accrue, the columns enlarge on the exterior of the building, creating protected indoor-outdoor spaces for balconies and terraces, and allowing apartment layouts to be standardized, even at lower levels. These exposed buttress columns are both structurally rigorous as well as an architectural expression.

The aluminium and glass cladding incorporates sunshading to all windows. Aluminium screens within the inner voids allow views out while protecting privacy from nearby units. The apartments have operable windows to every room.

VIII. PROJECT SIGNIFICANCE AND IMPACT

[*How would you describe the project's significance? Describe the project as it is today – who uses it and how is it used? Describe the aspects of the project that represent a particular achievement (e.g. a technical, economic or social achievement or the project's response to culture, climate etc.)*]

The building contributes to the urban environment with its openings to the sky behind, planted facades, balconies and sky gardens, weaving nature into the concrete jungle of central Bangkok.

The design is an innovative solution to the issues of density in tropical Asian cities, and offers a new model for high-density tropical housing. The model of a naturally ventilated, perforated, indoor-outdoor, green tower is a necessary alternative to the sealed, glazed curtain wall buildings being erected across the tropical regions.

Permissions Form*

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If you do not wish that any particular item of the submitted material be made available, please notify us accordingly. In addition, if you would like any item returned to you, please indicate this when submitting materials.

The project nomination and the identity of the project nominator remain strictly confidential. Architects and clients are specifically requested to refrain from making any public announcement that projects with which they are associated have been nominated for the Aga Khan Award for Architecture.

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Name (please print) Wong Mun Summ, Founding Director, WOHA

Signature _____ Date 28 August 2012

**Please note: All candidates for the Award must sign, date and return the Permissions Form to the Award office; the submission of this form is a prerequisite to candidacy for the Award.*

4026.THA THE MET, BANGKOK, THAILAND

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