

THE AIRIE

SRI DAMANSARA
Signature homes on the peak

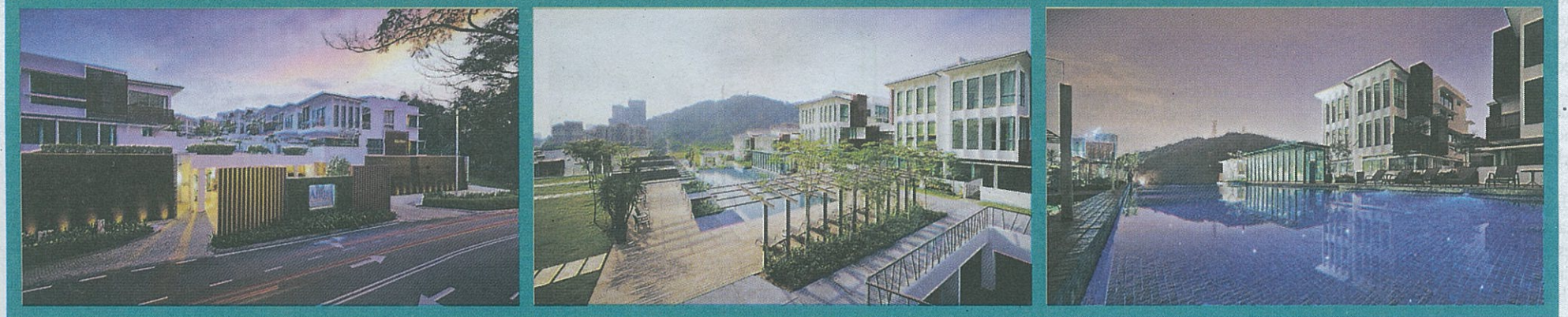
VIRTUOSOS IN LANDSCAPE & LIFESTYLE

Welcome to an exercise in lush escapism, a spellbinding elevated landscape deck that invigorates the body, relaxes the mind, and soothes the spirit of all who step foot into this landscaped wonderland. With 50% of the total area enveloped in greenery, and completely free of traffic, The Airie has created a new approach to landscape design for the Professional Category of the MLAA Landscape Design Award!



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THE AIRIE WOOS WITH SPATIAL AND GREEN COMFORT

For its design excellence, Loh & Loh Development Sdn Bhd's The Airie, Sri Damansara clinches the honour award under the professional category of the Malaysia Landscape Architecture Awards (MLAA) 2014 from the Institute of Landscape Architects Malaysia (ILAM).

By **ANGIE NG**

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CLINCHING an honour award under the professional category of the Institute of Landscape Architects Malaysia's (ILAM) Malaysia Landscape Architecture Awards (MLAA) 2014 for The Airie, Sri Damansara is testament that developer Loh & Loh Development Sdn Bhd not only pays attention to the hardscapes of the project but also the softscape elements to build comfortable sanctuaries for its residents.

The property outfit of infrastructure group Loh & Loh Corp Bhd is elated with the award given as the MLAA is considered the Oscars to celebrate outstanding landscape designs.

Singapore-based MKPL Architects Pte Ltd came out with the conceptual design for The Airie, and worked with local architecture firm ArchiMatrix Sdn Bhd and landscape consultant Pentago Landscape Sdn Bhd to translate the design concept into a winner.

What sets this quaint 8.65 acres gated and guarded (G&G) residential enclave apart from the others is the picturesque ambience and classy landscape design repertoire that resonates harmoniously with nature to bring about a calming ambience for residents of the 79 exclusive homes.

Conceived in 2010 for completion in end-2013, The Airie's namesake is derived from a sense of lightness and airiness that envelopes the development – from the breathtaking views of Sri Damansara afforded by the cluster houses, to the well-ventilated, bright circulation routes that run on the ground level of the development.

Loh & Loh Corp Bhd chief executive officer (CEO) Marc Loh says The Airie has been a challenging development with many new and innovative design concepts, and the award is a reward, recognition and testimony of the hard work of the project's design and development team.

"It is always a challenge to transfer ideas on paper into reality, but with the hard work of the team, The Airie has maintained the main essence of our initial concept of 'Dream Home in a Park Setting'. There were many challenges along the way, which have been costly and required brainstorming to resolve, but the entire team is proud of the final product. The end result is as close to our vision of creating a landscape design that we can be proud of, and seeing the residents utilise the landscape features is a reward in itself for everyone," Loh says with pride.

He commends the winning team of MKPL for its expertise on space and experience in elevated deck developments in Singapore that provided valuable insights for The Airie, ArchiMatrix for translating the original concept into a comfortable, liveable and most sought-after place to stay, and Pentago Landscape for having expended a lot



- 1 Infinity effect swimming pool on the elevated deck.
- 2 Calming reflective pool on the ground level.
- 3 Loh & Loh CEO Loh looks forward to more winning projects.
- 4 Children's wading pool for a day of family fun.



of time, effort and commitment to ensure that the development becomes a reality.

The residences, while designed to be three-storey tall, have an intimate and unobtrusive feel as they appear only as two-storey high when viewed on the green deck; with the lower level remaining out of sight at ground level. With an emphasis on light, air and open spaces, the homes allow for streams of natural light to filter through, creating an environment that is airy, comfortable and cosy at the same time.

"Our philosophy is always to deliver well-designed homes that deliver good value to homebuyers, and this approach is often defined by what we think owners want. We design and build homes that not only cater to their needs, but also exceed those needs with good value propositions," Loh says.

Expounding on the project's winning elements, Loh says The Airie is a unique neighborhood that has allocated 50% of its land area to greenways that comprise

gardens, walkways, pools and water features compared to normal developments with only 10% green areas. The developer utilises an innovative design to create more space "by creating layers through an elevated landscape deck to increase the area".

He says although the solution was costly and has many challenges, the results have been worth the effort.

The choice of landscaping elements and objects is to create a natural urban and modern park feel in line with the contemporary design direction of the development.

Natural and high-end materials such as custom-made timber playground equipment, quartz tiles for pools, modern water features, and light-emitting diode (LED) lights inside the pool, create a luxurious environment of elegance and functionality.

Selected species of trees and shrubs bring about an orderly and free park environment to enhance the feeling of space and freedom.

A blend of good design and nature

Swimming pools and playground areas have been dressed up to derive special effects and to enhance the overall landscape environment. This brings out interesting and comfortable areas as nodes for community gatherings and interactions. Lush plantings and ample natural light create a welcoming ambience for those who arrive via vehicles into the faux basement. The area is strategically sheltered by the elevated landscape deck and offers protection against the weather and connectivity for homeowners, in addition to the parallel garden above. Car parks for each home are sheltered, creating a personal porch that is accessible in any weather.

To minimise the basement driveway effect, large openings in the elevated garden deck enable secret gardens to be formed in the faux basement level that allow plenty of light, air and greenery to enter and transform the atmosphere of the faux basement. Its location on the highest plateau of the affluent Bandar Sri Damansara township grants The Airie panoramic views of the ancient forest reserves of the Forest Research Institute of Malaysia and the cosmopolitan views of Bandar Sri Damansara.

The design enhances these natural qualities by following the natural terrain of the land, enabling most homes to have good views as well as good air flow as the homes are designed on multiple terraced platforms.

Loh says The Airie has been designed to suit the original ground contours of the land as much as possible, thus maximising its picturesque views while reducing its impact on the environment, and also jazzes up the development landscape with undulating step gardens, viewing pavilions and water features that leverage on the undulating design.

A dedicated pedestrian elevated garden deck that separates vehicular and pedestrian traffic with cars travelling below the elevated garden deck provides safety for children and the elderly to relax and enjoy the surroundings.

The elevated garden deck enables new possibilities in landscape design and direction to derive the effect of living in a dream home within a park setting. All the residences are designed with direct connection to the parks and linked to walkways and ramps that are interconnected throughout the elevated garden deck to encourage freedom of movement and invite residents into the park environment. Surrounded by green areas without vehicular traffic, this unique design offers unparalleled freedom of leisure and uninhibited freedom to the residents, given that the homes are connected through a continuous green loop that forms the central, common green area, right outside of the resident's doorstep. A total of RM12mil was invested to build the deck, all the hardscapes and landscapes.

No expense was spared to provide the landscape architect with as much freedom and flexibility to design. Another RM250,000 was used to further enhance the landscape which upon completion, will provide a more mature and green environment, he adds. As part of the company's corporate social responsibility and to improve the overall value of the development, the surrounding public green areas were developed into parks that are accessible to the public. It enhances the overall feel and exclusivity of the development, with the green parks surrounding the entrance of the development.

Despite being a development of landed homes, the enclave is equipped with full fledge condominium facilities that include a gymnasium, large swimming pool, wading pool, community hall, children's playground, playground and vast green spaces. Loh says this is to foster and nurture the community living in it. Encouraged by its winning project, The Airie, and having conformed to Conquas 21 by the Building and Construction Authority of Singapore (BCA), Loh & Loh is looking forward to up the game in its three upcoming freehold projects in the Klang Valley – NK Residences in North Kiara, Panorama Residences in Kelana Jaya, and Emerald Heights in Rawang.

Loh says NK Residences, North Kiara, is designed with luxury in mind with only 200 units, and four units a floor providing ultimate privacy. Each unit layout is designed to maximise views and natural lighting as well as to provide a separation of the living/dining and bedroom areas to ensure the best living and growing environment for young families.

Panorama Residences, Kelana Jaya, is a condominium designed to capture the panoramic views of the surrounding golf courses, lakes and parks. Targeted at young professionals, the 3.05 acres project comprising one, two and three bedrooms units will be designed with facilities suited for an active young lifestyle. The development is accessible from the North-Klang Valley Expressway (NKVE) and Damansara-Puchong Expressway, and a stone's throw away from the ongoing LRT (light rapid transit) station no. 3.

Emerald Heights, Rawang is a G&G development located on high ground and surrounded by ample facilities in Kota Emerald, Rawang. The development on 65.4 acres will be divided into three phases with a total of 505 units comprising two-storey link houses, two-storey semi-detached units and two-storey bungalow homes. Emerald Heights will focus on lifestyle needs such as lush landscaping, a clubhouse with full fledge facilities, jogging paths around a natural lake and a large central park. Given its value adding prowess, Loh & Loh is ready to woo property buyers with these upcoming quality projects.