DEVELOPMENT TEAM

Owner/Developer
Housing and Development Board
Singapore
www.hdb.gov.sg

Design Architect
ARC Studio Architecture + Urbanism
Singapore
www.arcstudio.com.sg

Project Architect
RSP Architects Planners and Engineers (Pte.) Ltd.
Singapore
www.rsp.com.sg

Jury STATEMENT

The Pinnacle@Duxton is a series of seven 50-story residential towers connected by two continuous and open sky bridges. Built using modular construction, the sustainable residential project, with green roofs and sky gardens, is home to 7,400 residents—many of them young families—in 1,848 modern apartments, helping redefine urban high-density living in Singapore.

Global | **WINNER**

THE PINNACLE@DUXTON, Singapore

The Pinnacle@Duxton is an international housing model for addressing the social, physical, and economic issues associated with housing development in extremely dense and urbanized settings. At 50 stories the tallest project developed by Singapore's Housing and Development Board (HDB), the residential complex comprises seven towers connected by two continuous sky bridges that provide unique recreation and community spaces.

Occupying an irregular 2.5-hectare (6.2-ac) project area that was the site of the first two apartment blocks ever built by HDB, the mammoth Pinnacle@Duxton features 1,848 modern apartments, injecting 7,400 residents—many young families—into an area of aging households.

The landmark project took a decade to come to fruition. The idea was first put forward in 2001, arising from the Urban Redevelopment Authority's plan to address the chief challenge facing Singapore: how to house an ever-growing population in an already fully urbanized nation. The Singapore government selected the centrally located Duxton site, a place of historic significance for the city-state and the HDB, for a new and iconic project.

The government held a design competition in 2001, requiring only that proposed projects be a high-density development that included landscaping strategies to extend the adjacent Duxton Plain Park into the new complex. The objective was to find a breakthrough innovation in housing typology that provided affordable and dense housing while at the same time encouraging integration into the established housing district. The winning design was selected from more than 200 international submissions, awarded to a relatively new Singaporean architecture firm, ARC Studio Architecture + Urbanism.

The ARC Studio design features seven residential towers arranged in a hooked shape, almost like a question mark, enclosing interior green spaces and also minimizing west-facing facades, thus reducing solar gain. The porous, curvilinear siting of the buildings creates "urban windows" that frame the city skyline and allow unblocked views from the units.

The irregular facade is a jumble of bay windows and balconies, reducing the perceived mass of the 50-story towers. Almost the entire building (85 percent) used modular construction, facilitating the construction process in the tight, central-city site.

The sky bridges at the Pinnacle@Duxton have redefined the potential of a building feature that had fallen out of favor in urban design circles. For years, designers and developers criticized the sky bridge for pulling pedestrians off the sidewalks and deterring retail and pedestrian activity at street level. At the Pinnacle@Duxton, sky bridges have been recast as active destinations rather than passive thoroughfares. The sky gardens, with nearly two hectares (five ac) of open space, connect the seven buildings at two levels: the 26th story, which includes recreational facilities such as an outdoor gym, clubhouse, and full jogging track; and the 50th story, along the roofline, which is more contemplative and passive in activity and design, with seating areas, pavilions, and viewing platforms that create an "outdoor living room." An elevated open space caps the 1,088-space parking garage and flows down to street level, providing a seamless connection to the adjacent park and urban network.

The units at Pinnacle@Duxton are designed with a compact, rectilinear floor plan, free of columns, challenging the notion that affordable living in the city means congested and crowded spaces. The open floor plans, along with extensive recreational and family-friendly amenities—the development includes a kindergarten, a child care center, and two activity centers—are intended to attract young professionals and families.

PROJECT DATA

Web Site
www.pinnacleduxton.com.sg

Site Area
2.5 ha (6.2 ac)

Facilities
1,848 multifamily units
1,429 m² (15,382 sf) education space
793 m² (8,536 sf) retail and restaurant space
325 m² (3,498 sf) civic space
1,088 parking spaces

Land Use
residential, parks/open space, retail, education, civic

Start/Completion Dates
April 2005–December 2009

The Pinnacle@Duxton reflects the ceaseless life cycle of the redevelopment of public housing in Singapore. Returning to the site of the HDB's first project, which was built to ease a national affordable-housing crisis, it illustrates the level of excellence that Singapore's national housing authority has reached. The interconnected high-density development redefines what high-rise living can be with its sky gardens and open spaces, breathes new life into an area of aging households, and provides affordable housing options in a central location. The building has become a point of national pride, winning numerous awards, including the Best Tall Building 2010 award from the Chicago-based Council on Tall Buildings and Urban Habitat.

PHOTOGRAPHY BY ARC STUDIO (12), HDB (14), HDB (14) ARC STUDIO (15)