Penaga Hotel & George Town UNESCO World Heritage Site – Ar Serina Hijjas
Conservation

• Retaining Cultural Significance of a Place;
• Maintaining Authenticity and Integrity;
• Retaining Association and Meanings;
• Compatible Use/ Functionality;
• Significance of Setting/Location;
• Engaging Stakeholders and Community;
• Interpretation of
• Significance; and
• Co-existence of cultural values.

and be Green
The 15 terraces in Georgetown are on the edge of the buffer zone that adjoins the conservation zone gazetted under UNESCO World Heritage status. Present renovations and additions will create a boutique hotel of about 40 rooms.
Shophouses are simple in their design, thick brick walls kept out the mid-day sun. Lime plastered walls and terracotta floors dispersed the cool moisture from the swamps beneath, whilst louvred shutters kept out the glaring sun and allow cooling breezes to take away the warmer air.

http://penangshophouse.com.my/?page_id=115
Conservation
Category II
Buildings, objects and sites of special interest
That warrant every effort being made to preserve them
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..........and be Green
Shophouses are characteristic of the urban architecture of towns in Asia from the 18th – 20th century. The early architecture was an amalgamation of cross cultural values, ideas, traditions of immigrants and indigenous builders, and the adaptation to the availability of building materials, skills, transportation, as well as appropriateness to the tropical climate.
PROPOSED DEVELOPMENT @ JALAN DATO KOYAH
The concept

Master plan

Residential
Service
Townhouse
5 Units walk-up
2 Storey

Boutique Hotel
8 rooms walk-up
3 Storey

Boutique Hotel with lift
32 rooms
4 Storey

Proposal new ‘landscape’

Road Back Lane

Residential Service Townhouse
5 Units walk-up
2 Storey

swimming pool
Jalan transfer
Proposed building design

Front Façade (Art-Deco style) Party Wall

TYPICAL LONGITUDINAL CROSS SECTION

12.0 m

16 feet

60 feet

Bedroom
Corridor
Back Lane

Water Tank
Shop
Health Spa

Balcony
Living

TYPICAL LONGITUDINAL CROSS SECTION
• The architectural facades will be retained in keeping with the original buildings, but much has been replaced. The old encaustic tiles, so typical of George Town, have had to be replaced with new (providing new plumbing and sewer lines meant digging up the floor).

• Encaustic tiles are still made in Vietnam and Indonesia, and we have sourced from both places for new tiles. The manufacturing process is extremely labour intensive, a feature that fits with our sustainable objectives.

REVITALISED
Building Energy Intensity of 140 kW/m²/yr
With 20kwp of PV panel installed.
(148 without PV)
ENHANCED
Energy

The OTTV 24.34 W/m², Roof U value of 0.36 w/m²K

Boutique hotel of only 3680 m²

Building management system not provided, instead an Energy management system was installed to the 3 blocks of hotel.
• Motion sensors to hotel corridors & lift lobbies
• Keyswitching
• Submetering
• Photosensors tp external perimeter corridors
• Led lighting in garden
• Commissioning Specialist
• VRV & Ceiling Fans
Good IAQ achieved without mechanical flushing
With use of Low emmision (VOC) material.
• VOC level 400-500PPB,
• formaldehyde level 0.01-0.02 PPM
Daylight & lighting Simulation 83%
less than 1% DF
19.8% Reduction in Portable Water Consumption through:
• Rainwater Harvesting
• Water efficient fittings
• Metering & Leak Detection-7 submeters
The timber for structures and floors has been sourced from demolished colonial period buildings throughout the Peninsula.

RECYCLED TIMBER
Recycled & reused materials 18% of total Construction material cost.
Recycled Indian clay roof tiles sourced within Penang Island.
Recycled Timber for structural Beams.
Part of restoration is sourcing for similar materials like the Encaustic tiles, which are still made in Vietnam and Indonesia.
Rain water harvesting tank below for irrigation.

Water for the garden comes from roof runoff. Our tank capacity is 10,600 litres stored under the garden.

Open grid hardscape - 81% of hardscape has open grid for water permeability.

Recycled granite slab

Pervious concrete

Recycled railway sleepers
Softscape plan
Scale 1:200
GREEN
VEHICLE
PRIORITY
Hotel Penaga is the first heritage restoration in Malaysia with a green rating.
CHENDOR
ECO RESORT

Restoring the trees.
Like the existing Hotel Penaga in George Town, Penang, the new resort at Sungai Chendor, set on the beach north of Cherating, Pahang, will support the cultural program at Rimbun Dahan. The contemporary resort buildings are of course being designed by our resident architect, Hijjas Kasturi, in sympathy with the existing flora and fauna on site.

Brickwork clad in oxidized stone.

The first guest chalet completed.

The second guest chalet under construction.

After record floods, now a drought.

The structure is all recycled timber.

The reception pavilion and stone walls.

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The reception pavilion and stone walls.

The roof of the chalet accommodating the local flora.

Staff quarter finished in the background, with recycled wood in the foreground.

Kampung-style verandahs in the staff quarters.
DESIGN PROPOSAL BY:
PELINDUNG DAHAN SDN BHD (45032D)