

## LOKE THYE KEE RESIDENCES

Interior + Graphic Design

633 sqm | Penang, Malaysia | Completed 2015

### DESIGN CONCEPT WRITE UP

Loke Thye Kee Residences is situated in the heart of Georgetown Penang, one of 5 Malaysian UNESCO world sites rich in heritage. MOD's design draws inspiration from this heritage and specifically the historic Loke Thye Kee restaurant, its 100-year-old namesake and neighbor. Both the restaurant and the residences re developed by the same owner, 1919 Global Sdn Bhd.

Harking back to the romance of the early 1900's, Loke Thye Kee Residences recalls the spirit of a bygone era but adds its own contemporary twist to modernize the living experience.

Colin Seah, Founder-Director explains: "I was very inspired by the romance of Penang in the 1900s, the mood and design of that bygone era was beguiling. We wanted to recall a similar charm in our design for the LTK Residences, but with an added contemporary twist that would modernise the experience and make it relevant for living today."

Set in 5 pre-war shophouses characteristic of Georgetown, Loke Thye Kee Residences complements the Loke Thye Kee restaurant by providing 5 suites for both long and short-term guests. Designed amidst the footprint of the traditional shophouse courtyard and alleyway, each of the 5 suites is precluded by a lush garden forecourt and an intimate private balcony. The suites are furnished with soaring pitch roofs and all suites are well appointed with living areas and full facility pantry spaces.

The traditional meets the contemporary on several levels, from the materiality to the spatial experience. Traditional timber hardwood floors are contrasted with customized contemporary fixtures that are designed to appear as if levitating. The rough texture of the original brick walls are visually enlivened by hidden LED cove lighting and the typically enclosed vanity and wardrobe spaces are celebrated as transparent glass boxes which seamlessly extend into the rest of the room. Floor rugs, cushion fabrics and furniture pieces were chosen to reflect the central theme of adding a contemporary twist to the traditional.

MOD also designed all the branding and in-room collateral in order to provide a holistic experience, ranging from a quirky pillow menu, to a food map navigating the area's street food, the room service menu, TV menu etc. The artwork was specially commissioned for the project and it reflects the spirit of historic Penang framed in a modern way.

### LOKE THYE KEE'S HISTORY

The name Loke Thye Kee originated from a purpose built restaurant building during 1919 in George Town, Penang. Founded by brothers Loy Kok Boon and Loy Kok Dai, the restaurant served traditional Hainanese Chinese and Western Cuisine.

For 80 years, Loke Thye Kee, which in Hainanese means 'House of Happiness', was the choice venue for birthday dinners and wedding parties. True to its name, it was also the venue for many match-making arrangements, where young potential brides-to-be would catch a first glimpse of their suitors. These not-so-subtle arrangements would be sealed with a furtive glance and a sip of tea in a certain pre-arranged drinking style. Hence Loke Thye Kee is also affectionately known as the Love Boat, which also refers to its architecture.

Local businessman and philanthropist Khoo Sian Ewe was the original owner of the Loke Thye Kee building. Khoo was the richest land owner in Penang in the early 1900's and also the landlord and friend of the Loy family. So when they needed a new home for their restaurant, he built and rented to them the iconic ship-inspired building that remained its home until 1996.

1919 Global purchased both the Loke Thye Kee restaurant, and a series of 5 shophouses next to it, to convert those shophouses into Loke Thye Kee Residences.

#### ABOUT LOKE THYE KEE RESIDENCES

The Loke Thye Kee Residences is housed in five turn-of-the-century shophouses. These are part of a cluster of pre-war heritage buildings abandoned for nearly 2 decades, after a redevelopment plan was scrapped following the Asian financial crises. The cluster includes the landmark Loke Thye Kee Building, designed by renowned early Straits-Chinese architect Chew Eng Eam and originally owned by Penang Pioneer Khoo Sian Ewe. The new owners have now begun the process of restoring the cluster into the Loke Thye Kee Heritage Village, and bringing back life into the once bustling area.

“We believe in “Living Heritage”, and as such, we focus on developing projects that are not just frozen in time, but can offer a glimpse into the past and still continue to build on the heritage of today and tomorrow”, said Mr Jonathan Foo, CEO and President of 1919 Global Sdn. Bhd.

To capture this vision, the developers engaged Singapore-based Ministry of Design as Design Architect and Interior Designer for the project.

“MOD has a fantastic track record in designing new life into traditional old buildings, yet maintaining its heritage integrity. We believe that the team will help in our vision to revive this section of Georgetown”, said Mr Foo.

MOD was also the design team behind Singapore's The New Majestic Hotel and Penang's Macalister Mansion projects. Both have won numerous international awards for design excellence.

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To bring an additional local element into the suites, local Penang artist Ch'ng Kiah Kian was commissioned to produce a series of 9 special pieces that capture the unique faces of some of Penang's best known heritage buildings. The original art pieces are displayed prominently in each suite.

The Loke Thye Kee Residences hopes to attract short to medium-stay visitors who want to have the experience of living in a hundred-year-old shophouse but not miss any modern comforts.

## ABOUT 1919 GLOBAL SDN BHD

1919 Global Sdn Bhd is a premium boutique property development and management company with offices in both Malaysia and Singapore. Working closely with a talented team of architects, designers, engineers and contractors, the company actively engages in every phase of a project to ensure the delivery of high quality properties that will yield high returns.

Led by Jonathan Foo, the team focuses on the concept of "Living Heritage" which is not just about the preservation and conservation of buildings with historical significance but also continuing to build on the heritage of today and tomorrow. Hence, these old gems are not just frozen into a particular time frame, but continue to be relevant through creative design for re-adaptive functionality and build on the heritage of today and tomorrow.

## ABOUT MINISTRY OF DESIGN PTE LTD

Ministry of Design was created by Colin Seah to question convention and redefine the spaces, forms and experiences that surround us and give meaning to our world.

MOD's explorations are created amidst a democratic studio-like' atmosphere and progress seamlessly between form, site, object and space. At MOD, we provide our clients services that transcend mere design skill sets or technical prowess. We prefer to start far upstream and instead of merely designing solutions, we design holistic experiences. The resultant design thinking then translates into a wide variety of possible downstream design applications and media: be it architecture, product design, interior architecture, branding, graphics, landscape or even the weaving of diverse disciplines into a single project.

We love to question where the inherent potential in contemporary design lies, and then to disturb the ways they are created or perceived – redefining the world around us in relevant and innovative ways, project by project. This, we declare, is real change, not change for the sake of novelty. Fortified with these aspirations, we begin each distinct project anew by seeking to do 2 things – to draw deeply from the context surrounding each project, but also to dream freely so that we might transcend mere reality and convention. Each MOD project endeavours to be delightfully surprising but yet relevant, distinctly local but still globally appealing.

Headquartered in Singapore and with offices in Beijing and Kuala Lumpur, MOD was declared a "Rising Star of Architecture" by the Monocle Singapore Survey 2010 and "Designer of the Year" by the International Design Awards, USA 2010. Our recent portfolio includes Vanke Qingdao Plaza, Ascendas Guangzhou Knowledge City, award-winning Vanke Triple V Gallery & UOL Edge Gallery (World Architecture Festival 2012), Tangs Flagship Store and Macalister Mansion hotel (Best Luxury Hotel at Gold Key NYC 2013).

Earlier works include the Barcode Office (Best Office in WAF Barcelona 2011), BBH Office (President's Design Award 2008), Zig Zag House, Sho-U Restaurant (Gold Key Award Grand Prize 2007), Leo Burnett Office (Interior Design of the Year 2010, USA), SOHO China Sanlitun condominium, The Mark Business Park, New Majestic Hotel (President's Design Award 2006) & The Saporiti Italia Luxury Tower (Grand Prize & exhibited at Salone de Mobile Milan 2010).

SERVICES: Strategy | Masterplan | Architecture | Landscape | Interior | Product | Graphic

PROJECT CREDITS

Ministry of Design	Colin Seah, Kevin Leong, Joyce Low, Ruth Chong, Tiang Yuping, Sarah Conceicao, Don Washington Castaneda, Richard Herman, Norberto Olegario, Danielle Liu, Ron Sim
Photography	CI&A Photography (Edward Hendricks) * All images may be used and printed, courtesy of Ministry of Design
Address	326 Jalan Penang, 10000 George Town, Penang, Malaysia
Booking Enquiries	Tel: +604 263 1929   Email: stay@lokethyekee.com
Developer	1919 Global Sdn Bhd
Main Contractor	SeriousBiz Sdn Bhd
ID Contractor	SeriousBiz Sdn Bhd
Landscape Contractor	Camellia Landscape Sdn Bhd
C&S	Perunding Pakatan Cergas
M&E	O&A Consult Sdn. Bhd.
Quantity Surveyor	Kuantibina Sdn. Bhd
Submissions Architect	K.H. Tan Architect
Artist	Ch'ng Kiah Kiean Each suite contains 1 commissioned artwork of a landmark building in Penang: 1. India House, Beach Street 2. Prangin Lane Shophouse 3. Pinang Peranakan Mansion, Church Street 4. Wisma Kastam (Malayan Railway Building) clock tower, China Street Ghaut 5. Penang High Court, Light Street
Built in GFA	633 sqm (Includes all 5 suites, reception, courtyard, balconies and five-foot way and 4 ground floor retail spaces)
Land area	421 sqm
Facilities	Reception, Courtyard, 5 suites (ranging from 34sqm to 43sqm) and 4 ground floor retail spaces
Construction duration	September 2013 to May 2015
Opening	28 August 2015
Developer Press Contact	Josephine Leong, Marcom Manager josephine@1919global.com
Development website	<a href="http://lokethyekee.com/residences/">http://lokethyekee.com/residences/</a>
Designer Press Contact	Joy Chan Seah joyseah@modonline.com
Designer Website	<a href="http://www.modonline.com">http://www.modonline.com</a>

ROOM SIZES AND PROVISIONS

Room Number	Room Size (sqm)	Room Provisions
18B	37 sqm	Double bed, Desk and TV ledge, Desk lamp, chair, sofa, floor lamp, round marble dining table, 2 wall lamps, TV, pantry with electric hob, mini-bar, sink, kettle, cutlery, dining ware, cups and glasses, snack bar, glass wardrobe, shower, toilet, 4m long vanity with sink, luggage rack, LTK welcome box with in-room directory, pillow menu, food map, in room menu, TV and Xbox guide, and directions to LTK, balcony
20B	38 sqm	Double bed, Desk and TV ledge, Desk lamp, chair, sofa, floor lamp, round marble dining table, 2 wall lamps, TV, pantry with electric hob, mini-bar, sink, kettle, cutlery, dining ware, cups and glasses, snack bar, glass wardrobe, shower, toilet, 4m long

		vanity with sink, luggage rack, LTK welcome box with in-room directory, pillow menu, food map, in room menu, TV and Xbox guide, and directions to LTK, balcony
22B	37 sqm	Twin bed, Desk and TV ledge, Desk lamp, chair, sofa, floor lamp, round marble dining table, 2 wall lamps, TV, pantry with electric hob, mini-bar, sink, kettle, cutlery, dining ware, cups and glasses, snack bar, glass wardrobe, shower, toilet, 4m long vanity with sink, luggage rack, LTK welcome box with in-room directory, pillow menu, food map, in room menu, TV and Xbox guide, and directions to LTK, balcony
24B	36 sqm	Double bed, Desk and TV ledge, Desk lamp, chair, sofa, floor lamp, round marble dining table, 2 wall lamps, TV, pantry with electric hob, mini-bar, sink, kettle, cutlery, dining ware, cups and glasses, snack bar, glass wardrobe, shower, toilet, 4m long vanity with sink, luggage rack, LTK welcome box with in-room directory, pillow menu, food map, in room menu, TV and Xbox guide, and directions to LTK, balcony
26B	34 sqm	Double bed, Desk and TV ledge, Desk lamp, chair, armchair, floor lamp, round marble dining table, 2 wall lamps, TV, pantry with electric hob, mini-bar, sink, kettle, cutlery, dining ware, cups and glasses, snack bar, glass wardrobe, shower, toilet, 4m long vanity with sink, luggage rack, LTK welcome box with in-room directory, pillow menu, food map, in room menu, TV and Xbox guide, and directions to LTK, balcony

#### FF&E DETAILS – PUBLIC AREAS

	Area	Material	Supplier
1	Reception/Passageway/Five-foot way – floor tiles	Recycled Peranakan tiles	-
2	Reception – Lattice feature wall/ceiling	CNC-routed MDF panel	Series Supplies
3	Reception – armchairs	Qing Chairs	Timeless Design
4	Reception – stool	Oro Stool	Timeless Design
5	Reception – Floor lamp	Customized floor lamp	Lightcraft
6	Reception passageway – Walls	Laminate	Admira
7	Balcony – Floor tiles	Black and white floor tiles	Muda House
8	Balcony – Armchairs	Merdeka Chair	Studio Bikin
9	Balcony – Side tables	XX-Marble (table with black marquina marble top)	Studio Bikin
10	Outdoor lighting	Outdoor architectural lighting	Lumiplan

#### FF&E DETAILS – GUEST SUITES

	Area	Material	Supplier
1	Timber floor	Stained solid timber floor	SeriousBiz
2	Brick walls	Original brick walls, restored with sealant	SeriousBiz
3	Mosaic	Opiocolour	Opiocolour Mosaic
4	Joineries	Customized pantry, luggage rack, table, bedside tables, in laminate finish	Laminate by Formica Built by SeriousBiz
5	Pantry	Solid surface worktop	LG Hi-Macs
6	Sofa	Customized sofa in fabric from Pepe Penalver	Fabric by Tatum Built by SeriousBiz
7	Sofa accent cushion	Christian Fischbacher	Roselle Mont Clair
8	Sofa accent cushion	Verel de Belval - Fontainebleau	Tatum
9	Bed	Bed with plywood frame, upholstered in	Fabric by Tatum

		fabric from Metaphores	Built by SeriousBiz
10	Bed accent cushion	Verel de Belval - Tuileries	Tatum
11	Decorative lamps	Customized table lamps, wall lamps, floor lamps	Lightcraft
12	Rugs	Customized rugs design by Ministry of Design and Tai Ping	Tai Ping Carpets
13	Table	Customized table in stainless steel and Carrera marble top	Timeless Design
14	Chair	Saarinan Side Chair	Timeless Design
15	Sanitary wares, fittings and accessories	All sanitary wares, fittings and accessories	Rigel
16	Art	Various sketches of Penang landmarks	Ch'ng Kiah Kiean
17	Paint	Nippon Paint Easywash	Nippon Paint
18	Curtains	Roselle Mont Clair – Lights Out	Roselle Mont Clair
19	Sheer Curtains	Acacia – Twin	Acacia Fine Fabrics
20	Lighting	Cove lights	Hutec
21	Lighting	Down lights	Lumiplan
22	Switches / Sockets	Schneider – Zencelo silver satin	Schneider