



CERTIFICATE OF MERIT (DESIGN)

TO-BE-BUILT MIXED DEVELOPMENT

# Kovan Wellspring

## Project Overview

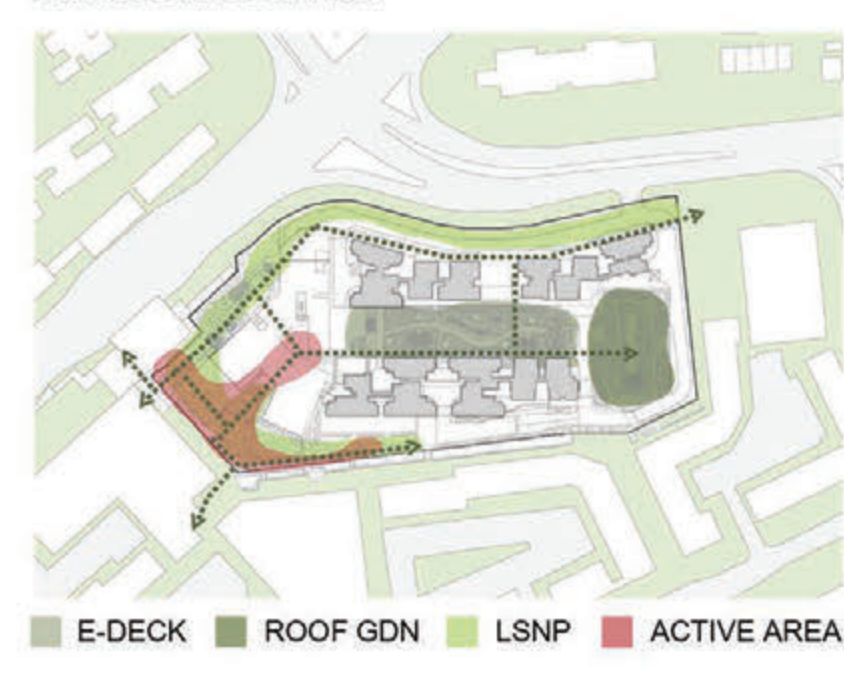
Bounded by Upper Serangoon Road and Tampines Road, Kovan Wellspring is located next to Heartland Mall, Kovan 209 Market and Food Centre and Kovan MRT station. This development comprises 4 residential blocks ranging from 13 to 18 storeys, co-located with a residents' network centre and a childcare centre. The development will be integrated with the new Paya Lebar Kovan Community Club and a park.

The design creatively integrates the community club with public housing, while catering for the additional car parking lots in an inconspicuous way. With the development sited amidst lush greenery, this results in a porous environment providing seamless connectivity within the precinct and its immediate vicinity.

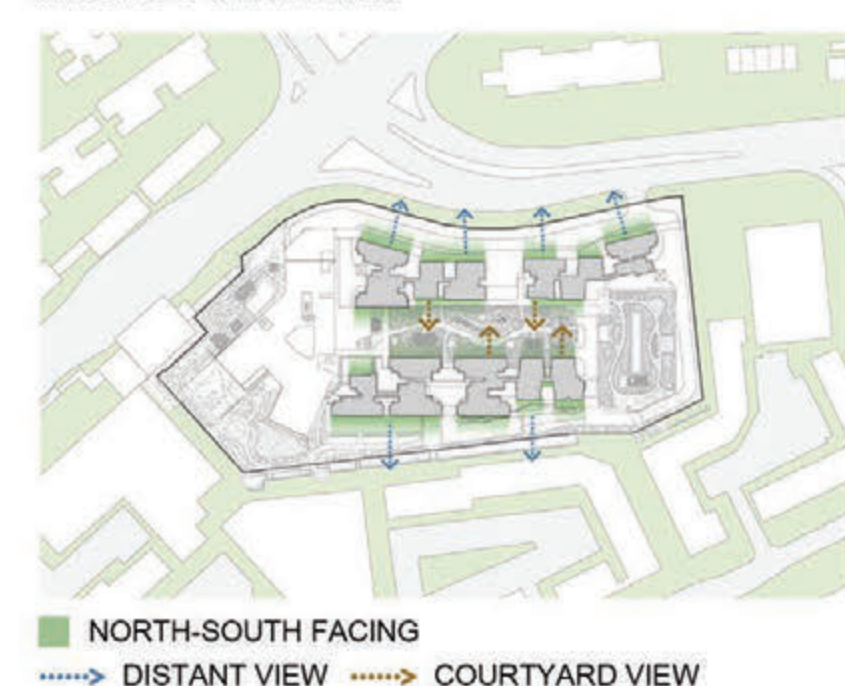
Site Plan



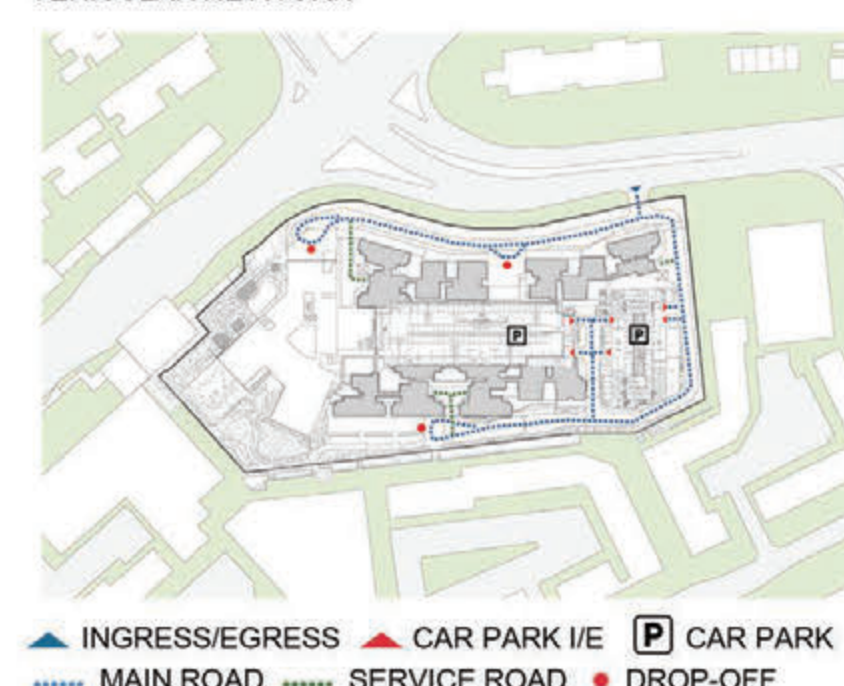
ZONING & INTEGRATION



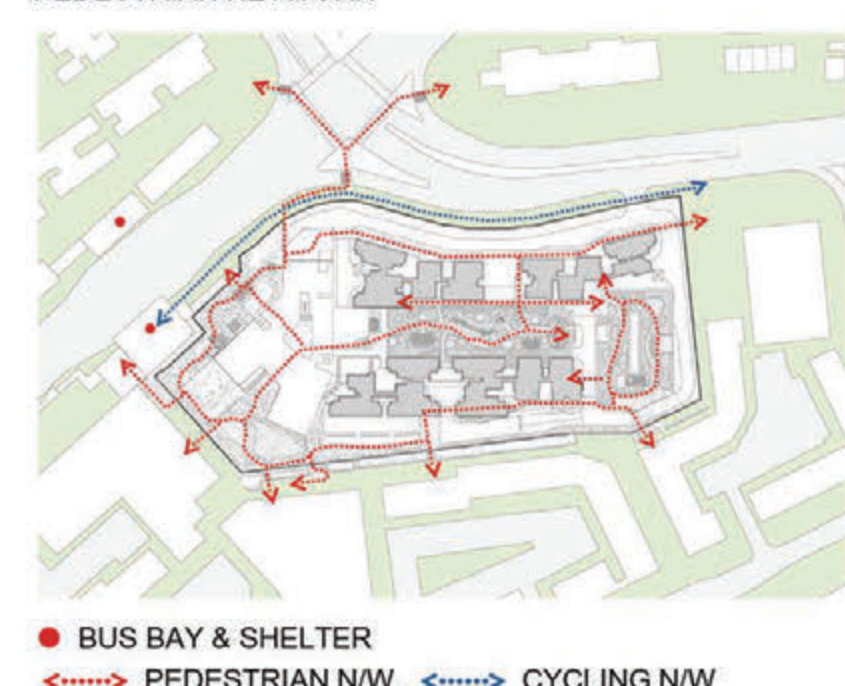
MASSING & ORIENTATION



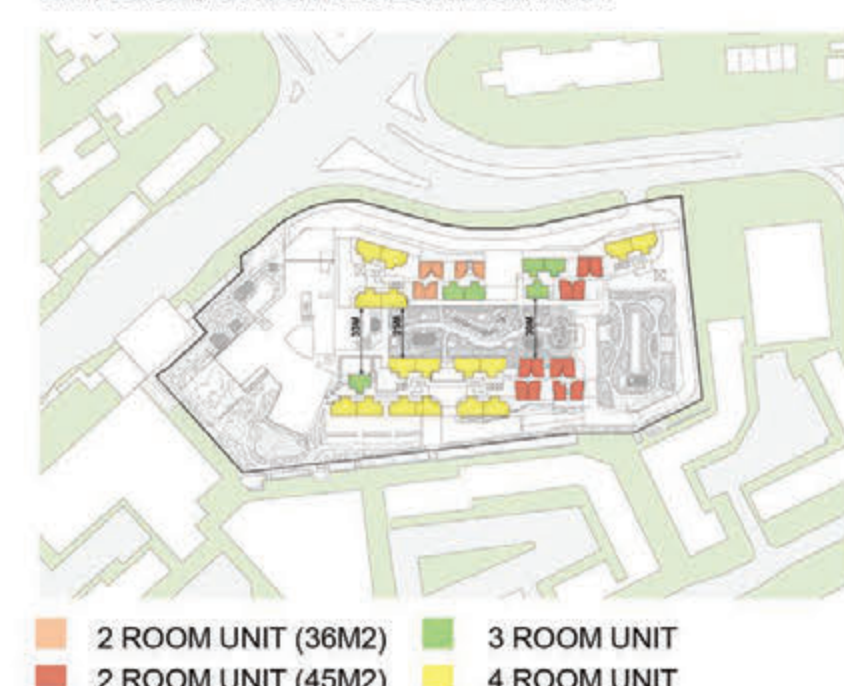
VEHICULAR NETWORK



PEDESTRIAN NETWORK



UNIT DISTRIBUTION & BLOCK DISTANCE



CAR PARK DESIGN

