

# GARDEN VARIETY

**GREEN CORRIDORS BOTH ABOVE AND UNDERGROUND GIVE THIS HARD-EDGED DEVELOPMENT THAT HAS BEEN REVAMPED BY TALE ARCHITECTS A RELAXED AND MORE INVITING FEEL.**

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PHOTOGRAPHY  
VISUAL VERVE STUDIOS



**01.** The new façade has a sleek, modern and high-tech look.

**02.** The development consists of two office blocks, a hotel and convention hall.

When Singapore-based real estate investment trust, ESR Reit bought over UR Bizhub East in Changi Business Park, it sought to revamp the development, which was looking tired and worn after almost a decade since its completion.

Singapore architecture firm TALE Architects, led by principal architects Tay Yanling and Lionel Leow, were appointed to give it a contemporary vibe and introduce inviting common spaces so that it would stand out.

Located in Changi South, Changi Business Park is sometimes referred to as the CBD of the East.

It is home to a number of leading

technology corporations and financial service companies and boasts a range of amenities, including hotels, retail malls, F&B outlets, preschools, supermarkets, gyms and clinics.

Tay and Leow started work on the design in August 2019; construction took place between January 2020 and April 2021.

## EASE OF NAVIGATION

Renamed to ESR Bizpark @ Changi, the project consists of four blocks, made up of two office blocks, a hotel and a convention hall.

According to Tay, the functions of the blocks are complementary, "The offices are where daily operations take place, the







convention hall provides a venue for events related to the office, and the hotel operates as a business hotel for convention and business travellers."

Since many of the businesses in the development are tech-related, Tay and Leow looked to modernise the appearance of the office blocks to reflect the nature of the companies within.

Says Leow, "The original façade is part precast concrete and part glass. We introduced a new aluminium panel in front of the precast concrete to enhance the look of the façade.

"The original glass façade also had a bad condensation issue in the spandrel glass portion.

"To counter this, we introduced a façade





03. View towards the convention centre and Park Avenue Changi hotel, which both received a fresh coat of paint.

film to mask the condensation; the film at the same time gives the glass a high-tech matte look.”

The facades of both the convention hall block and the hotel block were repainted to give those buildings a fresh new look.

It was also important to make the development more pleasant to navigate.

What concerned Tay and Leow was the void between the blocks.

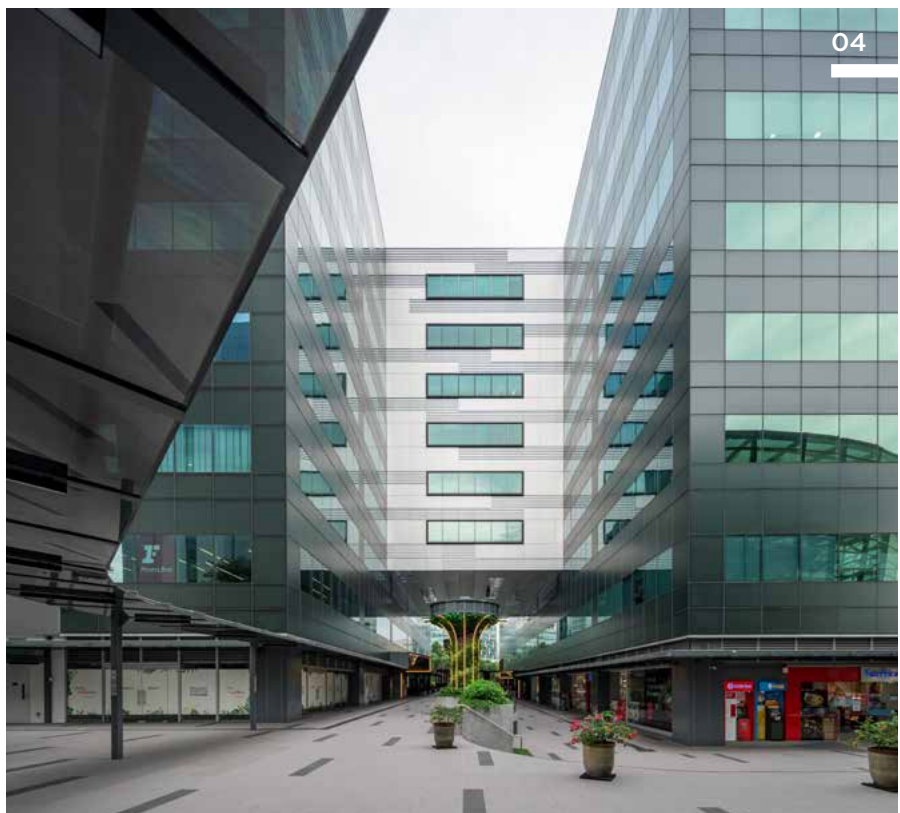
While this open space on the ground level made it easy for visitors to travel from one block to another, it also had the effect of making them feel like they were just moving aimlessly through the void with no real sense of connection to the buildings around them.

With this in mind, the architects designed a garden setting in the form of a central green corridor, to help connect the



**04.** The revamp focused on making the development easier to navigate and access between buildings.

“  
We wanted to turn the mundane affair of walking along the passageway into a more delightful experience.  
”



architectural blocks as well as give visitors the feeling of being close to nature and make it more straightforward for them to navigate.

This experience starts from the arrival point at the office blocks, Leow explains.

Visitors are greeted by a lightweight glass canopy, which marks the start of the green corridor.

Signs direct visitors to where they need to go and give them a good overview of the development.

From here, visitors make their way along the central green corridor, where the entrances to the convention hall, north and

south office lobbies, food and retail streets and hotel can be accessed with ease.

Way-finding signage in eye-catching colours makes moving between the north and south office lobbies a breeze.

## UNDERGROUND GARDEN SETTING

Tay and Leow continued their garden setting concept to the pedestrian linkway in the underground basement, where the MRT station is located.

This is heavily utilised by visitors who commute to the development by MRT.





**ESR BIZPARK  
@ CHANGI**

**LOCATION**  
Singapore

**SITE AREA**  
28,999.5m<sup>2</sup>

**GROSS FLOOR AREA**  
72,271.68m<sup>2</sup>

**COMPLETION**  
2021

**ARCHITECTURE**  
T.A.L.E Architects

**LEAD ARCHITECTS**  
Lionel Leow,  
Tay Yanling

**DEVELOPER**  
ESR Reit

**CONTRACTOR**  
Evergreen Engineering  
& Construction

**M&E CONSULTANT**  
Conteem Engineers

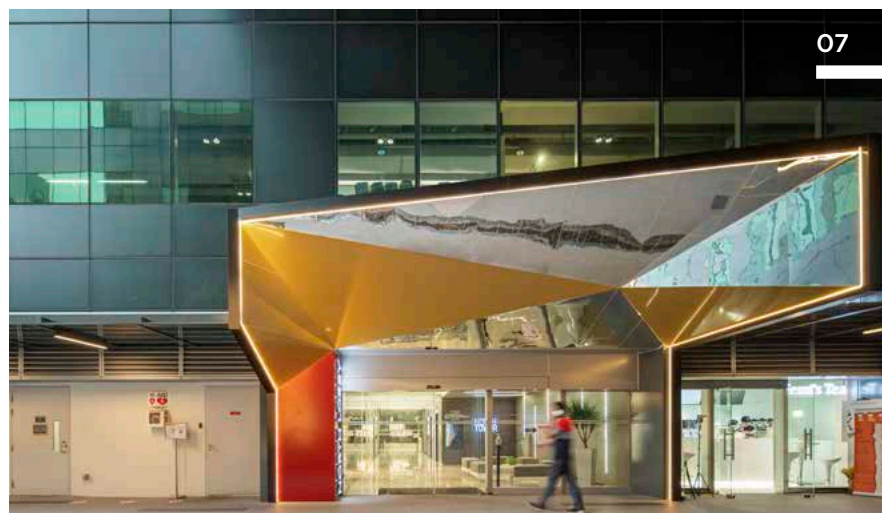
**QUANTITY SURVEYOR**  
Oliver Ho & Associates



**05-06.** Two structures, called the Green Super Trees, enhance the spatial quality of the development.

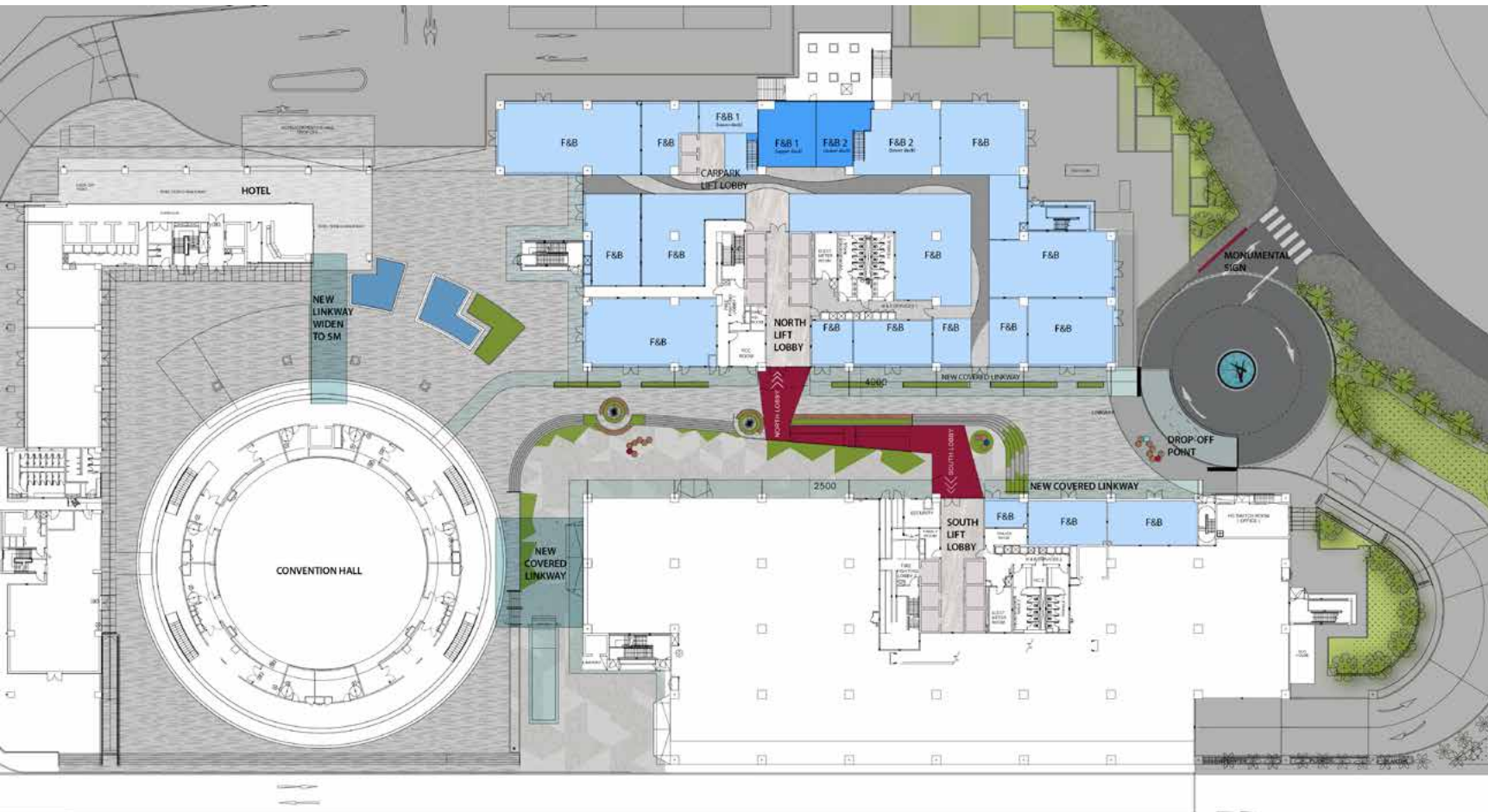
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**07.** The entrance to the north office tower is made more dynamic by a faceted structure clad in a reflective surface.



## FLOOR PLAN

### FIRST FLOOR



“We wanted to turn the mundane affair of walking along the passageway into a more delightful experience,” says Tay.

“So on one side, we designed a feature wall of timber panels and greenery, and on the other side, we installed a massive artwork by soon-to-be graduates of NAFA (Nanyang Academy of Fine Arts).

“There are two facets to the artwork: One shows cityscapes when visitors are walking from the MRT station to the development, and the other, which visitors see when travelling back to the MRT station, reveals a flora and fauna mural.”

Even the food and retail streets were given the “green” treatment.

The food street evokes the feeling of being in a back lane, due to the narrow and high-volume corridor space; Tay and Leow worked to enhance this feeling by combining



LIONEL LEOW AND  
TAY YANLING,  
PRINCIPAL ARCHITECTS,  
TA.LE ARCHITECTS

elements like Corten steel, wood, rattan and terrazzo flooring with indoor greenery.

One big challenge they encountered was designing the central green corridor.

Besides being a public space where visitors navigated between the office blocks, it was also where the fresh air intake and exhaust pipes from the basement car park arose.

These structures were situated in the







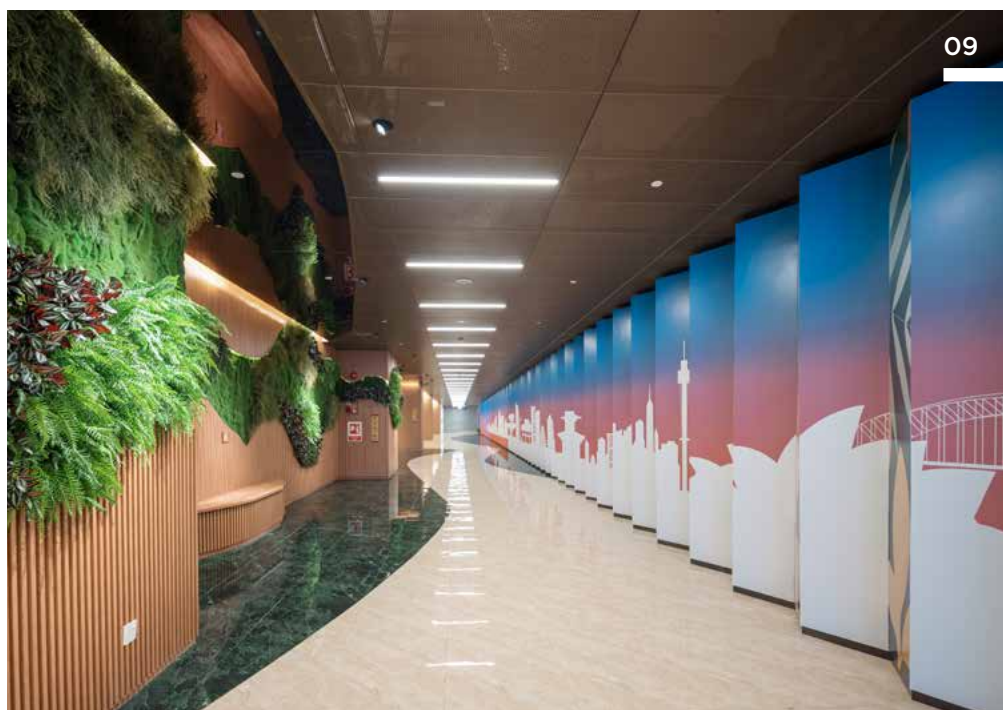


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**08-09.** One side of the underground passageway features timber panels and greenery; on the other side, artwork by soon-to-be graduates of NAFA (Nanyang Academy of Fine Arts).

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**10.** The Food Alley combines elements like Corten steel, wood, rattan and terrazzo flooring with greenery.



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centre of the ground-level void, causing the corridor to look and feel cluttered.

"We were determined to turn this challenge into an opportunity to enhance the spatial quality of the development," Leow explains.

"So, we worked closely with the engineers to integrate the necessary M&E services into part of the public spaces, for example, under the planters and ramps.

"We even created two vertical green sculptures, which we called the Green Super Trees.

"The final result is a green open space with well-positioned M&E services."

With the major makeover completed, this mixed-use development is definitely outstanding now for all the right reasons.



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