

# ARCHITECT and INTERIORS INDIA

Inspiration and insight for architects and interior designers

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## Tata Myst

In harmony with nature

## DB Crown

Homes with a view

## Lighting

Brilliant innovations

## The Cove

Panchkula's bright spot

# HEIGHT OF LUXURY

KESSAKU IN BENGALURU, CONCEPTUALISED BY CALLISON FOR PHOENIX MILLS LTD, IS A MASTERPIECE OF DESIGN THAT PROMISES TO RAISE THE BAR OF REFINED LIVING IN INDIA

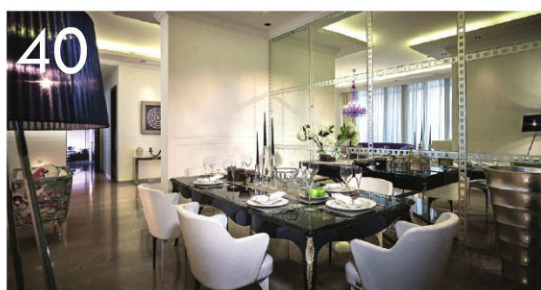
## OCTOBER 2015 VOLUME 7 ISSUE 7



20



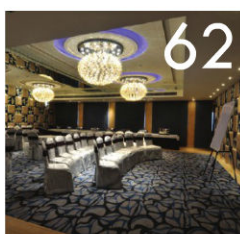
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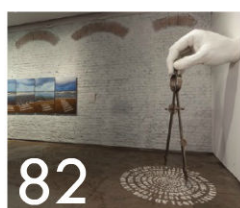
48



62



70



82

Cover: Kessaku for Phoenix Mills by Callison Design Consultants (pg 20)

**18 SOAPBOX**

Häfele's Jürgen Wolf highlights the different trends taking luxury bathrooms by storm

**20 LUXURY HOMES**

Phoenix Mills is redefining the way luxury is spelled with its Bengaluru project, Kessaku.

**32** A Himalayan retreat, Tata Housing's Myst offers sustainable luxury with Biophilic design.

**40** Panoramic views of Mumbai city and lavish size make DB Crown a fitting luxury haven.

**48 PRODUCT SPOTLIGHT**

The lighting industry has, over the years, adopted a strong sustainable purpose while maintaining both function and aesthetics.

**62 CASE STUDY**

The Cove at Panchkula provides stylish banquet facilities with its eclectic material palette and thoughtful lighting design.

**66 PREVIEW**

ET Acetech has bigger and better plans for its series of shows to be held in Bengaluru, Mumbai, New Delhi and Ahmedabad.

**70 EVENT**

The Clif Office Show in Shanghai fell short in originality and innovation.

**76 PROJECTS**

Tabanlıoğlu's residential project is inspired by the traditional Turkish 'konak' dwelling.

**82 THE BIG PICTURE**

*Hyphenated Lives* by Reena Saini Kallat shows how the artist's vocabulary has evolved.



# BRIGHT SPOT

WITH ITS INNOVATIVE DESIGN AND LIGHTING FEATURES, THE COVE ADDS BRILLIANCE TO PANCHKULA

BY MARIA LOUIS

**S**andwiched between two very popular hangouts in Panchkula, a satellite town of Chandigarh, The Cove is located in a commercial zone that was earlier considered quite dead. Though it was a corner site with ample available parking, there was the additional problem of an eight-foot vertical-level variation, from front to rear.

The clients wanted a “trendsetter, happening hotel design” solution, capitalising on what would be considered site limitations. After an exhaustive brainstorming session with the clients, a brief was agreed upon: to offer a ballroom-focused design, providing banqueting solutions to the residents of Panchkula, who had no respectable options till then.

The design team at ADC (Aashray Design Consultants) took on the assignment with enthusiasm, exploiting the challenge of different levels of the site to come up with a design concept that allows a separate access from the rear to a partly sunken lower ground floor (6ft from the natural ground level). This created the biggest floor plate currently in Panchkula, offering a banqueting solution with a separate access and availability of parking for approximately 300 cars.

Naturally, the suggestion was accepted with delight – but there were certain challenges. A separate entrance on the ground from the front and at the rear on lower ground created wastage of space for synchronisation of the vertical core.

A lot of circulation here was going to be non-productive, which was not acceptable either to the design team or to the client. The ballroom pre-function at lower ground and reception waiting on ground level were organised so that there was overlapping of the vertical core – which, instead, made the sense of arrival more delightful from both entrances.

1. The Cove has a ballroom-focused design, providing banqueting solutions to the residents of Panchkula.

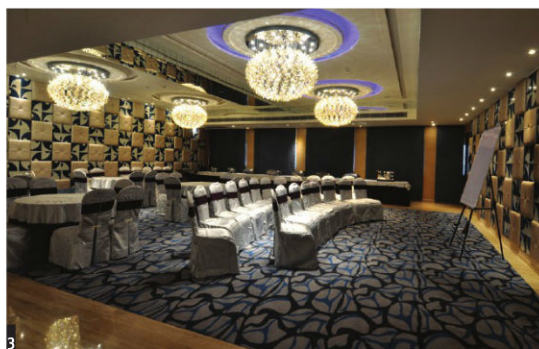
## LIGHTING FEATURES

“Good emphasis was given to the interior and façade lighting of the hotel, considering each and every aspect – from the desired illumination (Lux) levels to choice of fixtures, quality of LEDs, dimmer and driver technology, power optimisation, reflector angles, light automation and theme/scene requirements, etc.

“The most striking feature in terms of lighting design was the balance achieved for accentuation and general lighting, optimising capex and opex. The pre-customised technology for the desired results was going to cost around Rs50-60 lakh, and the same output was achieved in Rs15-16 lakh through innovative custom-designed multichannel dimmer and drivers handling the back end of scene selection (40 scenes at various levels)/automation, communicating over IP with the centralised BMS; despite using different technologies of drivers like Phase Cut Trailing Edge, Pulse width Modulation, etc. A customised algorithm unique to the hotel design requirements was employed in the software to manage Lux, Colour (Kelvin) and scheduling of various light circuits in the BMS for the light themes at varied intervals of the day.

“Among the challenges was the use of chandeliers with 3W LED (single) in 30V DC. There was no pre-customised driver and dimmer available for it – but for the power and Lux optimisation, the need for it was very high. A unique method of Phase Amplitude reduction was employed to achieve the desired combination of driver and dimmer for the same.”

**Deepak Ghavri, principal, ADC**



The BOH (back of the house) spaces on the lower ground and the first floor were planned in such a way that the finished food supply does not cross the pre-function area, even when the split operation privilege is exploited at both levels of the ballroom operations. The ground floor houses a three-meal restaurant along with FOH (front of the house) and other facilities. However, the second floor constitutes the residential guest floor.

The top draw of this hotel is the topmost floor, which is provided with a covered roof and glass-wall enclosed bar with a terrace lounge that permits panoramic views of the city and the Shivalik hills. It is the most peaceful and captivating space at

## MATERIALS & SUPPLIERS

**Façade:** Saint Gobain glass, RMC concrete, Apex Ultima exterior paint, RCC roofing

**Interior paints:** Asian Plastic Emulsion

**Sanitaryware:** Kohler

**Furniture:** Assorted range from China, custom-designed dining set by Manik Malhotra

**Furnishings:** Masper curtains, Tanishq wallpapers and Garg carpets

**Flooring:** Beige Travertine marble by Stonex, flamed and leather-finish Z Black granite by Gupta Granites, Kajaria World

**Laminates:** Greenlam

**Electrical:** LED by QU-lighting, Legrand switches and Mitsubishi air-conditioning

**Elevators:** Kone

## CONSULTANTS/CONTRACTORS

**Structural:** Pankaj Nanda, Panchkula

**Electrical:** Vivek Sharma, SRV, Panchkula

**Civil:** Gupta Constructions

**Landscaping:** The architects

**HVAC:** Anuj Aggarwal, Ambience Consultants, Chandigarh

**Public health:** Sandeep Gupta, Chandigarh

2. Tufted carpets of rich specification in New Zealand wool adorn the interiors.

3. Crystal chandeliers from Italy accentuate the decor of the ballroom.

4. The suites with opulent beds have a neutral palette with a dash of colour.

5. Masala Grill, the multi-cuisine restaurant, has an intense material palette.

## PROJECT DETAILS

**Name of the project:** Hotel The Cove, Panchkula

**Client:** Harsoria Hospitality

**Design team:** Deepak Ghavri, Parul Ghavri, Sheetal Sharma and Manish Ranot

**Area:** 32,000sq-ft

**Start date:** September 2013

**Date of completion:** January 2015

**Project cost:** Rs14 crore

The Cove, with its special features such as the low-height water fountain/reflection pool and the glass-enclosed spaces offering attractive views of starlit skies above and busy streets below. The cabanas lend privacy and the feel of an urban resort. The design is deliberately crafted to engage the social spirit.

The interior design team at ADC has created opulent yet serene hospitality spaces by using beige Travertine as the base for all spaces. The interior has been envisaged to stimulate the senses by articulation of space, light, tone, texture and the composition of materials that connect at various metaphysical levels. All elements are designed to give a free-flowing vibe, creating a symbiotic bond between the hotel and its guests.

Whether it is the restaurant or the hotel suites, each piece of furniture, either custom designed or procured, is simple and serves the purpose of form and function. Tufted carpets of rich specification in New Zealand wool (3.5kg density) accentuates the bold look of the modern interiors. While the lower ground floor is more ethnic, the ballroom on the first floor is designed in modern shapes and colours, accentuated with crystal chandeliers from Italy.

The guest rooms and suites have curved glass washrooms, with opulent metal mosaic forming the wall. The headstead of the bed, with its mirror and upholstery, adds scale and reflection to an otherwise linear room. The colour splashes over neutral upholstery adds vibrancy to the spaces. And the entire experience of spaces at The Cove is maximised with the lighting features that add that 'wow' factor. **A&I**