

# HOTEL 81

299 TO 309 JOO CHIAT ROAD



**Client:**  
Vintage Development Pte Ltd

**Architect:**  
Liu & Wo Architects Pte Ltd

**Engineer:**  
Acer Consultants Pte Ltd

**Contractor:**  
New Civilbuild Pte Ltd

## 1996 AWARD

**L**ocated in the Joo Chiat Secondary Settlement where a four-storey rear extension is allowed, the development retains the main buildings of 6 two-storey shophouses of the Late Style and integrates a four-storey extension at the rear. This ensures the retention of the shophouse streetscape whilst maximising the development potential of the site through the creation



*Front facade sensitively restored to original details and finishes*

of new and additional floor space at the rear.

Restoration work was carried out unit by unit to minimise damage to the party walls. Adequate propping and shoring were erected to support the existing party walls, which were then strengthened by jet grouting before piling and excavation work.

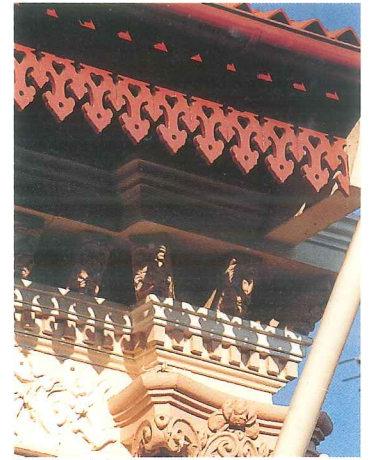
Care was also taken not to damage the existing footing. New reinforced columns and beams were introduced to support the new hotel loadings. The ground and floor beams of the conserved portion were sensitively designed to be a distance away from the existing party walls so as not to affect the stability of the old buildings and the adjacent shophouses. The

existing layers of paints were painstakingly stripped off the existing mouldings and missing moulding features replaced. The front facades were then restored to their original glamour.

The overall effect of the restoration work was that of a cosy budget hotel with a sensitive awareness of the past.



*Illuminated front facades exude the intricate beauty of the late style shophouses*



*Elaborate timber fascia fretwork*



*Interior of hotel lobby retains the spatial quality of the shophouse*



*Motifs restored to original splendour*



*Wrought iron signage in keeping with conservation theme*



*Light fittings of dye-cast aluminium at lobby entrance to achieve the unique charm of the old days*



*Five-footway enhanced to provide visual continuity*