

TORIEVIEW MANSION

6 & 10 LORONG 29 GEYLANG



Client:
Torie Holdings Pte Ltd

Architect:
3P Architects

Engineer:
East West Engineering Consultants

Contractor:
Torie Construction Pte Ltd

1996 AWARD

This pair of two storey Art Deco bungalows is located in the Geylang Secondary Settlement where a new extension is allowed up to the Development Guide Plan (DGP) height and plot ratio. To maximise the plot ratio, the owner decided to integrate a new 8-storey residential addition to the bungalows. As the



Conscious effort to provide sufficient frontage to the conservation bungalow

bungalows are well set back from the road, the only site available for locating the addition was at the front. The architect has creatively punched a double volume opening through the 8-storey block, at ground level; with a vista and a physical driveway leading to the conserved bungalows. This creates a dramatic new imaginative facade and a focus on the conserved bungalows behind. Visitors will be pleasantly surprised to see the two bungalows as they

enter along the driveway.

Each bungalow has been converted into two maisonette flats. The original second storey open parapet linkage between the two bungalows was retained, and cleverly redesigned to house the master bedrooms by the addition of new casement windows.

New timber panelled doors with relief

mouldings were added to complement the design of the bungalows.

The architect has successfully related the new 8-storey apartment to the bungalows by choosing the same colour scheme and duplicating the geometrical design pilaster with its elegant groove lines and moulded capitals on the first three storeys of the new apartment block, blending the new with the old.

This project has demonstrated the possibility of conserving worthy old building; with no loss in commercial viability.



Original second storey parapet linkage retained and redesigned to house the master bedrooms



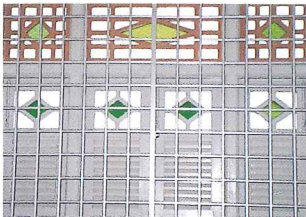
Detailed mouldings and elegant groove lines highlighted through a play of colours



Landscaped courtyard to give a residential character



Original mouldings replicated on the new apartment block to integrate the new with the old



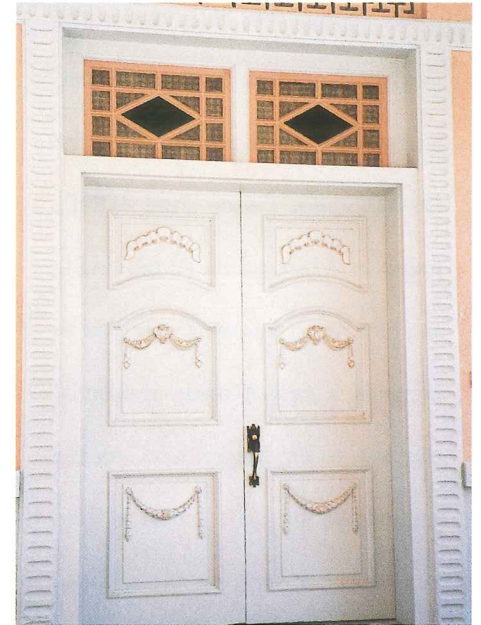
Art Deco windows retained and restored



Intricately designed original cast iron balustrades retained, with missing ones replaced to match existing



New tiles sourced to match existing



New timber panelled door with relief mouldings to capture original grandeur



Geometrically designed column with elegant groove lines



Aerial view of the intimate courtyard space between the two conservation bungalows

This project happened off Geylang along Lorong 29, surrounded by two very close temple/a mosque right next to it and a jumble of constricted buildings along the tiny sites with minimum setbacks.

A comfortably proportioned trapezium of 2691.80m² of site held interesting two old bungalows, well set back from the road - which the client originally assumed to demolish it to make way for new development.