

# 67, 69 & 71 KEONG SAIK ROAD



**Owner:**

*Hong Joo Co (Pte) Ltd*

**Architect:**

*Liu & Wo Architects Pte Ltd*

**Engineer:**

*E3 Consulting Engineers*

**Contractor:**

*Blue Star General Contractor*

## 1998 AWARD

Located in the Historic District of Chinatown, the three units of three-storey shophouses consist of two units of Art Deco conservation buildings, Nos. 67 & 71, and an envelope control site, No. 69, sandwiched in the middle. They formed a U-shaped site flanking an electrical substation at the rear of No. 69.

Nos. 67 & 71 were generally in good condition and their restoration complied fully with the conservation guidelines. No. 69 was allowed to be reconstructed according to envelope control guidelines to a height and proportion not higher than those of the adjacent conservation buildings. A decision was taken to replicate the front facade of the adjacent conservation buildings to achieve a unified facade treatment for the entire development.

During restoration, the existing roof was retained while works were being carried out to the lower floors. Pressure grouting was used to stabilise the structure during micro-piling and excavation work. Excavation for new foundation works



*Shophouses restored to the style of the 1920s*

were carried out unit by unit. Precautionary measures were taken to prevent any possible collapse. Existing timber joists at the upper levels were retained to provide lateral support.

For light and ventilation to the interior, jackroofs were introduced at the existing pitched main roofs. All full height French windows with fanlights above were restored. The 26 rooms were carefully planned so that most of them have natural lighting and view to the exterior. The existing timber floors of Nos. 67 & 71 were retained and restored. To

harmonise with the existing timber floors, the reinforced concrete floor of No. 69 was finished with timber boards. The new lift core was introduced at No. 69 to minimise the disturbance to the existing foundation of the common party walls.

The end product is one that accentuates and reminisces the beauty, glamour and style of the 1920s while being adapted to its new use.



Jackroofs introduced to existing main roofs for light and ventilation



Unified facade treatment for entire development



Spatial quality of shophouse retained



Five-footway kept for uninterrupted pedestrian thoroughfare



Retention of the old charm



Timber finishes to escape staircase complements traditional setting

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