

No. 50 PRINSEP STREET

Open Spaces Old and New



Owner:
Benland & Associates Pte Ltd

Architect:
GP Design

Engineer:
KH Consultants

Contractor:
Jing Kwang Construction Pte Ltd

This site in the Cheang Jim Chwan Conservation Area was sold with an open plaza as a “white” site. The developer chose to restore and develop the buildings for commercial use.

Of the 29 units of 2-storey Early Style shophouses, the 7 units in the front row were retained and restored. The severely dilapidated units at the rear, on the other hand, needed to be reconstructed to comply with fire safety requirements and to accommodate a new service road.

Because of their poor condition, the partywalls had to be propped up during restoration. Besides the careful retention



Conserved Early Style shophouses within an urban setting

and restoration of their architectural features, what is evident is that the intimate scale and character of the buildings have been maintained.

A further highlight of this development is its use of open spaces. The unique, original T-shaped courtyard

around which the shophouses are arranged gives the development a cloistered yet open feel. In contrast, the sunken plaza fronting Prinsep Street serves as a vibrant urban space for outdoor refreshment.

The resultant development, Prinsep Place, is an interesting and cohesive group of conserved buildings in a bustling urban setting.



Original features of the Early Style shophouses retained and restored



Introduction of a new skylight to the interior



Part of the unique T-shaped courtyard surrounded by shophouses



Interior of a shophouses used as a cafe



Rail and stile windows kept for reconstructed 2-storey shophouses at the rear



Sunken plaza fronting Prinsep Street for outdoor refreshment



Aerial view of the old and new integrated development

