

# No. 165 PENANG ROAD

A Delightful Surprise Retained



2002 AWARD

**Owner:**

*Winshine Investment Pte Ltd &  
Winmax Investment Pte Ltd*

**Architect:**

*RSP Architects Planners & Engineers Pte Ltd*

**Engineer:**

*D E Consultants (S) Pte Ltd*

**Contractor:**

*Obayashi Corporation*

This project involved the restoration of a pair of semi-detached houses that sits on land which was once a nutmeg estate owned by Dr Thomas Oxley. It was previously occupied by the Tong San Association and prior to its sale, by the Orchard School of Arts and Commerce.



*Victorian building integrated into a modern development*

The owner chose to retain and restore the 2-storey Victorian building as part of Singapore's heritage. The designers integrated the building into the overall modern development of Winsland House II, thereby adding historical character and contrast to the clean modern lines of the development.

Prior to restoration, a measured drawing survey was carried out. Although the building was structurally sound, the decorative timber windows and doors of half of the building had been changed to modern ones through the years while the other half remained largely intact. Reference was made to this second half to replicate matching copies of the original features for use on the half that had been altered.

The 3R principle was closely observed. The original façade with its mouldings, cornices, decorative balustrades and pilasters were retained and restored. No new extension was added to the rear or side of the building - it was kept symmetrical on the left and right side. To complete the external façade, cornices under the roof eave

were replicated for the back elevation. A new flight of steps complete with planter boxes was added on both sides of the front porch as the building is 1.75 metres higher than the road level. A curvilinear ramped path in the side landscaped garden provided handicap access. The basic layout of the building interior was retained, with kitchen and service areas sensitively inserted to serve its new use as a restaurant.

The conservation and restoration of this building within the overall envelope of a modern development spanning over it provides a delightful surprise along busy Penang Road.



Corner details showing decorative timber fretwork and column capitals



Second storey verandah with pediment and decorative balustrades



Front balcony with decorative cornices



Interior of building



Main entrance with new flight of steps and planter boxes



Rear elevation framed by Winsland House II with plaza in the foreground



Stained glass secondary windows added



Curvilinear ramped path at side landscaped garden



Part of interior finished with exposed brick work

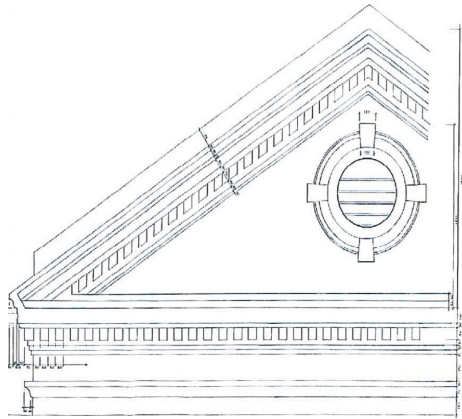


Verandah transformed into a pleasant relaxing space

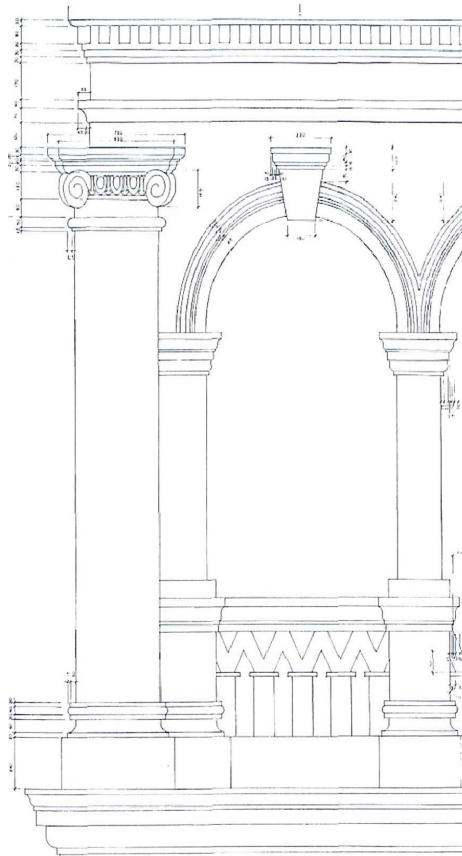


Front balcony restored to original





measured drawing of cornice and pediment over entrance



measured drawing of decorative columns and balustrade at front balcony

## History

The development consists of a 2 Storey bungalow in the "Late Bungalow House Style". It was formerly occupied as two separate residential units, a sort of early semi-detached housing. The front elevation consists of two similar, symmetrical portions each with its separate front entrance.

The bungalow sits on land which used to be part of the 173 acres of nutmeg estate belonging to Dr Thomas Oxley which was subsequently broken up and sold off into small lots. The bungalow was at one time occupied by Tong San Association and prior to URA land sales by Orchard School of Arts and Commerce.

The option was given by URA during the land sales to conserve or demolish the building. The developer has chosen to conserve the bungalow thereby benefitting from the additional floor area available from the bungalow and conserving a part of Singapore's heritage. The designers have worked positively to incorporate the bungalow into the overall development of Winsland House II adding historical character and contrast to the clean modern lines of the Winsland House II development.

## Project Data

Developer : Winmax Investment Pte Ltd  
 Winshine Investment Pte Ltd  
 Project Manager : Wing Tai Property Management Pte Ltd  
 Construction Bldg : 2-Storey Bungalow  
 Address : 165 Penang Road  
 Land Area : 4642.9m<sup>2</sup>  
 (of Winsland House II)  
 Total Gross Floor Area: 613.87m<sup>2</sup>  
 Construction Period : Oct' 96 to Oct' 97  
 Construction Cost : \$1 373 800



side facade of existing building



front facade of existing building



staircase

existing motifs



front facade

main entrance