

No. 2 DALVEY ESTATE

Black, White And Glorious



Owner:
Mr Simon Cheong Sae Peng

Architect:
SCDA Architects Pte Ltd

Engineer:
MSE Engineering & Management Consultants

Contractor:
Builders Trends Pte Ltd

This welcoming Black and White single-storey bungalow at 2 Dalvey Estate, with a basement and pool looking out over an undulating plot of land, is the envy of many today. It is a testimony of how painstaking restoration efforts have made it blend gracious modern living with old world charms in a seemingly effortless way.

A Basic Brief

Before it was restored, age and neglect had left the house in a state of disrepair. There was termite infestation in areas of timbered rafters, purlins and beams, both at roof and house levels, including the basement. Numerous bolts joining timber trusses and rafters were badly rusted and the roof tiles needed to be replaced.

On the onset, it appeared that previous alterations had been made to the house as the internal design and the exterior of the house seemed to be a misfit.

In addition, the whole house was tilting about 70mm from front to rear. The decision to retain the uneven floor level in view of the age and fragility of the house was to complicate the interior works at a later stage.

The owner had two missions for the architects. Firstly, the house was to be restored to its former glory and secondly, the space was to be increased to meet the demands of modern living.

Rising to the challenge, the architects met the brief with three main additions and alterations.

Reorganising The Interior

The new layout was simple and included a reshuffle in the use of the left and right bays of the house around the middle bay. This was



Restored bungalow with old world charm

anchored by the living area and the covered front porch. After restoration, the new dining area occupied the right bay and the master bedroom, the left. Verandahs with new doorways have been restored to provide natural ventilation and lend accessibility from the dining area and master bedroom.

Movable screens of dark timber and metal mesh were used to segregate the different zones of the interior. Gaps between the ceiling and walls had been sealed up and mirror-backed timber pieces installed to reinforce the feel of openness and continuity within the space.

Extending from an existing half-basement, a full-height basement was excavated to create more living space.

As on the first storey, the new basement now featured three bays with the lounge taking up the middle bay, two bedrooms on the right bay and service quarters on the left. There was also a cosy sunken semi-enclosed walkway around the perimeter of the building.

Adding Spaces

A new single-storey extension, stretching from the higher foreground to the lower rear terrain of the property, was created to serve as the kitchen and car porch. It consisted of a timber box with timber louvers and glass and was roofed over by slim, floating grey metal. Black painted steel post-and-beam structures echoed the original colour scheme of the main house. A glass covered passage linked the kitchen area to the main house.

Splendour Restored

Among other restoration works done were the replacement of old roof tiles with sturdier French-made interlocking ones. Decayed timber structures of the house were also replaced. The restoration retained the colonial style of the house well. Although complications from the lean of the house caused some delay and a more tedious construction process, it was eventually overcome.

Today, 2 Dalvey Estate embodies every homeowner's dream – it is beautifully adapted for today's lifestyle while exuding nostalgia of a bygone era steeped in old world charm.



Balance in scale, form and material between the old bungalow and the new extension



New single-storey extension



Simple glass link bridge between the old and the new



Restored first storey verandah



Naturally-lit living room



Semi-sunken passageway overlooking landscaped pool



Decorative balustrade

Site

No 2 Dalvey Estate was a single-storey detached black-and-white bungalow of the British colonial era sited on large undulating plot of land that slopes towards the back, forming a half-basement at the rear. A single-storey servants' outhouse was located to the left of the house and a linkway joined the two buildings. A large foreground that sloped downwards greeted the visitors upon entry.

Plan

The main house was symmetrical in planning and divided into three bays. The main living space with the round rear porch occupied the middle bay, whilst the dining room and the bedrooms occupied the two side bays. Deep verandahs ran along the rear of the two bays. Timber louvred windows with a louvred parapet covered the rear façade of the building, creating a lattice-like appearance, in contrast to the solidity of the front façade. The lower ground level was accessible from the main house via two staircases. One was a main stone staircase from the left verandah and the other was a service staircase from one of the bedrooms on the right bay.

It was likely that some alterations had been made to the original black and white bungalow. This was manifest in the inconsistency between the internal layout of the house and the external façade. The incoherence of internal planning was shown most clearly in the interruption of the purity of the long rear verandah by bedrooms. In addition, the service staircase was curiously accessed via a bathroom. It was critical that these planning problems be rectified during the restoration process.

Structure

The house was constructed on a post-and-beam system. The main structural support was timber columns, sitting on 450mm x 450mm brick piers in the half-basement, which reached upwards to support the large hip roof. The first storey timber floor joists were suspended between these supporting columns. The large overhanging hip roof was constructed with a timber rafter and purlin system.

However, due to age and neglect, the structural integrity of the house was questionable. Parts of the timber structure were damaged and would have to be replaced.

Materials

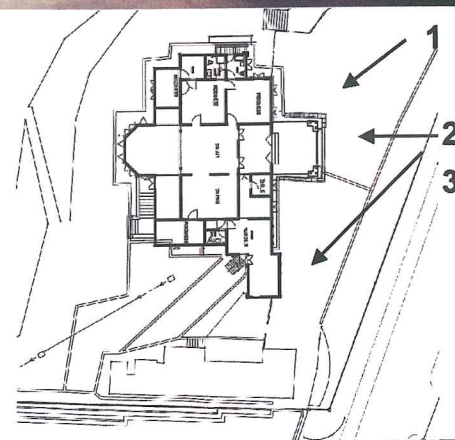
The house was constructed primarily out of timber. The first storey floor was constructed of thick timber planks sitting on timber joists and suspended from the sub-basement. The floor planks were comprised of a variety of timber: chengai, balau & kapor. The chengai timber used was of very good quality which has aged well over the years. The timber columns of the façade were painted the characteristic black colour. Walls were infill bricks with plaster & paint. Concrete was used in mainly in three areas: retaining wall, floor for the sub basement and in the wet areas. The large hip roof was clad with clay V-profile tiles which created a fine texture across the expanse of the roof.

Design Feature: Cross Ventilation

The original false ceiling height of the living area was very high, approximately 4300mm high. The walls stopped short of the ceiling, with open timber slats filling up the 1200mm height gap between the walls and ceiling. The high ceiling and the timber slats allowed cross ventilation through the rooms, creating the characteristic coolness of a house that has been adapted for the tropics.

Design Feature: Decorations

Decorations were minimal and limited to the stone corbels at the capital of the brick piers, the stone staircases and the base of some timber columns in the living areas. The colour palette of black and white and the restrained decoration have lent a simple but dignified character to the house. The house has aged well and the sense of history when one entered it is apparent and pervasive.

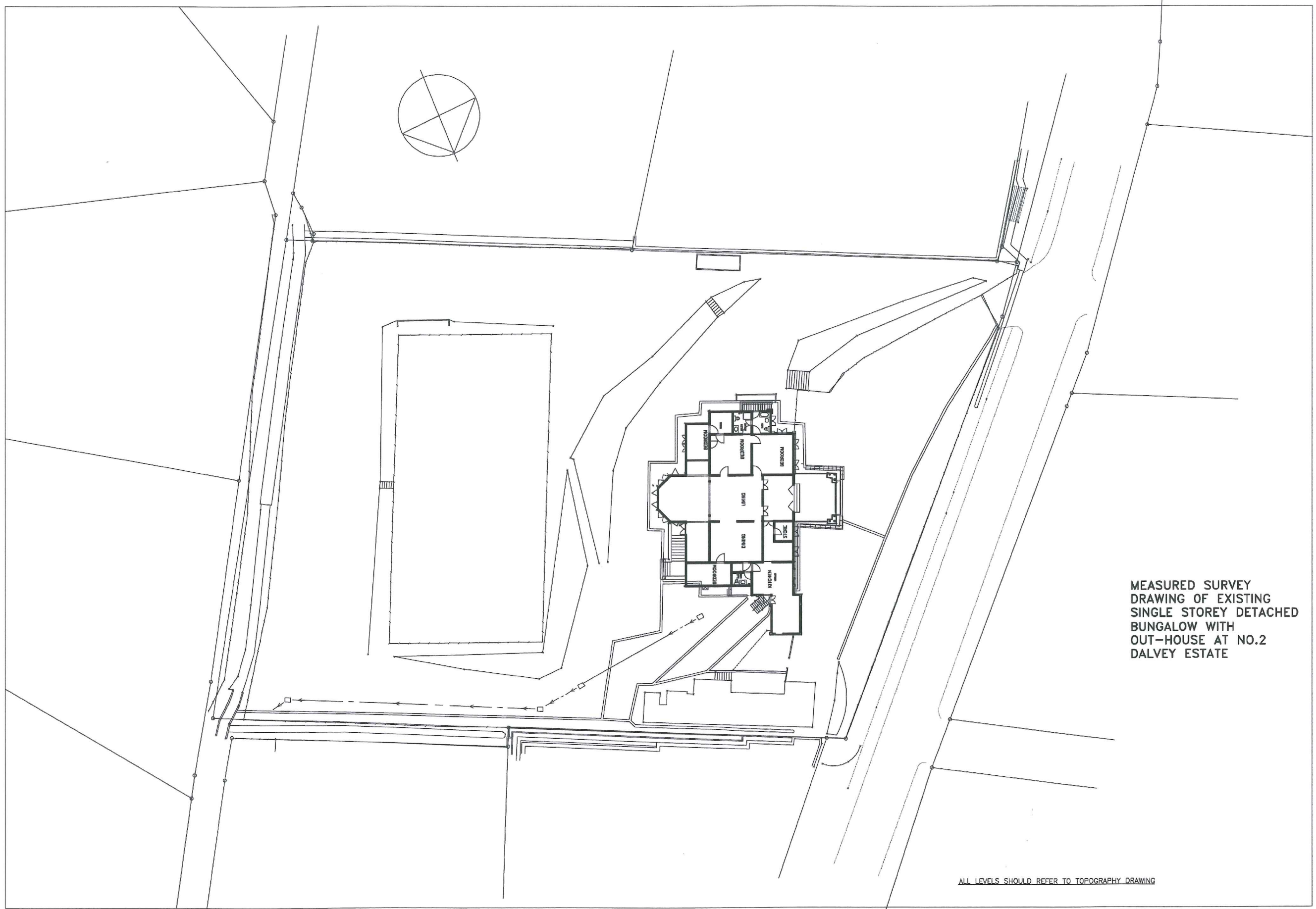


1. View of front porch from entrance
2. View of front porch
3. Side profile of house with outhouse

. photographs .

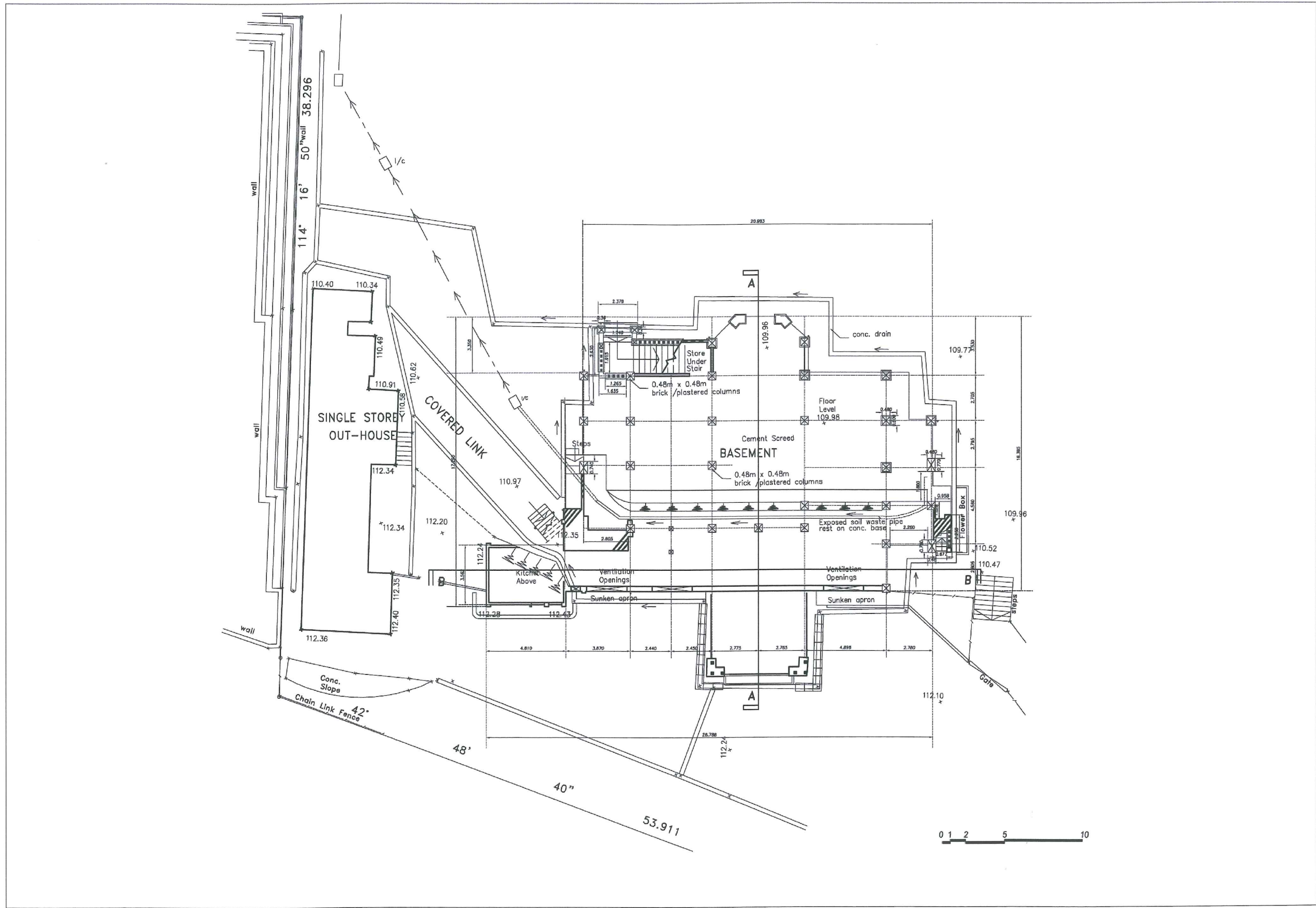
naturally **black + white**

2 DALVEY ESTATE

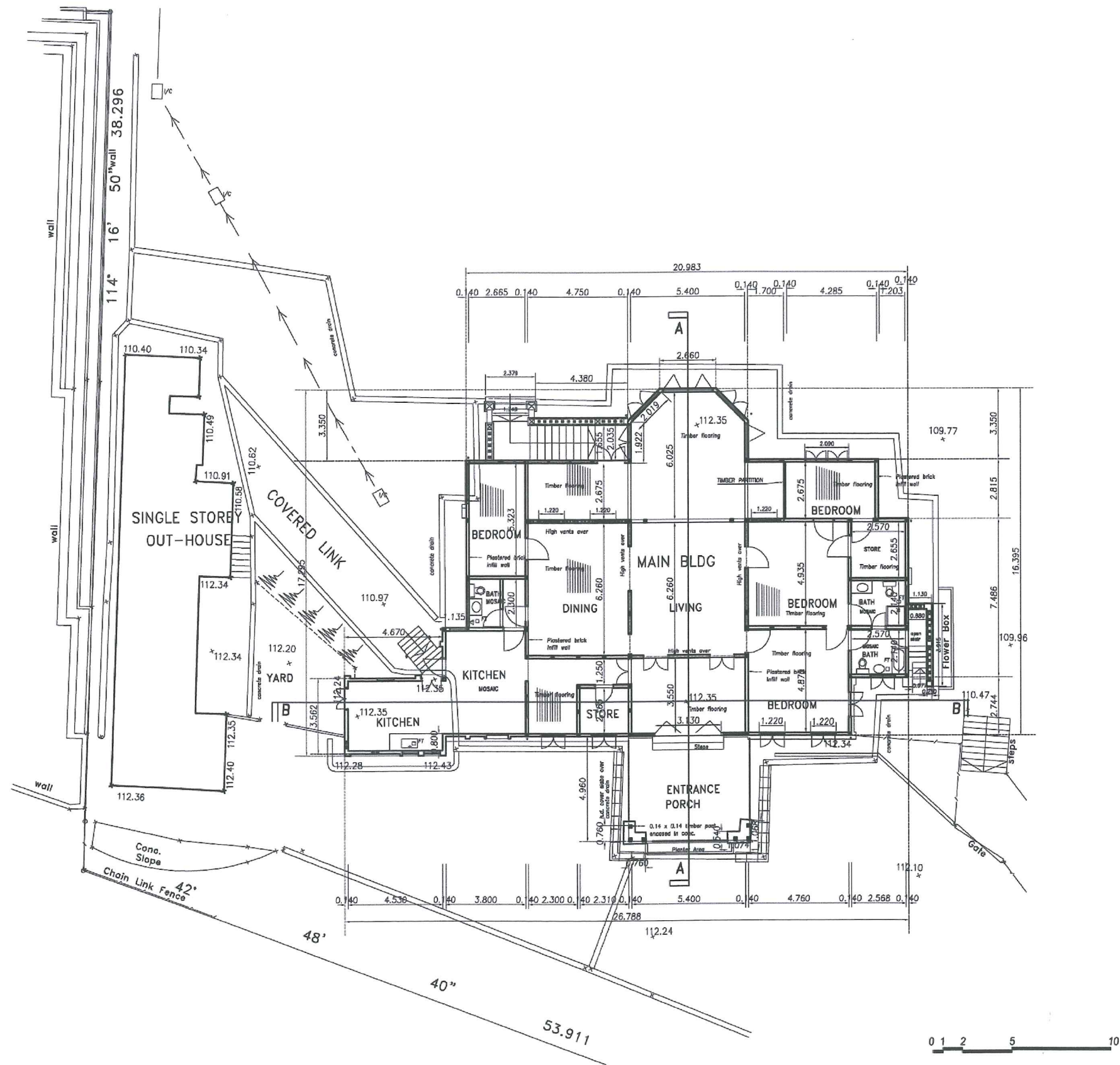


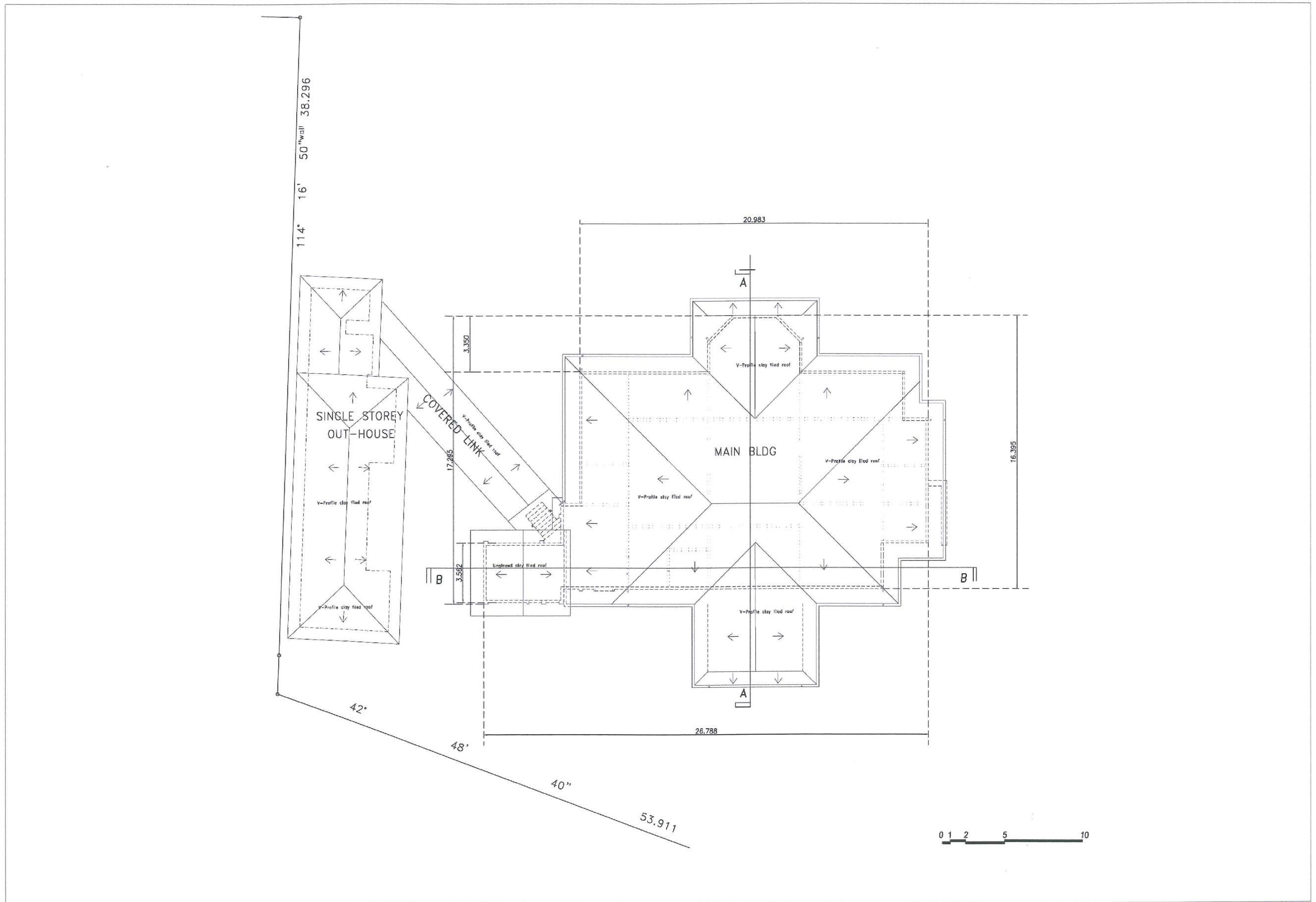
MEASURED SURVEY
DRAWING OF EXISTING
SINGLE STOREY DETACHED
BUNGALOW WITH
OUT-HOUSE AT NO.2
DALVEY ESTATE

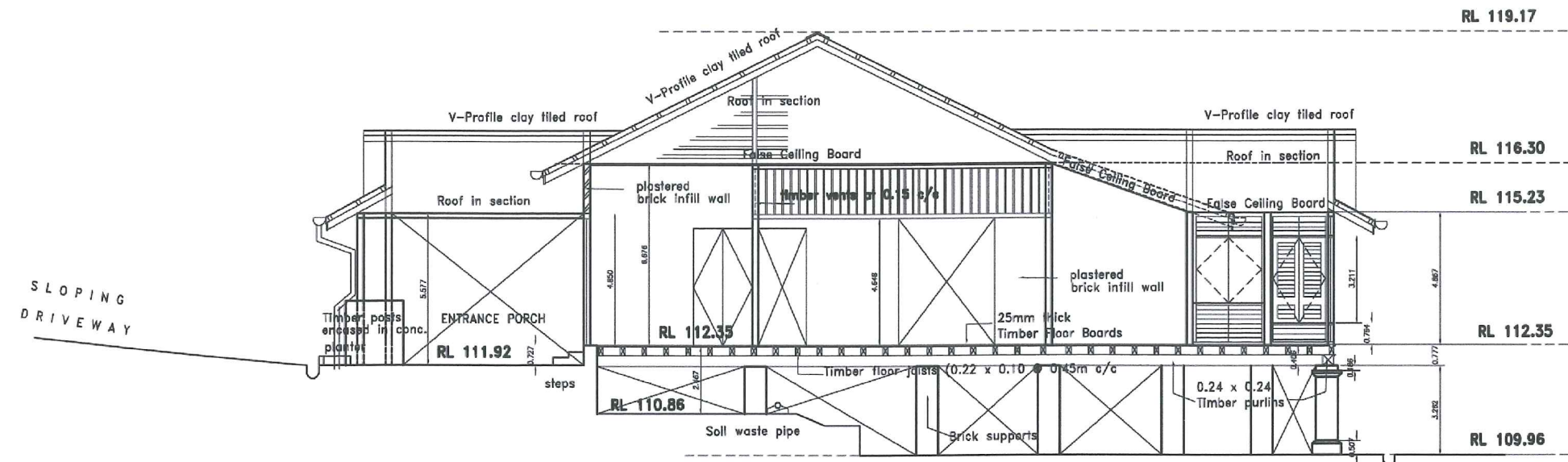
ALL LEVELS SHOULD REFER TO TOPOGRAPHY DRAWING



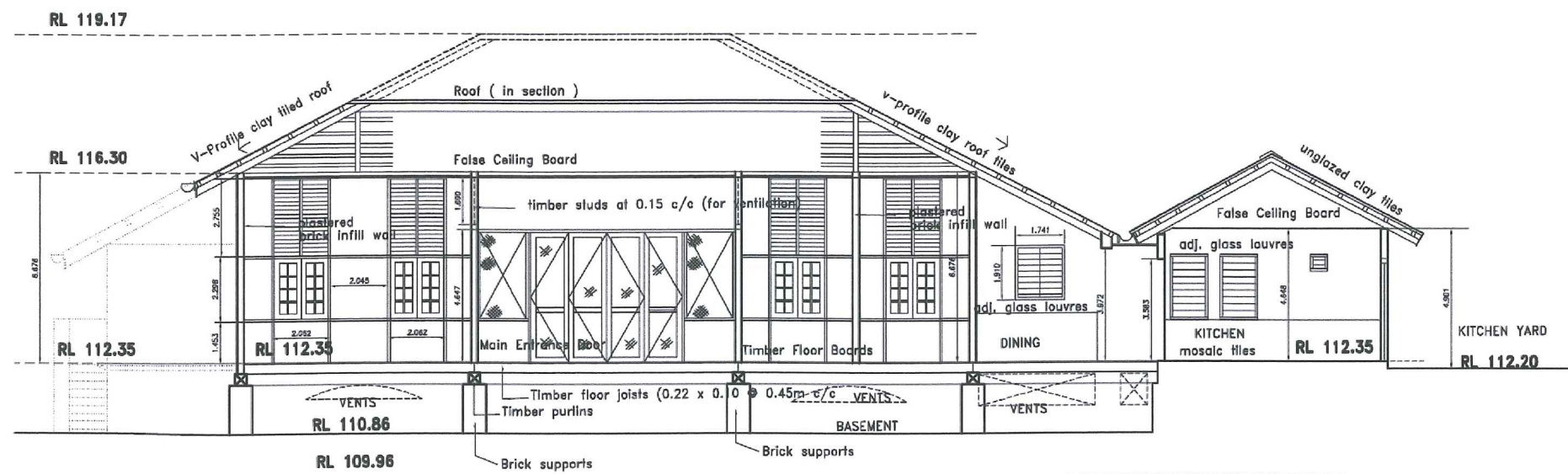
. archive drawings . Basement Plan



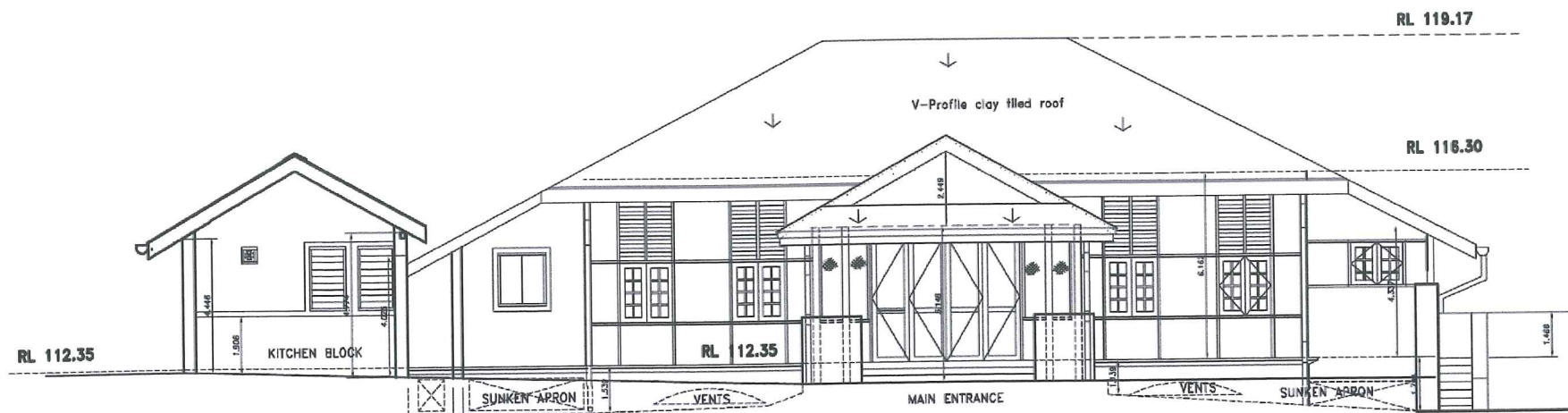




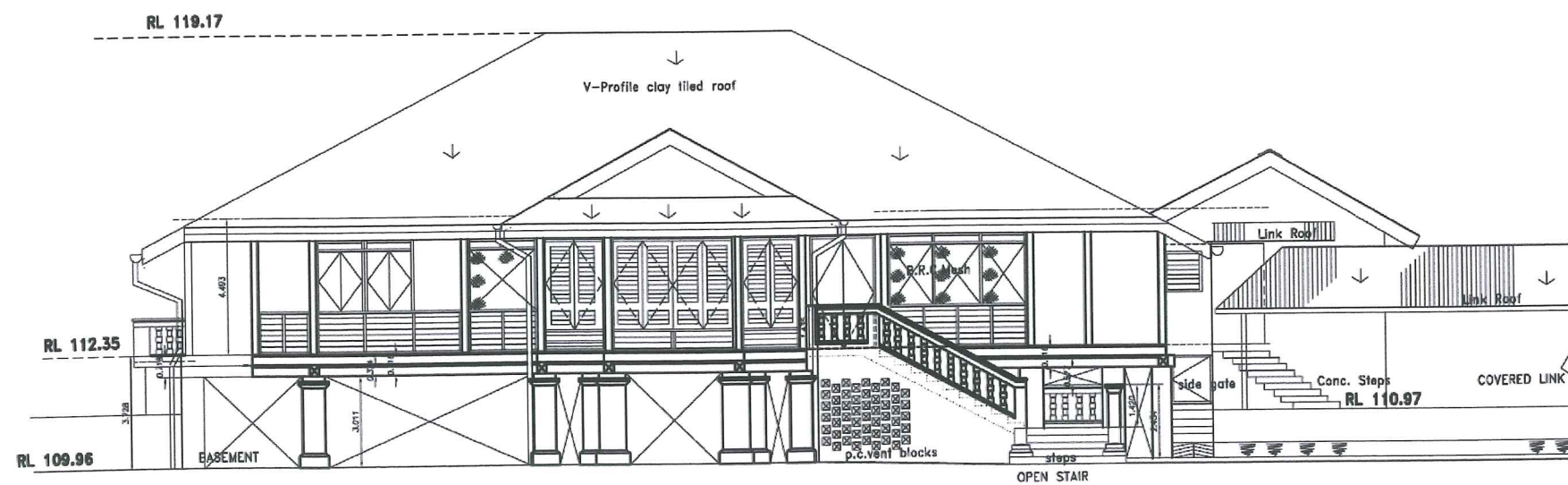
SECTION A-A



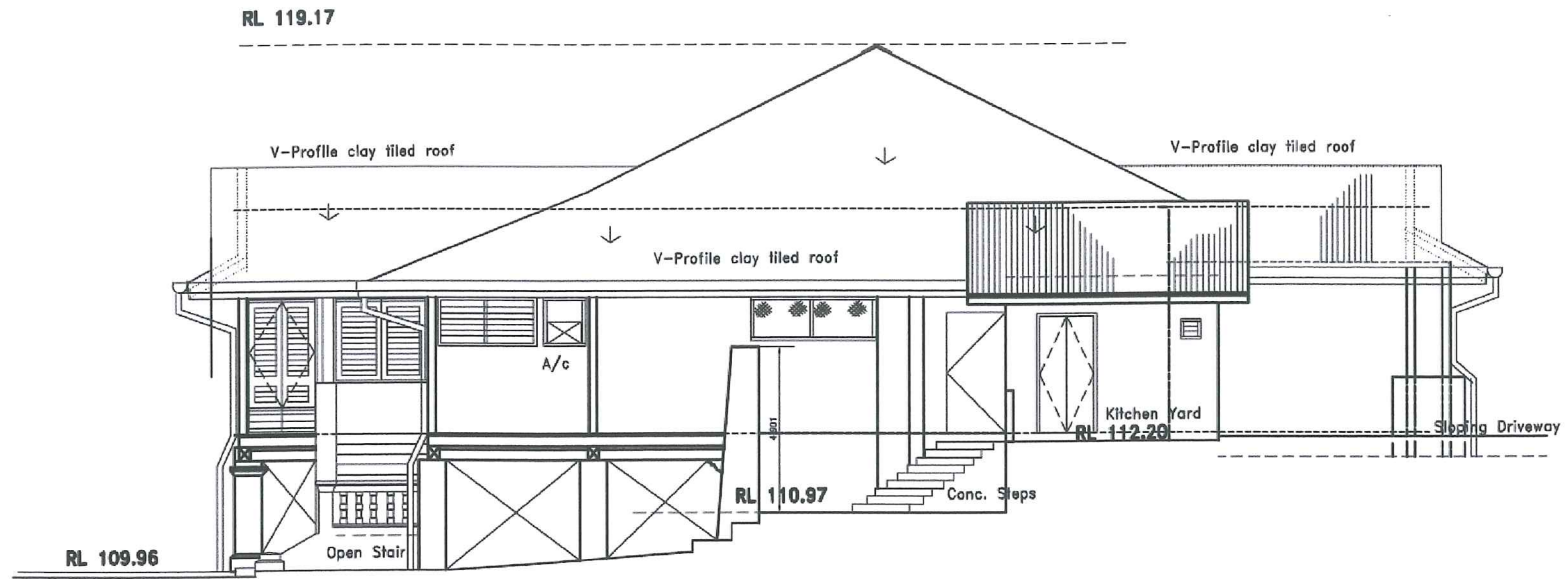
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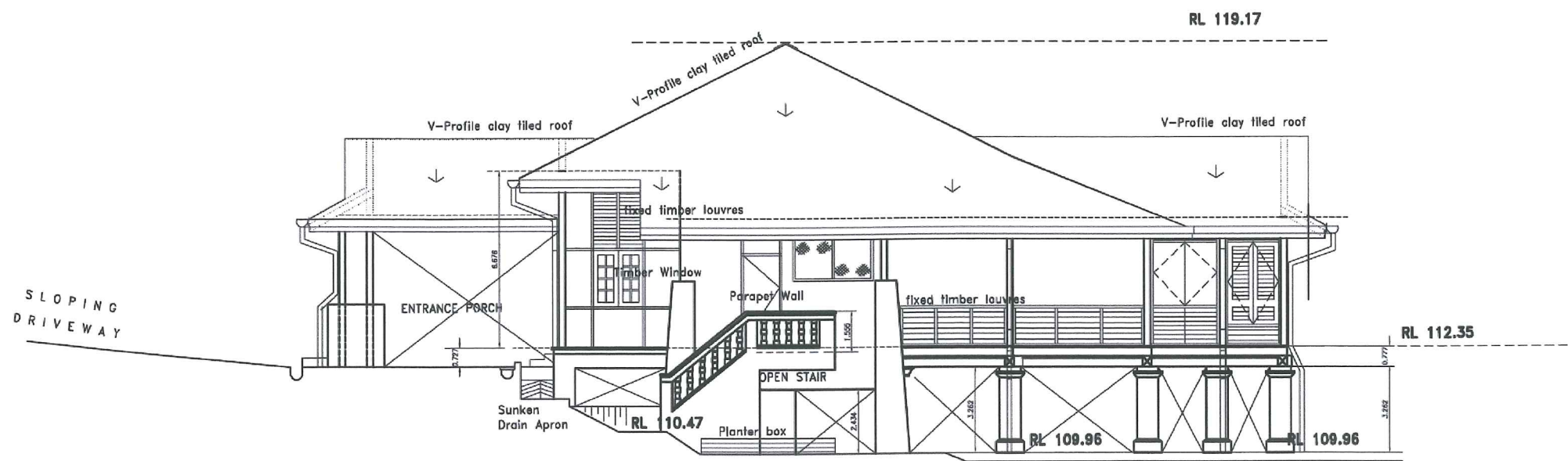
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION (L H S)



SIDE ELEVATION (R H S)