

# Nos. 152A - 152J & 152 - 164 Tembeling Road

Two Faces, Two Edges



CATEGORY B

**Owner:**

*Breezeway Development Pte Ltd*

**Architect:**

*S C D A Architects Pte Ltd*

**Engineer:**

*Tham & Wong*

**Contractor:**

*Brilliant General Building Construction Pte Ltd*

*In the midst of the varied architectural styles found in Joo Chiat, Sandalwood comprises twelve two-storey Late Style terrace houses and four two-storey Art Deco units. They form a pleasing junction of modernity and antiquity through the seamless fusion of their traditional façades with the modern facilities and a modern condominium behind.*

### Turning Back the Clock

The brief for the architect was to restore the conservation houses and to integrate them with a new five-storey residential apartment block to form a unique development with communal facilities.

The units including the original façade elements such as windows, door frames and panels were first restored. Timber parts with moisture damage were replaced using originals as samples, and appropriate treatment applied to the timber prior to installation.

A mezzanine area was added within the buildings to provide more usable space. A new glass skylight and light well were introduced into the rear slope of the pitched roof to allow natural light to filter into the central space of the units.

### Space and Colour

Integrating the terrace houses with the condominium communal



*Seamless integration of traditional and modern façades*

facilities required some major redesigning. The architect brilliantly transformed the rear court of each house into a spacious two-storey addition, with an open-air yet shaded roof terrace and courtyard-friendly balcony facing a communal pool.

Using large sliding titanium screens, the architects reshaped the spaces within to create semi-private areas at will and to shield them from the western sun. The effect on the façade of the new rear addition echoes the original proportions and allows for plenty of natural light and ventilation to enter the interiors.

As a final touch, the use of a monochromatic colour scheme highlights and accentuates the architectural features, elements and relief of the front façades.

### Bridging Old with New

From the street, the visual effect of the Sandalwood development is striking as the proportions of the condominium development match that of the restored shophouses. On peeking behind, the seamless integration of the historic buildings with the modern condominium facilities impresses. All in all, the project is an architectural bridge linking the old with the new.



*Intricate details of the front façade further accentuated by the colour scheme*



*Original patterned floor tiles reused as decorative inlays at balcony*



*Well designed communal landscaped courtyard with pool*



*Light titanium screens provide shade*



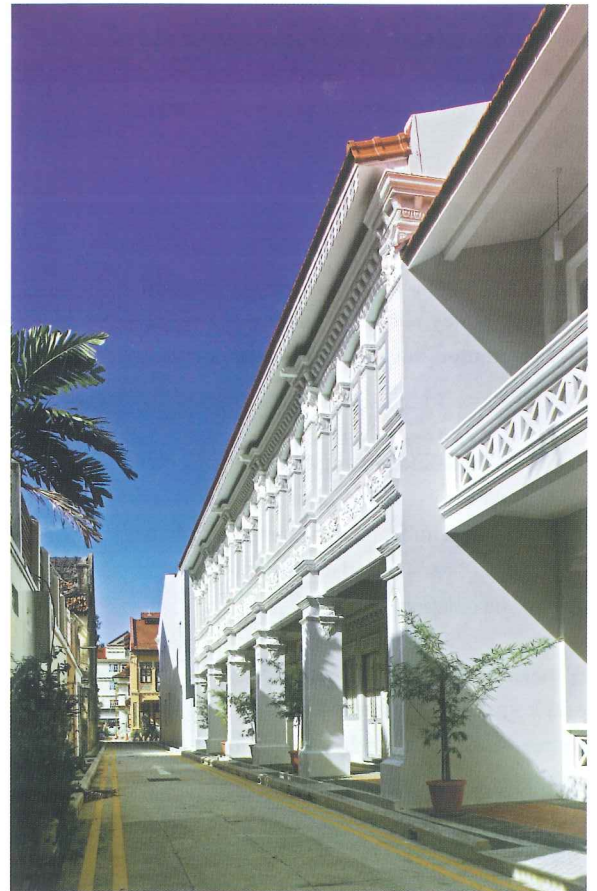
*Bedroom with spiral staircase at open courtyard to roof terrace*



*Modern interior set against traditional façade*



*Timber staircase leading to the roof mezzanine level*



*Conserved front façades of terrace houses*

## HISTORICAL BACKGROUND

Tembeling Road is located in the Secondary Settlement area of Joo Chiat, an area with rich historical links to the Peranakan culture, and a renowned food haven. A diverse range of shophouse and bungalow styles can be found in the area, with a predominance of two-storey shophouses built in the Transitional, Late and Art Deco styles.

House No.s 152 - 164 and 152A - 152J Tembeling Road consisted of 12 two-storey shophouses built in the Late shophouse style and 1 larger shophouse unit, combined from 4 separate units, built in the Art Deco style. The 2 contiguous blocks fronting Tembeling Road, and a back lane running parallel with Koon Seng Rd, had previously undergone some facade renovation works and were in a reasonable condition, whereas the internal areas had fallen into a state of poor repair.

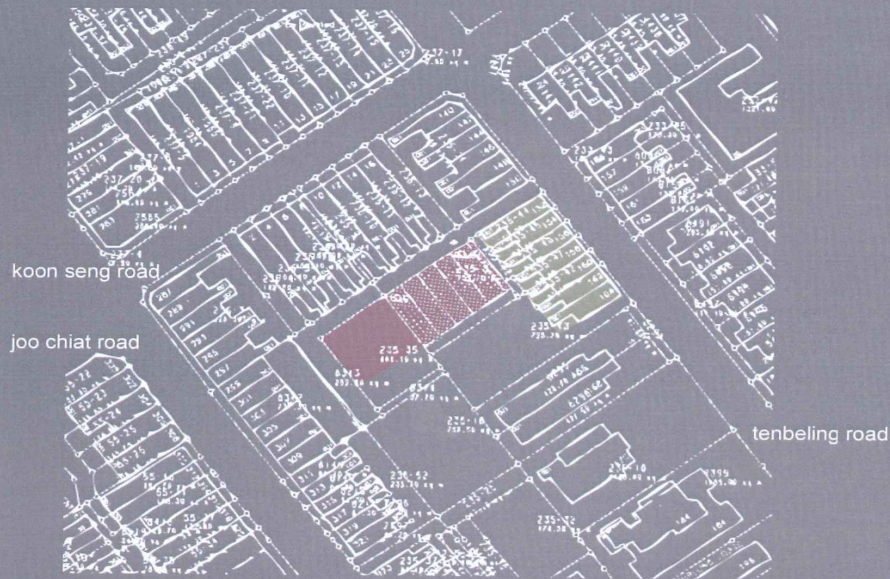
### structure

The main structure of the shophouses was the principal load bearing brick party walls, which demarcated one shophouse from its neighbour. The internal floors were constructed from timber beams, spanning from one party wall to the other acting as the key horizontal structural members.

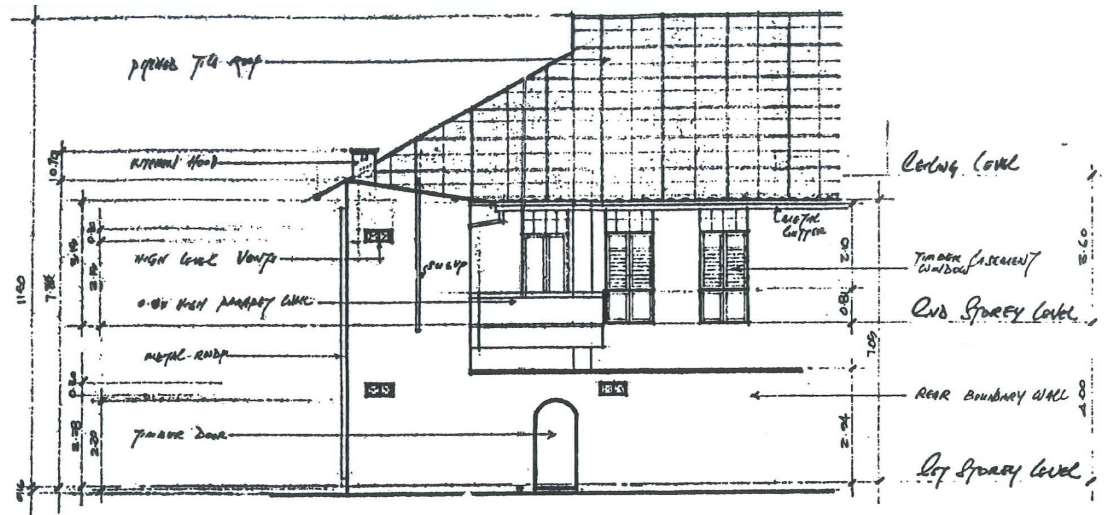
The structural condition of Units 152 to 164 was found to be in good repair, with no major cracks or spalling concrete. Whereas the condition of Units 152A to 152J were in a poorer condition with numerous cracks and leakage problems to the internal walls and roof structure.

### plan

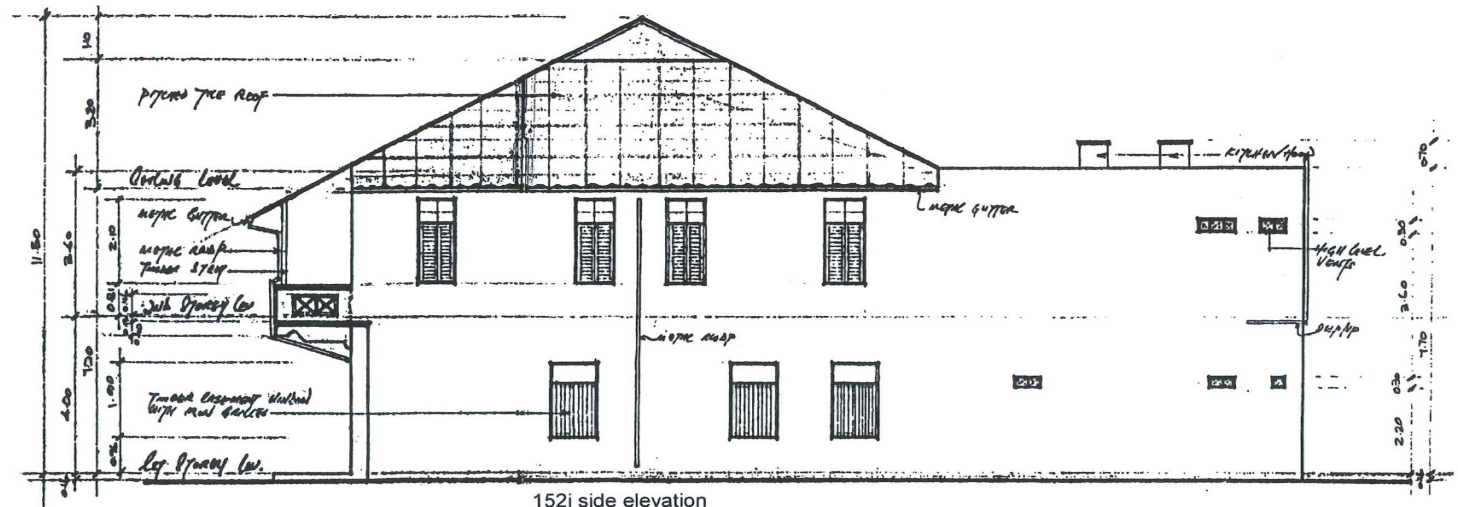
The existing plan of the shophouses incorporated a rear court enclosed by rear boundary walls, service block and the party walls. A centrally located timber staircase linked the lower storey Living / Dining areas with the bedrooms above. Internal ceiling board had been installed at the 2nd Storey concealing the pitch line of the roof structure. The 1st storey was accessed from a 5ft-way, with the entrance characterized by a double leaf timber door, flanked on both sides by timber frame casement windows.



-  152 to 164 tembeling road
-  152a to 152j tembeling road

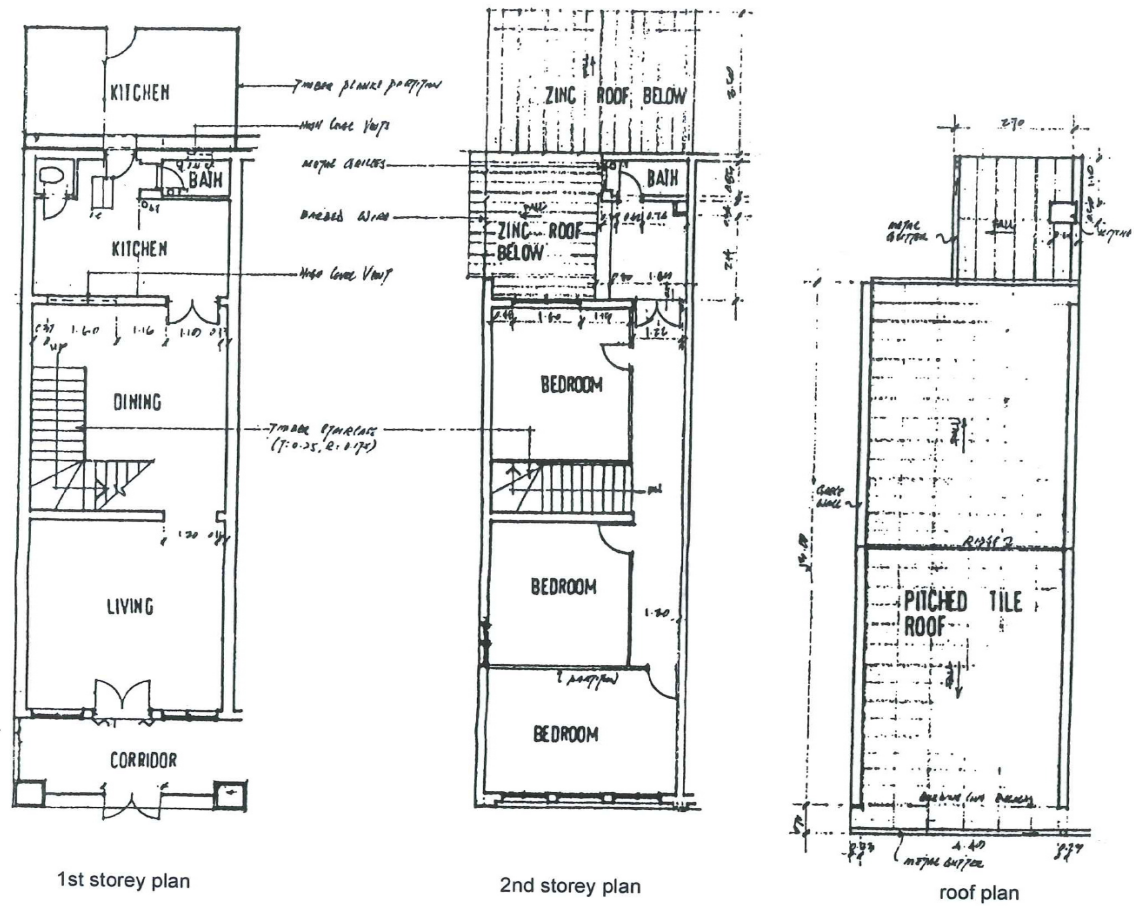


152j rear elevation



152j side elevation

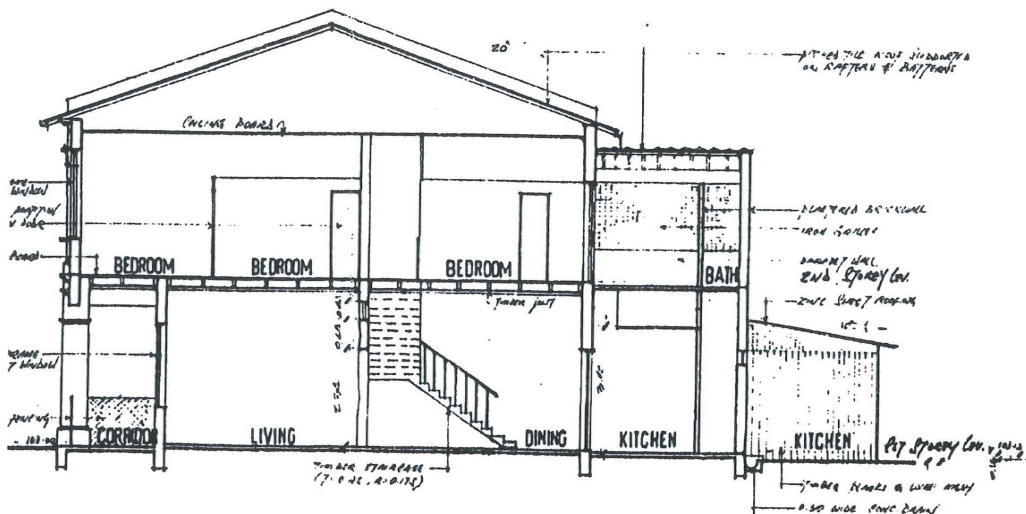
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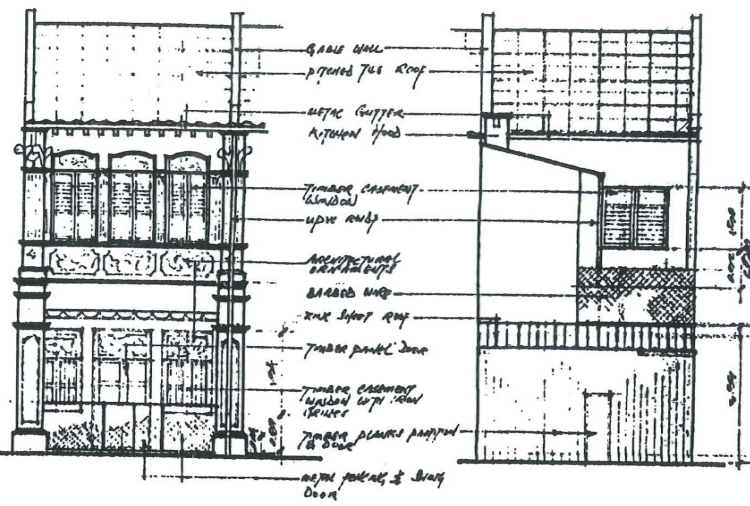
1st storey plan

2nd storey plan

roof plan



section B - B



front elevation

rear elevation