

# No. 31, 33, 35 & 37 BUKIT PASOH ROAD

A Majestic Revival



**Owner:**  
K.M.C. Holdings Pte Ltd

**Architect:**  
DP Architects Pte Ltd

**Engineer:**  
KTP Consultants Pte Ltd

**Contractor:**  
Shanghai Chong Kee Furniture  
& Construction Pte Ltd

*The New Majestic Hotel tells the story of a fictional mistress's struggle for acceptance by higher society. Located in the heart of Chinatown, the Hotel has risen from its humble roots to be feted on the world stage, receiving international accolades.*

## Return To Courty Form

This block of four three-storey Art Deco pre-war shophouses dates back to 1928, a time when Bukit Pasoh Road was nicknamed 'Mistress Street'. Its colourful past became the main impetus for the Hotel's redevelopment.

As the property was taken over in a relatively good condition, selective restoration work and repairs were done. Structurally sound, defective slabs and beams were repaired with high strength epoxy pressure grout to restore strength and durability. On its façade, damaged or missing balcony tiles were replaced with similar-styled tiles, and rotting window frames and broken stained glass were replaced or repaired. To allow more light into the rooms, the front balcony doors were changed to wooden frames with glass panels that respected the original designs.



*Rejuvenated to a modern luxury boutique hotel*

## Intimate Journeys Through Time And Space

Inside, new foldable glass partition doors at the lobby invite passer-bys along the five-foot way to walk into the Hotel's open embrace. Minimalist white terrazzo floor and wall tiles now line the lobby. This contrasts with the intentionally-kept raw feel of the original ceiling, and provides a reminder of the Hotel's rich history. Elsewhere in the Hotel, fresh materials are juxtaposed with existing worn walls and beams to preserve its original character.

A sculptural spiral stairway in the back of the lobby, inspired by 'old' shophouse external staircases, ascends to a second storey rear court that now includes a ten-metre rooftop pool and deck. The pool's port-hole glass base acts as skylights to the restaurant below. Reinforced concrete slabs cover the adjacent rear court areas, which have been landscaped into private garden decks.

## Innovative Reinvention

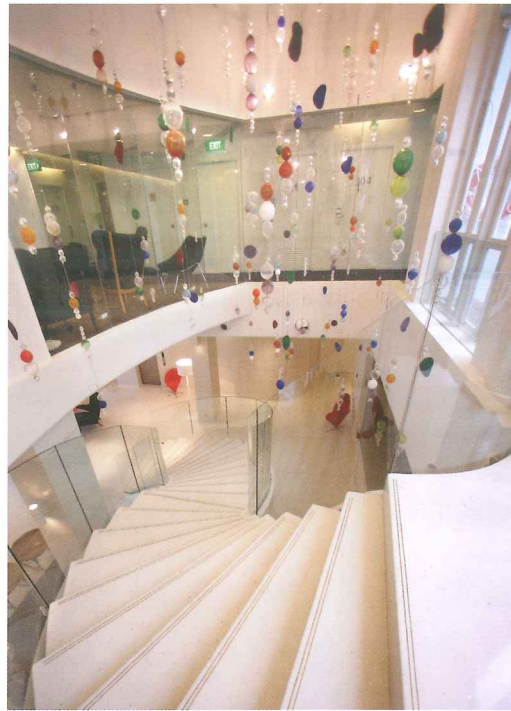
From a fifty-room hotel in its previous life, the New Majestic now features thirty uniquely furnished suites. Its reinvention into a modern luxury boutique hotel serves as a good precedent of innovation and excellence and an important breakthrough in hotel typology.



Lobby space with raw feel of original ceiling intentionally-kept



Pool's porthole glass base as skylights to restaurant



New sculptural spiral stairway



Ornamental green glazed fascia



Stained glass fanlight



Art Deco fish scale detail at balcony parapet



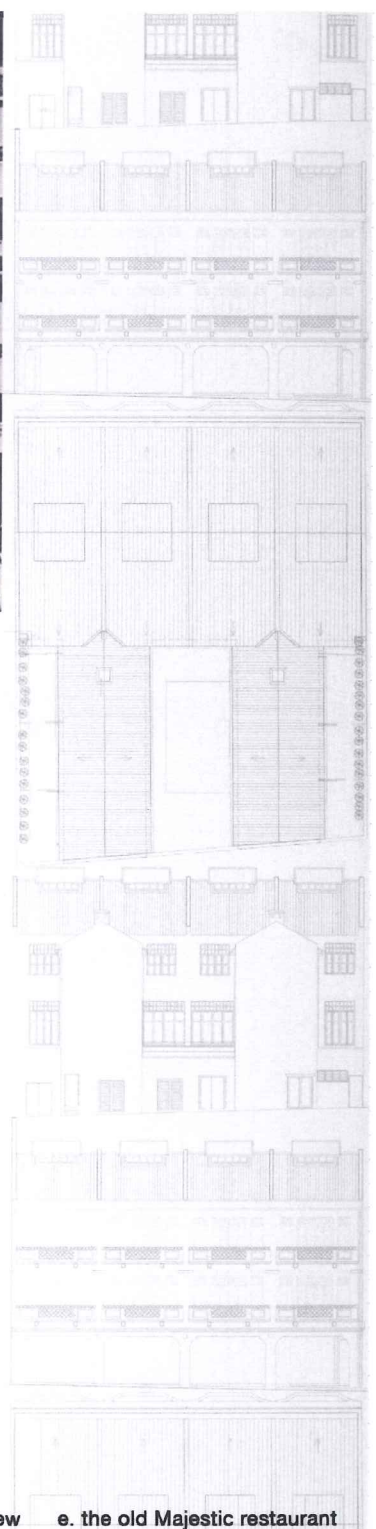
Ten-metre rooftop pool and deck introduced at the rear



Chinese inspired bridal suite



Outdoor bath



### History - Bukit Pasoh as the “Mistress Street”

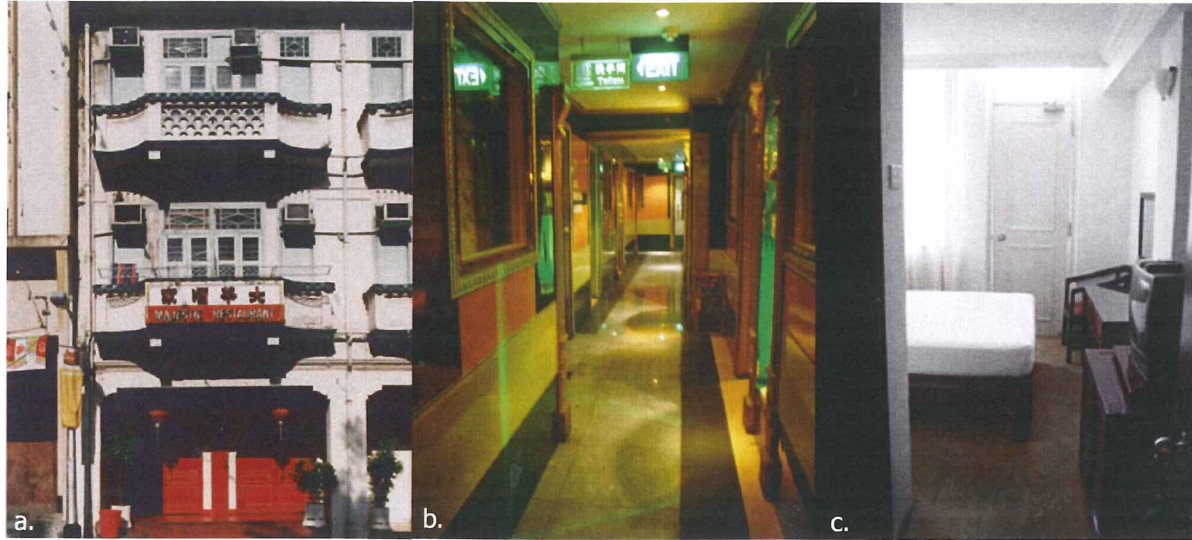
The historical significance of the street and surrounding areas was researched at the beginning of the design process. The design team wanted to use **history to inform the design concept**, to bring relevance to how **spaces of the past are recreated for the future**.

It was discovered that the street was coined “**Mistress Street**” because mistresses of the past were housed here. Probably due to the Ee Hoe Hian Club, the ‘millionaire’ club, and Chin Kang Hui Kuan, one of many associations along the street, flanking the building.

This provided a platform for fun speculation and the opportunity to weave in a fictional story of a mistress and her struggle into upper society. The design team built on this **narrative to develop spaces of mystique and hidden spaces** to be found within the hotel.

A sculptural feature staircase, reminiscent of the **external spiral staircases of shophouses**, provides a direct connection from the lobby to the 2nd floor pool area, as well as natural light and breeze to the lobby. It is also symbolic of the mistress’s struggling climb into upper society, represented by the luxury guest rooms and private landscape

a. The wayang ladies    b. view of concrete spiral staircase    c.a gathering of old men    d. an old street view    e. the old Majestic restaurant



a. the old majestic restaurant    b. the hallway to the old karaoke lounge    c. a room in the old Majestic hotel

The building was purpose built as a hotel and consisted of 50 small traditionally styled rooms with a reception lobby and KTV lounge occupying the ground floor. In the 1960s to early 80s, the Chinese restaurant on the ground floor was well known for its Cantonese cuisine and shark's fin soup with many weddings and special occasions were celebrated there. Before the current restoration, the former glory of the hotel had faded into a sad reminder of it's illustrious past.



one tree films    yee clan association    tung on wui kun chin kang hui kuan (cantonese opera troupe)    Majestic Hotel    ee hoe hean club (millionaires' club)

