

# No. 4 DRAYCOTT DRIVE

Splendid Grandeur



**2006 AWARD**  
CATEGORY A

**Owner:**  
*Winworth Investment Pte Ltd*

**Architect:**  
*RSP Architects Planners & Engineers (Pte) Ltd*

**Engineer:**  
*RSP Architects Planners & Engineers (Pte) Ltd*

**Contractor:**  
*Thian Sung Construction Pte Ltd*

*This 1920s classic colonial bungalow is a two-storey Black and White masterpiece, internally re-mastered for luxurious modern living and externally, restored to recapture the grandeur of a bygone era.*

#### **A Studied Start**

Now the focal point of an upscale District 9 condominium project, the Draycott 8 Clubhouse was once home to an Air Marshall of Singapore and later the Alliance Francaise de Singapour.

Before restoration works began, detailed investigation was carried out to examine the structural integrity of the house. A photographic survey recorded all the existing architectural features of historical value. Insensitive contemporary additions which bore no historical value were removed. The roof, which was in poor condition, was repaired and topped off with unglazed clay roof tiles that matched closely to the original tiles. To increase the load-bearing capacity, the existing structure of the building was strengthened using an advanced, non-intrusive Fibrwrap technique.

#### **Harmonising Old And New**

Contiguous bored pilings ensured the stability of the bungalow while the condominium was being constructed. All existing doors and windows with



*Classic colonial bungalow restored to former glory*

accompanying metal-grills or louvres were retained and restored. Additional secondary timber frames and glazed panels matching the original designs were installed to contain the air-conditioning. The timber floor boards were kept and only part of it replaced with reinforced concrete to contain the wine cellar and mechanical equipment. All decorative ornamental details were replicated where damaged. In compliance with fire safety regulations, two new staircases were added to the building for access to the upper

floor. A lift clad with granite and timber lattices set back from the bungalow was added to connect its second storey to the basement carpark.

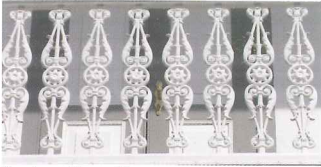
Internally, the layout of the bungalow was re-organised to house modern facilities such as a theatre lounge, massage room, sauna, billiard room, gymnasium, cigar room and wine cellar. A majestic double volume courtyard with skylight serves as a commanding centerpiece that brings both light and a sense of spaciousness indoors.

#### **Focal Point For Good Life**

Today, the Clubhouse stands tall in testament to a former glory that few may recall, yet many now find hard to forget.



*Restored timber louvred windows*



*Ornate cast-iron railing*



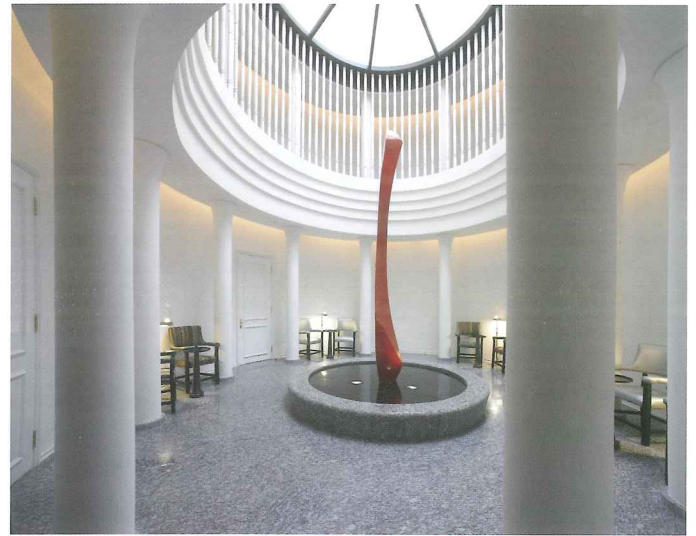
*Perforated upper storey parapet wall*



*Lift cladded with granite and timber lattices set back from conserved bungalow*



*Colonnaded verandah kept*



*Double volume indoor courtyard with skylight*



*Entrance door retained*



*Second storey lobby*



*Aerial view of restored bungalow*



*Book lobby at first storey*



*Verandah gives an open feel to clubhouse*

The 2-storey detached house is located at 4 Draycott Drive on a land area of 14,206.6 m<sup>2</sup>. It was once the home to Air Marshall of Singapore and later owned by Alliance Francaise de Singapour until the land was sold.



The house together with the land was purchased by Wing Tai Holdings Limited in 1997 as a 99-year leasehold property for a condominium development of 136-unit apartment blocks. The developer has intentionally chosen to conserve the building and integrate with the new condominium housing development known as Draycott Eight.

