

No. 12 ANN SIANG ROAD

Star Attraction



Owner:

*Club Street Holdings Pte Ltd
A Division of Bigfoot Ventures Ltd, Hong Kong*

Architect:

Ong & Ong Pte Ltd

Engineer:

Engineering 2000

Contractor:

L.Cube Pte Ltd

Previously the historical two-star *Damenlou Hotel* within the Chinatown Historic District, this Art Deco marvel has been reborn as an eclectic film and foodie haven complete with a screening theatre and a rekindled rooftop under the stars.

A Familiar Face

Great care was taken in restoring the façade of three 1930s' intermediate shophouses which were first restored in 1993. Along with a meticulous facelift, these shophouses had their five-footway reinstated to detail. The main entrance *pintu pagar* with their elegant designs were artfully restored as were the door frames and windows. The real genius of this project, however, lies beyond its revitalized façade.

Out-of-the-box Flair

The brief was to redesign the existing four-level structure described as 'a mess of dark and cluttered spaces' into a series of dynamic spaces for various uses united by the theme of 'film cuisine'. The project team faced two major challenges which they overcame with breathtaking results.

The first was a substation located at the basement level. Careful planning was done to ensure that the basement was maximised as the main kitchen and new service areas were worked in. The roof of the substation on the



Transformation of 1930's Art Deco shophouses into a commercial food & beverage outlet with function rooms

second storey was cleverly converted into an alfresco garden terrace, a new and unique focal point for the property.

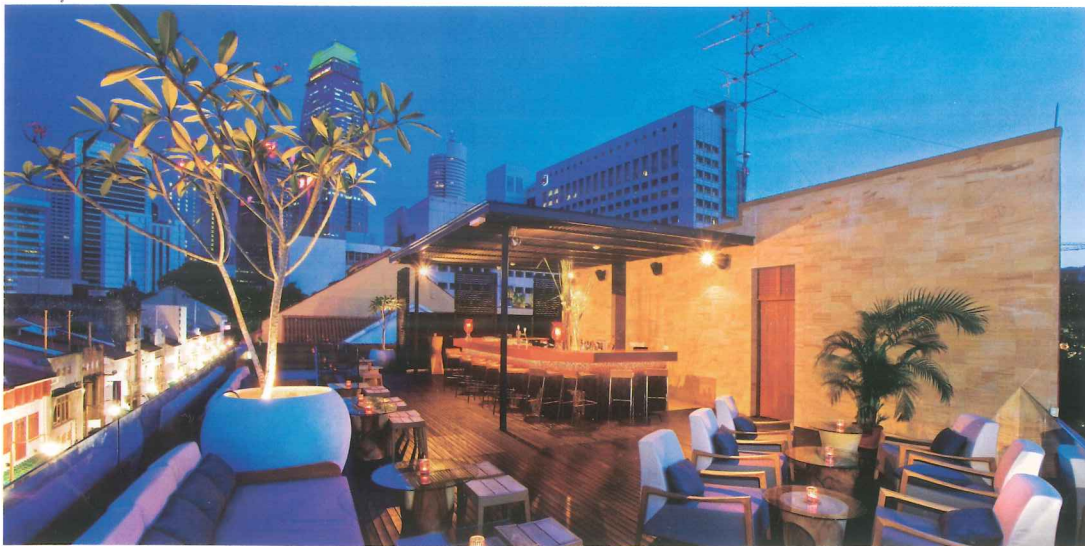
The second big challenge was in meeting fire safety regulations. One of the existing staircases had to be demolished and replaced with a new steel version while another was masterfully rerouted from the second storey upwards. Full height, fire insulated glass panels - a first of its kind in Singapore - were installed as walls that separate the film theatre at the third storey and the new staircase. The rerouted staircase not only provided a unique modern twist within this heritage setting, it also gave direct access and new life to the previously abandoned rooftop.

Top Of The World

Formerly in a serious state of disrepair,

the roof is now the property's star attraction. Offering spectacular views of Chinatown by night, dilapidated tiles and flooring have made way for wooden panels that exude an easy tropical feel. Original bottle balustrades have been restored into beautiful conservation starters for the hip set.

Despite the challenges, the architects managed to deliver outstanding solutions that set new benchmarks for the way old buildings can be modified for new uses.



Roof terrace converted into a breath-taking sanctuary overlooking Chinatown



Original cast-iron balustrade



Function area at second storey



New steel staircase connects all 3 floors and the basement



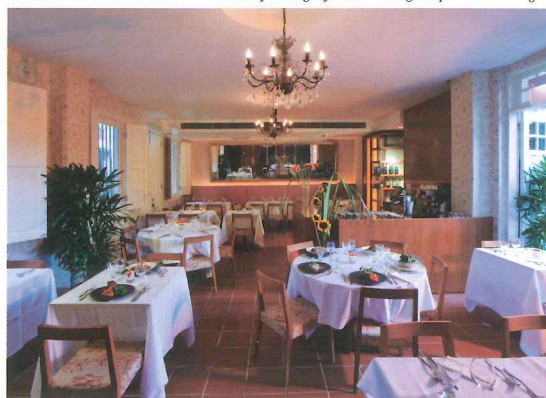
New access staircase at third storey to roof terrace and full height fire insulated glass panels to the right



Elegant main entrance pintu pagar



New lounge/bar at basement



Bistro at first storey



Roof of basement substation converted to alfresco garden terrace

12 Ann Siang Road is an Art Deco Shophouse style conservation building. Previously the historical Damenlou Hotel, it is located within the Telok Ayer Historic District. Its origins can be traced to the creation of the dish of fish head noodles, which was invented by Tang Kwong Swee in the 1920s.



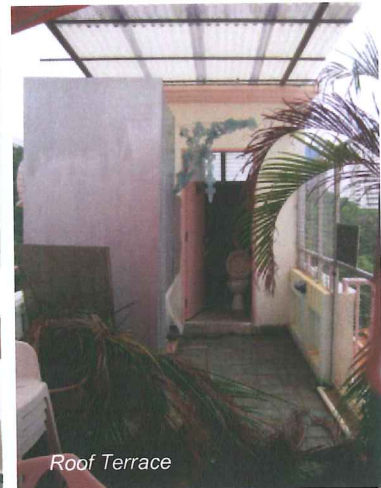
Damenlou Hotel was a small hotel located at Ann Siang Road, in Singapore's Chinatown, within the Central Area, Singapore's central business district. Believed to be a 2 star hotel, this building consisted of 12 bedrooms spread over the second and third storey, a restaurant on the first storey, a bar at the basement and a roof terrace that was evidently under utilized. As of mid 2006, the hotel had ceased operations. Now with a new owner, the 12 Ann Siang Road conservation building has been converted into a commercial F&B with function rooms.



Main Facade



Five foot-way



Roof Terrace



Basement level



Images showing parts of the building prior to restoration