

92-102 JOO CHIAT PLACE

Delectable Dwellings



Owner:
Teo Siok Guan (Pte) Ltd

Architect:
ONG&ONG Pte Ltd

Engineer:
PK Project Consultants

Contractor:
Royce Chai Construction Co Pte Ltd

2009 AWARD

CATEGORY B

This row of six double-storey transitional shophouses has been thoughtfully restored and reinvented from back to front, taking inspiration from and amalgamating elements of its historic past and its future.

Spaces for Inspired Living

The project team has successfully rekindled the spirit of this once tired-looking and neglected row of shophouses. Undaunted by the challenges of the typically tight and linear shophouse typology, the team demonstrated skillful design ingenuity in carving out highly liveable, refreshing and naturally illuminated contemporary environments that have retained the original charm of shophouse living.

A Familiar Welcome

The façade of this row of six revitalised beauties now stand tall as a strong reminder of the past. Rotted beyond repair due to chronic termite infestation, the original double casement windows and front doors of all six units were painstakingly renewed to life with great precision in form and proportion. The characteristic shophouse “five-foot way” was also reinstated. The natural clay-coloured roof tiles were laid to the original pitch and height, while jackroofs were fitted in for an unhindered flow of natural sunlight into the units.



Six restored double-storey transitional shophouses

Carving Out New Niches

Beyond the front doors, a bolder approach was taken. The two corner units now hold a spiral staircase each for direct access from the entrance into the upper private quarters. For the intermediate units, a linear staircase serves the same purpose. Much of the interior space has been cleverly reconfigured to ensure more floor space and better illumination than before. A new family room partitioned

from the master bedroom offers more room for family bonding activities. A luxurious en suite bathroom for the master bedroom brings much treasured privacy and convenience. A new mezzanine floor in between the jackroof and the second storey creates additional space within the conserved building envelope.

The *piece de resistance* is the new stark-white, open-concept kitchen with skylight. This brilliant addition has been seamlessly integrated into the courtyard of each dwelling, giving it a soulful revival bathed in plenty of natural light.

Through careful and inspired restorative methods, the once plain and dispirited looking buildings have now been revived into a series of contemporary, charming and practical living spaces.



Spiral staircase leading to mezzanine floor



Living area of corner unit



Skylight to bring natural light into bedroom



Open-to-sky courtyard



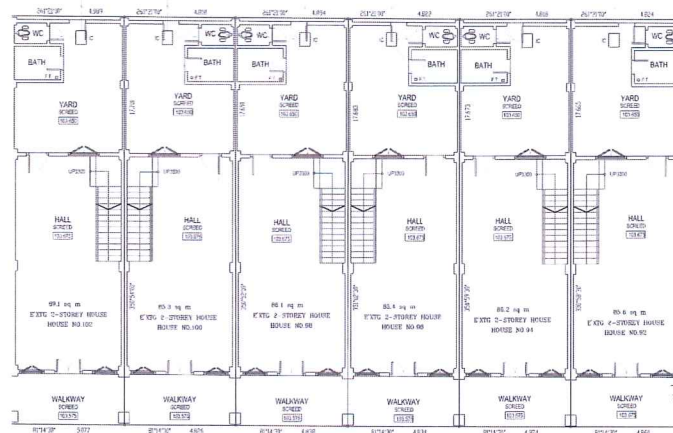
Intermediate unit with linear staircase



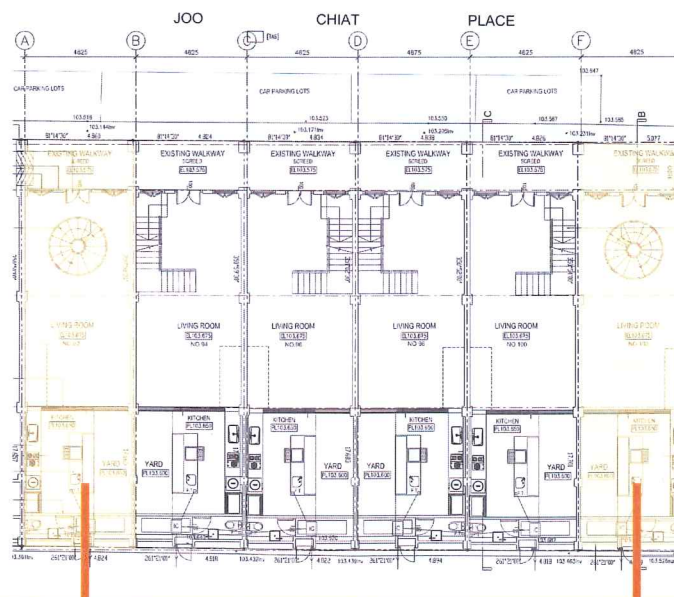
Five-foot way with specially created joint lines

Joo Chiat, renowned as a Paradise for Peranakan food, is also in recent years, known for its conservation of quaint shophouses. 92-102 Joo Chiat Place is a row of 6 units of 2nd transitional style shophouses that has been gazetted for conservation by URA under secondary settlement category. These shophouses were bought over and commissioned by the owner to ONG&ONG for skillful restoration as well as to integrate modern lifestyle amenities into the house.

Out of the 6 units, the 2 corner ones are of the same facing and layout whilst the 4 intermediate units have the same facing and layout. As such, the 2 corner units namely #92 and #102 are designed with the same concept (Spiral staircase) and units #94 to #100 are created with the same design (Linear Staircase).



Original floor plan of Joo Chiat Place



Units #92 and #102 are of the same layout and thus are given the same design concept to ensure a common language is carried across

Shophouses usually have very narrow frontages. This particular stretch is no different. The basic orientation of the house was straight-forward: a double-storey shophouse. The first storey housed one huge living room with a backyard. There was no kitchen allocated. i.e. the cooking area used to be incorporated into the backyard. Going up the stairs led to one bedroom on the second storey with no attached bathroom. The entire row of shophouses was in a very bad, termite-infested state.



"Before" images of the row of 92-102 Joo Chiat Place shophouses.



Living room on first storey



Bedroom on second storey

Objectives

The main objectives of this conservation and restoration of 92-102 Joo Chiat Place are as follows:

1. To adhere to the conservation principle in order to retain the intrinsic character and historical value of the house, at the same time, introducing modern lifestyle amenities
2. To capitalize on gross floor area of the house to create additional bedroom space and bathroom in order to suit homeowner's needs
3. To make this an exercise in model restoration