

RAFFLES HOTEL

1 BEACH ROAD

Carefully Crafted Renewal



Owner:
Katara Hospitality

Architect:
Aedas Pte Ltd

Engineer:
Beca Carter Hollings &
Ferner (SEA) Pte Ltd

Contractor:
Sunray Woodcraft
Construction Pte Ltd

Conservation Specialist:
Studio Lapis
Conservation Pte Ltd

Additional Team Members:
Acviron Acoustics Consultants (Acoustic)
Aedas Interior Pte Ltd (Interior Designer)
Bautec Pacific Pte Ltd (Brick Masonry
Treatment)
Champalimaud Design (Lead Concept
Interior Designer)
Genesis Stained Glass Pte Ltd (Stained
Glass Restorer)
Laim-tec Pte Ltd (Statue Restorer)
MAEK Consulting Pte Ltd (Material
Specialist)
PQ Builders Pte Ltd (Plasterwork)
Rider Levett Bucknall RLB (Quantity
Surveyor)
STS Themeworks Pte Ltd (Plasterwork)

One of the iconic hotels of the world and almost synonymous with Singapore, the Raffles Hotel has been immortalised by writers and host to celebrities, royalty and world leaders. Standing proudly at the crossroads of Downtown Singapore, it has been rejuvenated by the most recent restoration to welcome a new generation of guests.

Legendary Beginnings

Raffles Hotel was first established in 1887 by the notable Armenian Sarkies Brothers in a beach-front building which they leased from the pioneering Alsagoff family. Within the first decade, the hotelier carried out several extensions. These included the 3-storey main building designed by R A J Bidwell of notable firm Swan and Maclaren and completed in 1899 to give the most prominent facade of present-day Raffles Hotel. The site was gazetted in 1987 on its centenary as a National Monument.

Masterful Revisions

The Raffles Hotel is one of the rare instances of a building which has retained its original use since it was first built. This continuity of its function has enabled much of the original and historic blocks to be kept intact, even after multiple A&A works.

The original spirit of the building has been further enhanced by this timely restoration. While the first refurbishment from the 1990s revived the fortunes of a formerly very worn-out Raffles to regain its place as an icon of Singapore, this latest round of works demonstrated the remarkably high standard of the building conservation sector in Singapore where technical excellence can be achieved through a combination of knowledge, passion and skills.

Extensive research along with thorough site investigations ensured that the nature of the building fabric was properly understood and appropriate interventions – both traditional and cutting-



A familiar icon

edge technology could be applied systematically. The high degree of technical excellence achieved was also supported by a strong team comprising conservation specialists, building industry experts and carefully selected artisans and craftsmen.

Elegance Renewed

The whole building's fabric has been systematically restored with masterful brilliance. The team managed customised solutions alongside design enhancements that ensured balance between heritage

preservation and ensuring modern day building performance requirements could be met. Long hidden issues such as the persistent rising damp was addressed and the diverse range of materials from timber, lime plaster to cast iron etc. were thoughtfully handled according to conservation best practices. The M&E services and acoustics, upgraded to contemporary standard, were also sensitively integrated within the historic structure.

There was also a tremendous effort to safeguard conservation elements in areas affected by the current round of structural strengthening works. This extended to the documentation of all historical elements for possibility of future reinstatement.

A Secured Future

After three decades, this latest round of restoration to remarkably higher standard has confidently secured the future of this 'Grand Dame' as an iconic brand synonymous with a timeless heritage environment. Credit to the project team, a comprehensive Heritage Management Plan has also been put in place to guide the long-term well-being of this landmark. The combined upstream rejuvenation together with a comprehensive planned down-stream maintenance and management approach is an encouraging sign of maturity in the heritage building industry in Singapore.



Thorough treatment for moisture



Cast iron stripped for repair



Careful examination carried out to guide restoration approach



Timeless whole achieved through technical excellence



Skilled workers and craftsmen engaged for works



Sense of serenity sustained