

# ST JAMES POWER STATION

3 SENTOSA GATEWAY

Powerhouse for Innovation



**Owner:**  
The HarbourFront Pte Ltd

**Architect:**  
W Architects Pte Ltd

**Engineer:**  
Keon Consult Pte Ltd

**Contractor:**  
Lum Chang Interior Pte Ltd

**Conservation Specialist:**  
Studio Lapis Conservation  
Pte Ltd

**Additional Team Members:**  
Bautec Pacific Pte Ltd (Brick  
Masonry Treatment)

Dyson Operations Pte Ltd  
(Tenant)

Earthscape Concepts Pte Ltd  
(Landscape)

Lighting Planners Associates (S)  
Pte Ltd (Lighting Consultant)

MAEK Consulting Pte Ltd  
(Material Specialist)

TY Lin International Pte Ltd  
(M&E Engineer)

WY-TO Pte Ltd (Heritage Gallery)

*Like a beacon guiding the way, the former St James Power Station is a prominent landmark amidst the port and commercial developments that line the waterfront. After the recent rejuvenation, this grand building now holds court as an icon of how heritage and innovation go hand-in-hand for a sustainable future.*

## Red Bricked Splendour

Inaugurated in 1927, the complex was originally conceived as a power station to meet growing industrial and domestic demands for electricity. The designer was Municipal Architect, Alexander Gordon. In 2009, the distinctive red brick building with voluminous space was gazetted as a National Monument.

## A Renewal

After a previous incarnation as an entertainment nightspot, this latest major project has repositioned the site for a prestigious headquarter office with showroom, product design and research facilities. Great care was taken to ensure that the new insertions like the ‘floating’ floor slabs fit the character of the original architecture. A new central atrium was also created, doubling up as an attractive meeting and communal space. This atrium allows natural light to flow into what had once been a dark building. New columns run alongside the original steel frames, architecturally differentiated to create a distinctive dialogue between the old and the new.

Extra care was taken with the design of fire safety provisions and M&E services – such as the integration of air-con ducts within the topmost new floor slab to allow for the historic roof trusses to be clearly seen and appreciated. The refurbished space showcases an astounding harmony of heritage and modernity.

One of the chimneys has been cleverly transformed into a delightful heritage gallery with an interactive 3-dimensional graphic model of



*Heritage as a base for creativity*

the heritage structure. Combined with the extensive outdoor display of restored artefacts linked to Singapore maritime heritage and original parts salvaged from the monument, the life cycle of St James Power Station and stories of the many former employees are kept alive.

## Restoring for Posterity

In addition to carefully restoring the extensive fair-faced brick facades, the multi-disciplinary project team also brought back other missing original features such as cornices, timber doors

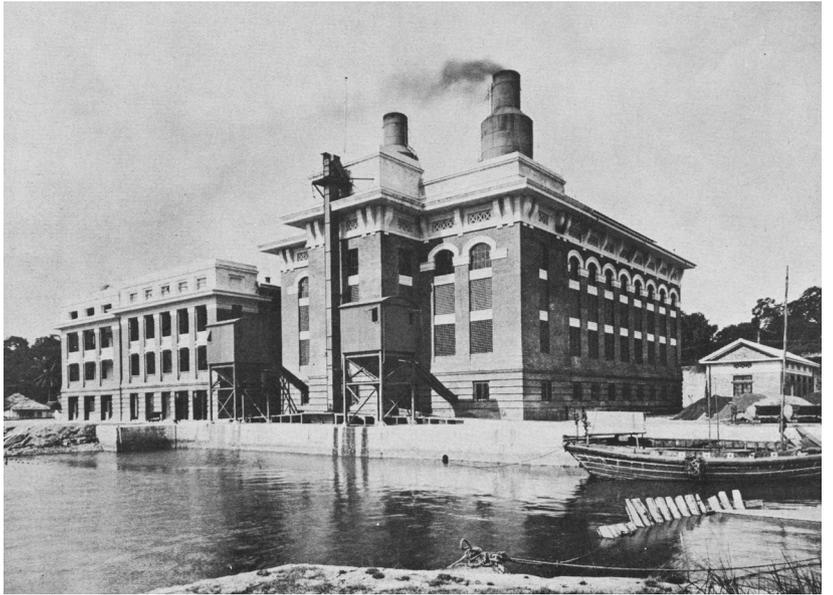
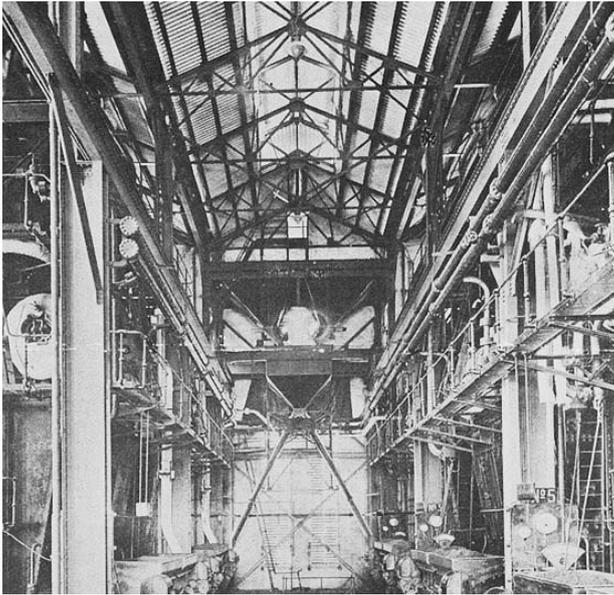
and mild steel window frames.

In front of the building, the previous surface car park was moved underground and the forecourt was transformed into a pleasant open lawn. Sensitive landscaping and covered walkway specially finished with terracotta coloured cement complete the elegant setting and enhance the sense of gravitas of the National Monument.

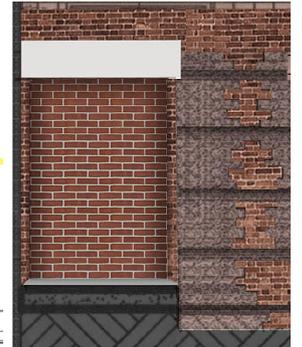
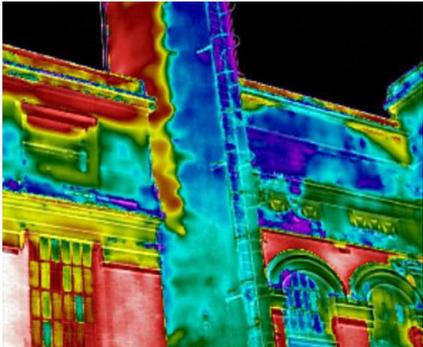
## Charging ahead

This project showcases the successful synergistic collaboration between the multi-disciplinary team members who shared a common set of values and vision. Anchored on deep research and technical know-how, their imaginative and sensitive approach to conservation and new design has revived the grandeur of the former power station and extended the site’s relevance. The outcome par excellence is achieved through bold, sensitive and innovative interventions while meeting exacting regulatory, environmental and use requirements.

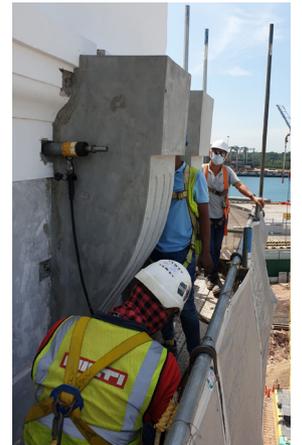
The conferring of this latest award signifies the progress made by the conservation sector in technical and design expertise, as well as higher levels of awareness and commitment to good outcomes by the private sector.



*St James when it was a working power station - In-depth research informed the current approach to conservation and design*



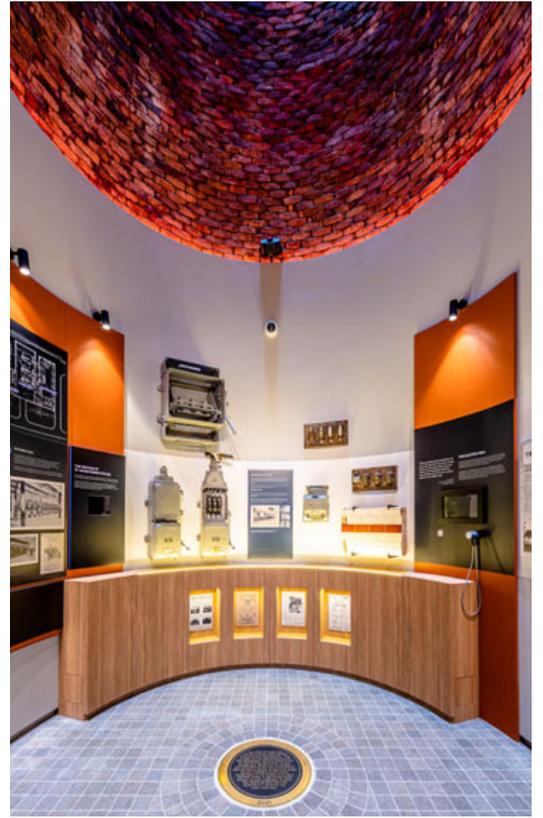
*The latest in technology was used to reveal and map hidden damage to the building and guide the approach to restoration*



*L to R: Timber, Steel, Brick and Plaster were carefully examined and restored by skilled conservationists and craftsmen*



*M&E integrated into 'floating floors' to allow for appreciation of structure*



*Engaging design of heritage centre*



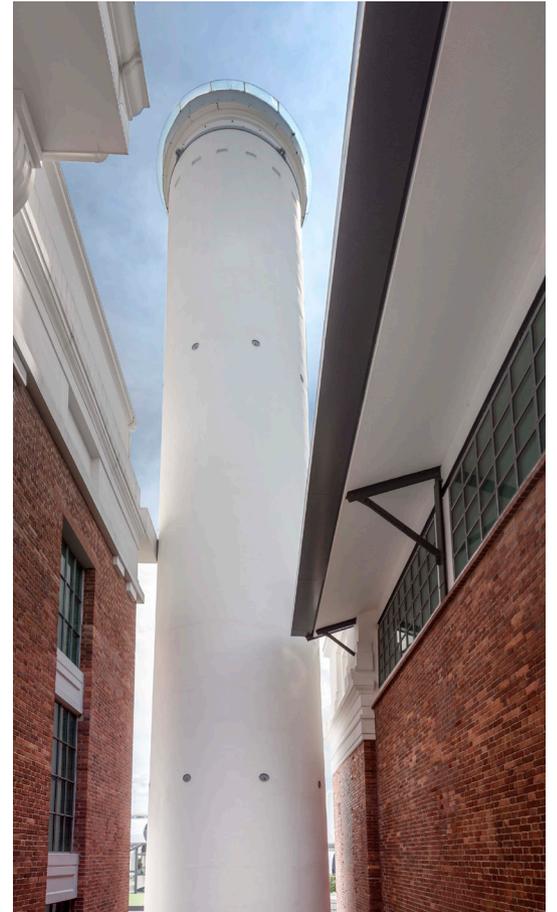
*Original elements of steel and brick structures revealed*



*New void created to enhance experience of original spatial qualities*



*Lawn, landscaping and terracotta toned walkway lend gravitas to the Monument*



*Well restored brick and plaster*



*Reinstated mild steel window frames*



*Heritage integrated into surroundings*



*Special night-lighting sensitively enhances appearance of the Monument*