

ANNEX A: DETAILED WRITE-UPS OF 2018 AHA PROJECTS

9 Jurong Town Hall Road, Jurong Town Hall 2018 Award for Restoration

Owner: JTC

Architect: WSP Consultancy Pte Ltd & Forum Architects Pte Ltd

Engineer: WSP Consultancy Pte Ltd

Contractor: Sunray Woodcraft Construction Pte Ltd

Symbol of a New Nation's Industrialisation

Gazetted in 2005 for conservation and elevated in 2015 as one of our Modern monuments, the Jurong Town Hall has been a landmark since 1974. This recent restoration has not only rejuvenated the fabric and spaces of the building, its reuse as a hub for trade associations has recovered the spirit of the original design and purpose.

Bringing Back the Grandeur

This award-winning building by Architects Team 3 symbolises Singapore's successful industrialisation journey. Careful and thorough research into the building's architectural history cemented the project team's direction for the restoration and design works.

Adhering to the 3R principles, a sensitive approach was taken to restore key design and spatial features. Externally, the building's striking geometry was recovered when insensitive air conditioning installations on the façade were removed and replaced with centralised systems.

The square geometry of the atrium plan was recovered while ad hoc partitions blocking the windows on the second storey were removed to restore the original light and airy character of the space. The grandeur of the main entrance was recovered through sensitive realignment and use of glass balustrades for the universal access ramp. At the main atrium, the void at the far edge, a key design feature that had been blocked up, has been reopened to bring back light into the basement foyer. Original materials and finishes such as ceramic tiles and Volakas marble, have been carefully cleaned to reveal their beauty. The cantilevered concrete staircase from the basement to the first storey atrium was retained with its original design aesthetic.

Key interiors such as the original geometric ceiling of the thetrette were recreated after detailed research. In the auditorium, the ceiling design was kept intact while the new acoustic wall panels echo the original design intent.

Heightening the Sense

The office spaces on the upper storeys were refurbished to recover the pleasant, naturally-lit spaces with views out to the surrounding. Spacious common open seating areas now promote interaction among the different groups of users. Sensitive and subtle design interventions such as 1970s-inspired fittings and finishes contributed to a sense of stylistic continuity. Lighting was also carefully installed to heighten appreciation of the building's original design.

Onward to a New Era

With the building carefully refreshed, it demonstrates how Modern buildings can remain both true to the spirit of their era and relevant into the future. At the same time, it is a faithful reminder of the bold, imaginative 'can-do' spirit of Singapore's 'Merdeka Generation'.

28, 30, 32 Madras Street, The Great Madras 2018 Award for Restoration

Owner: Mini Environment Service Pte Ltd
Architect: FARM Architects Pte Ltd
Engineer: SMS Consulting Engineers Pte Ltd
Contractor: Dreambuild Construction Pte Ltd

Charming Revival

This three-storey Art Deco-style former Singapore Improvement Trust apartment building built in the 1940s has undergone a second transformation into a charming boutique hotel. A new landmark has been established with renewed verve and purpose, bringing the romance of travel into a historic neighbourhood.

Peeling Back the Years

The success of the revival is anchored on understanding and leveraging the inherent qualities of the building, as well as on capturing the spirit of the times through today's lenses. Much of the original structure was retained with natural ventilation and light reintroduced to the interiors.

For the original 1940s facade, all external finishes were cleaned and repaired, such as the often overlooked fair-faced brickwork of the balconies, and the Shanghai-plaster column bases. To restore the many signature but corroded slender mild-steel framed windows, a specialist contractor was engaged to repair them on site. A pastel period paint scheme was also chosen for the façade, and collectively, this has kept the overall Art Deco look intact.

A Breath of Fresh Air

An oasis was cleverly inserted within the rear courtyard, by creatively cutting out a circular opening in the party-wall to create a link between the new pool and the sun-deck. The sense of the tropics has been enhanced by reinstating the naturally lit and ventilated common corridors leading to the guest rooms. The judicious decision to retain the original rear spiral staircase has created a spatial and visual link between the floors, bringing air and light into the rear of the lobby

Where previously the lobby was separated from the street, the new design has boldly done away with this spatial division. Doors that can be fully pulled aside, a barber shop and café that are open to the public have created a seamless intermingling between hotel and street.

Extending the Charms

Clever branding has also been incorporated as part of the overall renovations. Customised wallpaper showing selected aspects of Singapore history and daily life, quirky slogans and decorations throughout the interiors add to the unique ambience.

A true and gentle labour of love, the project has revealed the character and added charm to this property, revitalising the site to extend its longevity. The Great Madras is where both the traveller and the local can now encounter the culture and history of the historic Serangoon neighbourhood, and take away new memories for the future.

2 Mactaggart Road, Khong Guan Building **2018 Award for Restoration and Innovation**

Owner: Khong Guan Limited

Architect: Lua Architects Associates Pte Ltd & META Architecture

Engineer: Prostruct Consulting Pte Ltd

Contractor: Boon Tian Contractor Pte Ltd

Stellar Landmark

Carefully restored and expanded with the insertion of a new eight-storey tower, this distinctive 1950s building is ready to assume an even more prominent role as a symbol of local entrepreneurship as well as a landmark in the light industrial neighbourhood.

Nostalgic Revival

The original owners voluntarily kept more of their flagship building than was required. Their personal and corporate memories and recollections also enriched the research and design process. This resulted in an informed decision to keep the 1950s building as the core of the expanded development by locating within it, the key entry, circulation, corporate and public spaces.

Reminders of the past have been carefully retained and integrated as part of the experience of the site. At the side facade, the patinated old warehouse door and side gate has been kept and is still in use. Detective work into the missing 'star' logo at the main building gate guided its restoration as a distinctive three-dimensional relief and the original colourful period mosaics were retained. Wired glass and window mechanisms typically used in the 1950s, were specially sourced to recover the period aesthetics of the building. Extra effort was put in to analyse the colour pigment of the old paint layers so that the building could be painted with the original facade colours to create a more complete period atmosphere.

Extending the Future

The design of the new building was inspired by the unique triangular geometry of the original building. Double volume spaces and sky terraces were carefully combined in the extension to create a sensitive co-existence between the old and new. The decision to have the headquarters office occupy the top storey within the conserved building which is then linked via an internal staircase to the fourth storey of the new extension, has meaningfully connected the past to the future.

Storyboards were installed to tell the story behind a familiar name that has long been a favourite with generations of Singaporeans. The planned use of part of the first storey as a canteen not only serves as an amenity to the nearby workers, it also creates the potential for meaningful everyday engagement by the community with a heritage site.

Reviving a Community Icon

The care taken to marry the rich history of the company with careful restoration and striking expansion has pioneered the way for how a future can be found for our pioneering industrial heritage. It also demonstrates that heritage integrated with innovation can strengthen and grow a Singapore brand.

1 Empress Place, Kwek Hong Png Wing and Riverfront Wing at the Asian Civilisations Museum **2018 Award for New Design in Heritage Contexts**

Owner: National Heritage Board

Architect: GreenhillLi Pte Ltd

Engineer: Arup Singapore Pte Ltd (Kwek Hong Png Wing) & Leng Consultants (Riverfront Wing)

Contractor: Shin Khai Construction Pte Ltd (Kwek Hong Png Wing) & Sunray Woodcraft Construction Pte Ltd (Riverfront Wing)

Inspired Interventions

A stately monument built in 1867 in the heart of the Empress Place precinct, the Asian Civilisations Museum is well established as an important institution, a popular venue for cultural events and a prime space for civic activities. The addition of two new wings has enhanced the museum's cultural role, affirming its eminence as an institution that both honours the past and celebrates the future.

Masterful Balancing

To accommodate the growing needs of the museum, the new Riverfront and Kwek Hong Png Wings mark the first time that purpose-built gallery spaces in a contemporary language have been commissioned in a historical setting. Detailed research into the existing building complex history facilitated the notable expansions which replaced a recent structure in the service yard and optimised the space in a nondescript staff-carpark respectively.

A Light Touch

For the Kwek Hong Png Wing, its design as an elevated, visually simple and minimalist three-dimensional box, detached from the surrounding neo-Palladian façades was a master-stroke. This has introduced new ways for the visitor to engage with the monument. Looking from within, new vistas have been created to the surrounding Empress Place. Carefully designed delicate touches abound, together with the strategy of concealing M&E works within the new structure ensures that the historical aspects of the building would be minimally affected. The use of connecting lightweight bridges, meticulously detailed and executed, preserves the integrity of the older wing.

The Riverfront Wing takes a different approach, with a low elongated minimalist form that underlines the historic profile of the Neo-Palladian building. The entrance has a frame of slanted solid planes leading to a naturally-lit and column-free exhibition space. Specially designed circular skylights provide diffused daylighting for the exhibits in the day and interesting floor lighting for the roof terrace at night.

The expanded roof terrace also allows for both views to the Boat Quay skyline and an up-close encounter with the historic facade. At all sides, the encounter between the new and the old is delicately handled.

Timeless Model

The choice of titanium as external cladding for its gentle interaction with sunlight, has created an aura of timelessness, contributing to the grandeur of the monument. The sensitive and comprehensive treatment of the forms, finishes and details has successfully created additions that extended the relevance of the institution into the future. The outcome serves as a valuable reference for design processes in other heritage sites.

29, 31, 33 Mount Sophia in Sophia Hills Development
2018 Special Mention

Owner: Hoi Hup Sunway Mount Sophia Pte Ltd
Architect: Consortium 168 Architects Pte Ltd
Engineer: BC Koh & Partners LLP
Contractor: Straits Construction Singapore Pte Ltd
Conservation Specialist: Studio Lapis

This project consists of three conserved buildings gazetted in 2011 – the Former Trinity Theological College Chapel (built in 1968), the Former Nan Hwa Girls' High School (built in 1939) and the Olson Building of Former Methodist Girls' School (built in 1928). The site was sold in 2013 under the Government Land Sales Programme for a residential condominium development (Sophia Hills Development).

Apartments were housed in new residential blocks while the conserved buildings were put to complementary uses – i.e. restaurant, kindergarten and clubhouse respectively. The careful and detailed restoration of the three buildings followed the “3R” principles and was guided by a Conservation Specialist who conducted extensive research. Features such as roof tiles, mild steel windows and ironmongery were salvaged for reuse in the development.

The team was also active in engaging and welcoming communities back to celebrate their heritage at the respective conserved building. Heritage markers are installed around the development to educate the wider public.