

ABOUT THE WINNERS

OWNER: Temasek Trustees Pte Ltd (Lessee) & Singapore Land Authority (Owner)

ARCHITECT: Surbana Jurong Consultants Pte Ltd (Design and interior fit out in collaboration with Asylum)

ENGINEER: KTP Consultants Pte Ltd

CONTRACTOR: Sunray Woodcraft Construction Pte Ltd

28 Orchard Road

Returning the Grandeur

This century-old three-storey building has been rejuvenated with a new mission of 'giving back' to society. It now stands proudly in its former grandeur as a community space along the busy Orchard Road. Through thoughtful repair, re-imagination and sensitive reuse, it is a showcase of sustainable development.

A Landmark Changes

Built in 1928, this building was originally conceived as a townhouse with commercial space on the ground floor and residential apartments above. Over the years, it had served a variety of uses including being a furniture shop, an eatery, and even as a department store. Today, with its restoration, this old landmark brings in a new sense of vibrancy to this historic stretch of Dhoby Ghaut.

Shaping a New Form for Use

The original spirit of the building was one adapted to the tropical climate of Singapore. This has now been enhanced in several ways. The former dingy rear court is transformed into a delightful garden lavishly planted with native vegetation, reintroducing city folks to the natural world while also supporting local biodiversity. The roof has also been reinvented as an open outdoor terrace. The beautiful verandas fronting Dhoby Ghaut, which were neglected over the years, are now rediscovered and refreshed as sheltered spaces designed to take in the cool tropical breeze with views of the city.

Internally, windows make it possible for the building to function with natural ventilation. Complementing these, the project team has introduced new environmentally sensitive technology such as ducted evaporative cooling system.

At the internal atrium, a multi-level green wall has been introduced, bringing the outdoors in and serving as a focal point feature that provides a sense of the grand and yet invoking a warm sense of coziness. The atrium also opens out at the front and rear on the first-storey, encouraging flow through the building and creating new connections to the surroundings.

Recovering for the Future

Facade features and details such as long hidden ceiling cornices, have been reinstated as part of the restoration works and now showcase the elegance on the public facing part of the building. With the removal of false ceilings at the five-footway, the restoration now

accentuates the original double height columns. The bulky internal escalators from the 1980s, have also been removed and in its place, a new two-storey atrium has been introduced to bring in a new sense of spaciousness.

The removal of the enclosure helps to recover the sense of form and space. This revealed a pair of spiral staircases and windows, allowing natural air and light into the building's atrium. These exposed features extend the building's conversations with the streetscape, allowing passersby to look into the building which was previously obstructed.

New Beginnings

With new life injected into the building, this project serves as a good showpiece of how our built heritage can work alongside and fit into our modern 21st century agenda. This is also symbolic of the building's new use as a cradle for social enterprises and how the first storey is now as a public space. This almost forgotten building is now set to enliven the streetscape in the same way it had done so when it was first built almost a century ago.

OWNER: Sharon Tay

ARCHITECT: EZRA Architects

ENGINEER: JS Tan Consultants Pte Ltd

CONTRACTOR: Stage Builders Pte Ltd

105 Onan Road

The pre-war shophouse was gazetted in 1993 as part of the Joo Chiat Conservation Area. Zoned for residential use, the current owner bought the property in the early 2000s and restored it as their own home. The close collaboration between owner and architect has injected new life into a humble building, enlivening the street and inspiring its neighbouring shophouses to be similarly refreshed.

It brought back the original intent of a shophouse such as reinstating the airwell to allow for natural light and ventilation into the space. The clever insertion of a new two-storey extension creates additional space but is sensitive to the existing building. The project also serves as a model of a traditional low energy building and the upcycling of materials help to add to the charm.