

DETAILED WRITE-UPS OF 2022 AHA PROJECTS

The Fullerton Heritage 2022 Legacy Award

Owner	Sino Group
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Doyens of the Waterfront

The flagship of The Fullerton Heritage is the current Fullerton Hotel built in 1928 as the Fullerton Building and General Post Office to serve the growing colony. It also used to house the Exchange, the Singapore Club and government offices which oversaw the development of Singapore after independence.

The heritage buildings in the precinct include The Fullerton Waterboat House, Clifford Pier, and the former Custom House. Complementing them are The Fullerton Bay Hotel, One Fullerton and The Fullerton Pavilion. Collectively, they form a unique ensemble which marks the history of Singapore.

Custodians of Heritage & Sustainability

The Fullerton Heritage team are dedicated stewards of Singapore's historic waterfront over the past two decades. One of the six brand values that anchor their work is 'Heritage' – a call to treasure the past while embracing the present. This has been manifested in their rigorous process to ensure that the four conserved properties, winners of the 2001, 2005 and 2011 Architectural Heritage Awards for outstanding restoration, are consistently maintained as heritage icons. This is realised through a dedicated annual budget to deploy a pool of skilled personnel to oversee their care and use technologies such as drones for monitoring.

In addition to heritage being inculcated as a fundamental corporate value which all staff proudly embrace as their creed, environmental sustainability and social responsibility are also firmly ingrained as pillars of the organisation's Environmental, Social and Corporate Governance framework.

Connecting with the Community

Of unparalleled distinction is The Fullerton Heritage's portfolio of community programmes and outreach to share its heritage with the wider public. While guests enjoy the experience of staying in heritage properties with many offerings, the public can visit The Fullerton Heritage Gallery which provides a comprehensive museum experience where heart-warming stories were fondly recalled by people who once worked in the former General Post Office building. Both guests and public can avail of a heritage trail brochure for self-exploration or participate in regularly organised free tours by licensed guides. Another powerful touch is the special provision of a red postal pillar box in the hotel to keep the postal history alive and purposeful.

Impressive efforts are also evident to continually promote the local heritage and arts sector such as the creation of a 'Mile Zero' Marker and commissioning of thematic heritage markers and artworks to enhance the public spaces, guest rooms and wider precinct. Regular charity programmes also bring benefit to not-for-profit and non-governmental organisations such as the Rainbow Centre and the World Wildlife Fund. Annually, The Fullerton Heritage also supports national level celebrations like the National Day and New Year's Eve Light-up, which will continue to reaffirm in the public psyche, the precinct's role as an important anchor in the national landscape.

Heritage for the Future

Befitting the first ever Architectural Heritage Legacy Award, The Fullerton Heritage is a superb demonstration of how a well-managed heritage site can grow in architectural, cultural, social and economic value as well as community affection. The excellent execution by the dedicated custodian has resulted in an outcome that remains anchored in history and a sense of place and relevant into the future.

3 Sentosa Gateway, St James Power Station Award for Conservation & Innovation (Distinction)

Owner	The HarbourFront Pte Ltd
Architect	W Architects Pte Ltd
C&S Engineer	Keon Consult Pte Ltd
Contractor	Lum Chang Interior Pte Ltd
Conservation Specialist	Studio Lapis 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)

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 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 façades, 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.

**5 & 7 Gallop Road
Award for Conservation (Distinction)**

Owner	National Parks Board
Architect	Kay Ngee Tan Architects
C&S Engineer	Lee & Lee Consultants Pte Ltd
Contractor	Landscape Engineering Pte Ltd
Additional Team Members	KL Au Consultants Pte Ltd (M&E Engineer) Ramboll Studio Dreiseitl Pte Ltd (Landscape) GSM Project (Exhibition) Kwix Solutions Pte Ltd (Chemical Engineer) Mapei Far East Pte Ltd (Plasterwork) Synergraphic Art Glass (Glass Specialist)

A Shared History

Though each house: *Atbara* (1898) and *Inverturret* (1906) carries its own unique style, the common thread which binds them is the renowned architect, R A J Bidwell, who was behind many notable landmarks in Singapore. Over time, the ownership of the properties has changed hands. Now under the stewardship of the National Parks Board, the recent adaptive reuse binds the two stately properties even closer together in the public eye.

Windows of Opportunity

The modest budget did not prove to be a deterrence to the project team but an opportunity to carefully stretch the boundaries. The formerly private spaces have been masterfully transformed into a welcoming and inclusive ensemble through a ‘right sizing’ approach in their reuse. Informed by extensive historical research into the origins of the buildings, the team skilfully incorporated regulatory, climatic and universal access requirements while retaining the delicate period aesthetics. Of note is that the dedicated team and client ensured attention was paid to every detailed aspect of the restoration and development works even though there was no conservation specialist on board.

Atbara’s unique Moorish arches were uncovered and restored and the lower level was turned into additional useable sheltered space for public activation. The Tudor inspired half timbering effect was further enhanced with a historic paint scheme. Internally, on the second storey, the removal of ceiling boards has allowed a new appreciation of the roof structure.

At *Inverturret*, clever space planning retained the elegant grand staircase and original spaces that have been key features of the house while new access and programming needs were carefully inserted. Edwardian-style features such as the circular hand-blown Rondel-glass panels and bay windows were kept and restored to bring back the original flavour.

Care was also extended in how the heritage of the buildings, site and landscape could be engagingly presented to the visitor. Old plans, photographs and ‘viewing frames’ reveal connections to aesthetic ideas of the past and history of the houses.

Lawns of Reflection

The treatment of the landscape reflects how Bidwell, inspired by English landscape movement, had integrated building and landscape into an aesthetic whole. The expansive lawns fronting both buildings were kept and new picturesque planting with winding pathways carefully introduced at the rear. Thoughtful planning deliberately sited new buildings in the

background to maintain the original spatial relationship between the two buildings and their prominence.

In a highly urbanised city like Singapore, this place has become an oasis for many to enjoy a breathtakingly unblocked view of the surrounding from atop the Gallop hillock.

An Authentic Evolution

A certain charm and window into a timeless past have been recaptured in this project. The uncontrived and sensitive site planning, restoration efforts, programming and welcoming landscaping has brought out the intrinsic spirit of the place in the ensemble of the two charming buildings. Located in the vicinity of the UNESCO World Heritage Site, the whole place is well positioned to become a cherished spot for present and future generations.

1 Beach Road, Raffles Hotel Award for Conservation

Owner	Katara Hospitality
Architect	Aedas Pte Ltd
C&S Engineer	Beca Carter Hollings & Ferner (SEA) Pte Ltd
Contractor	Sunray Woodcraft Construction Pte Ltd
Conservation Specialist	Studio Lapis Pte Ltd
Additional Team Members	<ul style="list-style-type: none">• Acviron Acoustics Consultants (Acoustics)• 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)

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-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 up-stream 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.

**705 Serangoon Road, Kwong Wai Shiu Hospital
Special Mention**

Owner	Kwong Wai Shiu Hospital (Lessee) Singapore Land Authority (Owner)
Architect	Liu & Wo Architects Pte Ltd
C&S Engineer	Lee & Lee Consultants Pte Ltd
Contractor	Guan Ho Construction Co (Pte) Ltd
Additional Team Members	Dr. Kenson Kwok (Heritage Gallery Advisor) Dr. Ma Swan Hoo (Heritage Gallery Advisor) Mr. Lee Kok Leong (Heritage Gallery Advisor) KR+D (creative arm of Kingsmen Group) (Exhibition Contractor) Mrs Tan Sooi Peng (Chairman of KWSH Heritage Working Committee) Mr Wan Shung Ming (Member of KWSH Heritage Working Committee) Mr William Leong (Member of KWSH Heritage Working Committee)

Started in 1910 by a group of Cantonese merchants, the hospital is a well-regarded community and charitable institution. With a modest budget, the project focused on careful adaptations, renovations and landscaping while incorporating an expanded medical and social programme. The long-hidden courtyard is once again visible from the main road to welcome the neighbourhood. The familiar 1960s block has a new naturally ventilated canteen accessible to the public. A new community-led heritage gallery, housed in a 1850s block, is passing on the history and spirit of the founders, donors, employees and volunteers to keep the flame alive and inspire the continuation of the philanthropic spirit.

**292 Joo Chiat Road
Special Mention**

Owner	Dunman Capital Pte Ltd
Architect	DS Architects Pte Ltd
C&S Engineer	CP Lim & Partners LLP
Contractor	Boon Tian Contractor Pte Ltd
Conservation Specialist	N.A
Additional Team Members	Delta Crest Pte Ltd (M&E Engineer)

The project has refreshed the simple elegance of the 1950s Art Deco street block with a light touch by keeping the integrity of the original building typology as well as the familiar physical fabric. Key features like the front open balconies, mild-steel windows and doors, glass blocks, cleaned up fair-faced brickwork and spiral staircases signify the building's aesthetics and provide a sense of nostalgia. Also commendable is the effort to have in place a building management plan for maintenance of the building and care of the restored architectural features. In its current use as a co-working space, the property has a new-found relevance and could possibly become a delightful community space in the heritage neighbourhood.