

CATEOGRY A

85 SULTAN GATE - *A Royal Salute*



Owner :

Malay Heritage Centre

Architect :

CPG Consultants Pte Ltd

Engineer :

CPG Consultants Ptd Ltd

Contractor :

Towner Construction Pte Ltd

This royal abode was originally completed 165 years ago in 1840 by Sultan Ali, the son of Sultan Hussein Shah. Located in the heart of the Kampong Glam Historic District, the restored two-storey Istana Kampong Glam is now put to adaptive re-use as a museum.

An Elegant Palace

A building of European architecture with Malay influences, the design of Istana is similar to that of other popular 18th century Palladian Style buildings. Understated and simple, yet elegant, its symmetrical plan, details and the front façade held distinct traces of the famed architect G.D. Coleman's influences.

The brief called for new ancillary facilities to house staff offices and workshop studios. A new performance area cum multi-purpose hall, and retail spaces were added to serve as an important focal point for Muslim festivities.

Reviving a Royalty

To restore the palace to its former glory, the architects did meticulous research through archival drawings, photographic and pictorial records.

The original building had suffered from benign neglect and careless repair. Many undesirable additions such as shed-like structures had sprung up. Termites infested all the existing timber doors and windows, and the existing timber roof trusses were badly damaged.

The additions were removed to recover the inherent spirit of the building and its compound. Doors and windows were replaced with new ones of the same design and details found in archival drawings. The timber roof trusses were removed in parts and replaced with a similar roof system. Some of the existing timber members were salvaged, treated and made into benches. Existing intact clay roof tiles were cleaned and sorted out in quantity for reuse on the roofs of the side entrance gates. Existing timber members were also salvaged and converted to benches.

The new ancillary buildings did not reduce the prominence of the former Istana building, but instead acted as a neutral foil to the majesty of the estate. Boundary walls were retained and openings inserted to improve connectivity with the surrounding developments.

A central water feature was added to the front courtyard to highlight the main axis of the building, updating the design while promoting the regal feel of the palace.

Lasting Legacy

The restored Istana is now a place of pride in Kampong Glam and offers everyone an appreciation of Malay heritage and culture. The richness of Malay culture is retold through the reinterpretation of the traditional architecture, which allows the open-yet-closed, traditional-yet-modern aspect of the building to shine through.

33 Erskine Road - *Journey to Splendour*



Owner :

The Scarlet Hotel Pte Ltd

Architect :

HK Hia & Associates

Engineer :

DE Consultants (S) Pte Ltd

Contractor :

Wee Hur Construction Pte Ltd

Comprising 13 two-storey shophouses built in 1868, a four-storey shophouse at Unit 37 built later in 1924 and an infill site, The Scarlet was originally the shared living quarters of immigrant Chinese women servants. It also served as a boutique hotel from 1988 until the mid-1990s. The new owners wanted it to be upgraded to a top grade boutique hotel. Now, the streetblock is a quaint old space given a sensuous new grace.

Passion to Revive

When one has the passion, much can be done - as witnessed by what the architect did for the Early Style shophouses with unique one-storey service blocks and the Art Deco shophouse with a distinctive roof pavilion.

The team relied on write-ups and old photographs from available publications to provide the initial source of research on the buildings.

Hoarding and protection measures were then carried out for all units. Existing doors were retained, front window shutters were carefully repaired, and layers of paint over main beam corbels were brushed off to reveal the original granite.

A New Look

A cosy welcoming space was created at the lobby to greet guests. Great lengths were also taken to preserve the spatial quality of the shophouse including the hotel rooms.

The infill development at Unit 15 was capitalised upon as an opportune place for a basement to provide the much needed space for the hotel's administrative offices. Ground floor shops were kept along the rest of the two-storey shophouses to retain the traditional five-foot way ambience. Lighting and carefully chosen floor finishes enhanced the nostalgic feel of the past.

Over at the four-storey shophouse, the rear court was decked over at the second storey floor level to incorporate an open-air jacuzzi. A previously undiscovered basement was also maximised to enhance the linkages between the units and to facilitate the addition of a lift.

A Blushing Beauty

Luxurious boutique hotel interiors and glass shopfronts now form an environment of charm along Erskine Road. The development is an enchanting and sultry adaptation of the living quarters of a bygone era of Singapore.

3 Fullerton Road - *Refreshing Reflections*



Owner :

Far East Organization/Sino Land

Architect :

MINKTan Architects

Engineer :

KTP Consultants Pte Ltd

Contractor :

Hexacon Construction Pte Ltd

During the 19th century, Singapore River was the heart and soul of the trading life of our city. The Fullerton Waterboat House was later built at the mouth of the river. With its restoration, this two-storey maritime landmark, now transformed into a fine retail and F&B destination, gives us a fresh look into our past.

On the Waterfront

The Waterboat House was built in the early 1900s by the architectural firm of Swan & Maclaren. Designed in the Art Deco Style, the building possesses a uniquely elegant and curved façade. A glass enclosed lookout deck on top of the building and circular windows complete the nautical imagery.

Retro-Fitting Begins

But time left visible signs of neglect and cumbersome additions. Repairs thus became the first priority for the architect.

The architect removed a partial drywall box-up, which obstructed views out to the sea. This allowed the openness of the sea-facing balcony to prevail. Ironmongeries like the window frames and hinges were kept and fitted back.

The architect also discovered the original colouration of the plaster finish under years of overlays and this same shade of grey is reinstated to strengthen the Waterboat House's visual linkage with the former General Post Office (now the Fullerton Hotel).

Most of the original half-height windows were retained. A selected few were modified to full-height French windows or doors to maximise the sea views while encouraging the interaction of the building with the outdoors and to maintain the rhythm of the old façade.

Located around the building was the pier deck where the Merlion was once sited. It was in urgent need of repair. Instead of replacing the existing stones, the architect opted to repair the cracks and damages. Special paint was used to restore the original look. The surroundings was then decked over with timber to give it a breezy boardwalk feel.

Braving New Seas

To augment the building's new function, a glass annex was added to the back. Enveloped by curved glass, a highly visible spiral staircase within highlights the state-of-the-art steel structure of this lightweight addition. The new wing now serves as a tourism retail space on the first floor and offers diners a magnificent skyline view from the second floor.

A glass link bridge connected to the old building provides a symbolic journey from the original Waterboat House to the new glass annex. The nautically styled staircase winds along the perimeters of the glass shell and enhances the maritime effect.

The sharp new roof profile now gives the building the distinct impression of a ship at sea. Standing out against the background of One Fullerton, the Waterboat House seems set to sail on, leaving lasting impressions in its wake.

2 Bukit Manis Road - Old Guard to Avant Garde



Owner :

Beaufort Sentosa Development Pte Ltd

Architect :

H.U.A.Y Architects

Engineer :

DE Consultants (S) Pte Ltd

Contractor :

Sysma Construction Pte Ltd

Block 59 on Sentosa Island was one of the many buildings built by the British between the 1880s to the 1930s to accommodate their garrisons. Once home to defenders of the harbour, the two-storey building is now a modern spa, Spa Botanica, in the soothing rustic and charming ambience of Sentosa.

Rejuvenating the Old

The building was in a state of dilapidation for many years until the late 1990s when it was revitalised as a recreational building for the hotel Beaufort Sentosa.

A new brief came from the current client who wanted the building turned into a spectacular spa treatment centre and a movement studio.

The old tennis courts made way for an outdoor spa planted amidst lush greenery. Only the swimming pool was kept. Along the East Elevation, a new entrance porch with a roof deck was added, while a covered terrace adorns the North Elevation.

All in, the rejuvenated spa centre has fourteen indoor rooms and six outdoor treatment pavilions.

Making the About-Turn

The restoration uses the 3R principle of maximum Retention, sensitive Restoration and careful Repair.

Existing roof timber trusses were selectively replaced, and damaged roof tiles were carefully replaced with similar ones. A spacious and column-free reception lobby has been introduced at the ground floor through meticulous strengthening of the foundation and structural works. A tilting corner pier was painstakingly braced with diagonal struts, and the load for the corner partially transferred to a new lift shaft.

X-ceptional Style

The architects decided on amplifying the building's original cross-balustrade feature in the restoration of the façade. To this end, the reinstated cross-balustrade were kept fully visible with the use of full-height frameless glass panels slightly set-in along the corridors. The new entrance porch and landscaped area also successfully carried the motif of the cross-balustrades throughout the building design.

As a final touch, a covered terrace in the form of a delicate glass-canopied timber trellis structure that reduced visual clutter and sensitively integrated with the façade was added, resulting in a functional and modern addition that blends perfectly into the original design.

Kudos to the conscious efforts to retain the inherent character of the building. The rejuvenation of this old guard has resulted in a pristine and fresh character, enriched with a comforting old world flavor.

CATEGORY B

63 & 65 Emerald Hill Road - *Two Distinct Personalities*



Owner :

Mr Yeo Eng Koon & Mr Yeo Eng Huat

Architect :

Teh Joo Heng Architects

Engineer :

Tham & Wong

Contractor :

Holden Tiling and Construction Pte Ltd

Designed in the Late Style, this pair of two-storey terrace houses were built in the early 1900s with identical façades. Now owned by two brothers, the design briefs for each unit express their distinct personalities. Unit 63 accentuates an informal and fluid flamboyance, while Unit 65 has neat and varied spaces.

Light for Like

The architect utilised the top-down approach and the 3R principles, identifying the exposed timber floor joists and the party walls as the most fundamental to be retained and restored.

The original living room layout, with its dividing wall between the living and dining areas, was retained for Unit 63, while Unit 65 was turned into an extended continuous volume. This allowed for two very different expressions of space - distinct, compact pockets in Unit 63 and overlapping, indeterminate boundaries in Unit 65.

Dual De-Light

The narrow and deep interior space of a conservation terrace house made natural lighting a central problem. This was resolved with the clever introduction of a sculptural light reflector for Unit 63, while Unit 65 employed a high-volume airwell with retractable glazed panels, letting in an abundance of natural light and ventilation.

New lightweight stairs and link bridges were then constructed for both, and the architect chose to set them back from the party wall to reinforce the feeling of spaciousness.

The spatial qualities of both units were further enhanced by using recessed steel channels embedded in party walls, small-diameter pipes and concealed plumbing to hide the mechanical and electrical services.

Finally, the three-dimensional qualities of the ornate motifs were first immaculately restored, then highlighted with expressive colour schemes. The original Peranakan wall tiles, patterned glass, wrought-iron gates and intricate Straits-Chinese style carvings on the timber window panels and salon swing doors were neatly reinstated.

Space Out

The effect is a showcase of how two similarly enclosed spaces can be designed to fit the personalities of those who dwell within. Together, they exude a pleasing blend of spatial boundaries and daring experiments with light.

152A-152J & 152-164 Tembeling Road - *Two Faces, Two Ages*



Owner :

Breezeway Development Pte Ltd

Architect :

S C D A Architects Pte Ltd

Engineer :

Tham & Wong

Contractor :

Brilliant General Building Construction Pte Ltd

In the midst of the varied architectural styles found in Joo Chiat, Sandalwood comprises twelve two-storey Late Style terrace houses and four two-storey Art Deco units. They form a pleasing junction of modernity and antiquity through the seamless fusion of their traditional façades with the modern facilities and a modern condominium behind.

Turning Back the Clock

The brief for the architect was to restore the conservation houses and to integrate them with a new five-storey residential apartment block to form a unique development with communal facilities.

The units including the original façade elements such as windows, door frames and panels were first restored. Timber parts with moisture damage were replaced using originals as samples, and appropriate treatment applied to the timber prior to installation.

A mezzanine area was added within the buildings to provide more usable space. A new glass skylight and light well were introduced into the rear slope of the pitched roof to allow natural light to filter vertically into the central space of the units.

Space and Colour

Integrating the terrace houses with the condominium communal facilities required some major redesigning. The architect brilliantly transformed the rear court of each house into a spacious two-storey addition, with an open-air shaded roof terrace and courtyard-friendly balcony facing a communal pool.

Using large sliding titanium screens, the architects reshaped the spaces within to create semi-private areas at will and to shield them from the western sun. The effect on the façade of the new rear addition echoes the original proportions and allows for plenty of natural light and ventilation to enter the interiors.

As a final touch, the use of a monochromatic colour scheme highlights and accentuates the architectural features, elements and relief of the road-facing façade.

Bridging Old with New

From the road-facing façade, the visual effect of the Sandalwood development is striking as the proportions of the condominium development match that of the restored shophouses. On peeking behind, the functionality in the project's integration with the condominium facilities impresses. All in all, the project is an architectural bridge linking the old with the new.