

No. 733 MOUNTBATTEN ROAD

Pride of Place



Owner:
Mr Ang Koon San & Mdm Yeo Ah Huay

Architect:
Mdm Eng Yew Hoon

Engineer:
S B Ng & Associates C E

Contractor:
GIN + design workshop

This single-storey seaside bungalow in the Mountbatten Road Conservation area was built in 1927. An extension was added in 1957. In 1999, it was sold to the new owner who has today painstakingly restored and integrated it with a new two-storey extension to its rear and sides for an extended family within the same compound.

Village Living

A grand reminder of the old world charm of country living in the East Coast, this single storey bungalow that is elevated on piers, sits on land that once belonged to the East India Company. On its gate post and the pediment of its verandah is the Chinese characters “My Garden” hand-crafted on them, giving us an indication of the joy and tranquillity this house has brought to those who lived here all those years.

Due to unforeseen circumstances, the house was vacant for a few years until it was taken over in 1999 by the current owner who wanted to restore it to the spirit of its old “kampong” or country-side style of living, yet catering to the needs of a modern multi-tier family.

Following this concept of “kampong” living, the owner retained the main building in totality and added three separate, self-contained living units in a modern contemporary design around the bungalow. These new units respected and complemented the main bungalow, both in form and scale. Communal spaces for the whole family, such as a large dining room and kitchen, were also incorporated. The original garden fronting the house was fully kept.

Maximum Retention

The 3R principle and “Top-Down” approach were used. All external and internal elements of the bungalow were retained and restored. Only replacements were made when absolutely necessary. Imperfections discovered during the restoration were retained and left as they were.



Restored Early Style bungalow integrated with new extension

The original roof tiles were fully kept with only the damaged ones selectively replaced. The 1960s staircase was retained as part of the original main entrance to showcase the history of the building. Besides retaining the original floor tiles in the front verandah, the original timber floor within the house was re-varnished and the interior timber partitions were restored to their original 1927 condition.

All original windows and doors were carefully restored. They were dismantled

piece by piece, striped of their layers of paint to reveal their natural timber finish, sanded down and reassembled. Broken coloured-glass window panels were replaced with similar glass pieces sourced from Australia. Acrylic strips were discretely inserted between the louvres of the window panels to keep the air-conditioning in. The original interior layout of the house was also largely retained. All original bolts and locks were reused whenever possible.

Seamless Integration

The conserved bungalow and the new extension are linked via a glass canopy, and the new wings are fully glazed to create a constant visual dialogue with the “old”. At night, the new extended wings illuminate like lanterns around the restored bungalow.

The original dove-cote in the garden was kept, and a spare timber beam from the floor joist of the restored building was reused to form part of the new glass boundary wall of the house.

The complementary contrast of old and new in form and scale as clearly expressed by the way the new extension envelopes the elegantly restored old dame, is a joy to behold.



Garden setting fully kept



Ornamental pediment inscribed with Chinese characters "wo yuan"



Moulded capital at the front verandah



Original floor tiles



Crafted timber screen walls



Old charm of interior kept



Complementary contrast of "old and new" in form and scale



Landscaping of space between old and new



Original bottle balustrades



Rear façade doorway kept