

# 13, 15 & 17 STAMFORD ROAD

Grand Revival



## **Owners:**

*Capitol Retail Management Pte Ltd*

*(Trustee-manager of Capitol Retail Trust)*

*Capitol Hotel Management Pte Ltd*

*(Trustee-manager of Capitol Hotel Trust)*

*Capitol Residential Development Pte Ltd*

**Architect:** *Architects 61 Pte Ltd*

**Engineer:** *Arup Singapore Pte Ltd*

**Contractor:** *Shimizu Corporation*

**Conservation Specialist:** *Studio Lapis*

**D**ormant for over a decade, this once-popular leisure venue comprising three iconic buildings built in the early to mid-1900s, has regained its position as an important cultural and social landmark. Its revival has been further enhanced by the introduction of vibrant new urban spaces that honour the past and celebrate the future.

## **Majestic Makeover**

Detailed and intensive research has informed this outstanding integrated restoration and development project of Capitol Theatre, Capitol Building and Stamford House. One of its many highlights is the interior of the Theatre. Within it, original Art Deco and Neoclassical design nuances from the 1900s to the 1940s have been restored through a combination of technical excellence and artistic skill, with breathtaking results. Delicate work included the reinstatement of missing details and finishes such as original gold gilding on the ceiling grid. This has been painstakingly restored following a historic microscopic paint seriation analysis on the original colour scheme. The team did well by engaging an artist to recreate and capture the spirit of the original Persian Zodiac ceiling mural – a key feature that is deeply lodged in the memory of generations of cinema goers, but which could not be salvaged due to years of neglect and deterioration. Similarly memorable, the pair of 'Pegasus' reliefs at the sides of the stage were delicately cleaned to reveal details long hidden by many coats of paint. Of notable mention



*A major urban precinct has been revived through restoration*

is the revival of the iconic 'Capitol Theatre' Art Deco neon sign. The sense of encountering history is also strengthened with the restoration of period shopfronts of Capitol Building and Stamford House.

## **A Bow to Innovation**

Creativity and innovation is everywhere. Within the Theatre, new flexible seating – Asia's first floor rotation system – allows theatre chairs to be turned over and tucked under floor to cater to different seating requirements. The

team also employed advanced technology such as 3D laser scanning for the remarkable and detailed replication work on missing decorative features throughout the Theatre's interiors. A carefully engineered new roof over the Galleria and sensitive insertion of balconies to the rear court of the Capitol Building have transformed a formerly overlooked back lane into a lively F&B area, while preserving the unique architectural qualities of the heritage property.

## **Endearing Encore**

Capitol Building is once again a place for shopping and dining, while Stamford House has also regained its original 1900s role as a hotel. As a result of this outstanding and integrated revival exercise, a long dormant architectural and social landmark is once again a place enjoyed by many. The combination creates a strong foundation of heritage and sentiment from the past upon which future memories can be built.

## CAPITOL THEATRE



*Art Deco neon sign revived*



*Painstakingly researched and restored ceiling*



*Detail of zodiac*



*Period sign and balustrades*



*Grand Art Deco interior revived in glorious detail*



*Pegasus reliefs were carefully cleaned*

## CAPITOL BUILDING



*Impressive façade thoughtfully restored. Original ground level shopping reintroduced*



*Crisp plaster details and timber works were repaired only where necessary*



*New public space in front of Capitol Theatre and Capitol Building*

## STAMFORD HOUSE



*Stamford House returned to its original use as a hotel*



*Ornate plaster decorations were restored by hand after chemical analysis was carried out*



*Elegantly proportioned timber work retained*



*Refined details*



*Cast iron and timber shopfront details*



*New glazed galleria linking all three buildings, a lively public space created*

# 13, 15 & 17 STAMFORD ROAD (CAPITOL SINGAPORE)

## 2016 Award For Restoration & Innovation

High quality research and investigations informed the restoration approach with use of careful detailing, and appropriate and authentic materials. This was matched by rigorously thought through engineering interventions such as the new galleria roof that integrates the heritage buildings.

Important original design nuances were painstakingly recaptured throughout the heritage buildings. Central to the refurbishment of the complex is the interior of Capitol Theatre which is a triumph of restoration and sensitive innovation. Delicate work was carried out to reinstate and uncover original details such as the gilding on the plaster mouldings, and the fine features of the two 'Pegasus' reliefs. New lighting and acoustics technology needed to serve an expanded range of uses were innovatively and sensitively integrated into the historic interior finishes.

Besides impressive restoration of the fine handiwork on the facades of the Capitol Building and Stamford House, the innovative and sensitive insertion of 'alfresco' dining areas to the rear courtyard of Capitol Building has transformed a formerly mundane back lane into a lively avenue of F&B outlets with a layering of activities on different levels.

Overall, the project has revived an important landmark. Vibrant new urban spaces created while, honouring the architecture and inherent qualities of the heritage site, refreshing one of Singapore's most prominent urban blocks.

### **Owner**

Capitol Retail Management Pte Ltd (Trustee-manager of Capitol Retail Trust)

Capitol Hotel Management Pte Ltd (Trustee-manager of Capitol Hotel Trust)

Capitol Residential Development Pte Ltd

### **Architect**

Architects 61 Pte Ltd

### **Engineer**

Arup Singapore Pte Ltd

### **Contractor**

Shimizu Corporation

### **Conservation Specialist**

Studio Lapis