

CAPITAL SQUARE



Owner:

*Capital Square Pte Ltd
(A Keppel Land - Rodamco Pacific Joint Venture)*

Architect:

Architects 61 Pte Ltd

Engineer:

Meinhardt (S) Pte Ltd

Contractor:

Ssangyong Engineering & Construction Co Ltd

The project involves the retention and restoration of two street-blocks of 19 units of two- and three-storey shophouses and the construction of a 16-storey office building within the China Square Conservation Area. The shophouses are of various architectural styles - Early and Late shophouses along China Street, and Transitional and Art Deco shophouses along Pekin Street.

The shophouses are primarily for office use except the first storey of the shophouses along Pekin Street which are for shops and restaurants to generate activities along Pekin Street pedestrian mall. Detailed photographic documentation and extensive measured drawings of the old shophouses were carried out before the commencement of architectural design and restoration works. Prior to restoration, the shophouses were in very poor condition. Lateral restraints were applied to the party walls to provide temporary structural support. Extreme care had to be taken in the restoration of the shophouses, including the selection of micropiling systems for new foundations to minimise damage to these old structures during construction and restoration due to excessive vibrations and settlements.



Old and new developments create a unique architectural identity

The architect's design approach was to integrate the conservation buildings with the new office building to create a unique architectural identity with complementary components. The synergy achieved will generate renewed interest and activity in the area. The external facades of the conservation buildings were sensitively restored with the interiors modified to adapt to new uses. All the original elements and materials were retained and restored, where possible. Improved construction methods and detailing were used. Existing timber floors were kept. Modern building services technology was sensitively incorporated into the internal spaces to satisfy contemporary needs and requirements of today's tenants without compromising the charm inherent

in the traditional shophouse designs. The colour scheme selected is subtle and restrained, thereby achieving a sensitive transition between the shophouses across both Pekin and China Streets with the new Capital Square office building and Raffles Place beyond.

The end product is a well-balanced marriage of the old with the new, providing an urban transition between the historic China Square and the Raffles Place financial area.



Skylight over airwell



Old shophouses of various architectural styles retained and restored for new uses



Traditional shophouse restored to past splendour



Retention of five-footway for pedestrian movement



Entrance to open plaza between old and new developments



Art Deco date plate restored to original



Cast-iron balustrades



Integration of old and new

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AUTHORITY
TOWARDS A TROPICAL CITY OF EXCELLENCE

