

skyline

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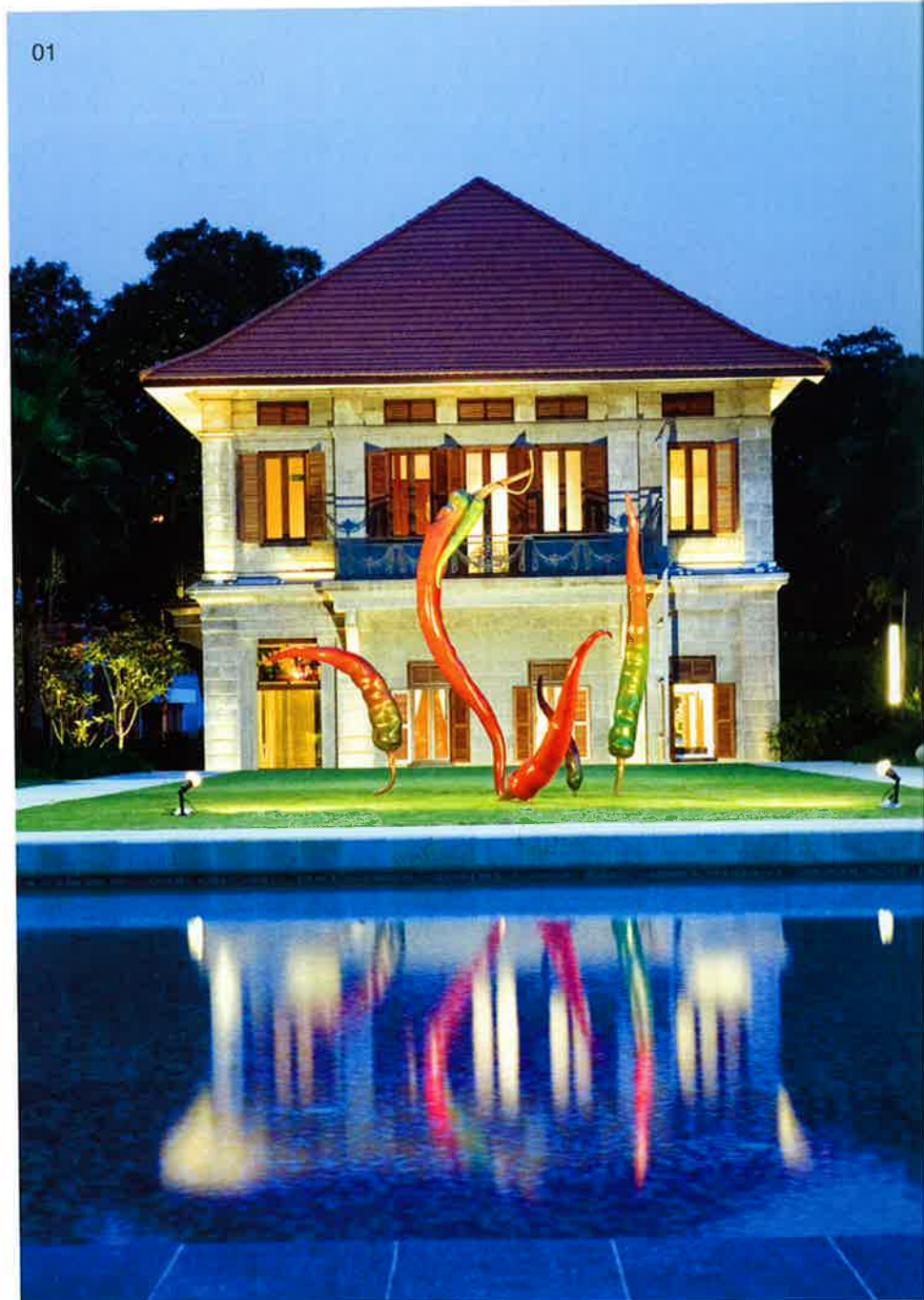


35
YEARS
of Shaping Singapore

Good As Old

By Heng Chan Yeng

Yesterday's back! A century-old Neo-Classical bungalow, once an obscure hotel storeroom, has become the focal point of a modern condominium development. A splendid 1930s mansion now sits in the middle of prime real estate with a startling 20-storey residential tower cantilevered over it. In the third part of our special series on the 2008 Architectural Heritage Award (AHA) winners, Skyline checks out two old bungalows which have been lovingly restored and given new leases of life.



- 01 Night view of the Clubhouse from the party lawn
- 02 Timber moldings, wall panels, louvers, decorative metal grilles and door frames restored
- 03 The Clubhouse anchors six soaring condominium blocks



No. 43 Amber Road (The Sea View Clubhouse)

Somewhere in a quiet residential area in the east lies a former seaside bungalow built in the Neo-Classical style. In its heydays, the building was annexed to a mansion owned by the well-known Elias family. In the 1990s, it had been relegated for use as a storeroom by the Seaview Hotel. Today, it anchors six soaring condominium blocks in its current incarnation as the clubhouse of The Seaview condominium.

In 2002, new owners who acquired the building had agreed to voluntarily conserve it with URA's support and guidance. The project team took great pains to identify and remove insensitive additions made to the bungalow in its later years. As restoration works began, care was taken to ensure that the structure of the bungalow was not compromised. The reinforced concrete floors on the first storey were strengthened to bear the additional load for its new use as a clubhouse.

The Assessment Committee noted the sensitive restoration carried out on the bungalow's exterior to retain nostalgic reminders such as the nautical-themed stained glass panels showing scenes from pre-World War 2, at the first storey verandahs and the unique Shanghai finish on the exterior walls. The grand timber staircase, the timber-clad walls on the second storey lounge and the second storey's original timber flooring were kept to give a historic touch to the former seaside retreat. Where possible, existing timber doors were retained and damaged ones replaced in matching design and detail. The Assessment Committee was overall very impressed with the stellar restoration effort and articulate site planning.

Owner:
Mer Vue Developments Pte Ltd

Architect:
RSP Architects Planners & Engineers (Pte) Ltd

Engineer:
RSP Architects Planners & Engineers (Pte) Ltd

Contractor:
Tiong Aik Construction Pte Ltd



No. 42 Cairnhill Road (Tan Chin Tuan Mansion)

A treasured two-storey bungalow built in the early 1930s stands tall as an outstanding conservation effort and a modern day engineering marvel. Sitting on prime real estate, the engineers and architects have built a 20-storey residential tower over the mansion while restoring it to its former glory.

Named after the late philanthropist and prominent banker Tan Chin Tuan who had bought over the bungalow in 1939 from another local pioneer - Tan Kah Kee, the mansion is an eclectic blend of fashionable colonial architectural styles. This white house in Cairnhill had been used as a private residence for decades by the Tan family before extensive renovations were undertaken in 1969.

Now a museum in tribute to its late owner, detailed research was done to determine the original form of the building before the restoration works. Bit by bit, additions and alterations made to the original mansion were reversed, with help from old photographs and archive plans. The original detailing and ornaments of the bungalow's exterior were repaired and sensitively reconstructed. Art-Nouveau styled encaustic floor tiles were sourced from Vietnam and Malaysia to replace the badly damaged originals. The original moulded plaster ceiling of the upper verandah was also restored.



- 04 The mansion is an eclectic blend of fashionable colonial architectural styles
- 05 A 20-storey residential tower was built over the mansion while restoring it to its former glory
- 06 A remarkable integration of old and new
- 07 The mansion now serves as a memorial to its late owner
- 08 Floor tiles were sourced from Vietnam and Malaysia to replace damaged originals



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In adapting the mansion for its new use, great care was taken to ensure that the foundation and the structure of the mansion remained uncompromised. The timber staircase originally at the centre of the mansion was replaced with a new double-volume space which channels natural light from an added skylight. Access to the second storey is served by a new, light spiral staircase in the turret. The centre of the original mansion was reconfigured to fit in the lift core of the 20-storey tower. Two links were added to provide direct access from the mansion to the residential tower. The Assessment Committee found the project to be outstanding in its resplendent restoration and adapted reuse of the mansion, as well as its remarkable integration of the old and the new.



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Owner:
Cairnhill Rock Pte Ltd

Architect:
Architects 61 Pte Ltd

Engineer:
HCE Engineers Partnership

Contractor:
Greatearth Construction Pte Ltd



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About the AHA Awards

Introduced in 1995, the URA Architectural Heritage Award is given out yearly to promote quality restoration of monuments and buildings with preservation and conservation status in Singapore. The award recognises owners, professionals and contractors who have gone the extra mile to lovingly restore heritage buildings to their former glory.

The 2008 Architectural Heritage Awards have been awarded to:

- Sri Temasek
- No.12 Ann Siang Road (The Screening Room)
- No.43 Amber Road (The Sea View Clubhouse)
- No.14 Cable Road
- No.42 Cairnhill Road (Tan Chin Tuan Mansion)
- No.120 Cairnhill Road
- No.82 Jellicoe Road (Citylights)

Don't miss the next issue of Skyline as we round up the 2008 AHA special series with a spread of the remaining three award winners. ●