CONSERVATION GUIDELINES
for Kuching Shophouses
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A. PREAMBLE

A.1 These Guidelines are based on the draft of 'The Policy Plan and Concept Plan For Kuching City 2000' formulated by PELITA.

A.2 Addition and revision have been done on The Guidelines based on studies of the conservation programmes conducted by URA (Singapore), DBKL (Kuala Lumpur) and also Badan Warisan Malaysia.

A.3 The Guidelines shall be administered by PELITA with assistance from various local authorities, namely DBKU and they are subject to periodic review.

B. BACKGROUND

B.1 Kuching City, which emerged from a small village in the beginning of the 19th Century, has an old section made up predominantly of traditional shophouses of various identifiable periods which are still structurally and functionally intact.

B.2 These shophouses have rich architectural and historical features. They are the physical records of our diversified yet harmonized cultural heritage.

B.3 The architecture of the shophouses evolved through four identifiable periods which are reflected in the four distinct styles (based upon URA terminology) i.e. Early Shophouse Style, Transitional Shophouse Style, Late Shophouse Style and the Art Deco Shophouse Style. (refer to Appendix III).

B.4 Rapid urban development saw the demolition or alteration of the shophouses and if left unchecked, would erase the heritage of the city.

B.5 At present, despite the Antiquity Act, 1976, these shophouses are not gazetted as historical buildings.

B.6 As they are within PELITA's Development Area it was thought fit that a programme for restoration or preservation be initiated.
B.7 PELITA's Conservation Programmes objectives are:

- To enhance the character and scale of the old city centre, which possesses unity and architectural quality, to retain the city's identity.

- To balance and regulate any new development/redevelopment within the existing structure, in order to create harmony between the old and new.

- To stimulate an interest in preservation by highlighting how the historical buildings can be protected and enhanced in property value.

- To initiate conservation projects which will attract private sector participation.

- To create consciousness and awareness of cultural values which are often taken for granted.

- To undertake research and educate the public on the conservation procedures.

- To support the effort in making Kuching a beautiful, cultured and well-planned city.

B.8 PELITA's conservation guidelines are formulated to give a general guide to any development affecting the historic district and flexibility would be accorded to specific situation on merit basis.

C. GUIDELINES OBJECTIVES:

C.1 To assist in the identification of the styles the architectural features of the shophouses, and the historical areas.

C.2 To identify the degree or extent of work allowable in any kind of development.

C.3 To spell out the application procedures for restoration, renovation and redevelopment works.
D. AREAS UNDER PELITA'S CONSERVATION PROGRAMMES

D.1 Any development within PELITA's Development Area are affected. However, the followings are the crucial areas:-

- Main Bazaar
- Gambier Street
- Market Street
- Lebuh Java
- Khoo Hun Yeang Street
- Gartak Street
- India Street
- Carpenter Street
- China Street
- Bishopgate Street
- Ewe Hai Street
- Wayang Street
- Courthouse Road
- Kai Joo Lane

D.2 Refer to Appendix I for the affected areas.

E. KIND OF DEVELOPMENT UNDER CONTROL

Building owners or developers must obtain permission from PELITA and DBKU to carry out the following developments within the development area:

- Demolition
- Physical renovation
- Alternatives of any kind e.g. reroofing, windows and doors replacement
- Additions
- Extensions
- New building works
- Erection of signage
- Painting
F. PROCEDURES FOR APPLICATION

F.1 Application is needed for any development referred to in section E.

F.2 Application shall be submitted to DBKU, and DBKU will forward application to PELITA for endorsement.

F.3 Applicants shall submit 6 (six) sets of building plans to DBKU, giving the following particulars:

F.3.1 Site and location plans.

F.3.2 Plans, elevations and sections of the proposed development.

F.4 The application shall include 2 sets of documents containing the following particulars:

F.4.1 Colour Scheme of elevation.

F.4.2 Year in which the existing buildings were built (if available)

F.4.3 A set of photographs showing the age and condition of the existing buildings (including facade and adjoining development along street front).

F.4.4 Ownership, existing use and proposed usages for the applied development.

F.5 Refer to Appendix VI for further details.

G. CATEGORY OF SHOPHOUSES
- EXTENT OF PERMITTED WORKS

G.1 PELITA has provisionally categorized the shophouses into three main classes to assist in the identification of degree/extent of allowable renovation works.

G.2 Class I

G.2.1 Shophouses of architectural significance, containing original design features. On street facade, no work other than exact replacement of worn out, visible elements shall be permitted and owner must comply with PELITA's requirements regarding maintenance of facades.
G.3 Class II

G.3.1 Shophouse of architectural merit containing some original design features. Work to street facade shall be allowed if the result would restore original design features and assist streetscape unification.

G.3.2 All other works will be subject to normal by-laws.

G.4 Class III

G.4.1 Shophouse with adopted architectural style containing few original design features. Work to street facade shall be allowed if the result would improve the elevation and enhance streetscape unification.

G.4.2 All other works will be subject to normal by-laws.

G.5 For actual works on the building, refer to section H.

H. CRITERIA FOR CONSIDERATION AND APPROVAL

H.1 Listed below are the criteria to be considered for any works. They shall be clearly shown in accordance with procedures in section F.

H.2 Height

H.2.1 The height of the building shall correspond or match the height of existing building/structure.

H.2.2 For any development with extra floor, the roof line shall match the existing building/structure. Therefore the additional floor shall have a set back of 6 metres (refer to Appendix V).

H.3 Material

H.3.1 Uniformity shall be maintained in the use of materials, for columns, floor/wall, ceiling, roofs, etc.
H.3.2 Where available, replacement or rebuilding material shall be the 'original' material or material which can match the 'original'.

H.3.3 Any foreign material proposed shall be subject to approval by PELITA.

H.3.4 Avoid use of large quantities of unsympathetic material (e.g. metals, tinted glass, concrete).

H.4 Roof

H.4.1 Curved or V-Profile clay tiles shall be used.

H.4.2 The original height and pitch of the roof shall be maintained.

H.5 Front Facade

H.5.1 All 'original' elements on the front facade i.e. folding sliding timber doors, windows, cornices, etc shall be reinstated. (Aluminium Roller Shutter door and Aluminium windows shall not be used).

H.5.2 Consistency of facade treatment shall be maintained in terms of the height, parapet, floor to floor heights, verandahs, windows, soffits and gables.

H.5.3 Consistency of design shall be maintained in terms of existing features, window spacings and general rhythm of elements.

H.5.4 Balcony handrails, balustrades, and columns shall be reinstated in the original style.

H.5.5 'Original' facades shall be retained in the event of redevelopment or renovation, with emphasis on prevailing detailings.

H.6 Corner Treatment

H.6.1 The treatment of elevation of corner buildings shall be maintained to the original.

H.6.2 Where use has changed from the 'original', the new side elevation treatment shall be sympathetic to the front facade and shall be continuous in rhythm, scale and texture.
H.6.3 Where possible, the five-foot way/verandah shall wrap around to envelop the building.

H.7 Five-Foot-Way/Verandah

H.7.1 Existing floor patterns and materials shall be maintained or reinstated.

H.7.2 Consistency of heights, widths and levels shall be maintained.

H.7.3 Consistency of column sizes, spacings, design and rhythm shall be maintained.

H.8 Paint and Colours

H.8.1 In repainting works on original building lime wash or its equivalent shall be used so as to retain its porosity.

H.8.2 The colour scheme shall enhance the existing architectural features.

H.8.3 The colours of pastel shades shall be preferred.

H.8.4 Where traces of original colours are found, they shall be reinstated or retained.

H.9 Signages

H.9.1 No advertising sign associated with the proposed development shall be erected without PELITA prior approval.

H.9.2 The installation of signages shall comply with item 29 in Appendix VII.

H.10 Air-Conditioning Compressor Units

H.10.1 No air-conditioning compressor units shall be visible on the front facade or within public view.
H.10.2 Provision for installing them elsewhere must be considered and shown in the drawings.

H.11 Interior Works

H.11.1 Flexibility is allowed if works do not alter the existing elevation.

H.11.2 Air-Well, if possible, shall be maintained.

I. STYLES OF SHOPHOUSES

I.1 The four distinctive styles are Early Shophouse Style, Transitional Shophouse Style, Late Shophouse Style and Art Deco Shophouse Style (based on URA, Singapore terminology).

I.2 However, there are various variations of the identified style which are unique and deserve to be conserved as they are.

I.3 Refer to Appendix III for description.

J. A CHECKLIST OF ITEMS TO CONSIDER WHEN PROCESSING DEVELOPMENT APPLICATION.

J.1 Refer to Appendix VII.
This is not an actual facade. It is drawn with the purpose of explaining what are the common architectural elements that can be found.
EARLY SHOPHOUSE STYLE

The Early Shophouse Style evolved in the 1870s. The shophouses of the style are first built along Main Bazaar.

The shophouse has a typical five-foot way with a canopy over the front portion.

ARCHITECTURAL FEATURES

Height

They are 2-storey with relatively low and squat elevational proportion.

Wall Surface

Large and plain.

Openings

On the upper floor, there are either one or two windows on the facade. The windows are side-hung casements with single or double timber shutters, with timber louvres.

The doors are generally timber panel units.

Other openings on the front facade include rectangular or small circular vent placed either above the door or window or in between.

Ornaments

Ornamentation is minimal.

There are simple string courses and cornices along the facades which are heavy looking.

The ornaments are derived from the Classical orders. They are usually Tuscan or Doric.

Ethnic ornamentation are found in some of these shophouses.
TRANSITIONAL SHOHOUSE STYLE

They are built around the 1900s, and mainly found along Main Bazaar and Market Street.

ARCHITECTURAL FEATURES

Height

They are either 2 or 3 storey high.

There is more emphasis on the vertical proportion compared to the Early Shophouse Style.

Wall Surface

The solid to void ratio of the elevational composition is roughly 1:1.

Example of Transitional Shophouse

Opening

Opening are mainly timber-framed and shuttered. Glass in small plates on the shutters exist in some of the openings.

There are usually two or three windows on the upper floors.

In addition to rectangular and semi-circles, three-centre and segmental transom windows are used. These are infilled with glass or cast iron or worked timber panels.

Vents are elegantly simple in the architectural composition. They are either squares or diamonds in shape located between windows.

Doors are either made up of timber panel units or timber folding doors.

Ornaments

The ornaments are relatively restrained, but more than in Early Shophouses.

They are usually modified version of the Corinthian or Composite Order. This is in tandem with cornices and upturned strong courses, binding the overall expression into a complete whole.
LATE SHOPHOUSE STYLE

Built around the 1910s, scattered around the city, mainly at Khoo Hun Yeang Street.

ARCHITECTURAL FEATURES

Height

They are two or three storey high.

Wall Surface

Reduced to a minimum, as it is heavily adorned with ornaments.

Opening

The front facade of the upper floors are generally 'filled' with window openings, usually three windows closely placed together.

They are of timber frames and shutters.

Around the openings, there are rich ornaments.

Ornaments

Of all the shophouse styles, this has the most spectacular ornamentation on its facade. Corinthian and Composite Orders are favoured as they at the most ornamental.

The surface of the facade are richly decorated with multi-coloured ceramic tiles and features like string courses, dentiles, bouquets, pendants, fiontoons, plaques, name and year plates, bas reliefs and arabesques.
ART DECO SHOPHOUSE STYLE

The Art Deco Shophouse are built at a later stage around the 1930s.

Found in scattered areas around the city, but most common on Padungan Street.

ARCHITECTURAL FEATURES

Height

Usually they are two to three storey high.

Here, the style concentrates on proportional beauty and the elevational composition to the whole grouping of like buildings, with special emphasis on street corners.

Ornament

They are typified by the streamlining of classical motifs such as the column orders, arches, keystones and pediments into geometric design.

Decorative wall tiles are rare.

Date-bearing plates on the buildings are commonly found.
Typical section illustrating shophouses with terrace and shophouses without terrace.

Section to be retained.

Legend:

- External envelop control
ADDITIONAL / DEVELOPMENT SET-BACK AND HEIGHT REQUIREMENT

LEGEND:

- Control Building Envelope
- Control Envelope Subject to Evaluation

Possible bonus floor ratio provisions up to 6 storey for amalgamated Lots, 6 storey for single lots as required by the land planning committee.
SUBMISSION REQUIREMENTS FOR CARRYING OUT CONSERVATION WORKS.

I. INFORMATION TO BE SHOWN ON PLAN

a. Type of Plans

   The size of plans shall follow the A series. The plans required are

   i) Site Plans
   ii) Floor Plans
   iii) Roof Plans
   iv) Section
   v) Front Elevation
   vi) Rear Elevation
   vii) Side Elevation (gable end wall) if applicable
   viii) Details of Secondary Windows, if applicable

b. Scale of Plans

   i) Site Plan - 1:1000
   ii) Detail Plans - 1:20
   iii) All other plans - 1:100

c. Particulars to be shown on plan

   i) Architectural Elements -

      The sketch plan must be an architectural drawings of the existing building showing clearly what architectural building elements are existing, what is to be repaired or replaced and what are entirely new additions to the existing building.

   ii) Annotation -

      The design and material used for the proposed additions and alterations should be clearly annotated.
iii) Colouring of Plans -

The drawing should also be shown in pink for the proposed additions and alterations, and yellow dotted lines for the proposed demolition.

iv) Mechanical, Plumbing and Electrical Equipment -

The drawing should show the location, size and material of the mechanical and electrical equipment to be installed e.g. flue, air-conditioning plant and refrigerant lines, meter box etc.

II. MEASURED/SURVEY DRAWINGS:

Measured/Survey drawings of the existing structures are to be submitted when necessary for verification purposes.

III. DETAILS DRAWINGS:

Detail drawings of selected architectural elements may be required to be submitted for evaluation of the proposal.

IV. PHOTOGRAPHS:

Photographs of the existing front, rear, side (if any) elevations and roofs are to be submitted to illustrate existing condition.

V. SIGNAGE DRAWINGS:

2 sets of drawings on signage proposal to be submitted.
A CHECKLIST OF ITEMS TO CONSIDER WHEN PROCESSING DEVELOPMENT APPLICATIONS WITH KUCHING CITY NORTH
PELITA'S CONDITIONS OF APPROVAL

DESCRIPTION
LOT NO
SECTION
STREET
SHOPHOUSE NO.

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<th>✔️ CONDITION APPLIES</th>
<th>✗ CONDITION NOT-APPLICABLE</th>
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1. Application for Development : (1) In order to enable PELITA to process Development Applications all landowners are required to fill PELITA's FORM 1 (Attached). The Application shall be in such numbers of copies, be in such form as PELITA may prescribe, from time to time, but shall in all instances contain the following:-

(a) An extract of title from the land registry for each parcel of land:-

(b) The name and address of the applicant and the owner of the property in question.

(c) A Legal Description and Street address of the property in question: including identity card number.

(d) Photographs and at least 2 scaled drawings showing plans, elevations, sections and other restoration features.

(e) An appropriate cadastral plan.

(f) Elevations of adjacent buildings.

2. Replacement of Architectural Details : (a) Original architectural design features of building may have been removed or covered up over the decades. They will need to be uncovered or replaced, using if possible, original types and kinds of bricks, stone or wood.
3. Rear & Side Walls:
   (a) Air Conditioning units, garbage bins and other necessary but unsightly things will usually be found at the rear and sides of buildings. Ways shall be found to cover up these features with boxes, fenced areas, etc.
   (b) Where the public enters the rear of a building, creation of a pedestrian paved areas having safe and attractive features, landscaping, benches, adequate lighting and well designed & effective sign and logo work for directions and identification is desirable.

4. Building Materials:
   (a) All building materials used for the construction of the front facade, the roof and kaki-lima/foot-path shall be clearly stated in the drawings and approved by PELITA.

5. Colour Scheme:
   (a) The proposed colour scheme for different elements of the building must be clearly shown on the drawings.

6. Building Height (Street Frontage):
   (a) The Building Height shall not exceed 2 storeys.
   (b) Building Height shall not exceed 3 storeys.
   (c) Building Height shall not exceed 4 storeys.

7. Building Height (Rear of Building):
   (a) Building Height shall not exceed 3 storeys.
   (b) Building Height shall not exceed 5 storeys, if two or more lots are amalgamated.
   (c) Building Height shall not exceed 6 storeys, if two or more lots are amalgamated.
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<th>CONDITION APPLIES</th>
<th>CONDITION NOT-APPLICABLE</th>
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<tr>
<td>8. Photographic Survey</td>
<td>(a) A photographic survey of existing buildings and adjacent buildings is to be submitted to PELITA for record purposes.</td>
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<td>9. Roof Form</td>
<td>(a) The roof of all new buildings shall match the pitch of existing or adjacent main roof and shall not exceed existing roof height.</td>
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<td>(b) The eaves of the roof of all new buildings should have a projection of 600mm beyond the building's facade.</td>
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<td>10. Roofing Material</td>
<td>(a) Existing Roofing material to be replaced with curved or V-profile clay tiles.</td>
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<td>11. Front Doors &amp; Windows</td>
<td>(a) Existing timber front doors and windows shall be preserved.</td>
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<td>(b) Repaired or replaced front doors and windows must look exactly the same as the existing.</td>
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<td>(c) Timber doors and windows shall be of same shape and size.</td>
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<td></td>
<td>(d) Timber doors and windows shall be of similar shape and size to adjacent shophouses or others in the shophouse block.</td>
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<td>12. Cornices</td>
<td>(a) Cornice line and detail above the kaki-lima beam shall be continuous and similar to adjacent shophouses.</td>
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<td>(b) Where original cornices are in place, repair and retain them as such as possible.</td>
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<td>(c) Where cornices have been sheared off or are much altered, consider replacement.</td>
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13. Shophouse Piers:  
(a) Shophouses piers shall generally have the same shape and size as adjacent columns.
(b) Shophouse piers between the ground level and first floor shall have minimum dimensions of 1000mm x 300mm i.e. (Length x Width), or as otherwise agreed by PELITA.

14. Column Details:  
(a) Timber Brackets below the kaki-lima beam shall be of similar detail and shape to adjacent shophouses.
(b) Column details at the roof eaves line shall be of similar detail to adjacent shophouses.

15. Protective Awning & Kaki-Lima Canopy:  
(a) Front canopy shall be constructed and reinstated of original construction techniques and materials (clay tiling).

16. Wall Texture:  
(a) Building walls shall be finished with new cement plaster and painted white or grey. Alternative colours may be acceptable to PELITA.

17. Air Conditioning Compressor Units:  
(a) No Air-Conditioning units shall be visible on the front facade.

18. Electrical Wiring and Pipes:  
(a) Electrical wiring, pipes and other service materials shall be concealed.

19. Building Length:  
(a) Building Length from .......... street shall be not more than ..........m and ..........m for lot ...... and lot ...... respectively.

20. Future Service Road:  
(a) The remaining parts of lot ...... and lot ...... shall be set aside as separate lots and ceded free of cost to PELITA for the future service road.
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<th>CONDITION APPLIES</th>
<th>CONDITION NOT-APPLICABLE</th>
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<tr>
<td>21. Car Parking</td>
<td>(a) The number of car parking bays required is ..........</td>
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<td>(b) The shopowner shall pay PELITA $15,000 for any shortfall in car parking spaces i.e.</td>
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<td>22. Facade</td>
<td>(a) The existing facade shall be preserved in its entirety (If it is structurally sound). If reconstruction is necessary, it should be sympathetic to the surrounding facades.</td>
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<td>(b) New facades shall be sympathetic to the surrounding or adjacent facades.</td>
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<td>(c) Shopfronts at ground level shall be constructed of glass.</td>
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<tr>
<td>23. Elevation</td>
<td>(a) The original front elevation of the building should be reconstructed maintaining all principal proportions and features.</td>
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<tr>
<td>24. Door Systems</td>
<td>(a) Metal Roller shutter doors are not acceptable. Roller grill doors, may be used for security provided they are used in conjunction with glass shopfronts.</td>
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<td>(b) Door systems must be designed to allow pedestrians to window shop at night time.</td>
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<td>25. Party Wall</td>
<td>(a) Party wall at the side boundary(s) should protrude above the roofing material by an amount determined by existing regulation to perform as a firebreak and also retain the individual identity of each shop.</td>
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<tr>
<td>26. Drain</td>
<td>(a) Open drain in front of the building shall be covered with a building material acceptable to PELITA.</td>
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<td>27. Illumination</td>
<td>(a) An illuminated sign or lighting device shall employ only lights of constant intensity and no sign shall be illuminated or contain flashing intermittent, rotating or moving lights or lights creating an illusion of movement.</td>
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28. Intensity of Light : (a) No Sign shall be either directly or indirectly illuminated in such a manner as to affect adversely the use and enjoyment of nearby property and areas set aside for pedestrian malls.

29. Advertising : (a) Signs shall appear on the following locations:-

   From the top of the door to the ceiling of the kaki-lima.

   Sides of columns, and shall be recessed into the surfaces or columns.

   Under the front canopy.

   Installed perpendicular to the face of the column and it shall not project further out than the canopy.

   (b) All signs shall be located within, or shall extend no more than 450mm from the wall of any approved location, any sign attached to the wall of a building shall be attached in such a manner that the face of the sign is substantially parallel to such wall.

   (c) No sign shall extend above the height of the building, and any sign extending more than 75mm from the wall of the building shall be located at a height of not less 2100mm above grade.

   (d) No signs (Excluding signs located wholly within a building) shall be erected or maintained on any premises, except to identify the building or to state the name of the person or entity occupying the premises and the product of service offered.
30. Development Agreement: (a) The landowner entering into a Legal Agreement with and satisfactory to PELITA regarding all conditions of approval regarding the subdivision, development and maintenance of the proposed development.

31. Fees: (a) Any development and subdivision application to PELITA shall be accompanied by a development charge fee of 2.0% of the estimated construction cost. All fees shall be in cash or by check payable to PELITA.

32. Penalties: (b) Any person who fails to comply with any provision of PELITA’s ordinance and also PELITA’s draft scheme regulations, 1987 No.1 is guilty of an offence and without prejudice to any remedy given therein is liable to a penalty of $5,000 and $500 as a daily penalty for a continuing offence.