



Design Guidelines And Standards
For Development And Redevelopment Of
Class II & III *Heritage Buildings*
In Sarawak

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@Carpenter Street, Kuching

1.0 INTRODUCTION

This guideline and standard act as a **guide for regulating development and redevelopment activities of Class II & III buildings within heritage and conservation areas** in Sarawak for the protection of their setting. The fundamental principle of conservation applicable to all conserved buildings, irrespective of scale and complexity. The “3R”s:-

- i. Maximum **RETENTION**;
- ii. Sensitive **RESTORATION**; and
- iii. Careful **REPAIR**



2.0 CLASSIFICATION OF HERITAGE BUILDINGS (First Schedule, Sarawak Heritage Ordinance 2019)

CLASS I

Historical buildings which are over 100 years old, have well documented history either public or private, and are declared as such before the date of coming into force of the ordinance amendment. This subsequent conservation and use of such building can only be approved by *Dewan Undangan Negeri*.

CLASS II

Historical buildings which are over 100 years old, have documented records, been in continuous use, either public or private, and are not declared as such on the date of this amendment. The conservation and use of such building shall be decided by *Majlis Mesyuarat Kerajaan Negeri* on the recommendation of the Sarawak Museum Department.

CLASS III

Historical Buildings which are less than 100 years old, have documented history and of great significance.

2.1 Heritage Shophouse Styles

					
<p>The Early Shophouse Style</p> <p>1850s – 1900s</p>	<p>First Transitional Shophouse Style</p> <p>1900s – 1910s</p>	<p>Second Transitional Shophouse Style</p> <p>1900s – 1920s</p>	<p>Late Shophouse Style</p> <p>1920s – 1930s</p>	<p>Art Deco Style</p> <p>1930s – 1960s</p>	<p>Early Modern Style</p> <p>1960s – 1970s</p>
					
<p>Physical Appearance :</p> <ul style="list-style-type: none"> • 1 – 2 storeys; • Relatively low and squat elevational proportion; • Simple facade. • One or two windows on the upper floor façade; and • The windows are side-hung casements with single or double timber shutters features. 	<p>Physical Appearance :</p> <ul style="list-style-type: none"> • 2-3 storeys; • More emphasis on the vertical proportion; • Windows and doors are usually timber-framed and shuttered; and • Often two windows on the upper storeys. 	<p>Physical Appearance :</p> <ul style="list-style-type: none"> • 2-3 storeys; • Simple ornaments; • Openings are timber-framed and shuttered; • 2 to 3 windows on the upper floors; and • Rectangular, semi-circles, segmental transom windows are used. 	<p>Physical Appearance :</p> <ul style="list-style-type: none"> • 2-3 storeys; • Tripartite arrangement of windows on façade reduces the wall surface to a minimum; and • Heavy ornamentation on its facade. 	<p>Physical Appearance :</p> <ul style="list-style-type: none"> • 2-3 storeys; • European influence : Art-Deco facade with geometric design highlighting vertical and horizontal lines; • Flagpole on the wall; and • Glass window. 	<p>Physical Appearance :</p> <ul style="list-style-type: none"> • 2-3 storeys; • Simplification of form and design based on availability of new materials and structure driven by technological and engineering developments; • Sunshade fins, metal frame glass window.

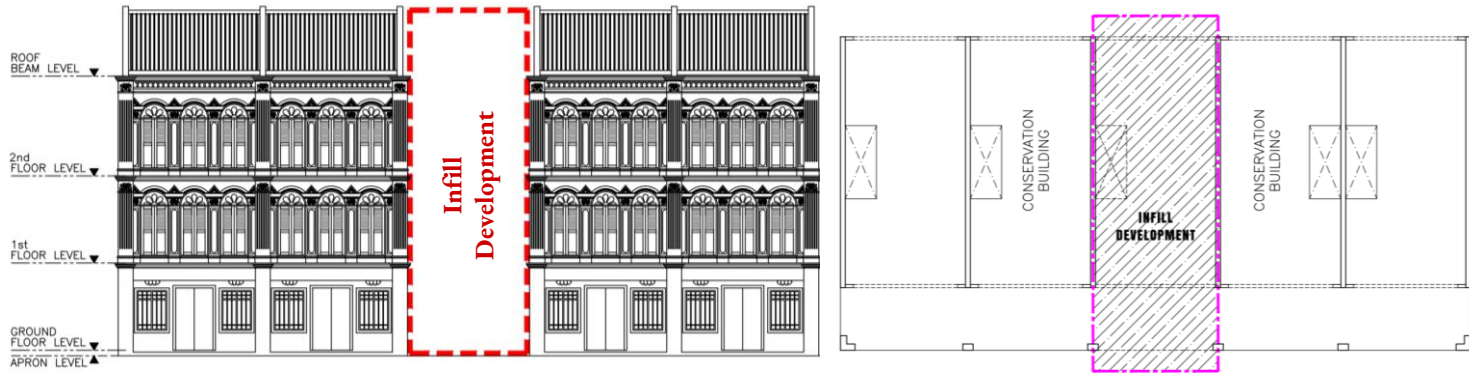


Figure 1 : Diagram of Infill Development

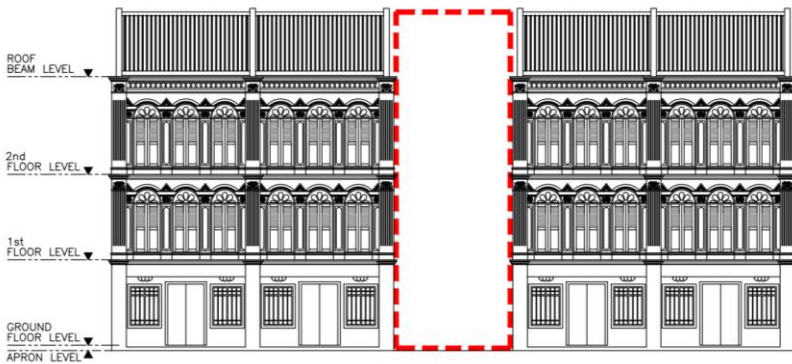
2.2 Infill Development

Development or redevelopment of vacant land, land built with temporary structures or land with structurally unsound building within a row of existing building under Class II & III of the Heritage Ordinance. **Demolition and redevelopment is permitted subject to the conservation guidelines.** Reconstructed building should retain all its historical and architectural features.

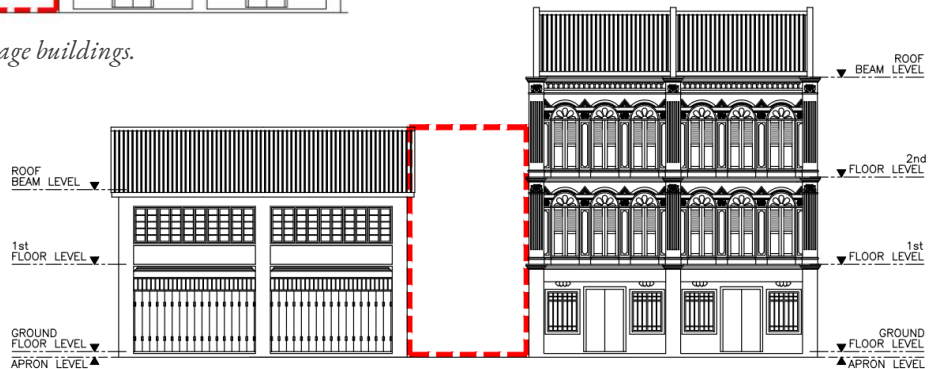


2.3 Example of Infill Development

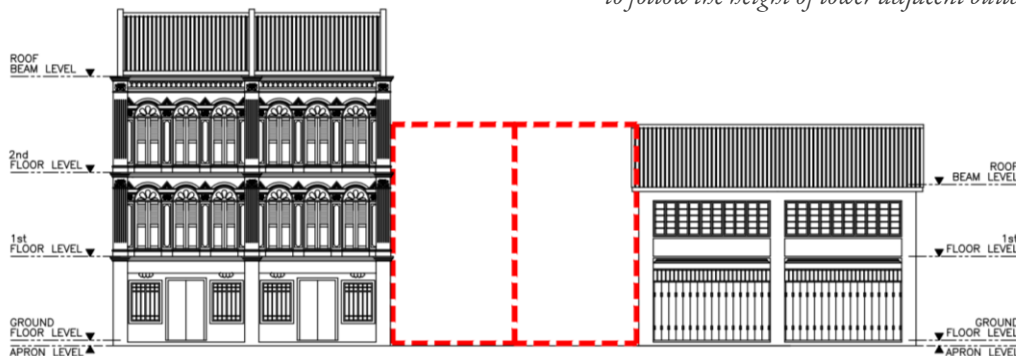
The design of new building must be sympathetic to the surrounding buildings and the historic context, to complement the existing local character. Developments adjacent to historically significant value buildings, outside the heritage and conservation area will be determined and assess on case-to-case basis. The height of compatible development is dependent on the height of the lower adjacent heritage building. Sites without adjacent heritage building within the heritage area, may be built to a maximum of 18 meters from ground level to roof EAVE and it is **subject to approval by Local Authority**.



a) Heights to match adjacent heritage buildings.



b) Heights of replacement sites within a row of heritage buildings to follow the height of lower adjacent building.



c) Where there are two different heights of adjacent heritage buildings – The lower height is to be followed.

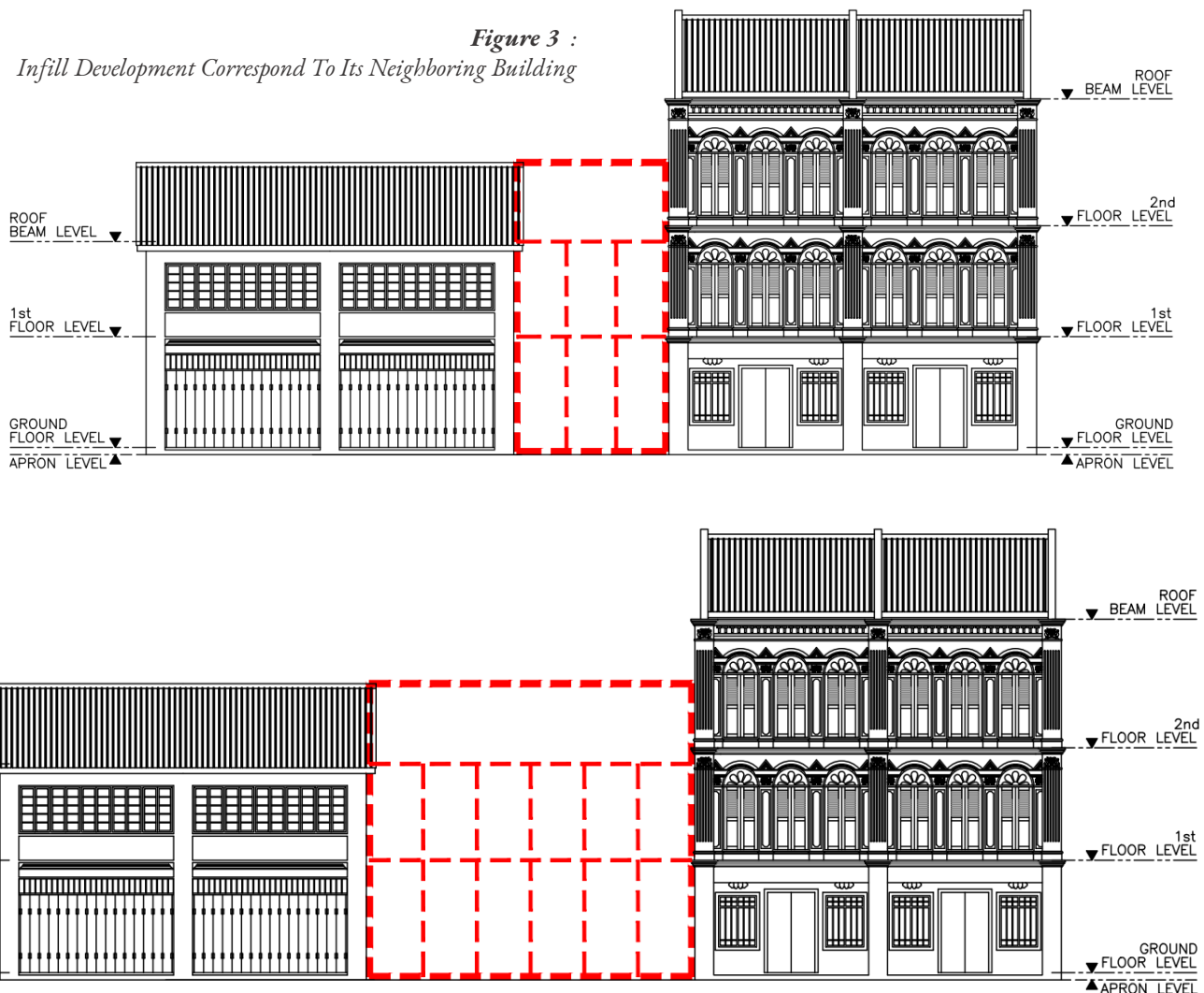
Figure 2 :
Example Of Height Of
Replacement Buildings

2.4 Facade Guidelines for Compatible Development within a Row of Heritage Buildings

The facade composition of compatible replacement development must respect the scale and rhythm of its surrounding buildings. Infill sites and replacement building within a row of heritage buildings are subject to these facade guidelines:

- i. The infill development must correspond to the number of bays of its neighboring building; or
- ii. The number of bays to correspond to the typical width of the bays of its neighboring buildings.

*Figure 3 :
Infill Development Correspond To Its Neighboring Building*





3.0 GUIDELINES FOR INFILL DEVELOPMENT & RENOVATION WORKS ON CLASS II & III BUILDINGS

3.1 Permitted Activities

All residential and commercial activities are allowed, **EXCEPT for HEAVY INDUSTRY** (coffee shop, budget hotel, eateries, florist shop, café and bistro, pharmacy, confectionary and bakery, home appliance supplier, souvenir shop, retail shop, travel shop, bookstore, reflexology, beauty shop, salon, convenience store, hardware shop, furniture shop, IT accessories store, laundry, travel agent, banking, goldsmith, textile shop, religious activities, coffin maker, 4-Digit gambling outlets). **Existing licensed premises prior to this guideline can remain in the heritage and conservation area.** Existing activities are required to adopt best environmental practice.



3.2 Facade

- Where possible, all original elements on the facade are to be retained and/or restored and original materials should be used.
- Consistency of facade treatment shall be maintained in terms of height, parapet, floor or floor heights, verandahs, window, soffits and gables.



3.3 Height

- The height of the building shall correspond or match the height of existing building/ structure.
- The design guide should make provision that will reflect the architectural theme of the area. Example : If majority of the buildings are of 2-storey in heights, the redevelopment shall be confined to 2-storey only.

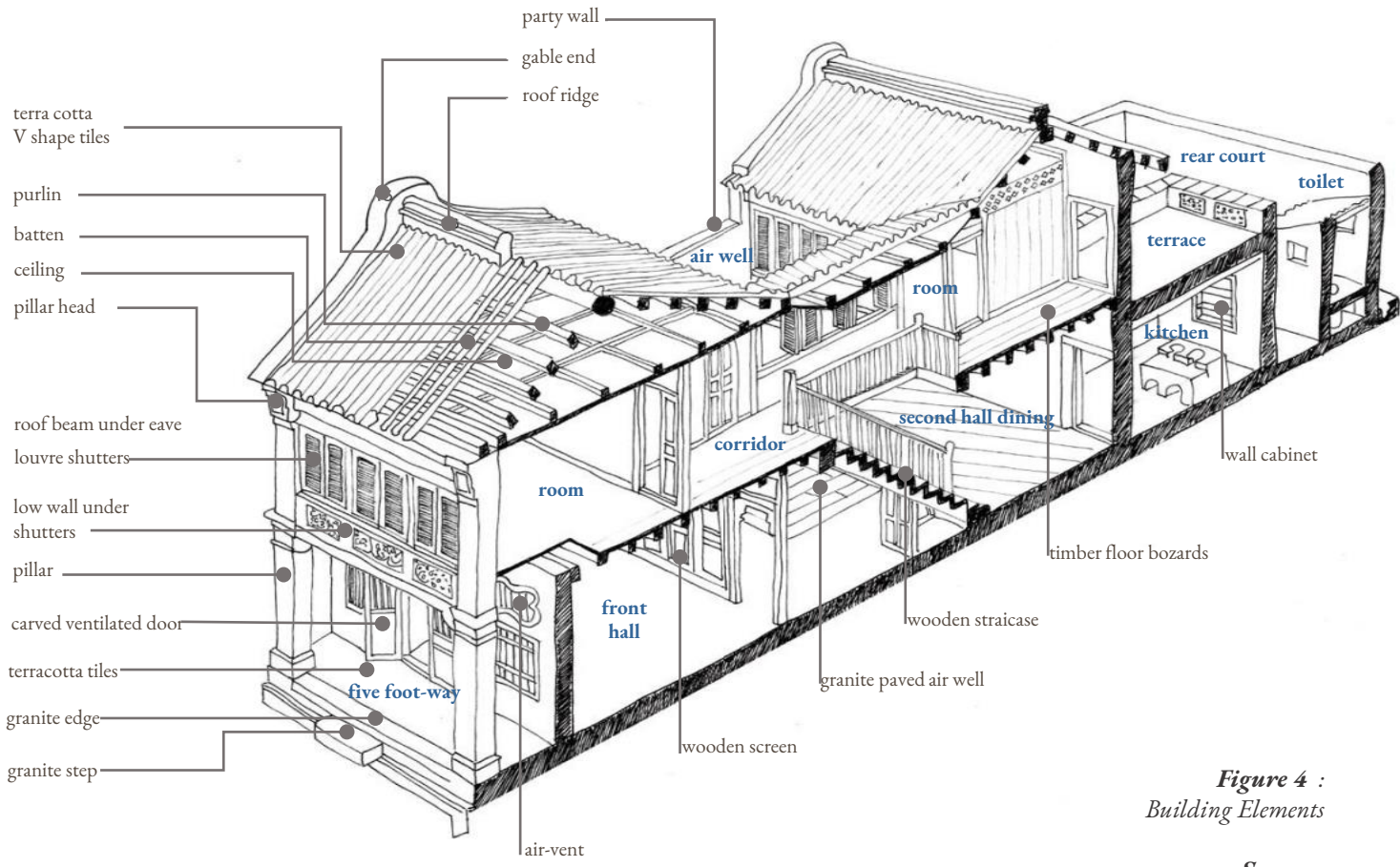


Figure 4 :
Building Elements

Source :
The Shophouse, Reshaping Colonial Built Heritage In A Contemporary Landscape, Karine Too, 2020

3.4 Materials

- **Original material shall be maintained** and avoid the use of large quantities of unsympathetic/ foreign material (e.g metals, aluminum, tinted glass). If any, subject to approval by the Museum Department.
- Uniformity shall be maintained in the use of materials, for columns, floor/wall, ceiling, roofs, etc.
- **Where available, replacement or rebuilding material shall use the ‘original’ material or material which can match the ‘original’.**



@Padungan Road, Kuching



@Main Bazaar Road, Kuching



@Padungan Road, Kuching

3.5 Corner Treatment

- The treatment of elevation or corner buildings shall be maintained to the original.
- 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.



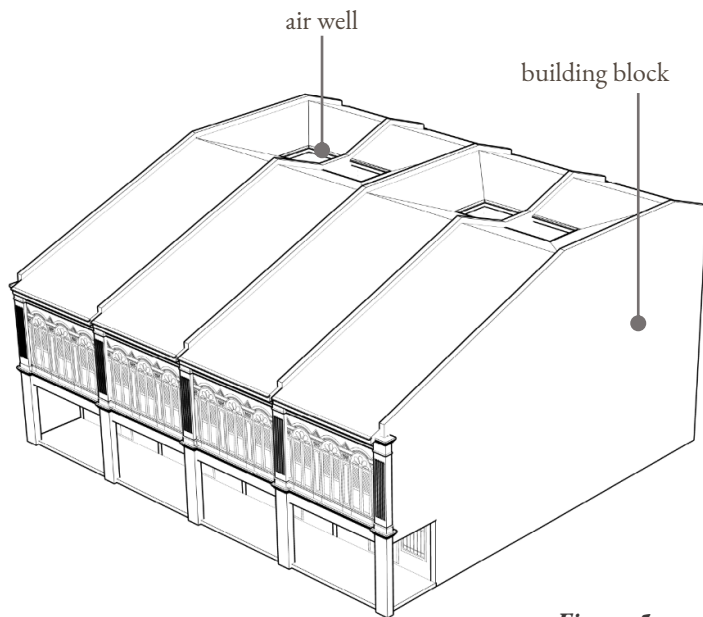
3.6 Five-Foot-Way/Verandah

- The five-foot-way – it is a recessed area below the first floor of a building that is designated as public space. **The entrance to the building is recessed in by minimum five feet, thus creating for this passageway.**
- It is also a culturally significant space, where prayer and thanksgivings are offered to protect the occupants of the buildings.
- **Consistency of heights, widths and levels shall be maintained.**
- Should not be blocked with fixed obstructions.



Source
<https://paulartsg.wixsite.com/paulwang/kuching-2017>

LORONG KHAL JOO KUCHING



*Figure 5 :
Air Well Diagram*

3.7 Air well

Open air allows natural ventilation for both the kitchen and the toilet located in this area. When the houses are back-to-back, this air-well is important for healthy living.

The air well shall be maintained, but it is not required for cut-back buildings.

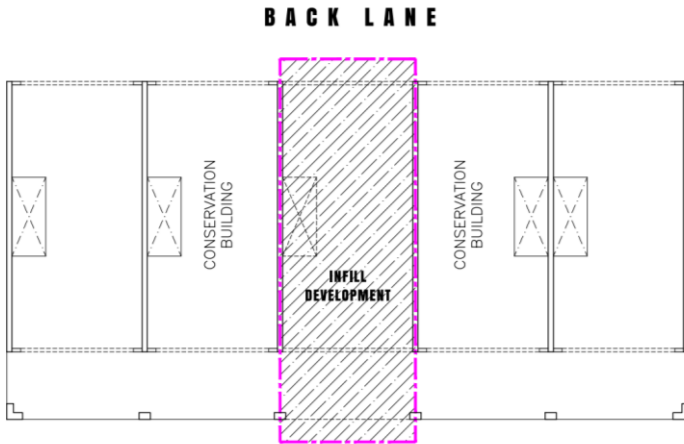


Figure 6 : Back lane Diagram

3.8 Back Lane

Back lane should be provided for infill development of Class II & III building.



@Padungan Road, Kuching



3.9 Paints

- Any types of paint can be used.
- To maintain the overall color scheme of the area.
- Different shades of the color may be accepted where deemed **appropriate by the Local Authority**.
- Where traces of original colors are found, the original finishes, shall be retained & restored.



3.10 Roof

- Where possible, the original traditional roofing material should be maintained (example : V or U profile, unglazed, natural color terracotta tiles. Timber battens run ridge to eaves on horizontal purlins (roof beams) - Shophouses, bungalows etc.).
- The original height and pitch of the roof shall be maintained.



3.11 Air Conditioning

- Installation of the air conditioner shall be done in careful manner to minimize the damage to the buildings.
- Existing, unsightly installation of air conditioner should be relocated to a proper location which is less obtrusive.
- Air conditioning pipes and conduits on the external façade is not permitted.
- **Air-condensing compressor unit(s) on front facade is not permitted.**

3.12 Awning Or Canopy

- Where possible, the awning/ canopy is to follow traditional form.
- Materials of timber frame & roofing like that of the main roof is encouraged while the use of modern rigid & colored awning/ canopies may be considered on a case-to-case basis.
- Traditional canopy corbels and timber structure on a neighboring building should be followed if appropriate.
- Original timber, shingles and tiled (terracotta tiles) canopy / awning to be retained and restored.
- **Awning Size:**
 - a. Protruding into road reserve maximum 0.6m
 - b. Minimum height of 3m from the road level
- **Canopy Size**
 - a. Road reserve: Protrusion 1.2m (maximum)
 - b. Pedestrian walkway: Protrusion 3m (maximum)





3.13 Facilities for Disabled Person

- The design of the pedestrian walkways must be suitable for all especially the wheelchair user which are 1500mm minimum & 3000m maximum in width (in accordance Clause 4.2, MS 1331:2003)
- The design of the ramps should be well incorporated with the buildings and the surrounding settings. The maximum gradient for the ramp is 1:12 (Clause 7.2(a), MS 1331:2003 dan Clause 5.1(b), MS 1184:2002)

***MS 1331:2003 Code of Practice for Access of Disabled Persons Outside Buildings (First Revision)

4.0 GUIDELINES FOR SIGNAGE

Building signage is an integral and noticeable part of a building's architecture, as it may add interest and character to the building. Due to the special interest of heritage buildings:-

- i. Signages which may have a significant visual impact are not permitted for display on heritage buildings in the conservation area.
- ii. Signs are carefully positioned so that they do not obscure any key architectural or decorative features of the heritage building.





@Main Bazaar, Kuching



Example of Traditional Signage

4.1 Traditional Signage

Traditional signs are not self illuminating, and the degree of embellishment varies considerably. Types of signages:-

Stonework

Incised stonework such as the figures of the year in which the building was completed or opened, the name of the building or that of its occupants, embossed lettering, emblems and logos, which is incorporated in the fabric of a building.

Molded Plaster

Letterings or characters formed in molded plaster relief on the outer face of columns, beams, friezes and pediments. They indicate the year of construction, company name or original building use.

Metal 3D Individual Letters

The Early Modern style of architecture saw the use of three-dimensional letters, often bronze, as part of the overall design on the façade. These were not internally illuminated.

Carved/ Painted Timber Panel

Carved timber panels with gold-painted Chinese characters sometimes combined with English translations.

Contemporary Signs

These are made usually of plastic with characters or words formed in contrasting colors, and can be lit from within their casings, i.e. self-illuminating. Some contemporary signs include painted metal panels and cloth banners to publicize events or promote.



@Main Bazaar, Kuching

4.2 Signage Installation

- All signage proposals within Conservation are to be submitted directly to the Local Authority.
- No advertising sign associated with the proposed development shall be erected without Local Authority prior approval.
- The installation of signages shall comply with the given standards.



4.3 Shopfront & Residential Front (Front Façade)

- **Signboard or name plaque can be mounted above the entrance door.** The width (W) of the signboard or name plaque shall not be more than the width of the entrance door and its height (H) shall be half or less than the width of the entrance door (Figure A).
- For a shopfront (either full-width or with side staircase entrance), **signs can be mounted within the transom panel** (Figure B).
- Distinctive features of a traditional shopfront such as relief motifs, ornaments, vents, fanlights, relief carvings on timber doors or windows and special finishes shall not be covered by the signage.
- **Signboard or advertisement display shall not obscure or obstruct any window or ventilation opening on the wall of a building** (Figure C).
- Placing of signboard or advertisement display on top of any decorative elements is not permitted.

4.4 First Storey Column

- Signs can be projected from a column or mounted on the surface of column (Figure A).
- For signs projected from a column, the following are applicable:-
 - a. They are located at the left-hand side of the building as viewed from the road.
 - b. They **do not project more than 0.76 meter** from the façade of the building.
 - c. They **do not exceed the height of the column shaft**.
 - d. They **do not project beyond existing roadside drain** at first storey.
 - e. The **width is not more than 0.6 meter**.
 - f. The underside of the sign is to have a **minimum headroom clearance of 3.66 meters above the walkway level**.
- For signs on the surface of column, individual letters or sign panel cannot be larger than the surface of the column and must follow the shape of the column.

- Sign can be projected from column at the left-hand side of the building as viewed from the road.
- Sign not to exceed the height of the column shaft.
- Width of sign not to project beyond the existing roadside drain at the first storey and not be more than 600mm.
- Underside of sign to have a minimum headroom clearance of 2500mm above the walkway level.

- On surface of column. Individual letters on the column or sign panel not larger than the surface of the column. Sign to follow the shape of the column.

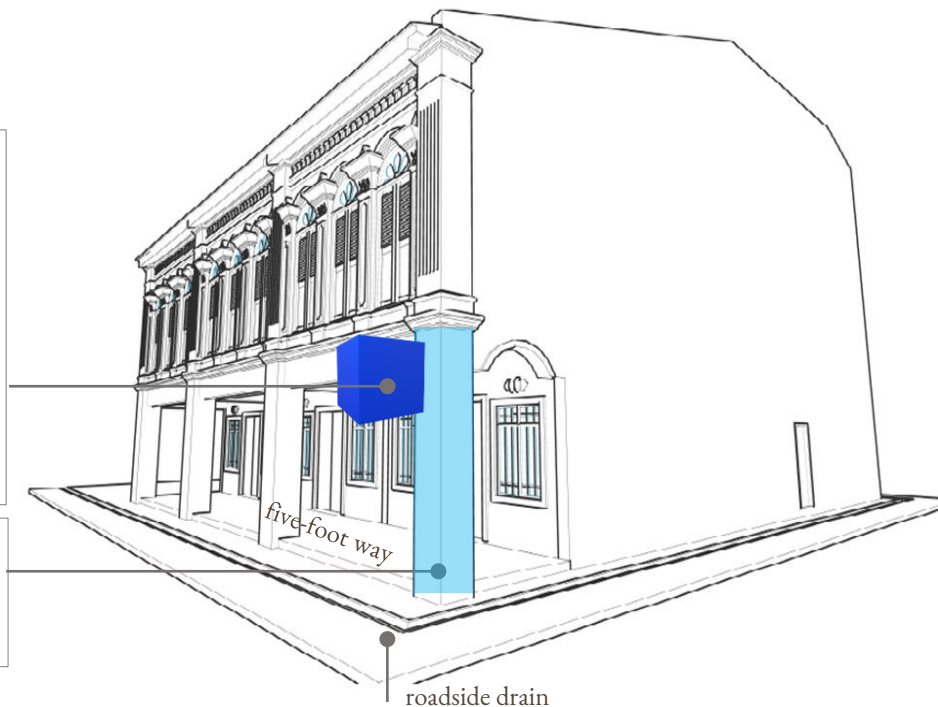


Figure 7 :

Signs Projected From A Column And Mounted On The Surface Of Column

4.5 Spandrel Wall / Low Wall

- Horizontal signboard or advertisement display shall conform within the central section of the spandrel wall or low-wall of the first floor of the premise/unit (Figure 8);
- The height of signage panel is determined by height (H). Length of advertisement display is determined by width (W); and
- If sign panel or advertisement display cannot be displayed, it is permissible to be mounted or suspended below the floor beam provided there is a minimum clear height of 2.5 meters (Figure 9).
- Advertisement display shall not project beyond 0.5 meter from the building.
- Horizontal projected box type casing advertisement display is not permitted.

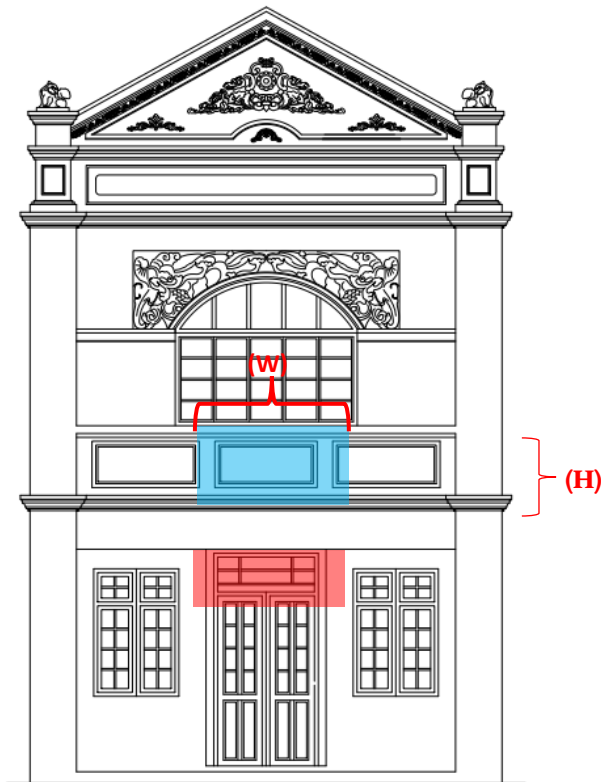


Figure 8 :
*Permitted Positions Of Signage/
Advertisement On The Spandrel/Low Wall*

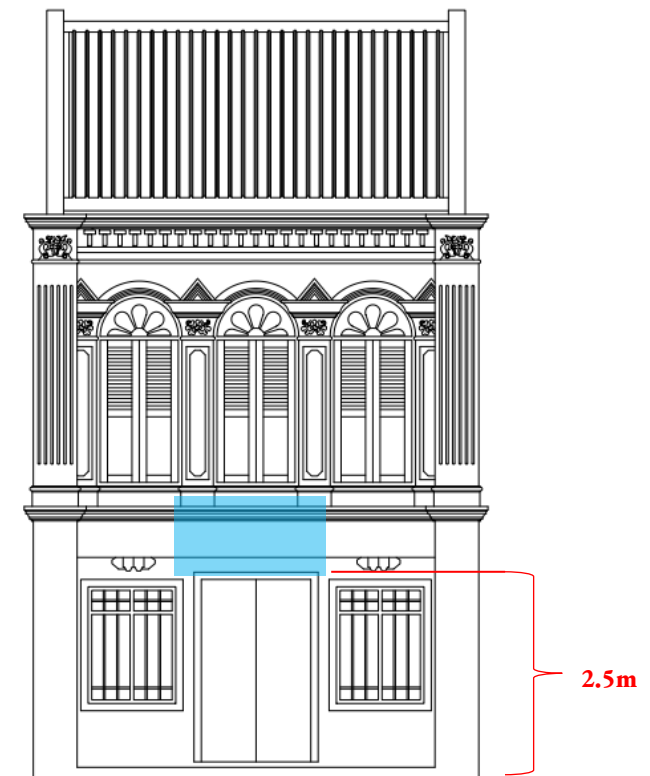


Figure 9 :
*Permitted Positions Of Signage/ Advertisement Displays
For Shophouse Without Spandrel/ Low Wall*

4.6 Upper Storey Façade

- Placing of horizontal signboard and advertisement display is prohibited above and beneath roof eave, with an exception of Individual letters or panel sign for a building of Art Deco or Early Modern style.
- Individual letters or panel sign for a building of Art Deco or Early Modern style shall be sensitively planned and designed and **shall not cover or block any architectural features** (Figure 10).

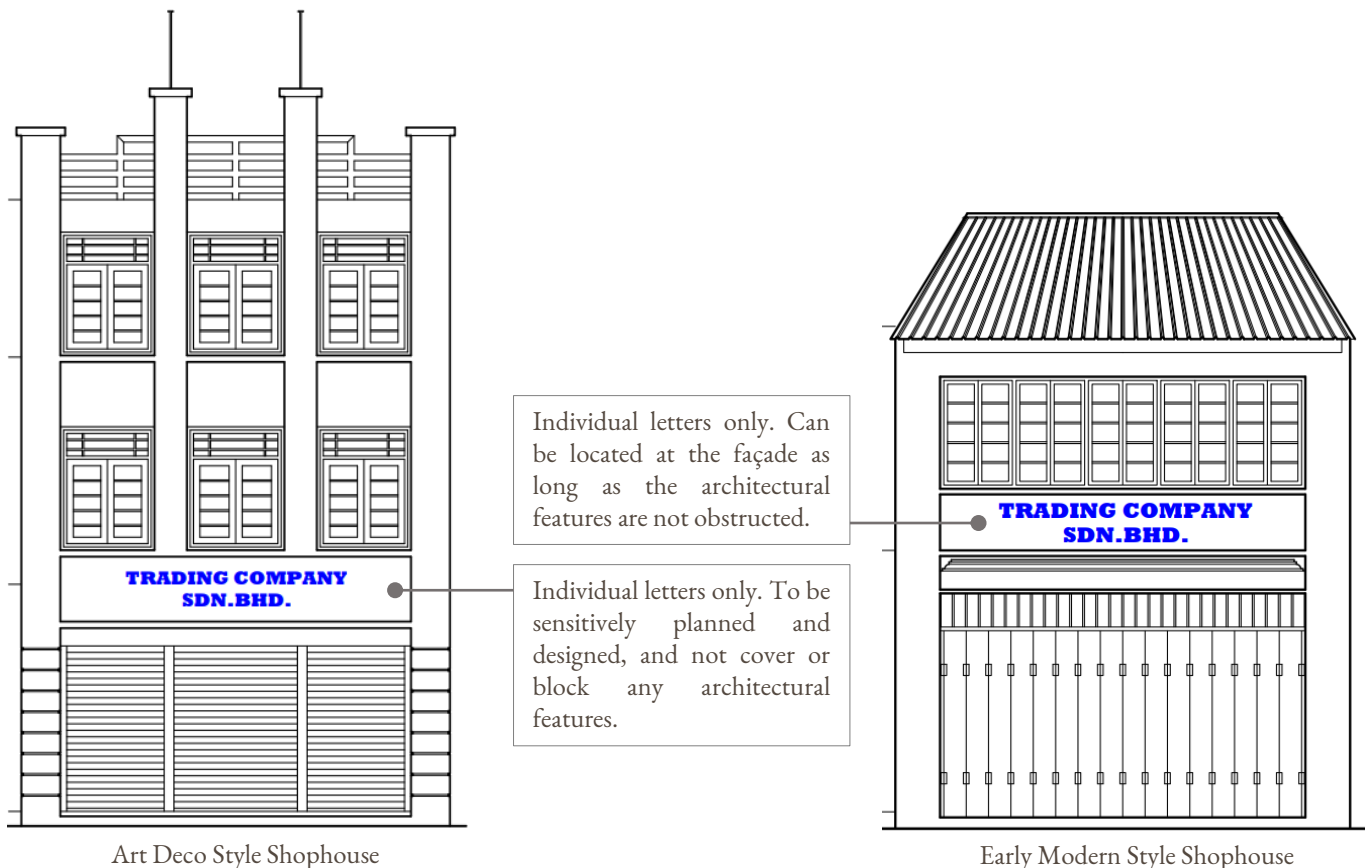


Figure 10
Individual Letters Or Panel Sign For A Building Of Art Deco Or Early Modern Style

4.7 Upper Storey Pilaster

- Figure 11: Signboard projected from an upper storey pilaster.
- Signboard can be projected from an upper storey pilaster (Figure 11). It shall not project more than 0.76 meter from the façade of the building.
- They are to be located at the left-hand side of the building as viewed from the road.
- The overall height of the sign (inclusive of the suspension brackets) cannot exceed the shaft of the pilaster.
- The width of the sign is not more than 0.6m, and the width for bracket is not more than 0.2m.

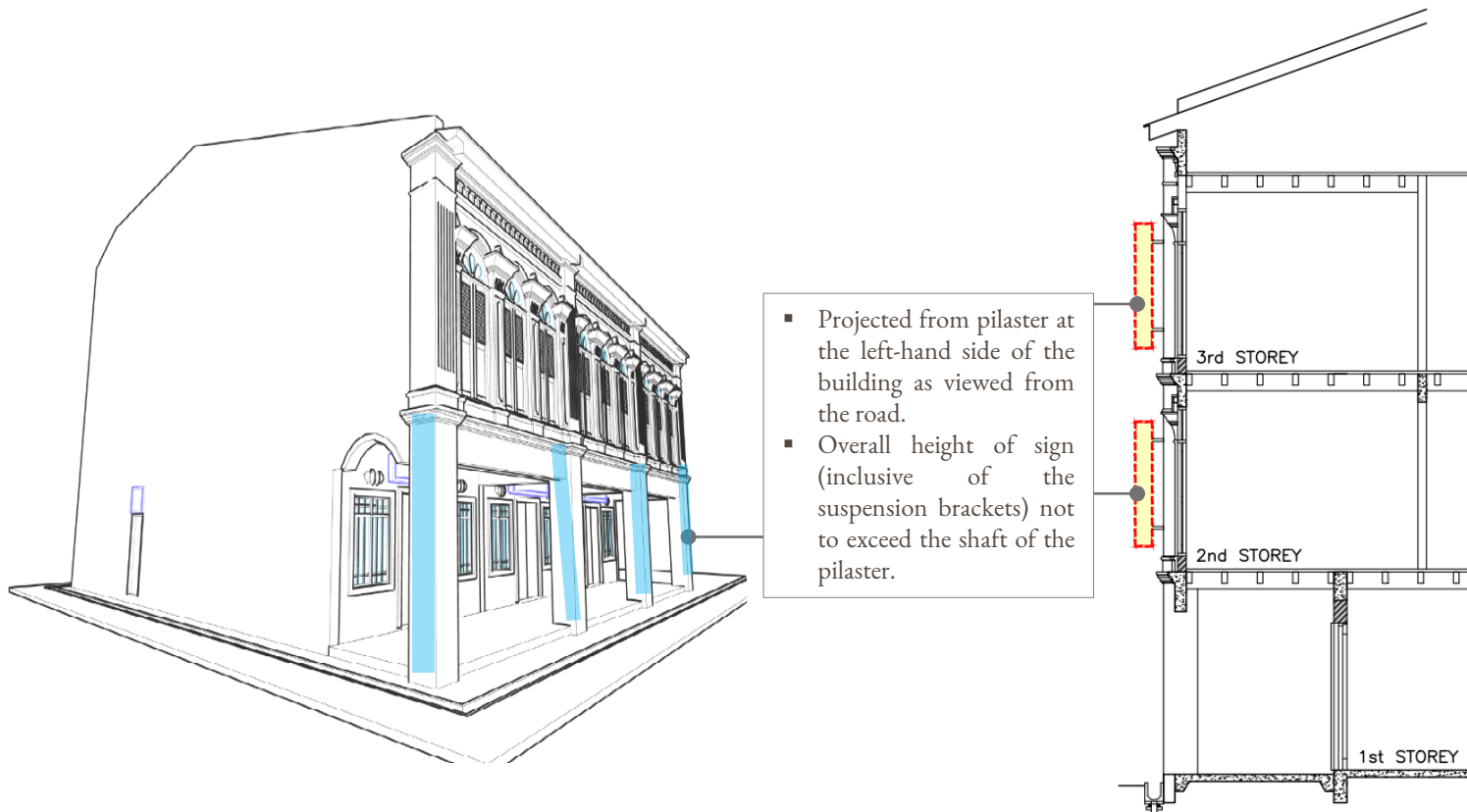
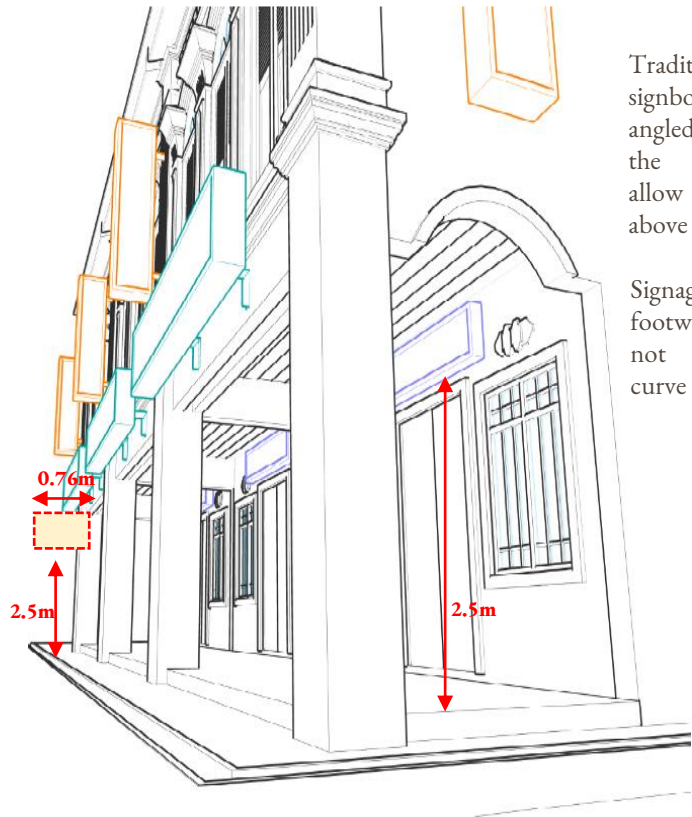
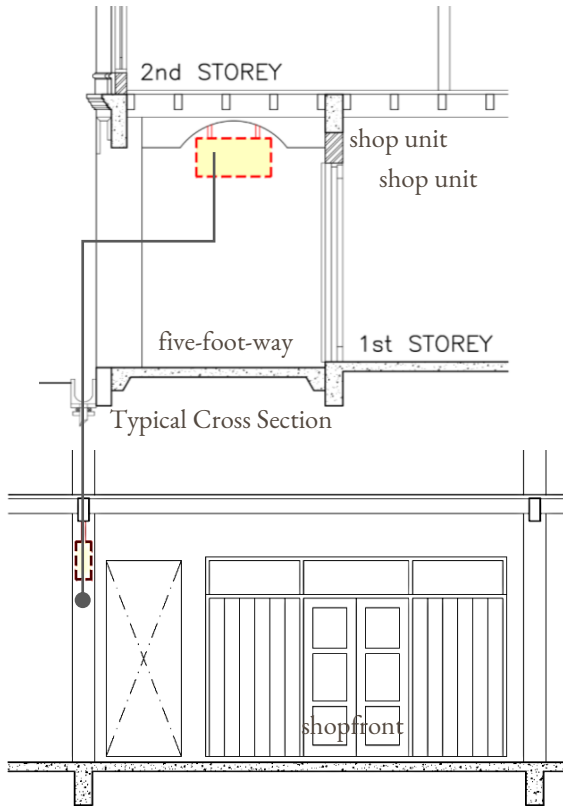


Figure 11 :
Signboard Projected From An Upper Storey Pilaster

4.8 Five Foot Way

- Hanging signs placed within the five-foot-way should be within the clear width between the column and entrance wall **with minimum headroom clearance of 2.5 meters** (Figure 12).
- Hanging signs placed above the arch of five-foot-way **should not extend below the arch level**; and
- Hanging sign placed below the arch must have **minimum headroom clearance of 2.5 meters**.
- Signage in the five-foot way **should not cover the curve of the arch**.



Traditional panel signboards were angled away from the façade to allow shutters above to open.

Signage in the five-footway should not cover the curve of the arch.

Figure 12 :
Individual Letters Or Panel Sign For A
Building Of Art Deco Or Early Modern Style

- Sign can be suspended within the clear with between column and party wall.
- Underside of sign to have minimum headroom clearance of 2500mm above the walkway level.



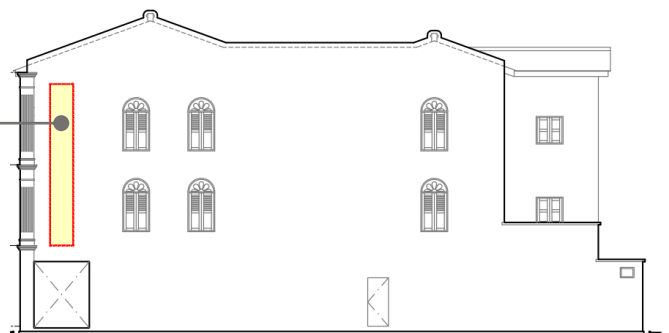
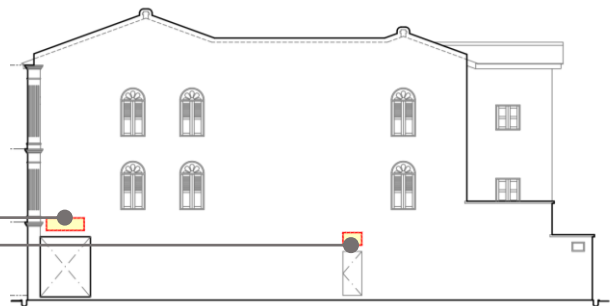
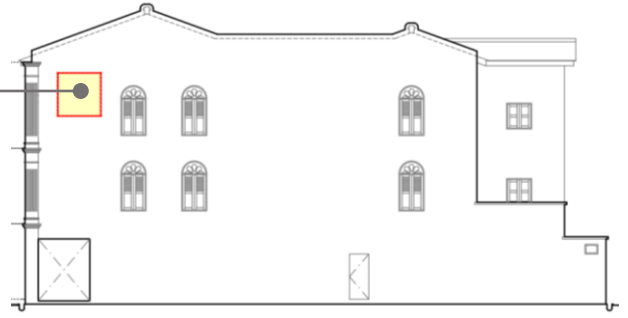
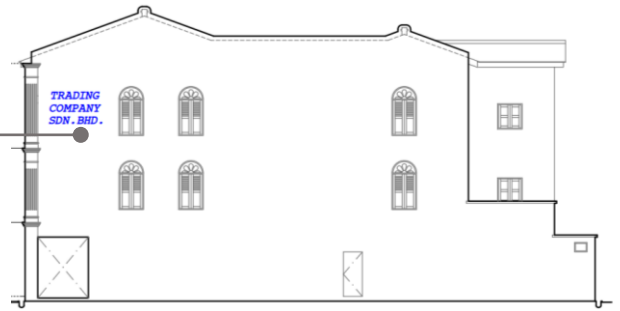
@Carpenter Street, Kuching

4.9 End Gable Wall

- Sign can be mounted within the width of an entrance to a five-foot way and a door to the upper storey, where applicable.
- Variations in the size and location can be considered on merits of the case if they meet the following criteria:
 - a. The sign is attractively designed.
 - b. It comprises mural painting on the wall, individual letters and graphics, or flat-mounted display panels. Projected sign is not allowed.
 - c. The sign does not cover or block any architectural elements or features/ornaments.
 - d. It does not overwhelm or adversely impact on the architectural character of the building.
- Advertisement display, which protrudes above the roofline, is not permitted.
- Wall-mounted poster panels erected on the walls of a building is not permitted.

Variations can be considered based on the following criteria:-

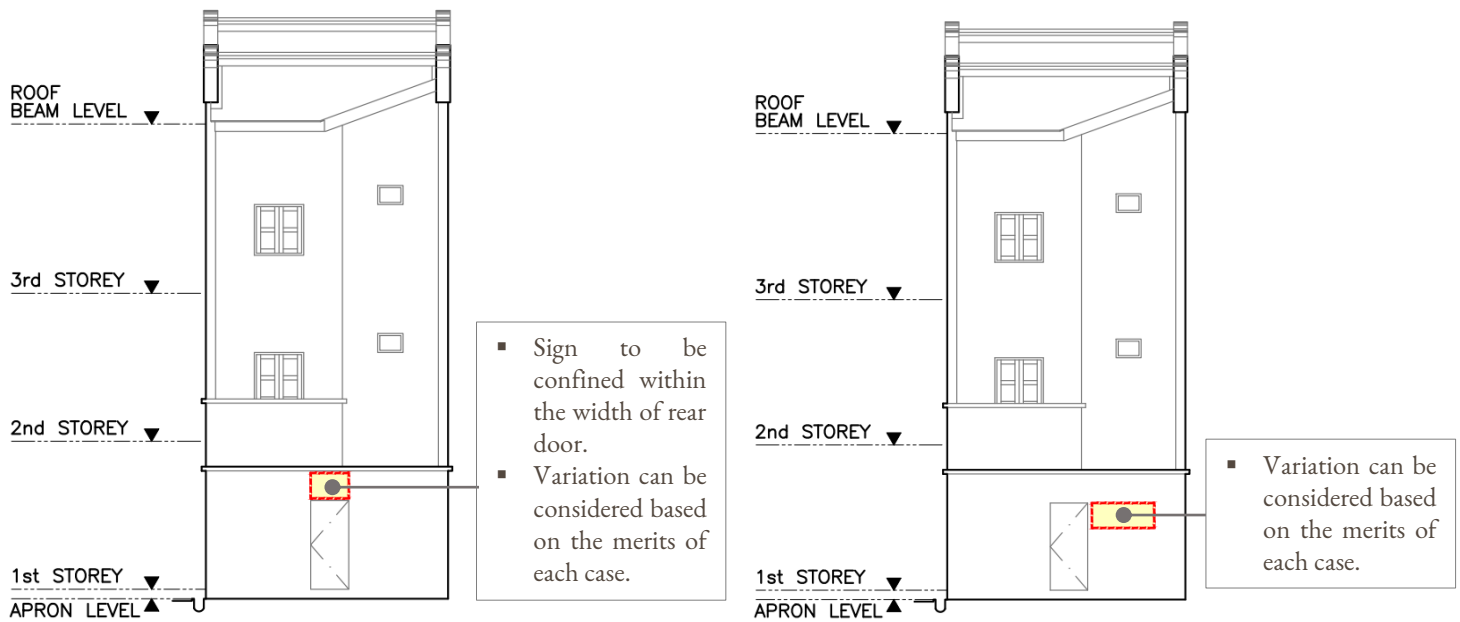
- The sign to be attractively designed.
- It can be painted on the wall, in individual letters and graphics, or flat-mounted display panels. Projected sign is not allowed.
- Not to cover or block any architectural elements.
- Not to overwhelm or adversely impact on the architectural character of the building.



Sign to be confined to the width of entrance to five-footway and door to upper storey, where applicable.

Figure 13 :

Signboard Projected From An Upper Storey Pilaster



*Figure 14 :
Location Of Signage At Rear Wall*

4.10 Rear Wall

- Signs can be mounted above a rear door and not to exceed the width of the door. Variations can be considered based on the merits of the case.

4.11 Rooftop

- Rooftop advertisement display is not permitted on all buildings within the conservation area.

5.0 GUIDELINES FOR LIGHTING

5.1 Buildings

- Illuminating heritage buildings must be carried out with extreme care, to avoid both ugly and damaging installations.
- Drilling of holes through walls in order to provide power supply, and the fixing of light fittings, all causes damage to the heritage buildings and should be kept to a minimum.

5.2 Signage & Advertisement

- The lighting fixtures shall not be intrusive or obtrusive in nature to the whole building and shall be kept to the minimum.
- The arrangement of the spotlights does not obstruct the Façade.

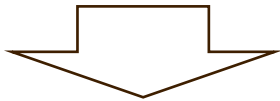


6.0 PROCEDURE OF APPLICATION

There are 2 types of procedures that involve applications for development and redevelopment of Class II and II Heritage Buildings as follows:-

6.1 Procedure 1

Applicant (SPA Qualified Person)



Land & Survey Department, Divisional
**Form Q – Submission Checklist*
**HIA component to be included into Planning Brief*



Director of Land and Survey Department



Ministry of Natural Resources & Urban
Development



State Planning Authority

Type of Application:-

- i. Infill (New Development)
- ii. Physical Renovation/ Improvements Works (External)
 - a) Adding Additional Floor
- iii. Change of usage (eg: coffee shop to Inn, B&B, lodging – require different permit/ license)

Additional Document Required **MUST** be obtained from:-

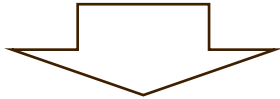
- i) Museum Department
- ii) DBKU
- iii) MBKS
- iv) BOMBA
- v) Structural Integrity Reports From Qualified Engineer

*** Notes:-

All application must be made through online submission at **Electronic State Planning Authority System (eSPA System)**.

6.2 Procedure 2

**Applicant
(SPA Qualified Person)**



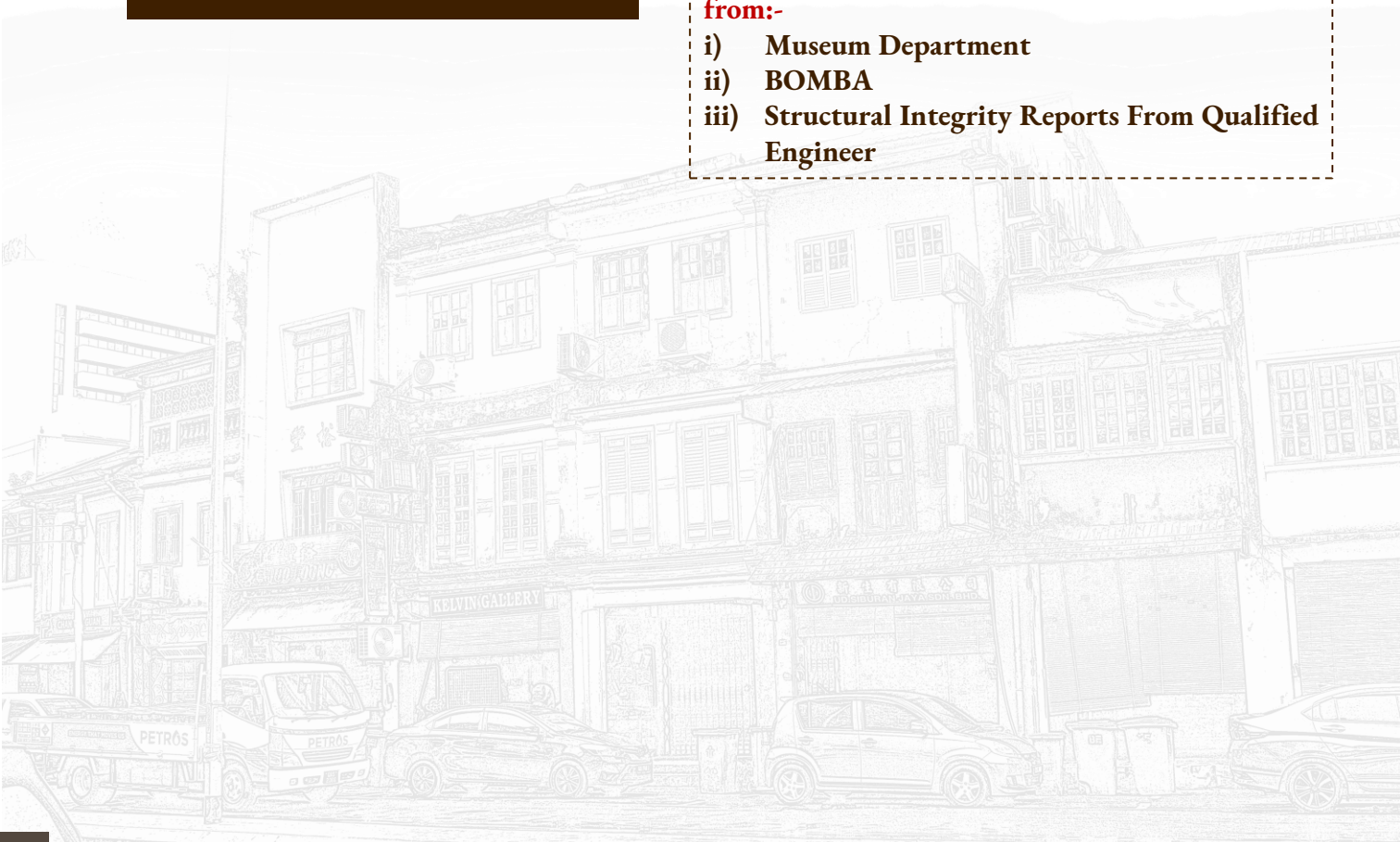
**Local Authority
(Example DBKU, MBKS & Others)**

Type of Application:-

- i. Existing Building involved minor renovation, alteration of any kind e.g. reroofing, windows and doors replacement.
- ii. Installation/ erection of signage
- iii. Painting
- iv. Mural
- v. Awning

Additional Document Required **MUST be obtained from:-**

- i) **Museum Department**
- ii) **BOMBA**
- iii) **Structural Integrity Reports From Qualified Engineer**





An aerial photograph of a densely populated urban area, likely Kuching, Sarawak. The image shows a large cluster of multi-story buildings with colorful facades and roofs, situated along a wide road. The background is hazy, suggesting a distant city skyline. The overall scene is a mix of traditional and modern architecture.

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