



JALAN SULTAN

SITE  
ANALYSIS



# TIMELINE

HISTORICAL DEVELOPMENT OF KUALA LUMPUR



1857

Kuala Lumpur started to develop due to its tin mining industry.

1867

Kuala Lumpur civil war occurs between Chinese clans.





1874

British occupation period where Kuala Lumpur become the centre of their ministry base.

1930

Kuala Lumpur starts to develop rapidly where entertainment industry emerges.



1942

Japanese occupation slower down the development of the city.





1971

Flash flood become the major issue in the city, mitigation program is carried out.

1998

General public transport established, connecting the area with other cities



2003

Chinatown becomes the landmark of the city and tourism industry develops rapidly

2018

MRT Sungai Buloh-Kajang line established, which improved the walkability of the site.



FUTURE

Unsure on how the building would affect the site and how the people will adapt to it.

WHAT WOULD BE THE  
FATE OF THE SITE?

## MORPHOLOGY

1889

Buildings and transportation route are built along the river as the mining industry develops. Most buildings are in linear typology and expand from the river of life.



## MORPHOLOGY

1895

Increased population of the area leads to the increasing infrastructure. Buildings become denser along the railway lines. River of life becomes the separation between administrative and commercial buildings.



## MORPHOLOGY

1962

Rapid development increases urban density. Heavy development narrows some parts of the river and causes large storm drain. Flash flood may occur in the city during heavy rain.





# MORPHOLOGY

2016

Pockets between buildings starts to develop as old shophouses are being demolished for new construction projects.



# MORPHOLOGY

2018

The MRT station is completed along with the addition of other future development construction.



”  
FIGURE  
GROUND



”  
TRANSI-  
TION







PROLOGUE



“

**SITE A**

Jalan Sultan

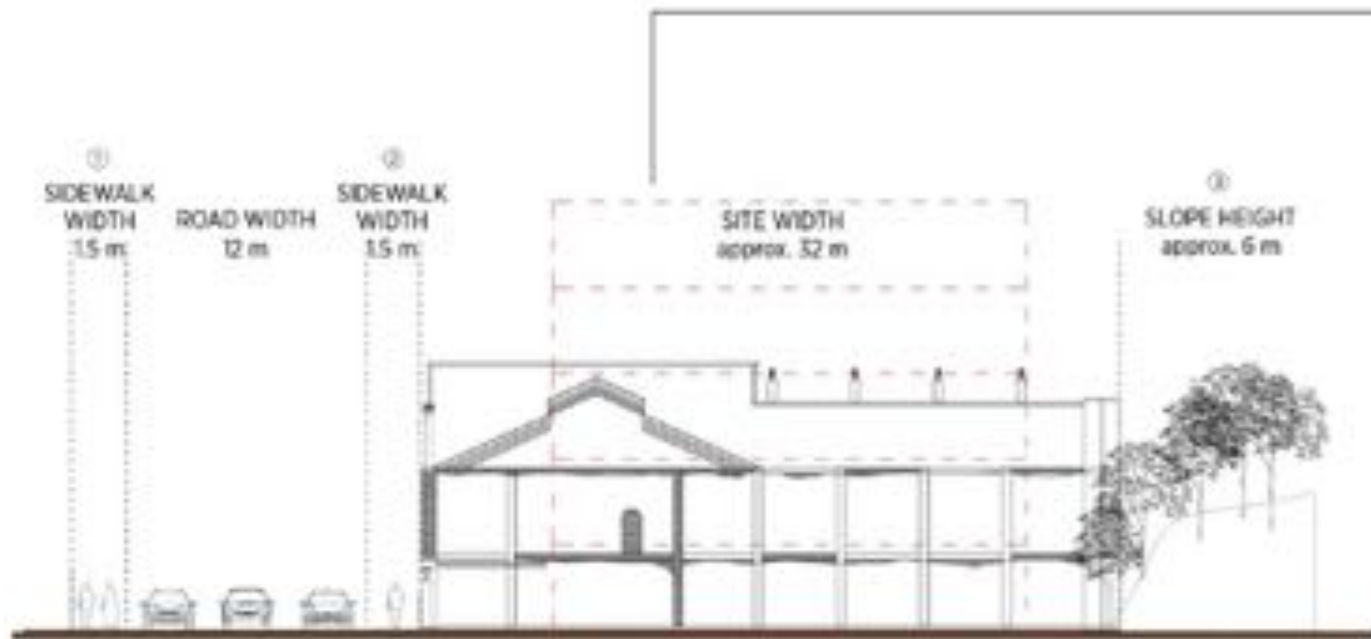
Max 14 floor  
1:7 ratio

Total area :  
3057.90 sqm (before setback)  
2272.32 sqm (after setback)

Max build area  
1800sqm to 2000 sqm  
max built-up area

Site Classification  
Secondary heritage zone  
Mixture of newer and  
older buildings which are  
significant historic or  
architectural merit  
Category 3 (shophouses  
and non-heritage building)





① Sidewalk opposite site



② Sidewalk along site



③ Slope and vegetation at back

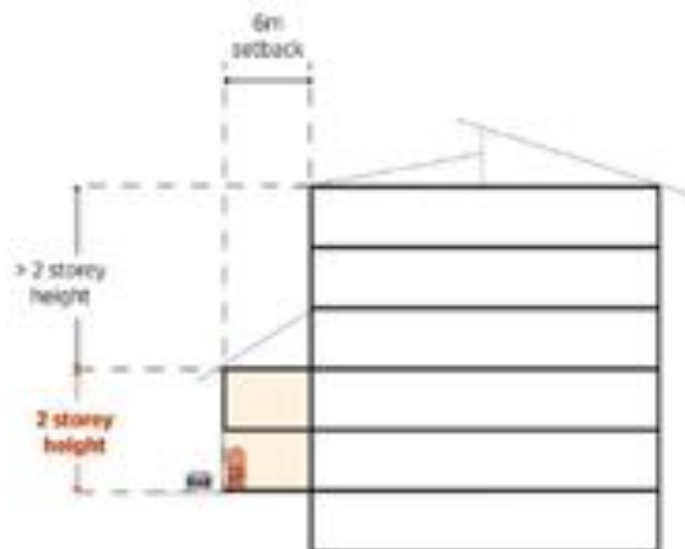
BUILDING OUTLINE/5 STOREY HEIGHT WITH BASEMENT

Any form of altering the vegetation is prohibited



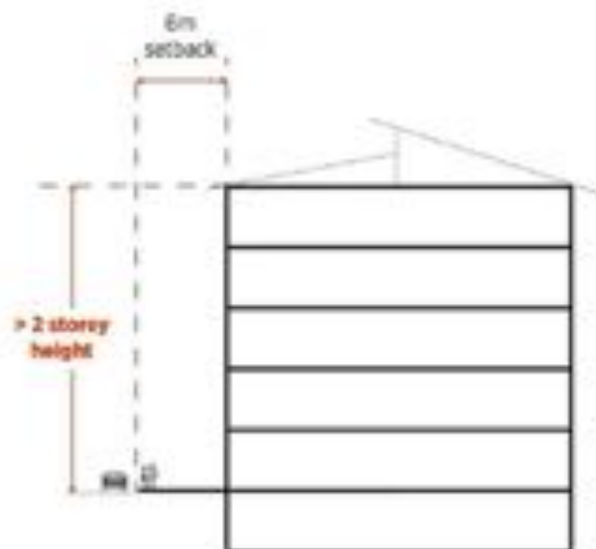


## SETBACK REQUIREMENTS



**IF** design implements continuous 5-foot walkway

from neighbouring shophouse, do not need to setback but building only allows 2 storey height above the walkway (as shophouses are)  
Building space above 2 stores requires 6m setback from the walkway



**IF** design absence of continuous 5-foot walkway

from neighbouring shophouses, the buildings needs to be setback 6m

”  
VIEW  
FROM  
SITE

The site faces the main road  
Jalan Sultan, overlooking the  
photohouses whereas the back  
overlooks a hilly greenery.





## VIEWS ” FROM SITE



Views from site at a higher level.  
From this level, heritage buildings,  
modern buildings and  
future buildings can be captured  
at this eye level.



A VIEW FROM JALAN SULIAN



C VIEW FROM JALAN HANG JEBAT



B VIEW FROM JALAN SULIAN



”  
View  
To Site

## SHADOW ANALYSIS



9 AM



During day time, the site is partially shaded by the surrounding vegetation.



12 PM



All noon, the site is partially shaded by the surrounding vegetation.



5 PM



During the evening, the site is fully exposed to the southern sun.

## **DRAMATIC ASSOCIATION**

”



For over 60 years, the Dramatic Association heritage building is unfazed by development. During the demolition for the MRT project, the Dramatic Association stood firm on their belief in protecting the heritage and managed to preserve their building till today.

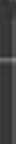


# ELEVATION





# INTRODUCTION







”

WEEKDAY

7 AM





”  
WEEKDAY  
3 PM

- HEAVY TRAFFIC
- MODERATE TRAFFIC
- SMOOTH TRAFFIC



”

WEEKDAY

7 PM



”

WEEKDAY

10 PM









”  
WEEKEND  
3 PM

- HEAVY TRAFFIC
- MODERATE TRAFFIC
- SMOOTH TRAFFIC



”

WEEKEND

7 PM



”

WEEKEND


10 PM






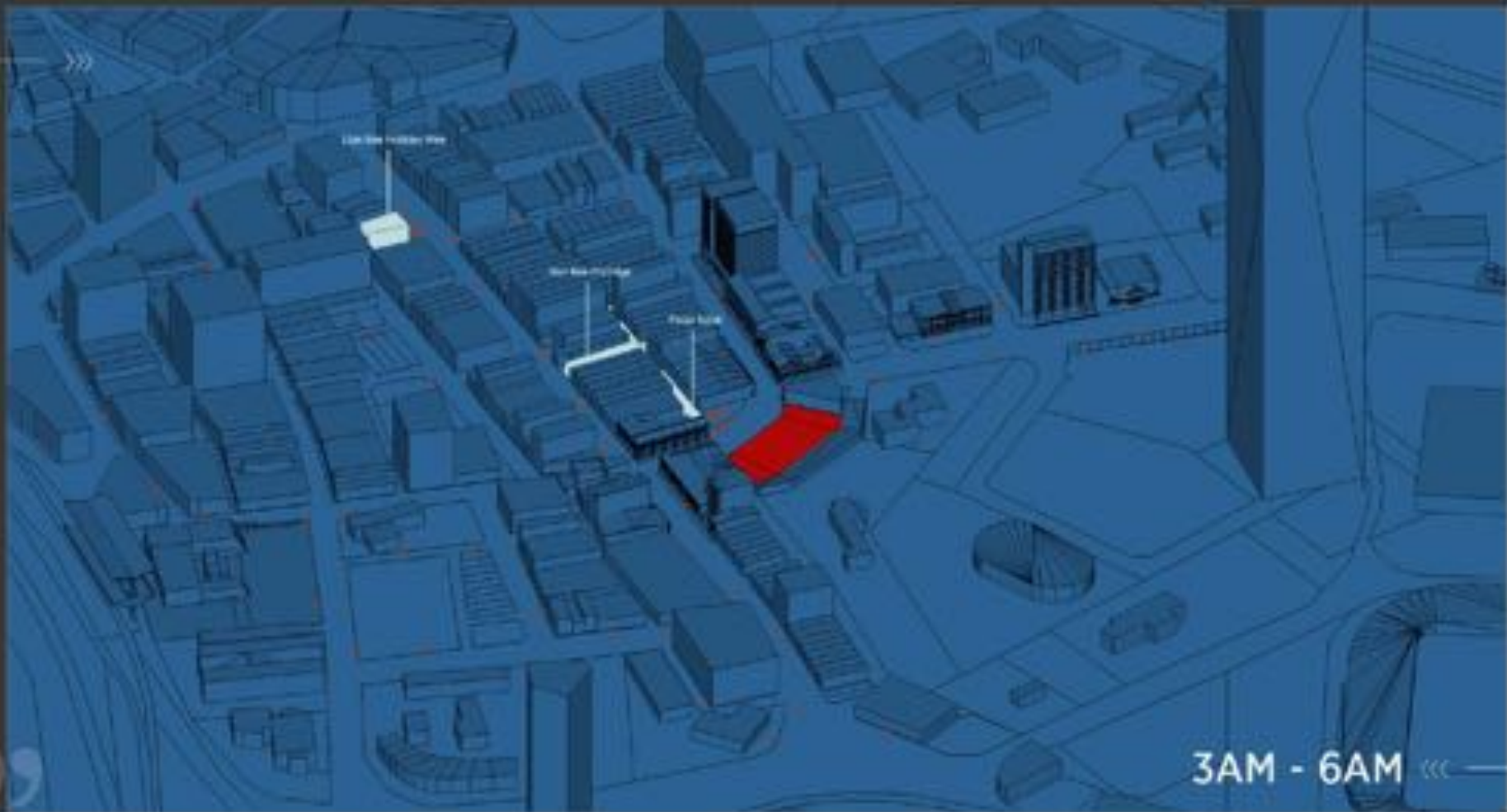
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PUBLIC  
TRANS-  
PORT

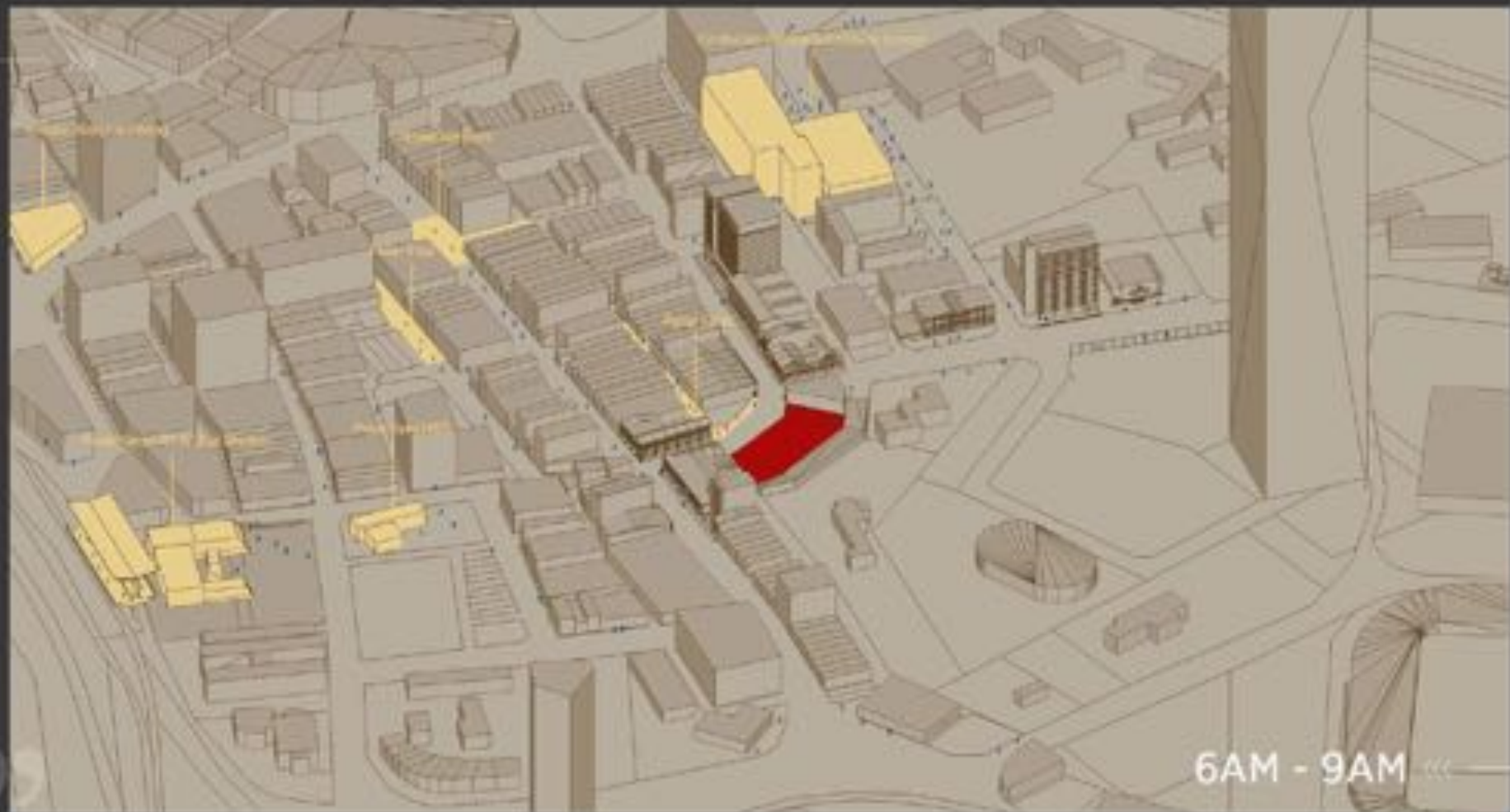
 BUSWAY

 BUS

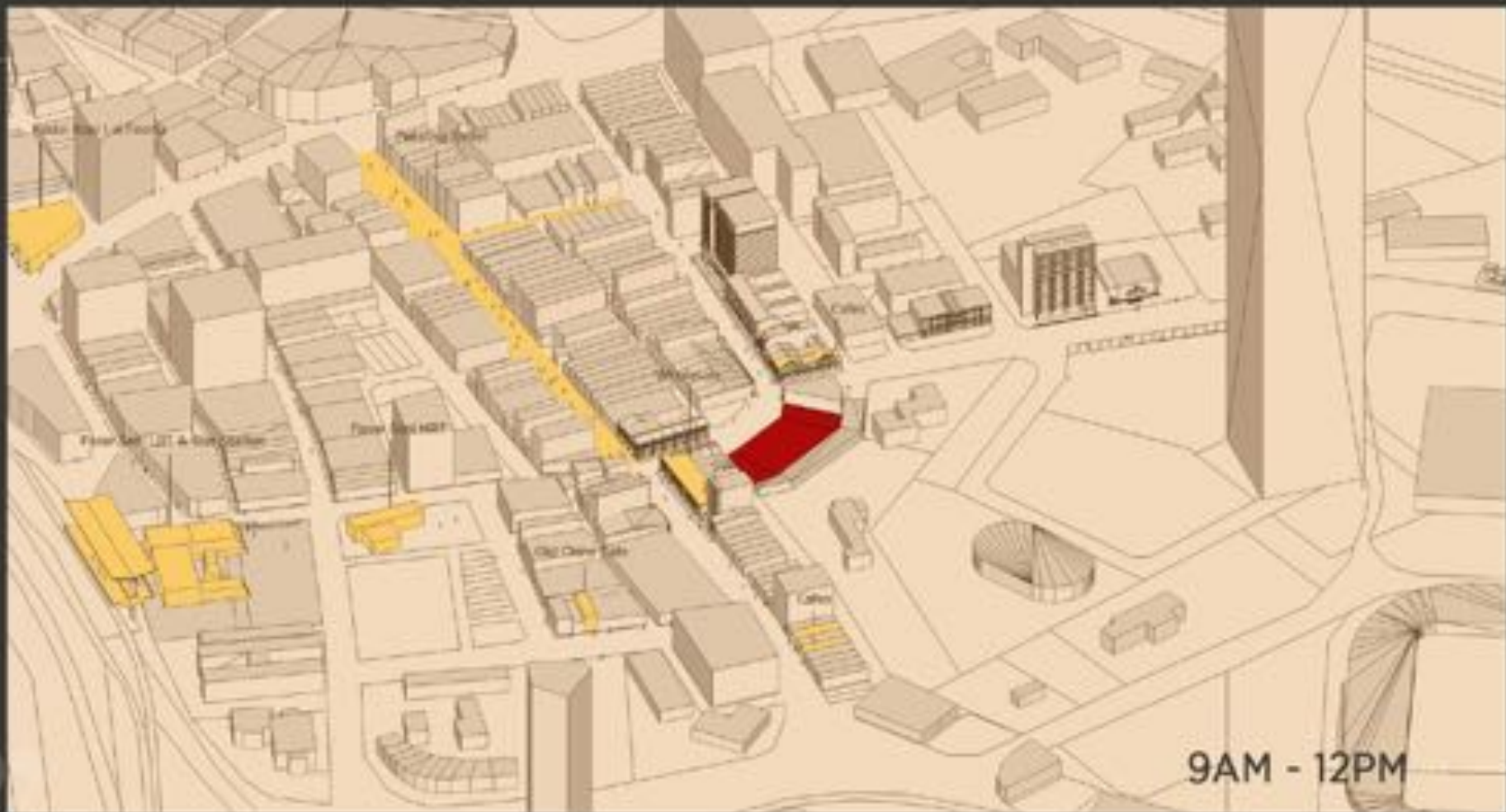




3AM - 6AM <<<

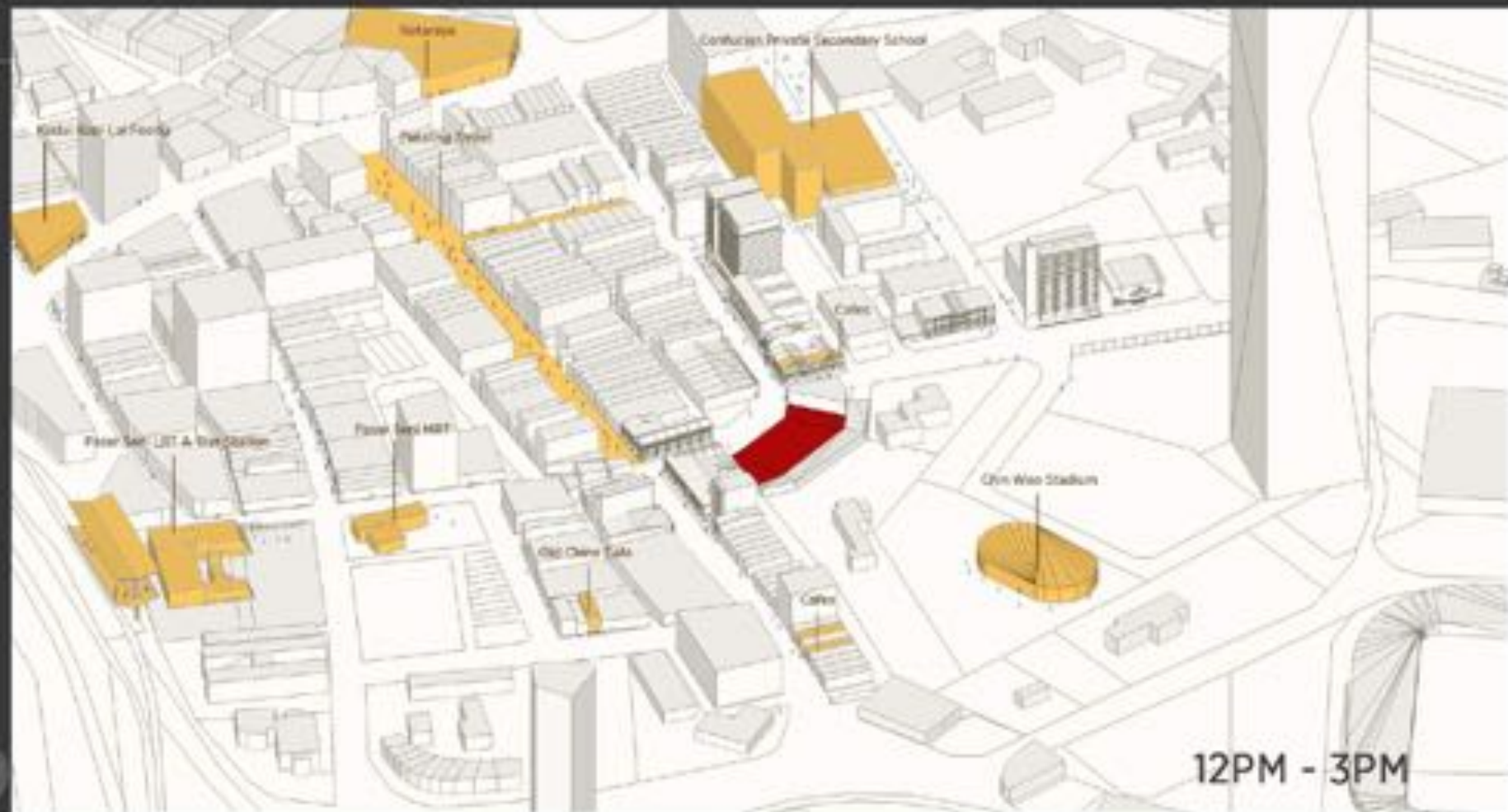


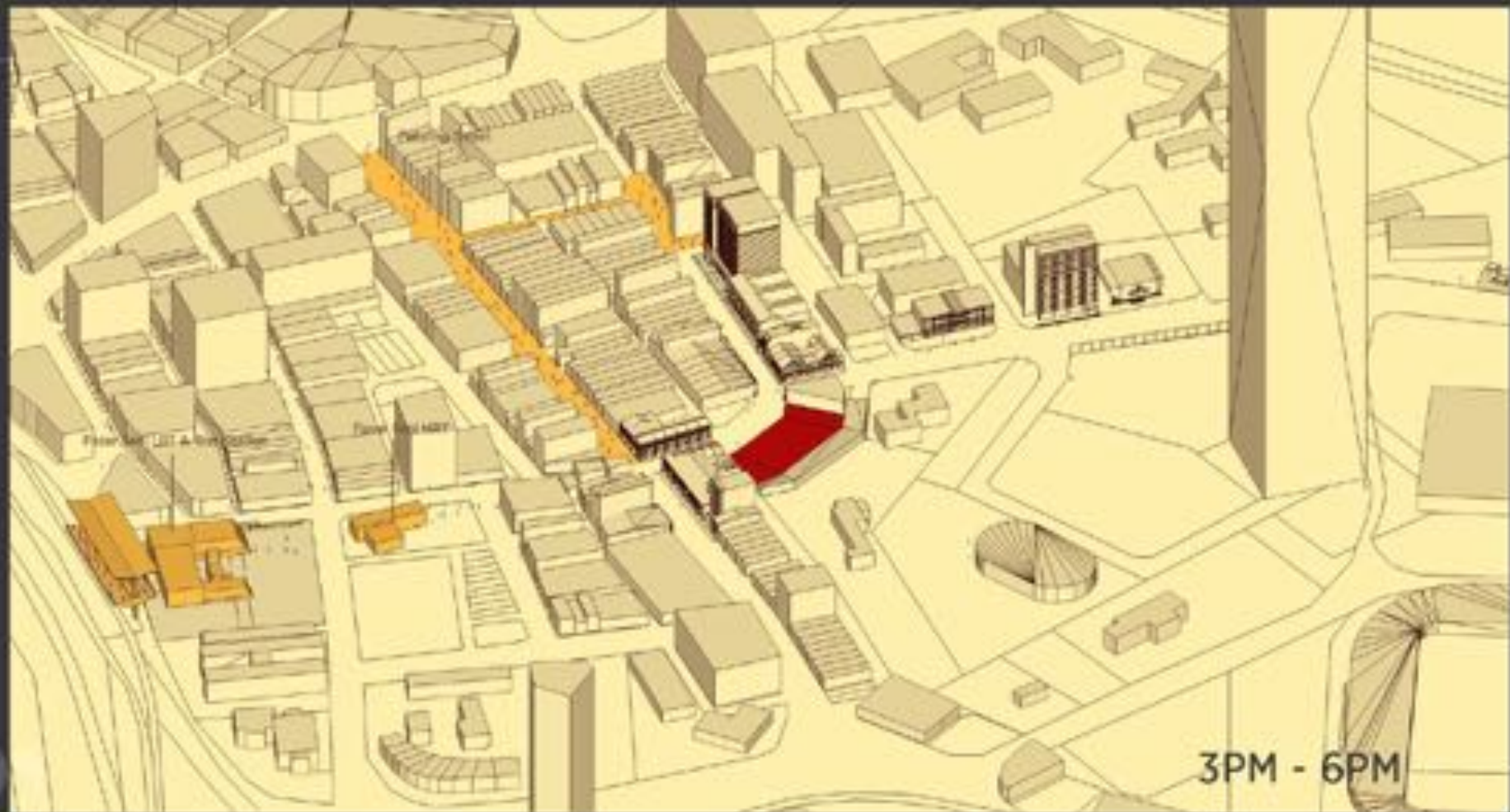
6AM - 9AM <<<



9AM - 12PM







3PM - 6PM



6PM - 9PM <<<



Street food



Bar

Bar

9PM - 12AM ««



Market

Older than long time

Bar

Bar

12AM - 3AM <<<

”  
LAND-  
MARK

- 500m radius
- 1000m radius



# DEMOGRAPHY



**Locals: 58%**

**Non Locals: 42%**



**Non Local:**

**Tourist: 73%**

**Employees: 22%**

**Professional: 5%**



**Local:**

**Frequent Visitor: 26%**

**Students: 57%**

**Employees: 10%**

**Vendors: 15%**

**Homeless: 1%**

**Professional: 11%**



The site is mostly populated by tourist and students.



**Mr Huang**

The China Town



On holiday exploring  
Dulang street

"The rich heritage is already  
well established in with the  
Malaysian culture."



**Mdm Liew**

The Restaurant Owner



60 years street-side eatery  
Used to be a family operation but  
currently has non-local employees  
to run

"Business progress over the years they  
have transformed the old operation  
but it will always be KL heritage"



**Emma**

The Librarian



Librarian expo in KL,  
Business purposes

"The having this expo gives us  
a view as though the street  
was its heritage"



**Lim Xiang Long**

The student



Only goes to practice  
sports and not explore the  
area

"I only come to the stadium  
for practice and rarely visit  
Dulang Street because of its  
reputation"





C H A R A C T E R I S T I C S



”



”





COMPLICATED

INTELLIGENT

AMBIGUOUS

DOUBLE-FACETED

VISIONARY

”



"The Complicated One"

# Chapter 1.0

Jalan Sultan



THE HEART OF ALL ACTIVITIES -  
where all interweave and  
disperse concurrently

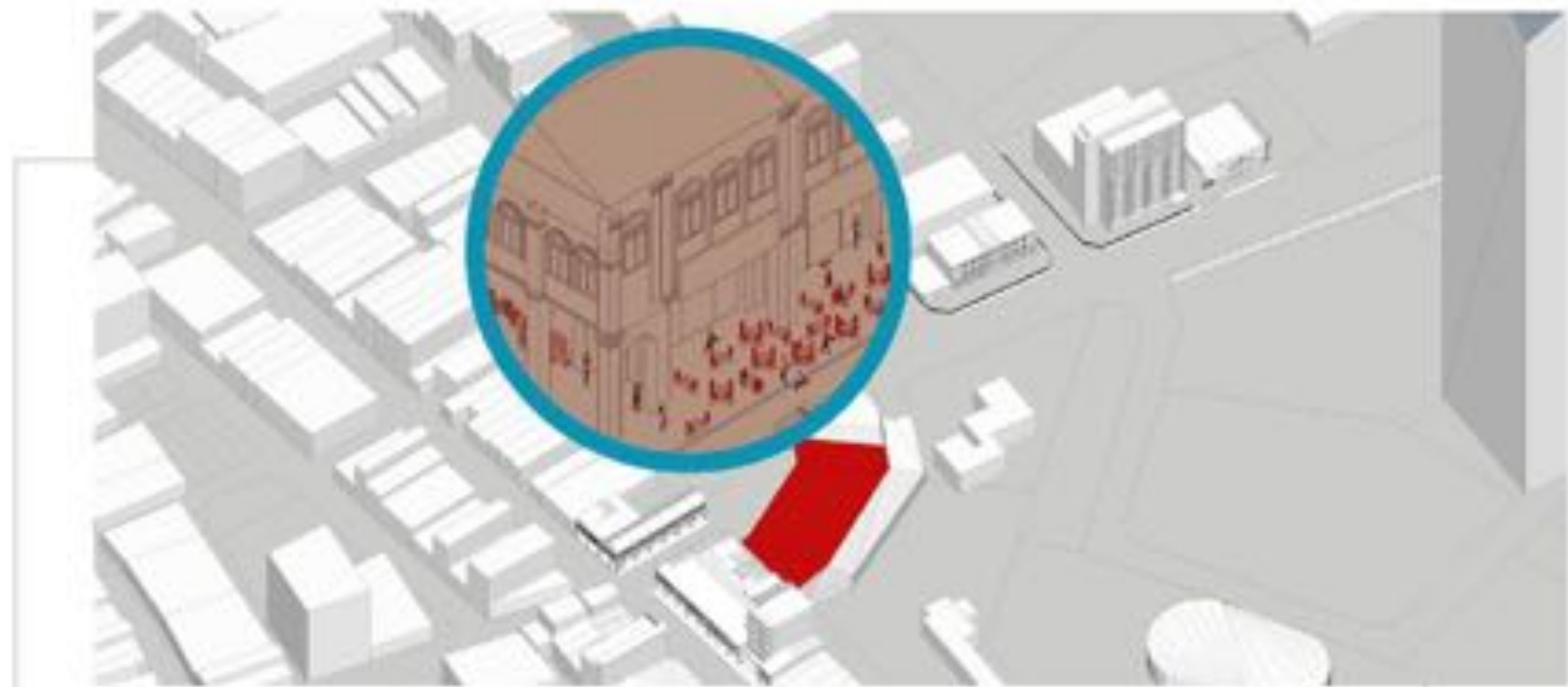
## Jalan Sultan



Locals walk through the five footway and alleys and purposely hunt for their food cravings even if they are hidden within alleyways  
Tourists explore the heritage streets and local delights.



## Jalan Sultan



Locals walk through the five footway and alleys and purposely hunt for their food cravings even if they are hidden within alleyways  
Tourists explore the heritage streets and local delights





## THE FAKE ONE

'FAKE GOODS' CULTURE



## THE THIEF

PAJAN MARKET



## THE HUNGRY ONE

STREET FOOD CULTURE



”

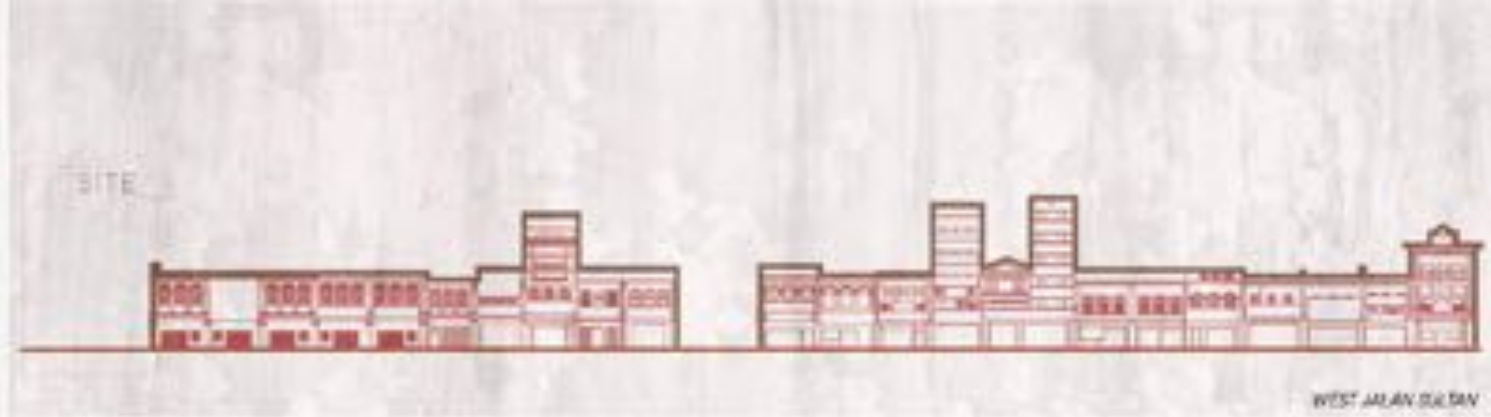
»»  
— INTO THE  
CHARACT-  
HERISTICS  
««



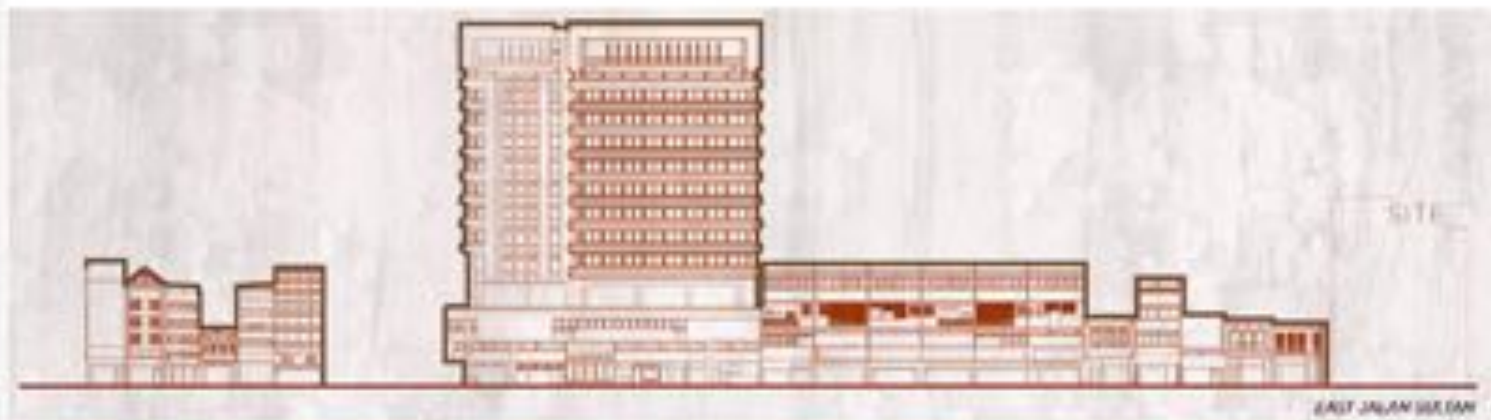
”

## JALAN SULTAN

### Roofscape



- Heritage shophouse and traditional buildings
- Mostly typical 2-storey shophouse



- Adaptive-reuse shophouses and modern buildings
- Drastic change in building height and scale

”

## JALAN SULTAN

### *Fenestration & Visual Clutter*



#### WINDOW IN TERRACE

Reintroduced heritage architectural details to direct their restaurant

#### SIGNBOARD CLUTTER

Windows elevated to create and air conditioned areas away the heritage identity



#### RIBBON WINDOWS

Restoring pattern continues the street's facade rhythm elevation 2023/22

#### OPENING/ISAL.COMY/BAMBOO BLINDS

Building rehabilitated for residential and commercial purposes

#### TIMBER SHUTTERS

Traditional windows preserved and reuse

”

## JALAN SULTAN

Architecture Style  
& Building Typology



PRE-WAR  
HOTEL

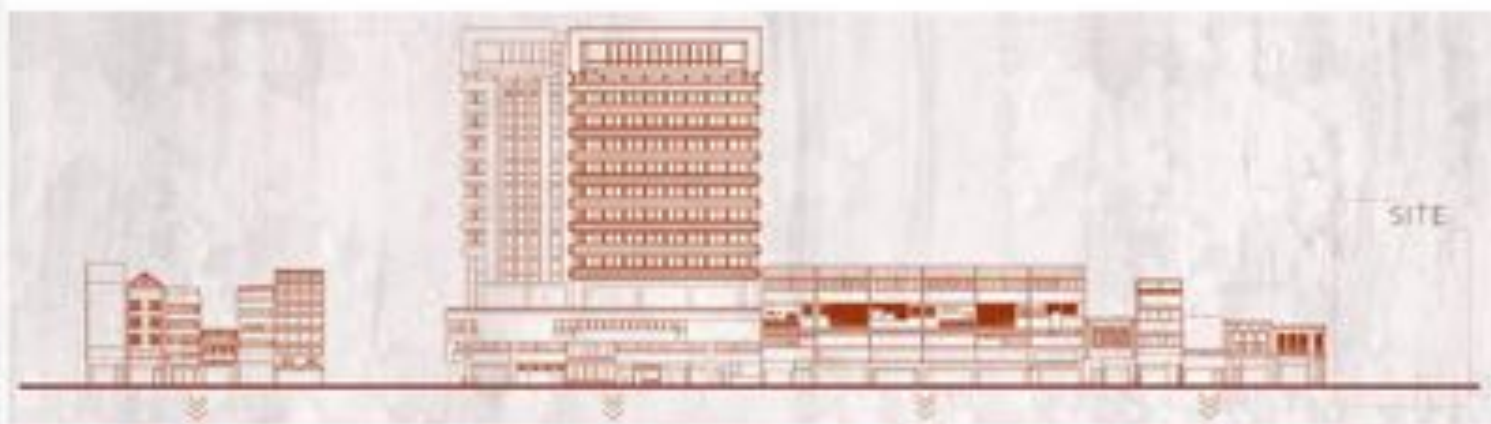
POST-MODERN  
ACCOMMODATION

PRE-WAR  
RESTAURANT

POST-MODERN  
ACCOMMODATION

PRE-WAR  
ACCOMMODATION / OFFICE

NEOCLASSICAL  
HOTEL

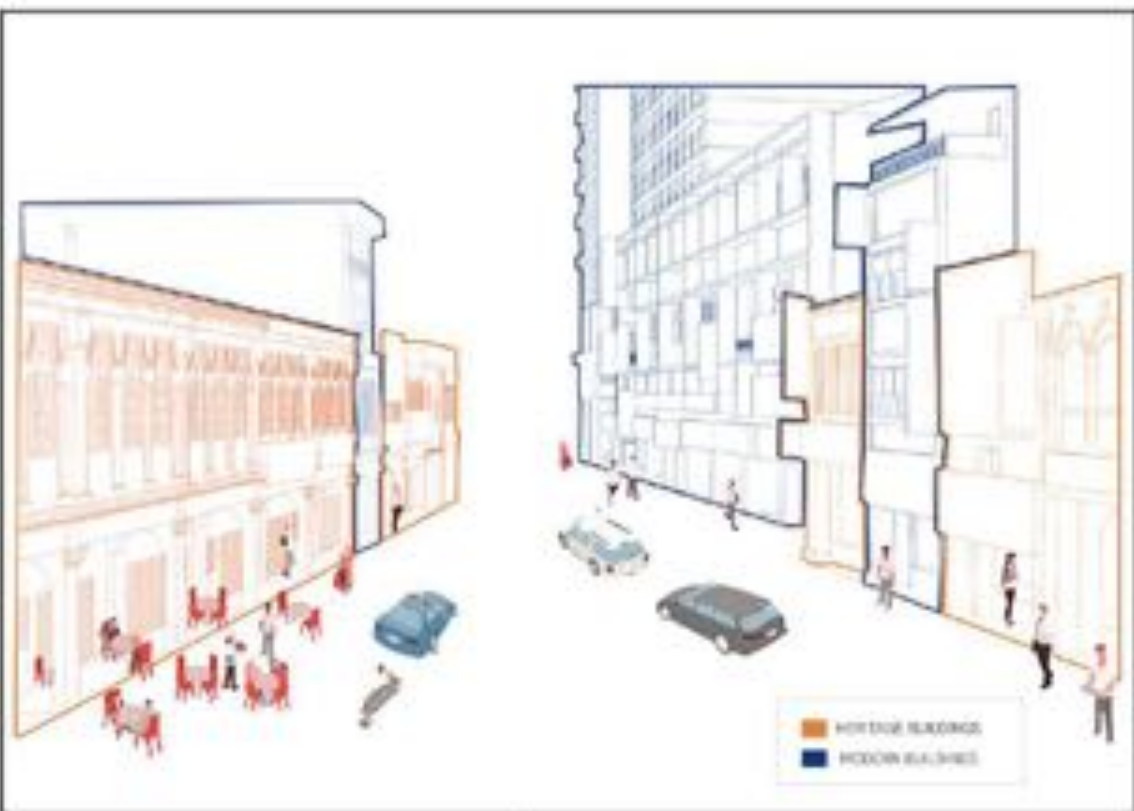


POST-MODERN  
HOTEL AND OFFICE / ACCOMMODATION

INTERNATIONAL  
ACCOMMODATION / OFFICE

POST-MODERN  
HOTEL AND OFFICE / ACCOMMODATION

PRE-WAR  
HOTEL / OFFICE



## WORK & MEET

”

*Edge of the heritage zone  
where traditional transitions  
into modern buildings*

## WORK & MEET



”

Restaurants are opened throughout the day

Alleys lead into street food corners, mostly identified by frequent visitors

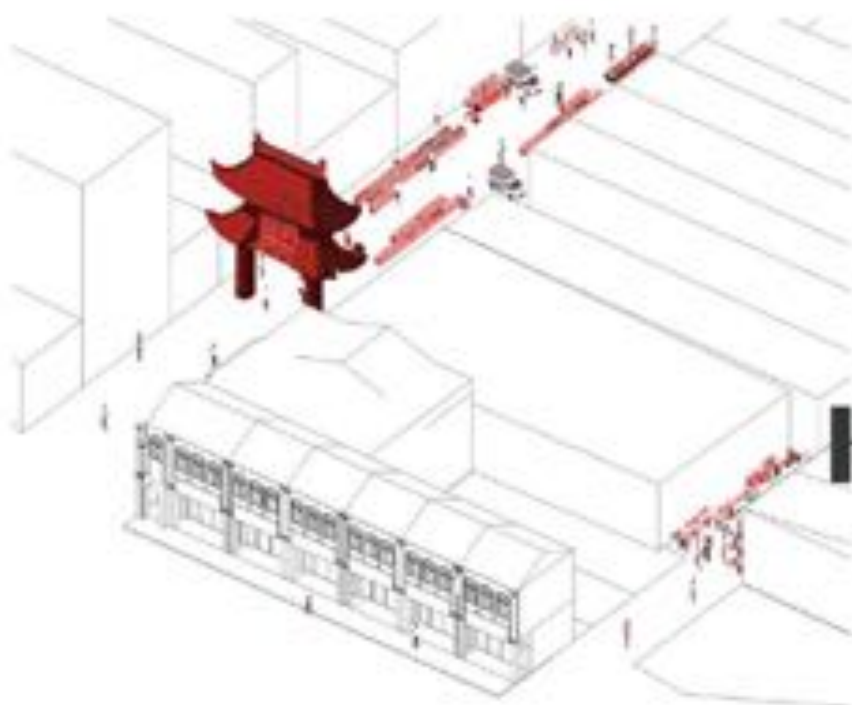
## WORK & MEET



”

Restaurant seating  
spills onto the  
pavements at night

Street food and  
temporary hawker  
stores are common



# WORK & MEET

”

---

*Alleys connect the street to pasars*

*Pasar Karaf is a discrete market hidden between the back alley whereas petaling street is open to the main road*





**Sense of enclosure**  
alleys and proximity between store



**Lighting**  
bright and dark



**Street Furniture**  
ramps for homeless



**Alleys**  
very permeable throughout each street

”  
THE  
SUBTLE  
LITTLE  
THINGS



”

## THE COMPLICATED ONE


Between the mixture of building types, activity shifts throughout the day, vibrant demography and intricate movement through buildings, it opens up to the people and brings them in--- into the warm embrace of heritage in the heart of KL

# Chapter 2.0

Jalan Petaling

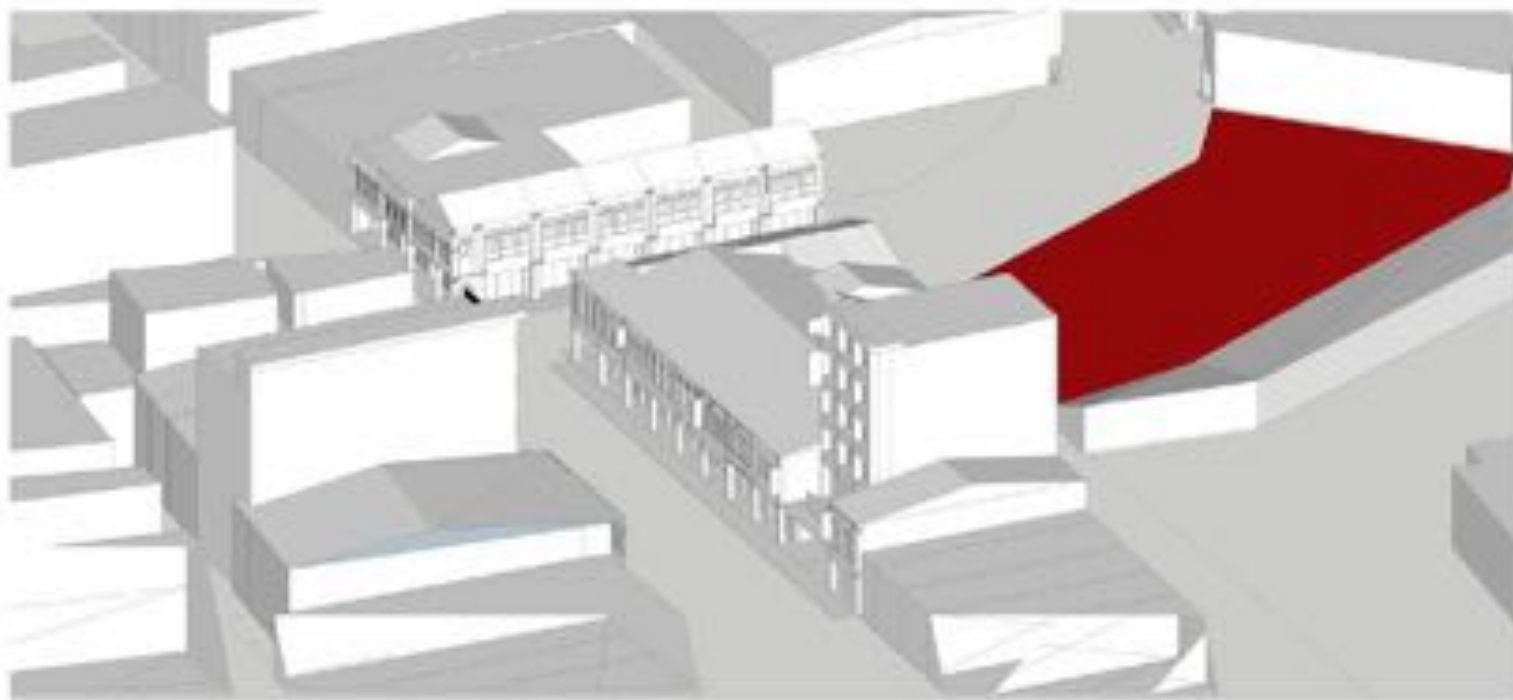


"The Double-faceted One"



THE DEEPER DEPTHS OF SPACING  
WHERE SURFACES ARE LAYED  
HOLD PIECES OF TRUTH

## Jalan Petaling



People mostly walk along the passageway and  
walk pass the wholesale shops  
Most stores are closed and abandoned  
People enter through side door to enter the hidden bars



## Jalan Petaling



People mostly walk along the passageway and walk past the wholesale shops  
Most stores are closed and abandoned  
People enter through side door to enter the hidden bars



THE DISCRETE ONE  
HIDDEN CAFE / BAR



THE RUNAWAY  
BACKPACKING CULTURE



”

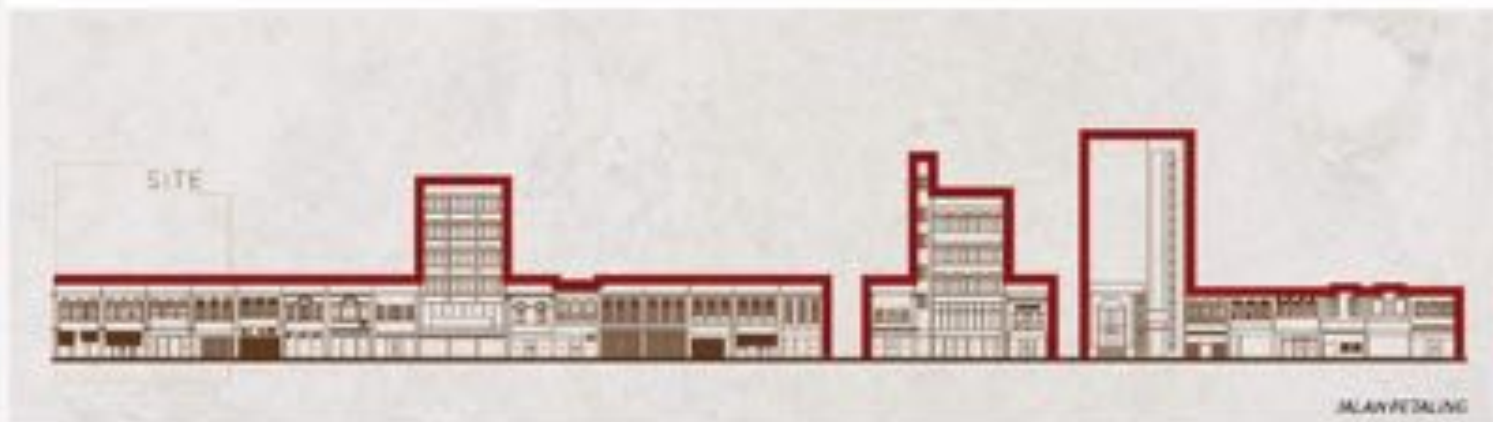


»»  
— INTO THE  
CHARACT-  
HERISTICS  
««

”

## JALAN PETALING

Roofscape



- Mixture between heritage and modern



”

## JALAN PETALING

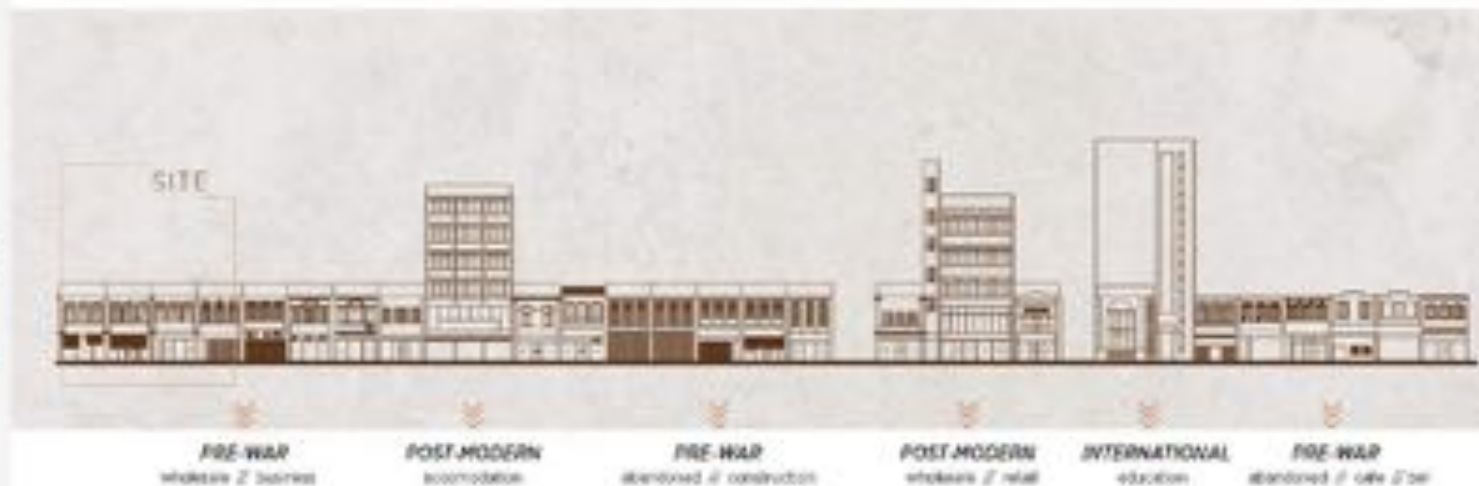
*Fenestration  
& Visual Clutter*



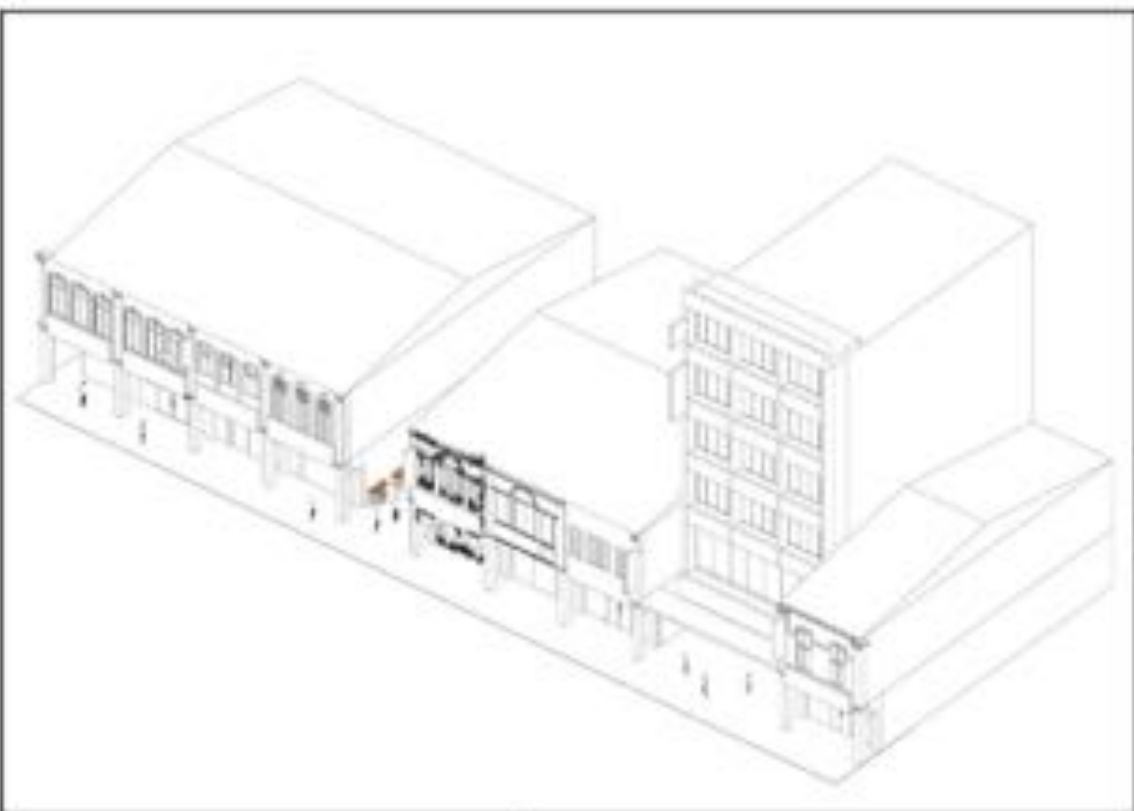
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## JALAN PETALING

Architecture Style  
& Building Typology



- Building facade looks abandoned and unoccupied but the abandoned and creepy frontage is utilized as a cover for the ongoing happenings behind

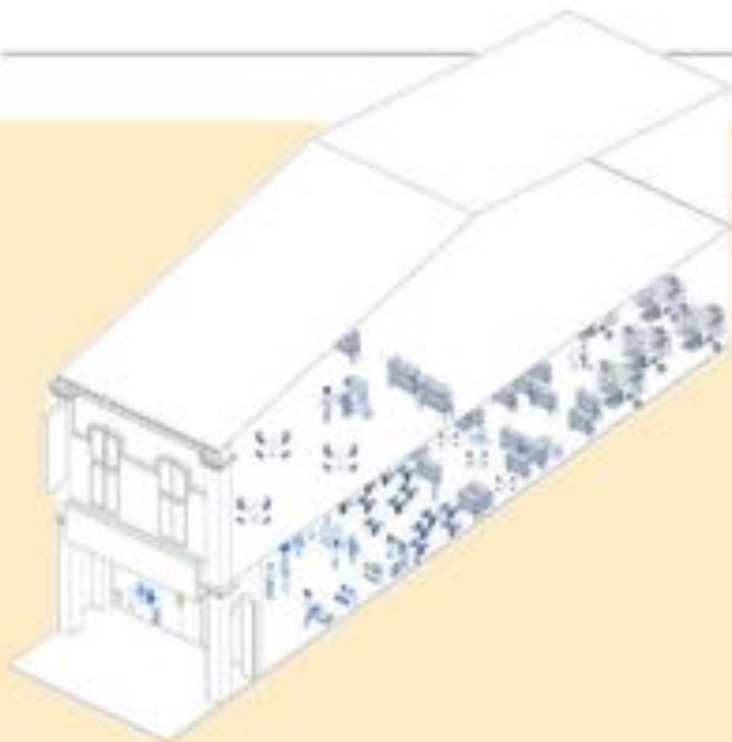


## WORK, LIVE & MEET ”

*The street gives an impression of empty roads with hidden street stalls most visitors miss out*

*Their unmaintained rundown buildings drive people away due to their abandoned facade*

# WORK



”

Wholesale and retail shops have few walk-in customers where the interior becomes a priority over the facade

# LIVE, WORK + MEET



”

But beneath the facade are activities that live the atmosphere in, contrast to the dead street.

The street follows the current hidden bar / cafe trend which embraces the shophouse interior.



**Sense of enclosure**  
the darkness creates a fear of  
overshadowing buildings



**Lighting**  
very dark at night



**Street Furniture**  
no benches or public greens



**Alleys**  
lead to dead ends but have hidden food stalls

”

THE  
SUBTLE  
LITTLE  
THINGS



”

## THE DOUBLE-FACETED ONE

A show of emptiness on its facade, but has more to it beneath the surface people scrape past, unknowingly brushing by little hidden elements and gems



"The Intelligent One"

# Chapter 3.0

Jalan Hang Jebat





THE PURPOSE OF EXISTING IN SOUTHWESTERN, THE OUTER WORLD IS SHUTTED OFF

## Jalan Hang Jebat



Students walk in a directional manner with aim  
Roads lead to dead ends with purpose  
Everything in the area is properly planned

## Jalan Hang Jebat



Students walk in a directional manner with aim  
Roads lead to dead ends with purpose  
Everything in the area is properly planned

THE PROPER ONE  
SCHOOL



THE THEIST ONE  
CHURCH



THE AGILE ONE  
SPORTS CENTRE



”

»»»  
— INTO THE  
CHARACT-  
HERISTICS  
«««



”

EAST  
JALAN  
HANG JEBAT

Roofscape



- The buildings are modern and arranged distantly from each other



”

# EAST JALAN HANG JEBAT

Architecture Style  
& Building Typology



- Activities are mostly educational and beneficial to users

# WORK & MEET



”

Interior and exterior spaces only have visual connectivity, with no direct interaction.

Buildings are visually isolated and located within a compound, slightly separated from one another, with little connectivity between streets.

# MEET



*JALAN PETALING*  
abandoned



*JALAN HANG JEBAT*  
graceful

《《《 Both streets are quiet in their own respective way with benefits of their own



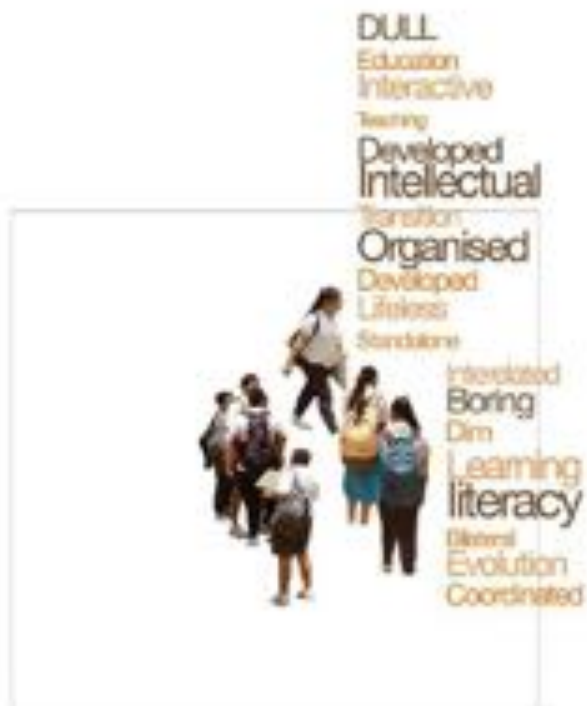


*Lighting (Day)*  
bright and dark



*Lighting (Night)*  
bright and dark

”  
THE  
SUBTLE  
LITTLE  
THINGS



”

## THE INTELLIGENT ONE


Intelligent yet isolated, developed yet segregated --- the beginning of a transition from heritage to modern prospers in intellectual yet has left human interaction as a forgotten element

# Chapter 4.0

Jalan Hang Jebat



"The Visionary One"

A stylized, top-down map of a city block. The map features a grid of streets and various building footprints. Some buildings are highlighted in dark grey, while others are in light grey. A prominent feature is a large, irregularly shaped area in the lower right quadrant, which is highlighted in a light blue color. Within this blue area, there is a yellow building footprint and a blue circular shape. A dark grey rectangular box with white text is positioned in the upper right quadrant of the map. A vertical blue line runs down the right side of the map, passing through the text box.

THE VALUE STARTS OF AN UN-  
PRECEDENTABLE FUTURE  
WHERE HERITAGE TRANSPIRE  
INTO A MODERN LANDMARK

## Jalan Hang Jebat



People travel to stadium or church on the weekends  
Mostly construction sites are neglected by public  
Most places are barriered and off limits to the public



## Jalan Hang Jebat

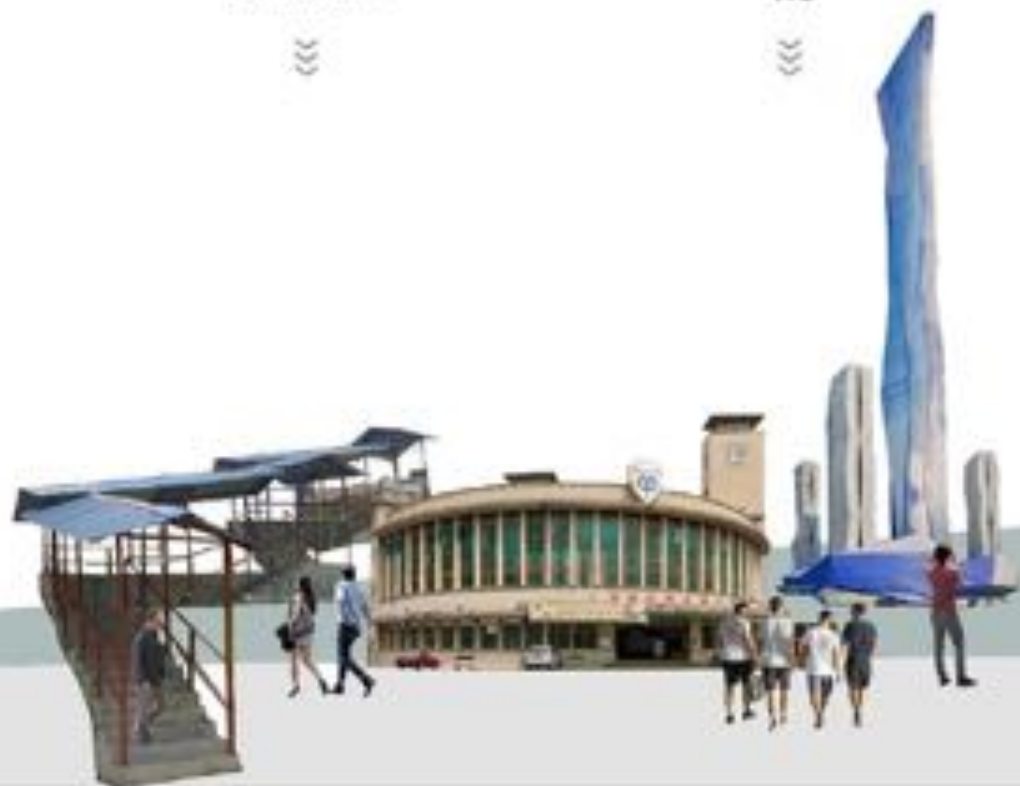


People travel to stadium or church on the weekends  
Mostly construction sites are neglected by public  
Most places are barrierd and off limits to the public



THE EVER-CHANGING ONE  
STADIUM

THE UNPREDICTABLE ONE  
118



”

»»»  
— INTO THE  
CHARACT-  
HERISTICS  
«««

”

JALAN  
HANG  
JEBAT

*Roofscape*



- Slow modern construction development with fully modern skyline.



”

# JALAN HANG JEBAT

Architecture Style  
& Building Typology



- Activities and building type.



”

## THE VISIONARY ONE

In a state of calm and tranquility before the storm of PNJ 118's completion --- creating an unknown fate bestowed upon all that's around it

# A SITE OF ” HERITAGE & MODERN MIXTURE

COMPLICATED : TOURISTS AND LOCALS

INTELLIGENT : INTELLECTUALS

DOUBLE-FACETED : BUSINESS

VISIONARY : COMMERCIAL-RECREATIONAL



THERE IS A BALANCE OF LIVE WORK  
MEET IN EACH QUADRANT ALONG  
WITH HINTS OF HERITAGE ESSENCE



# Chapter 5.0

---

The Fifth Character

“  
In place of all the quadrants, our site  
sits as the 5th character — a  
character we design and decide.  
It's a blank canvas with open endings  
which allows us to either adapt,  
stand out, contradict or neutralize  
the site.”  
”





Our approaches leans towards a crossover between modern and heritage in relation to either the tourist and intellectual quadrant or the business and commercial-recreational quadrant

Not only should we design coworking but it should contribute back to the values of the site and the community

***Would you rather have conventional coworking in a heritage area  
Or something with more meaning and value ?***





ee

*Not only should we design coworking  
but it should contribute back to the  
values of the site and the community*

”

“

***PRECEDENT  
STUDIES***



“

## ***TAI KWUN CENTRE FOR HERITAGE AND ARTS***

HONG KONG

a cultural-heritage architecture that breaks through walls, sending a message about having balance between art and heritage with modernized recreation

- 1841 – 1964 • Beginning Stage: Government
- 1865 – 1936 • Development Stage: Authority
- 1937 – 1967 • Challenging Stage: Downfall and War
- 1967 – 2006 • Transitional Stage: Repairs, Construction & Establishments
- 2007 – Now • Revitalising Stage: Heritage





#### ZONING

RESIDENTIAL	50%
EDUCATION	5%
SHOP	20%
OFFICE	15%
RELIGIOUS	5%
COMMUNITY	5%



## Site Location

- Located in the heart of a tourist-commercial spot.
- Act as an urban-heritage oasis within a forest of commercial and residential high-rises.



## SKYLINE

The gallery and amphitheater is a mixure of old and new is framed by the backdrop of Central's skyscrapers

## CROSSOVER



In relation to the heritage buildings:  
The site uses all heritage and historical buildings as a gallery of its past function

## PERMEABILITY



In relation to surrounding activity and street:  
Porous to the surrounding traditional shophouses & able to enter the site from multiple entrances





## **C O N N E C T**

Entire heritage area of galleries,  
exhibitions and displays

Interconnected through passage-  
ways, open spaces and connections  
for gatherings and activities.



## arts and cultural centre

mainly displays art in historical setting and fusion



provides cultural stage performances



a place for artists and writers to learn ■



■ Cultural Activities and Exhibitions



Tai Kwun Centre for Heritage and Art

***“ we don't interpret history,  
we accept history as it exists ”***





“

## ***Conclusion***

This is the crossover between heritage and modern architecture where heritage and commercial coincide,

In relation to our site, this idea leans towards the commercial and recreational quadrant.

”

## Rimbun Dahan / Hijjas Kasturi and Angela Hijjas

Km. 27 Jalan Kuang  
Kuang  
Selangor, 48050  
Malaysia

For 2 decades unique atmosphere of  
Rimbun Dahan to build their own artistic  
practice.

Encourage visual artists, choreographers  
and other creative individuals to explore  
and develop their artistic work.







“

Open studio are hosted for interaction between hotel guests

develops a broader appreciation of artists practices

”



The residences are visual artists, dancers, choreographers, writers, arts managers, curators and researchers



**Residences work space**

artists come for a short period and actively produce work

show their work at the end of residency in a less commercially formal gallery



**Residences living space**



“

## ***Conclusion***

This is a project that showcase the crossover between institutional and tourism where artist from all over the world are able to visit Malaysia as tourist, at the same time contribute their talent to their respective industry by producing a new masterpiece.

”



**They say coworking space for professionals is a trend to follow.**



**We say, in this context,  
its just following the blinded.**



**Why go for unrelated schemes when you  
have a **heritage-rich site** to enhance?**





How about a cultural co-working space  
with artistic and heritage values?



**We say YES**

**Accepting the site as a whole**  
**A little redefinition goes a long way.**



**What do you think?**

## References

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