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**STAR
ART GALLERY**
MAPS

SENTUL WORKS
YTL DESIGN TEAM

NATIONAL ORCHID GARDEN
CPG CONSULTANTS

PRESIDENT'S DESIGN AWARD 2020



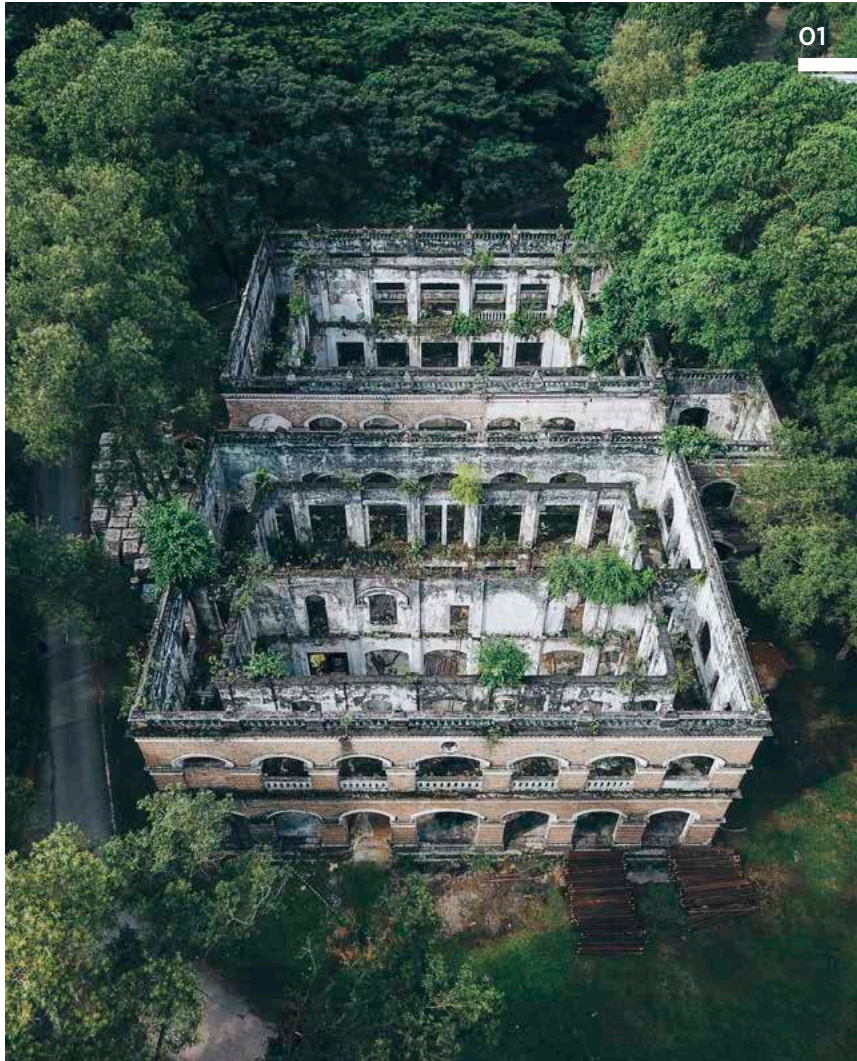
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INDUSTRIAL ICON

RESTORED AND REJUVENATED, SENTUL WORKS IS AN IMMACULATE SUBURBAN OFFICE OF HERITAGE ARCHITECTURE AND INVIGORED MALAYSIAN MODERNISM.

WORDS
NIZAR MUSA

PHOTOGRAPHY
DAVID YEOW
PHOTOGRAPHY,
YTL LAND



01. Seen from above, the dilapidated 1904 Federated Malay States Railways headquarters is a two-block edifice, each wing featuring an inner and outer wall of covered verandah synonymous with that era.

02. Sentul Works in its finished form. The older building has been fully restored with verandahs reclaimed as offices, and above it, a new structure that represents YTL Land's vision of a contemporary working environment.

There isn't a suburb around Kuala Lumpur quite like Sentul.

It has, for one, a trademark skyline distinguishable by clusters of zig-zagging ziggurats.

To its west, there is a sprawling private park, a verdant green lung acclaimed not only for the city's renowned performing arts centre but also its restored colonial-era structures.

History and modernity are contemporaneous here, qualities perfectly distilled in the new and iconic Sentul Works building, previously the 1904 Federated Malay States Railways headquarters.

HISTORY AND HERITAGE

Its (re)construction began in July 2018, initiated by YTL Land & Development (YTL Land), which from the early 2000s had





03



03. The modernist extension is designed with aesthetic equilibrium in mind, bold in appearance yet deferential in scale and proportion to the rich heritage architecture underneath.

steered Sentul's revitalisation.

Maintaining the project's historical value was paramount to YTL Land director Yeoh Pei Teeng, "I started working on the concept and ideas with my team well before 2018.

"We had a lot of great ideas on a new use for the building, and how best to capitalise on its history and heritage.

"We were interested in materiality, and extensively sought out reference and

benchmark projects that had the aesthetic we wanted."

Herzog & de Meuron's CaixaForum Madrid arts centre would in part inform their research, its granular and contrasting multistorey placement over an existing brick shell a shared aesthetic.

Unlike its European precedent, Sentul Works observes a more formal adherence to its classical roots.



04. The material palette of oxidised Corten steel and weathered timber-strip decking lends a rustic character to the scheme, offset by the precision of glazed façade and variable panel widths of cladding.

A rarity in this climate, the project's trademark Corten steel cladding nevertheless appears an erudite selection, lending colour and texture to the upper-floor façades.



Totalling just over 40,000ft² in GFA, the building is symmetrical in layout, with its core to the rear, tenantable areas are spacious open-plan offices split over its four-storey height.

"To reactivate and reconstruct the carcass of the old building, our approach was to take cues from the site's industrial past, the old railway depot.

"Steel frames and columns pay homage to that, with the partially open ceiling showing the rawness of exposed framing and ComFlor steel deck," reveals Yeoh.

Erecting any new structure within a fixed envelope would invariably demand attention.

Incoming prefab structures and other materials required proper management to minimise disruption to traffic.

The use of a high-capacity crane was likewise necessary, the transfer of heavy steel a delicate operation made complex by the constraints of building and site.

RED AND RUSTIC

A rarity in this climate, the project extension's trademark Corten steel cladding nevertheless appears an erudite selection, lending colour and texture to the upper-floor façades.

Yeoh elaborates, "We chose Corten steel as it picks up the red nuances of the brick façade underneath. Its natural weathering is beautiful and harmonises well with Sentul's past.

"It also infers an expression of craftsmanship, as in the expertise and contributions of the railway community whose dedication and labour made the rail industry what it was in its heyday."

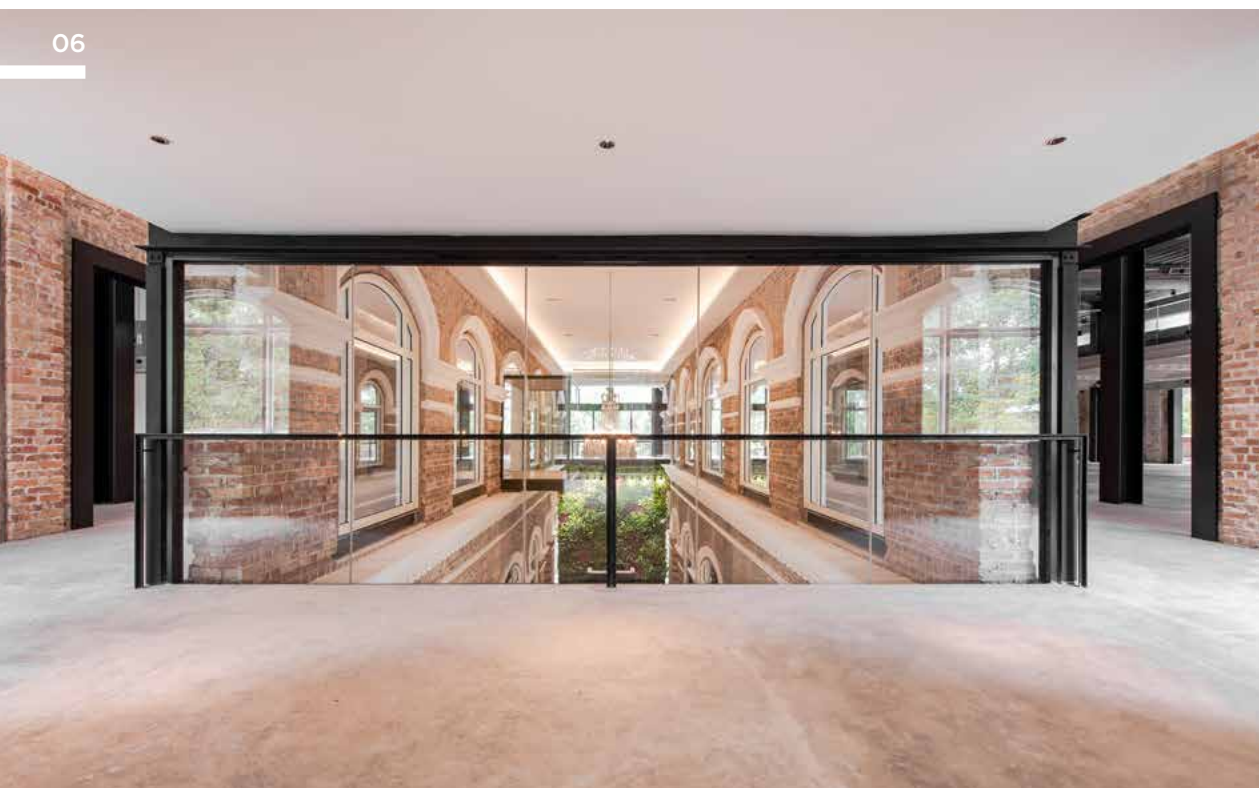
Another material of significant import is brick.

Beyond trend, it is virtually synonymous with the character of Sentul West – the material represented in the park's other period buildings, including the award-



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05-06. The existing double-height atrium is transformed into a charming daylit space of colonial design, exposed brickwork, infill and full-height glazing accentuated by covings and trimmings both old and new.



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SENTUL WORKS

LOCATION

Kuala Lumpur, Malaysia

SITE AREA

62,785.49ft²

GROSS FLOOR AREA

40,492.9ft²

COMPLETION

2021

ARCHITECT

Alexis Mariadass in collaboration with O2 Design Atelier and YTL Design Team

DEVELOPER

YTL Land & Development

CONTRACTOR

Capriform Venture

C&S CONSULTANT

Perunding YSL

M&E CONSULTANT

Perunding Berkat

QUANTITY SURVEYOR

YTL Design Team

LANDSCAPE

ARCHITECT
Pracxis Design

winning Kuala Lumpur Performing Arts Centre – and finds meaningful incorporation into the ground and first floor interiors.

In spite of the overabundance of brick, the indoor ambience remains light and comforting with more than a hint of nostalgia.

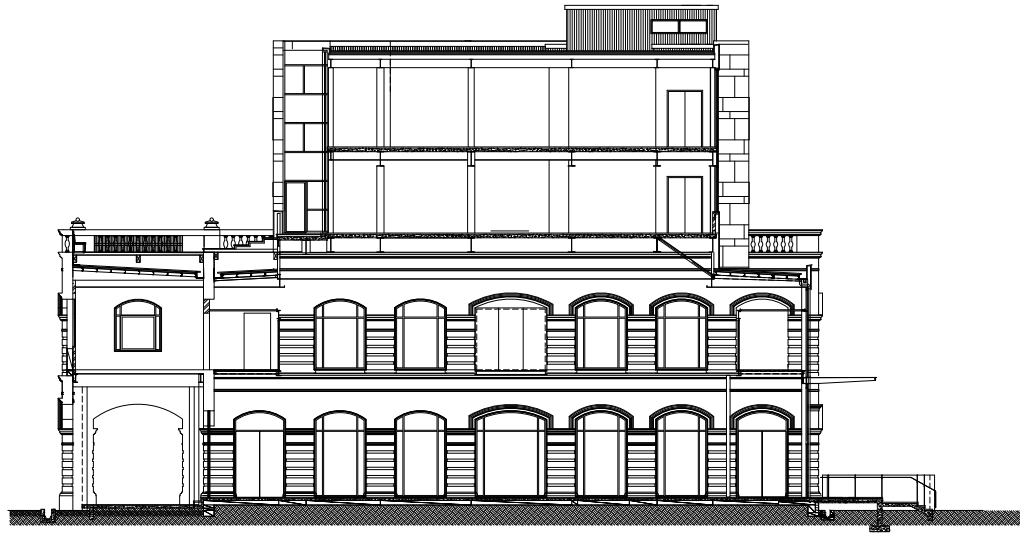
Infill windows and multi-apertured glazing on the façades invite just the right

amount of natural daylight as well as framing views of the magnificent surrounds.

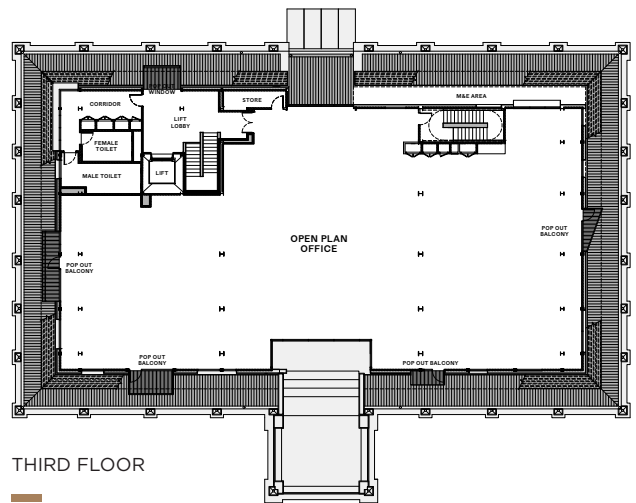
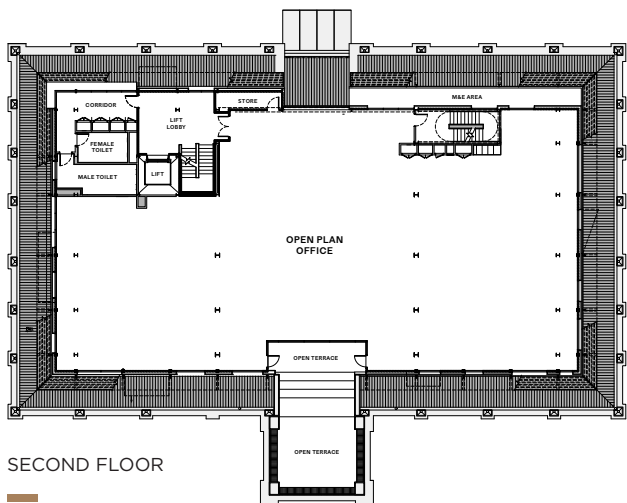
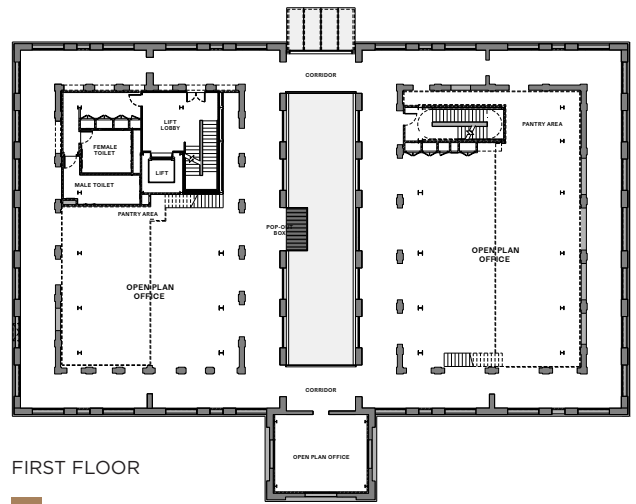
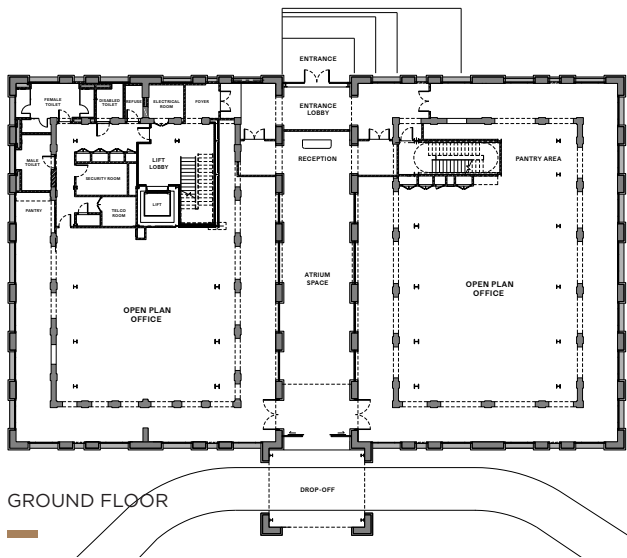
“I wanted to create something different, unexpected and unique – the first of its kind in KL,” says Yeoh.

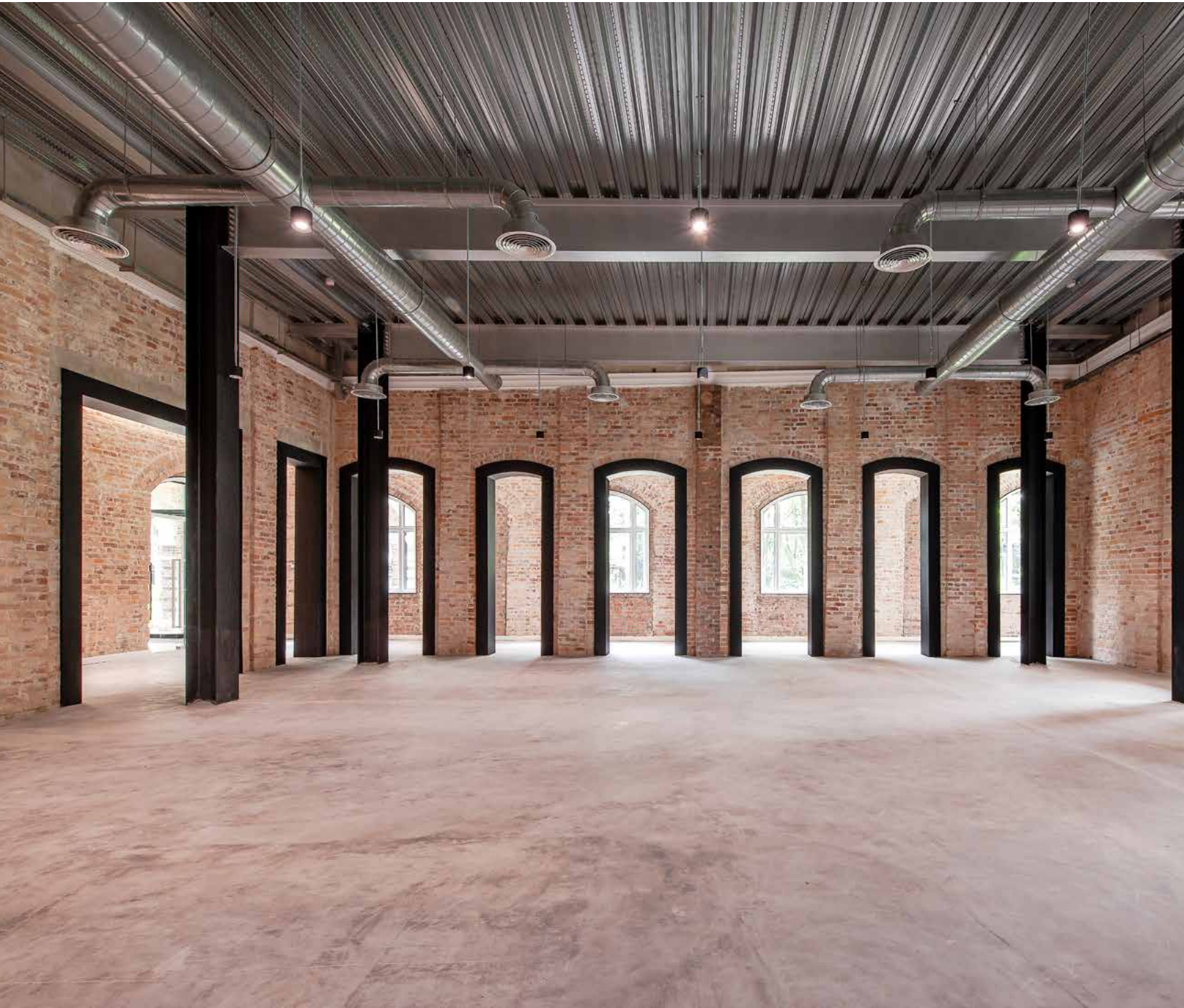
“I wanted to completely move away from the stereotype pigeonhole office concept, and to create a new refreshing workplace with welcoming, airy, brightly-lit spaces

SECTION



FLOOR PLAN





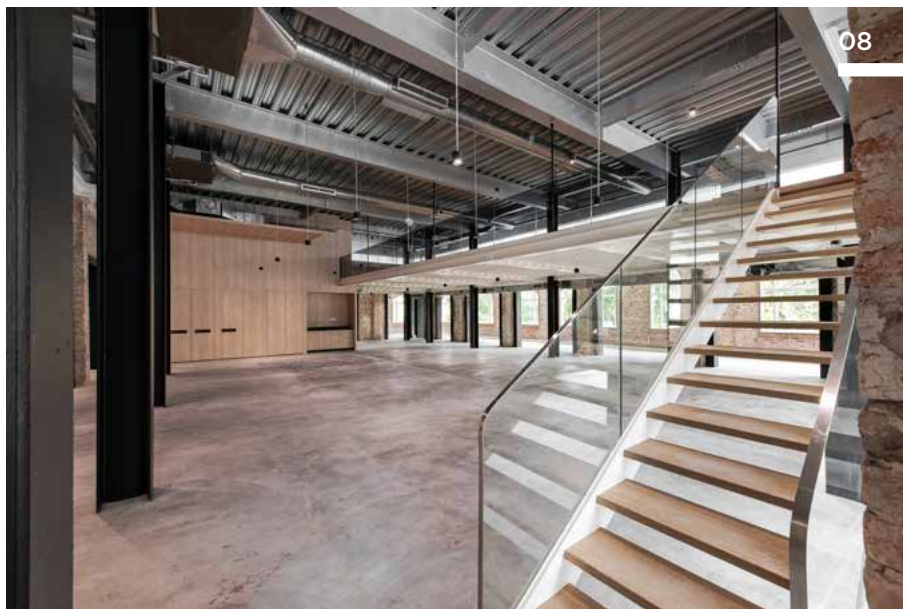
—
YEOH PEI TEENG,
DIRECTOR,
YTL LAND
—



with vibrant hues and interesting features.

“Sentul Works was not intended to be a typical office building that our tenants can find everywhere.

“It takes advantage of our park setting; we have a deck outside where tenants can enjoy calming views of greenery, the historical Sentul Depot on one side, and the iconic towers to the east.”



07. The office spaces showcase the convergence of historical building fabric and steel structures.

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08-09. Wide, open-plan floor plates are achieved via long-span girders and ComFlor composite steel decking, giving tenants maximum flexibility in designing their offices according to operational and business needs.

A SHARED VISION

Delivering such an articulate and rigorous design warranted specific collaboration, and local practice O2 Design Atelier was brought in to contribute to the pool of specialist knowledge and innovative solutions required for constructive conservation.

The involvement of YTL Land managing director Dato' Yeoh Seok Kian, too, had a strong impact on the project.

"Since my younger days, my dad (Dato' Yeoh) and I would always visit interesting buildings and landmarks on our travels, to inspire us and to find ideas on what we can bring to the market in KL," recalls Yeoh.

"It was the same for Sentul Works. We sought inspiration on how we could incorporate details into the building while retaining its originality, and without changing the historical look and nostalgic feel too drastically.



"I would say this a vision that we shared right from the start. It is about the appreciation of the history and industrial aesthetic of the old building, and preserving its character for generations to come."