



OPPORTUNITY FROM OBSCURITY

shafixzaman
ARCHITECT

1

we are a small,
obscure practice born
of opportunity and
decades of toil and
labour

opportunity

3

noun: opportunity
a time or set of circumstances that
makes it possible to do something.

opportunity from obscurity

obscurity

noun: obscurity
the state of being unknown,
inconspicuous, or unimportant.

2

The act of building requires the coming together of various disciplines.

It is a *calculated* and *mechanical* process, which draws upon the sciences of building technology, structure and construction. For centuries buildings have been built for habitation and shelter. Buildings are straightforward utilitarian creations, which can be erected by anyone with training and/or experience.

Therefore, it can be said that the technical skills required to realize a building are the cornerstone of all disciplines within the building industry and should be expected of such practitioners as a given. However, the question must be asked if this is sufficiently adequate to call all buildings architecture?

Architecture is the *creative* process of injecting art and craft into building. It is the human element, which gives quality to space and aesthetic to form. Architecture is the ingredient, which stirs life into sterile and lifeless structures – balance, poise, proportion, harmony, composition, colour and character.

The value of an architect is his or her ability to imbue buildings with such qualities.

'Buildings' are tolerated, 'architecture' is *celebrated*.

1

buildings are utilitarian creations - they can be erected by anyone with training and experience

2

are all buildings architecture?
the question arises
- what is architecture?

My experience has encompassed all major building types, ranging from residential, institutional and commercial together with master planning.

I have had the privilege of working on some recognized projects both locally and abroad including the Masjid Putrajaya and Hospital Putrajaya, Sultanah Bahiyah Hospital in Alor Setar, PJ8 in Petaling Jaya, Al-Reem in Abu Dhabi, The National Health Institute in Setia Alam, Arcoris in Mont Kiara, Radia in Bukit Jelutong, Solaris 3 in Solaris Mont Kiara and KL Ecocity in Bangsar.

Many of these projects consist of multiple buildings within a single development and were collaborations between local and international consultants, designers and clients.

established
in 2015, we
started with
a team of 5.



pre-covid19

lockdown hit us from
 18 march 2020 until 3 may 2020.
 we worked from home until 12 May.
 we returned to a newly laid out office
 with maximised social distancing.

year 5 survival mode • obscurity?

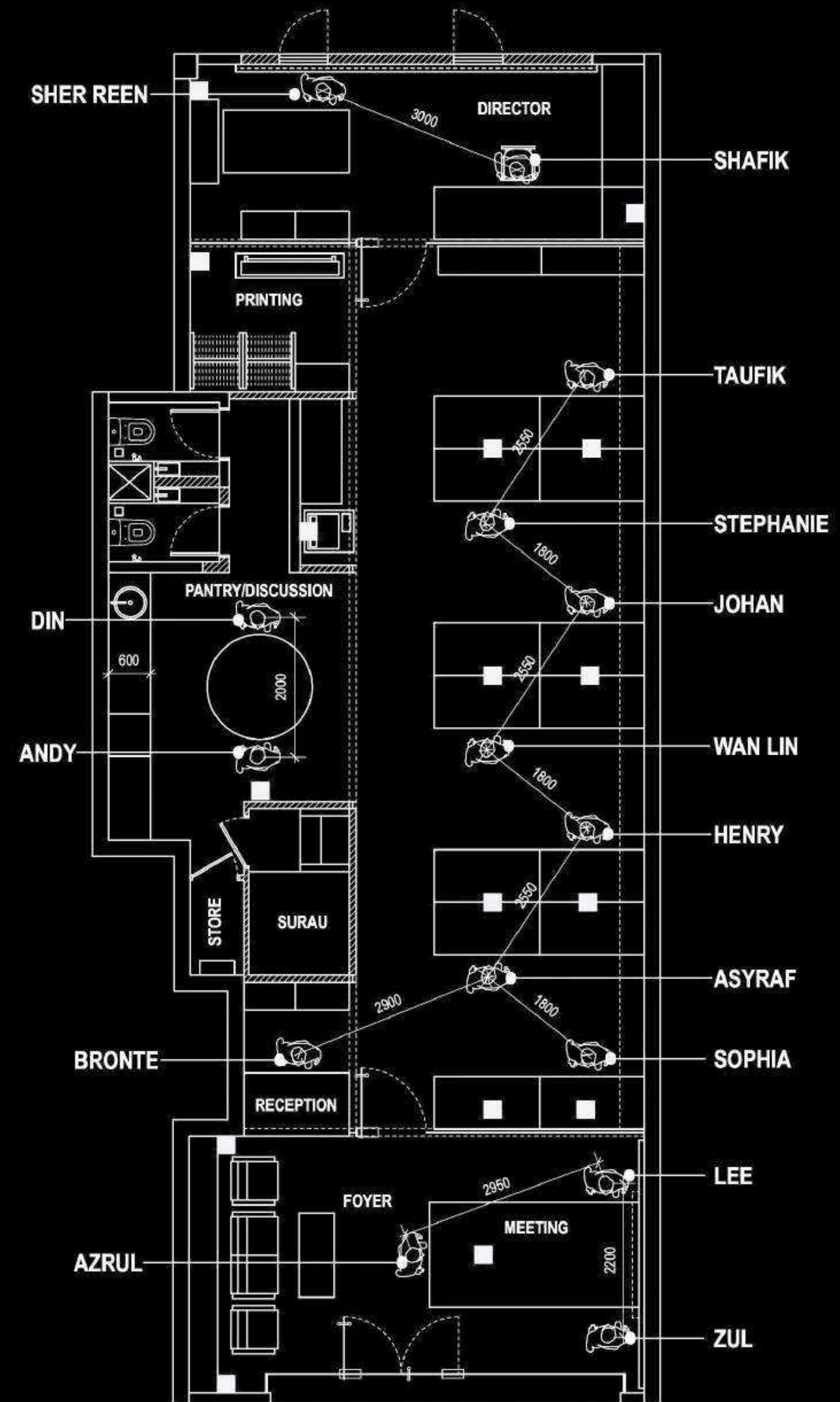
work adjustments

- permit to return to work
- physical distancing
- office space maxed out
- web meetings only
- s.o.p compliance
- flexi hours applied
- work from home limitations

commercial adjustments

- some existing jobs k.i.v.
- no new jobs
- salaries adjusted downward
- government subsidy sought
- reduced office expenditure
- bonuses deferred
- increments deferred

survivability 6-12 months • opportunity?



1

using the discovery project as an example, we demonstrate that opportunity can result from obscurity

opportunity

noun: opportunity
a time or set of circumstances that makes it possible to do something.

3

discovery

opportunity from obscurity

obscurity

noun: obscurity
a thing that is unclear or difficult to understand.

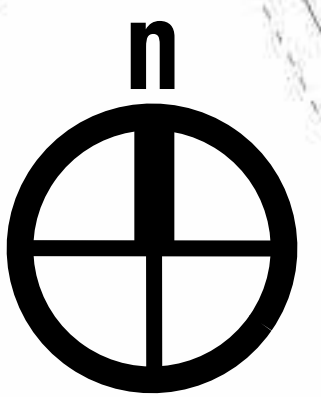
2

The image is a faded architectural rendering of a modern building complex. On the left, there is a tall, slender tower with a complex, lattice-like facade. To its right are several interconnected, angular volumes with faceted facades. The entire scene is set against a light, hazy background. Overlaid on the right side of the image is a list of content items in a green, sans-serif font.

client brief 01
site definition 02
components 03

client brief 01



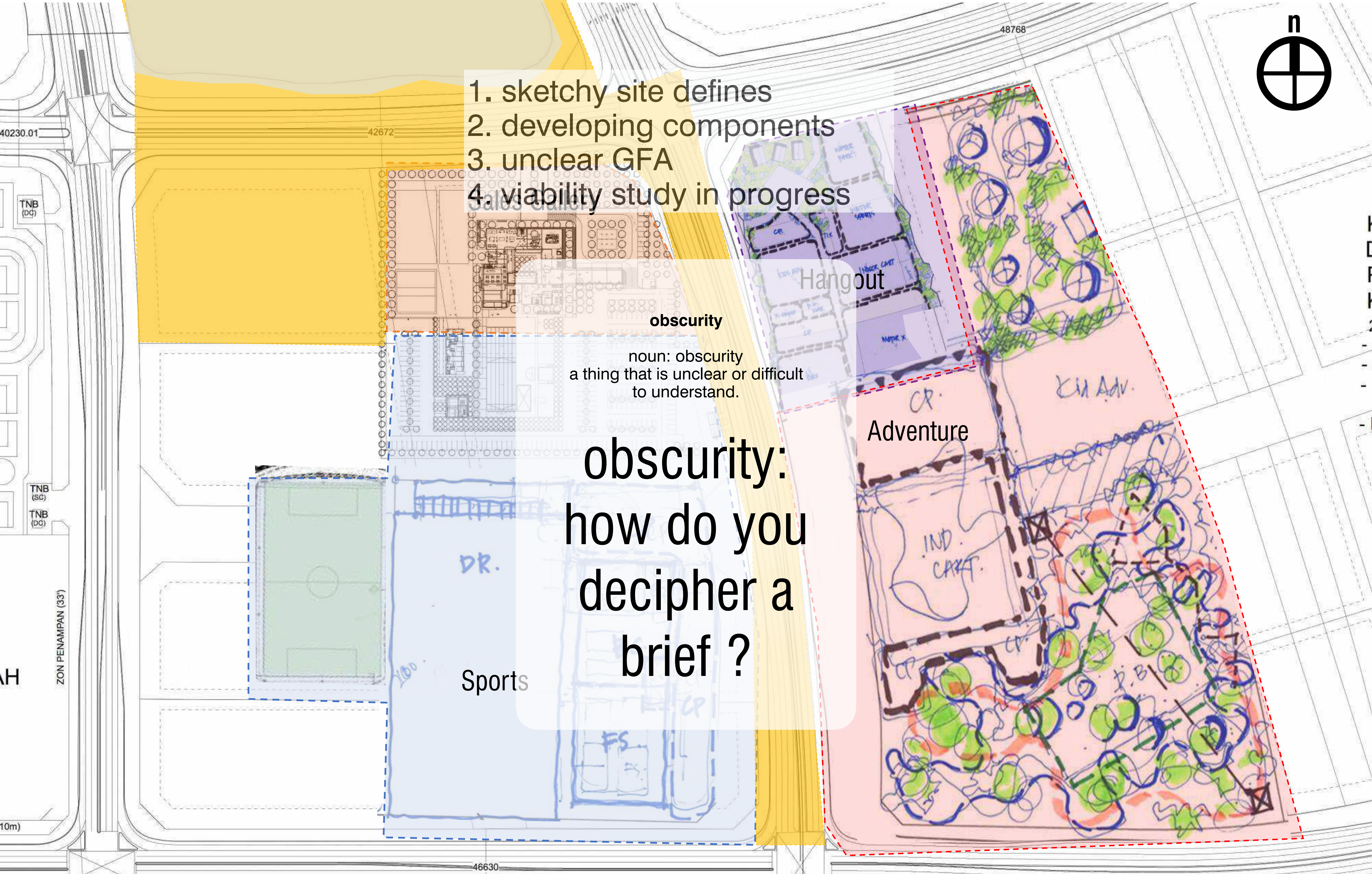


1. sketchy site defines
2. developing components
3. unclear GFA
4. viability study in progress

obscurity

noun: obscurity
a thing that is unclear or difficult to understand.

obscurity:
how do you
decipher a
brief ?



client brief

site definition 02





the site sits within a huge masterplan development located between kuala lumpur and seremban

from cyberjaya

Bandar
Gamuda COVE

Site

toll interchange

elite highway

site definition location plan





dengkil toll

2.40 km

1

the location is currently a marshy swampland rich with migratory and unique wildlife

Bandar Gamuda COVE



Site

0.86 km

toll interchange

2

it is an **obscure** development for now but with huge potential and **opportunity**

elite highway

site definition location plan



from bandar
saujana putra

from cyberjaya

The site was chosen because of good visual and physical access - proximity to the future tolled access and newly built sales gallery were the crucial factors

68054
2.11 Ha
(5.214 Ek)

27969

DAERAH SEPANG
MUKIM DENGKIL

elite highway

Site

Site

101574
101855
102347 101575

40730 40731 40732 40733 40734 40735 40736 40737 40738 40739 40740 40741 40742 40743 40744 40745 40746 40747 40748 40749 40750 40751 40752 40753 40754 40755 40756 40757 40758 40759

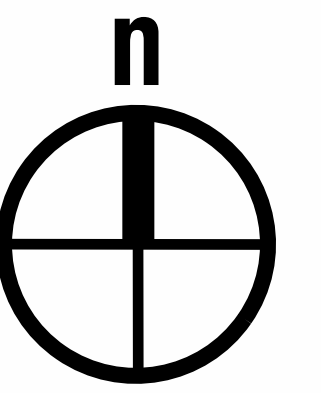
34497

MW-02

MW-03

from KLIA

site definition **future site access**



1. series of plots divided by a dual carriageway
2. form a land bank roughly matching clients needs
3. the site and its defines were quite **obscure**

obscure

noun: obscure
the state of being
unknown, inconspicuous,
or unimportant.

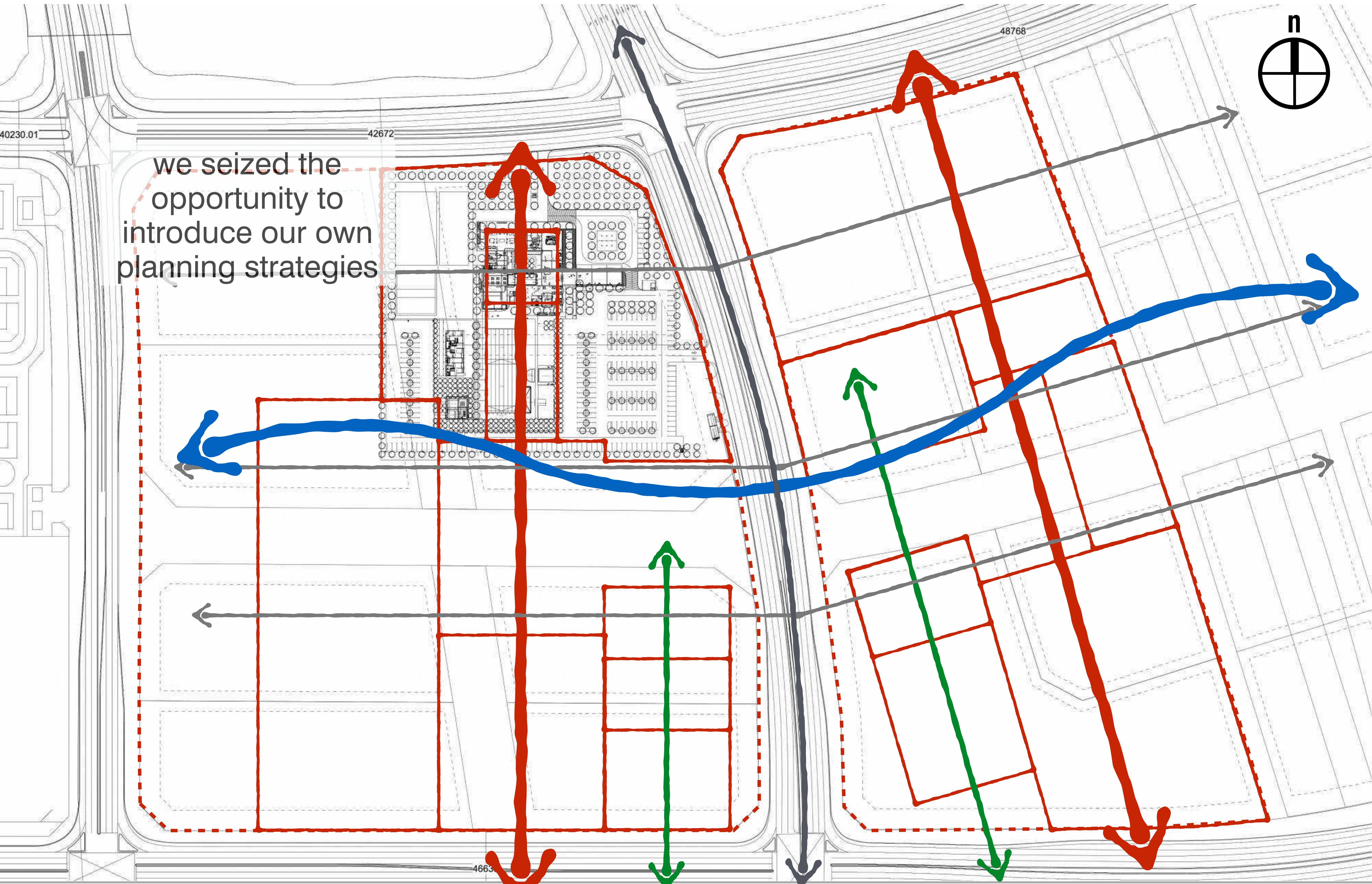
34 acres

**obscure:
greenfield site
with evolving
masterplan**

32 acres



we seized the opportunity to introduce our own planning strategies



site definition **components** around **site forces**



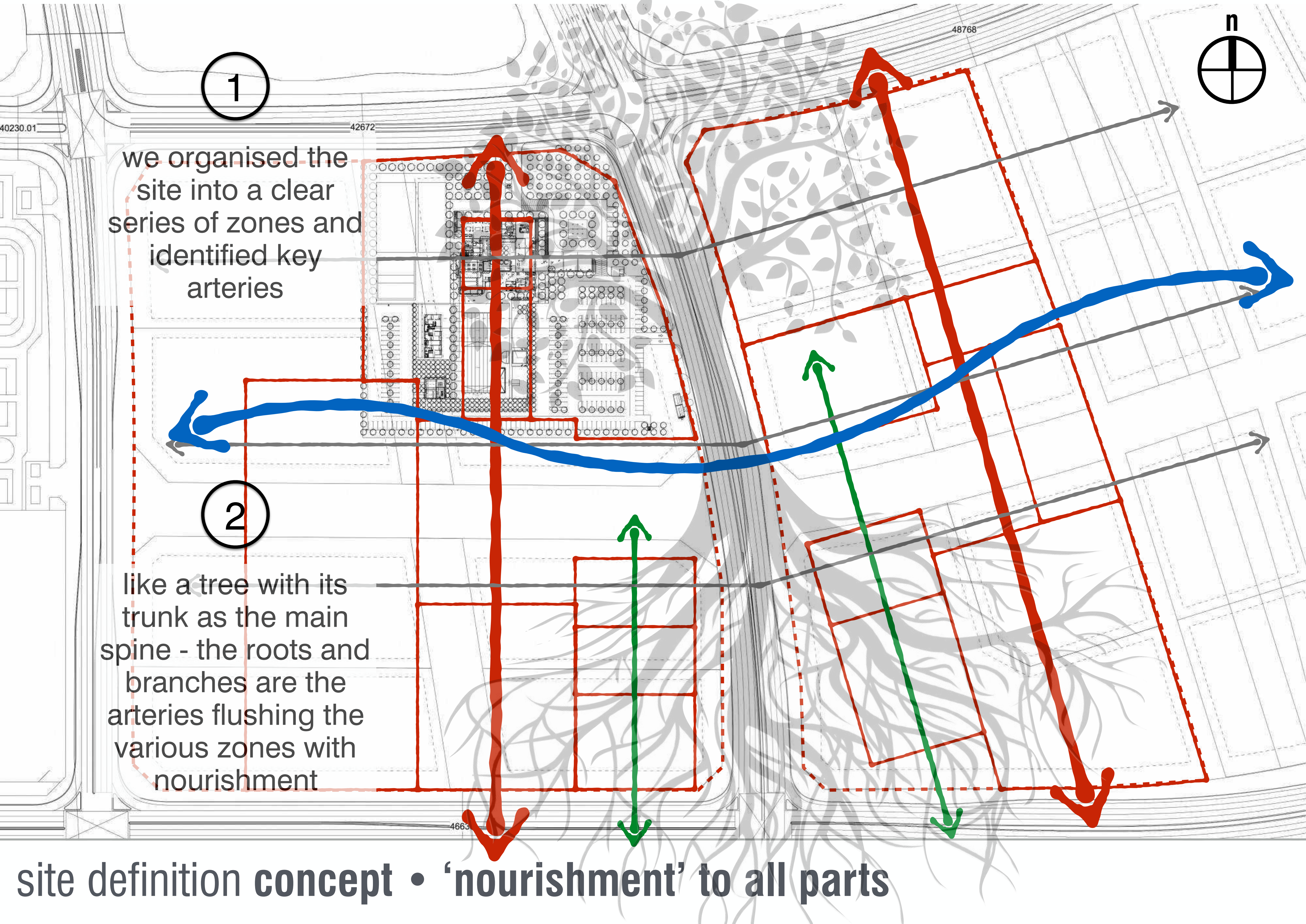
1

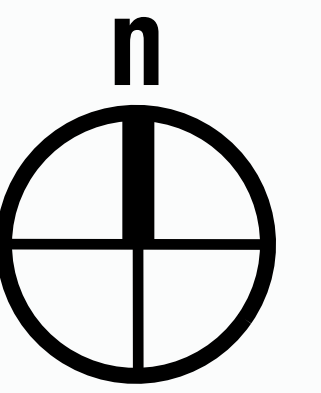
we organised the site into a clear series of zones and identified key arteries

2

like a tree with its trunk as the main spine - the roots and branches are the arteries flushing the various zones with nourishment

site definition concept • 'nourishment' to all parts



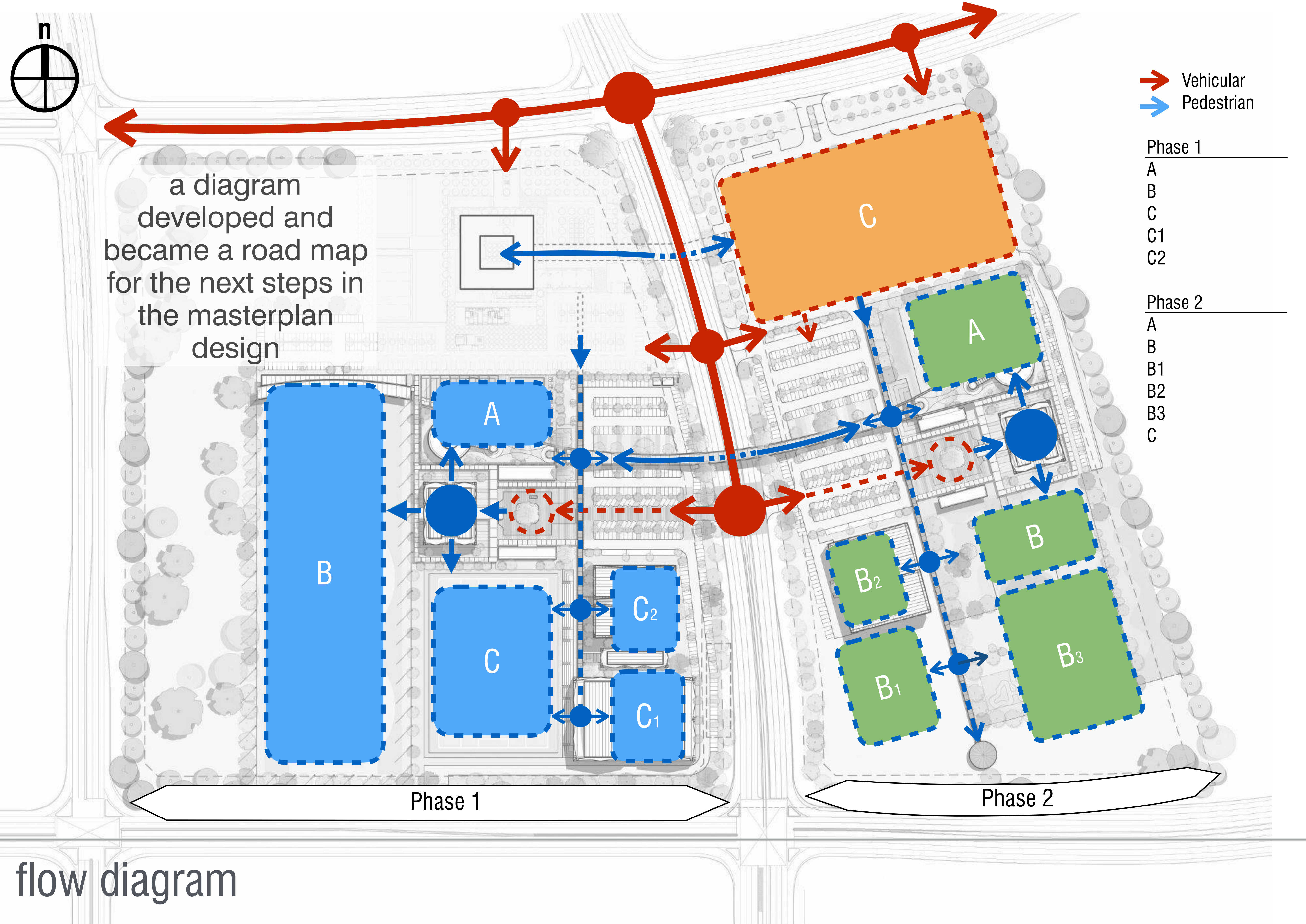


the zoning became less obscure and more organised

hierarchy and circulation gave a sense of clarity to the masterplan



site definition **new plot delineation**



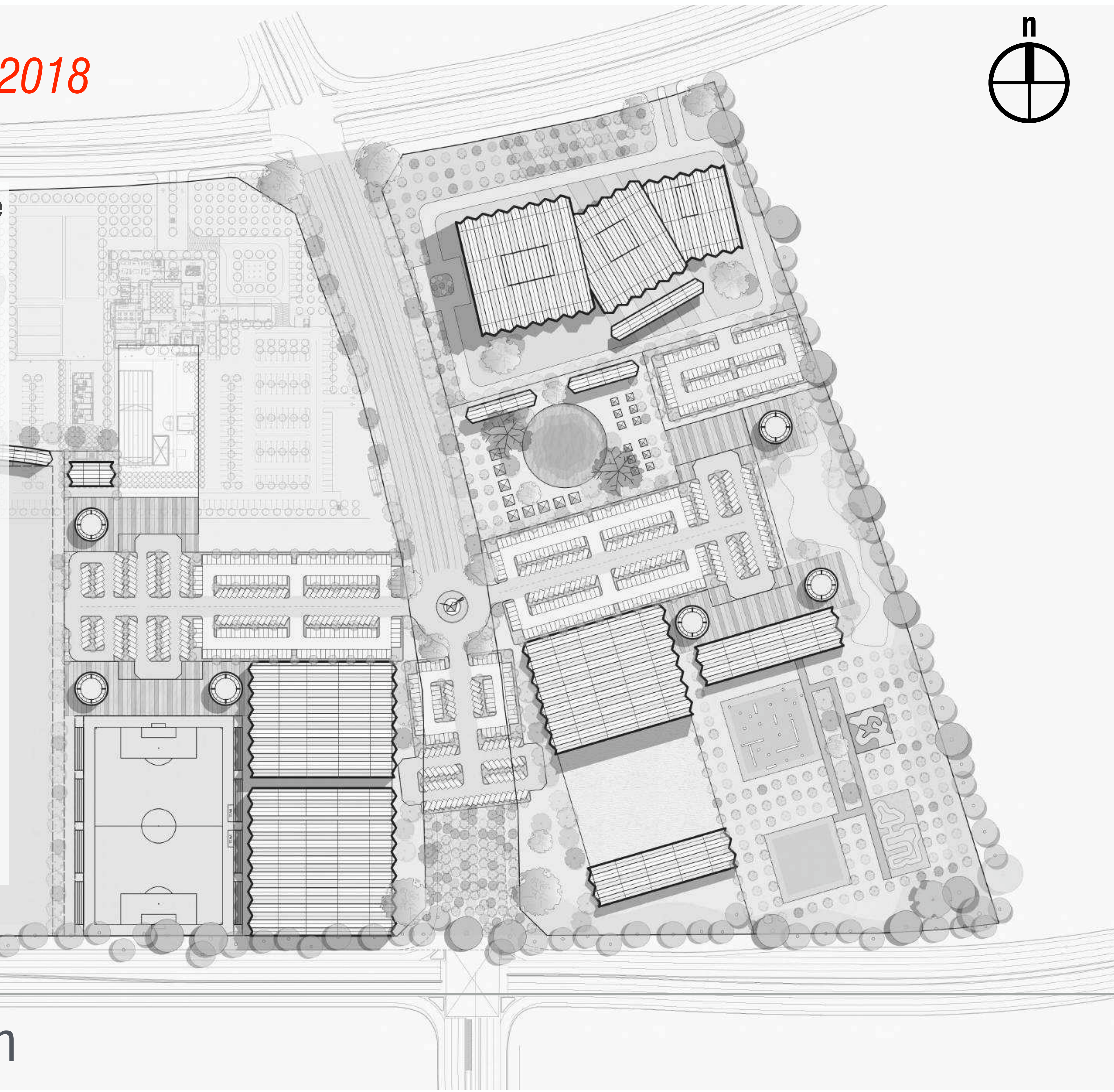
first 20/07/2018



next was the intense process of 'architecturing' the masterplan

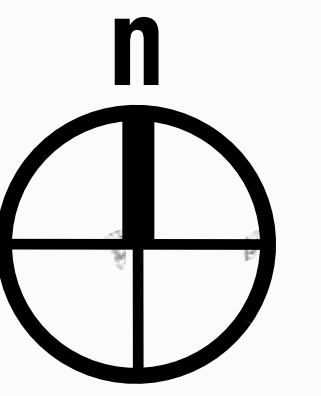
the first idea was premised on the concept of folding precast concrete plates as building envelopes

these were designed with the intention to utilise the client's vast resources in IBS



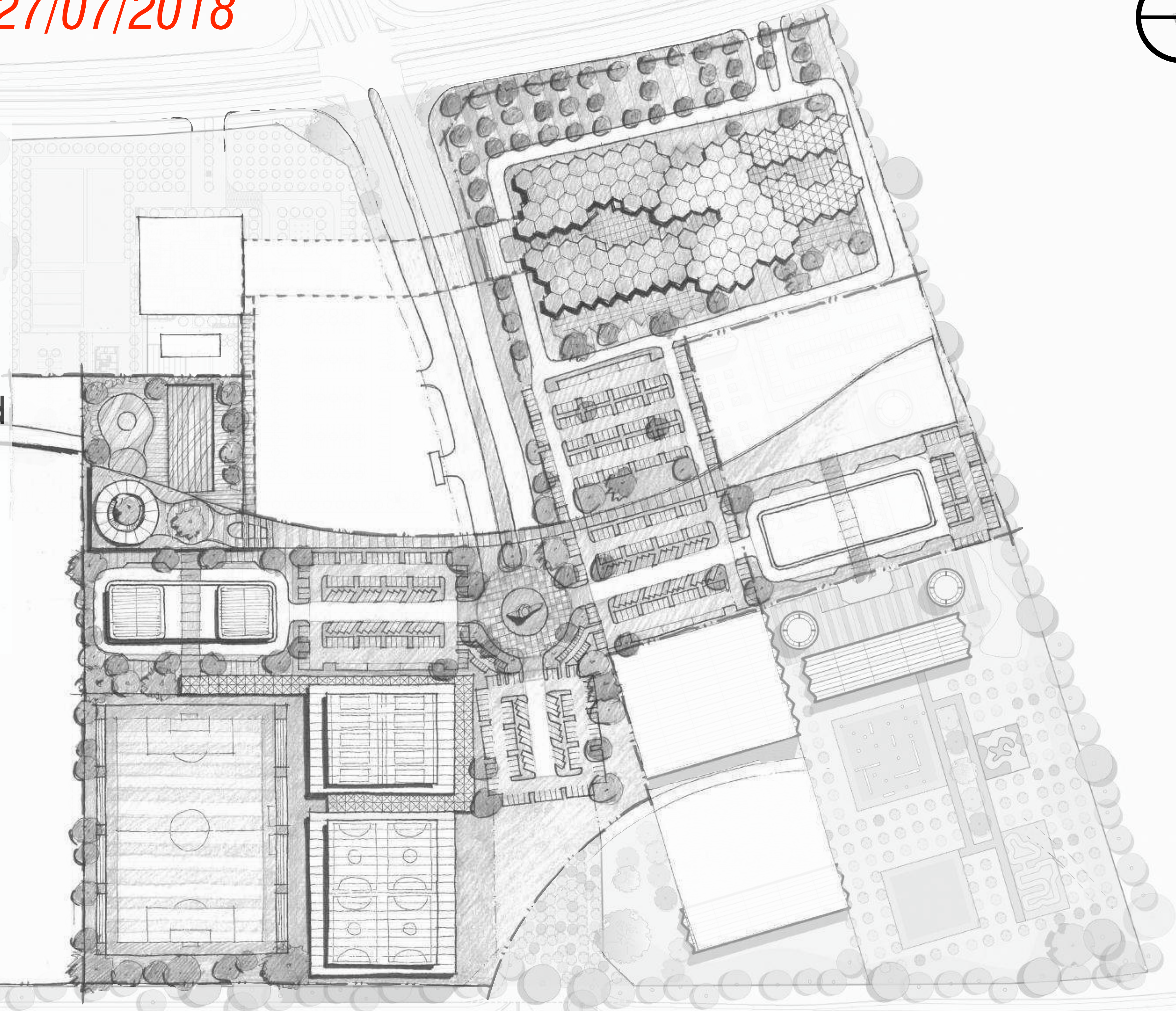
proposed masterplan

second 27/07/2018



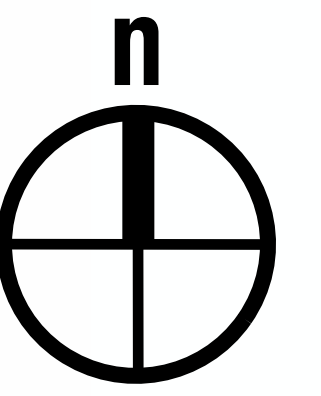
the client wanted a lighter solution so one week later we came up with **option 2**

this option explored umbrella-like structures with lightweight canopies



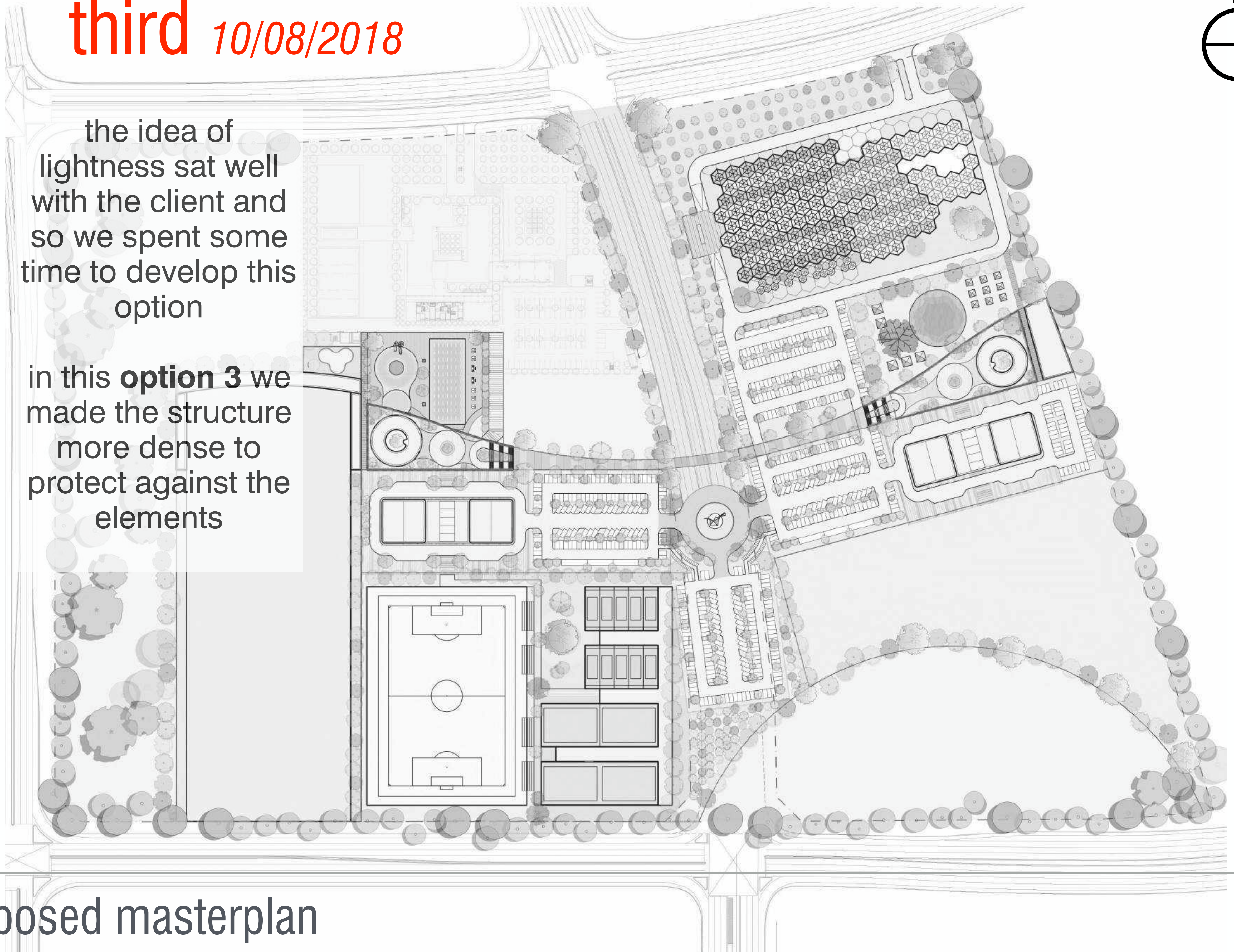
proposed masterplan

third 10/08/2018



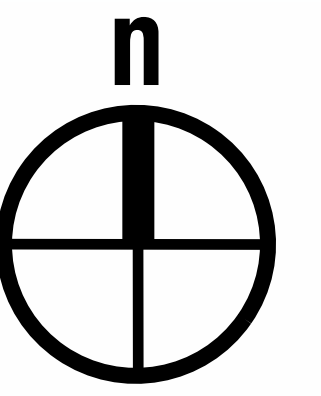
the idea of lightness sat well with the client and so we spent some time to develop this option

in this **option 3** we made the structure more dense to protect against the elements



proposed masterplan

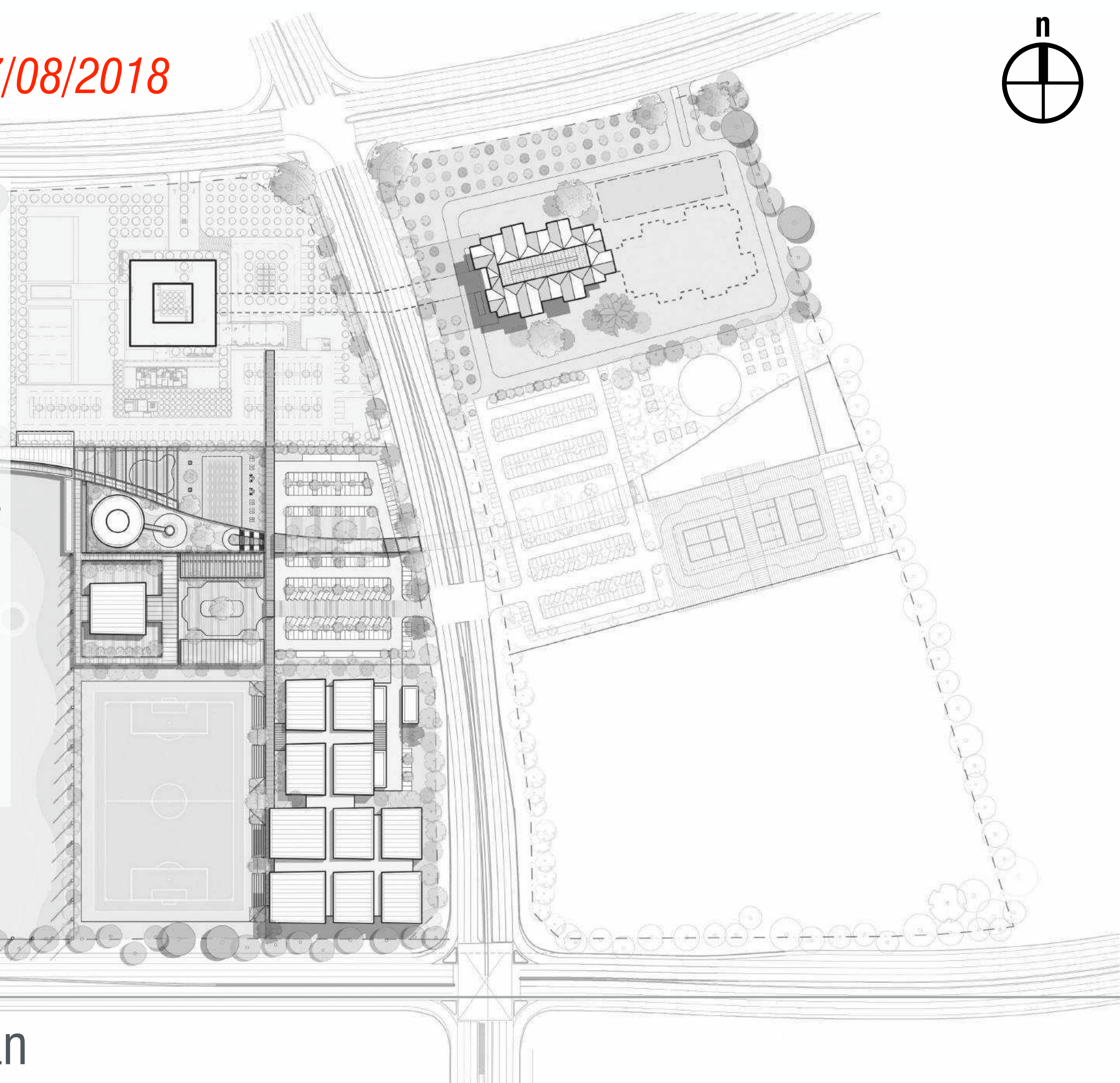
fourth 17/08/2018



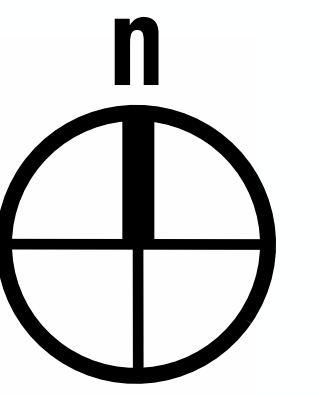
in a move away from canopies, we explored a more unique envelope in **option 4**

we combined the idea of a traditional gable roof together with the hexagon

this yielded a futuristic and modern yet recognisable building form



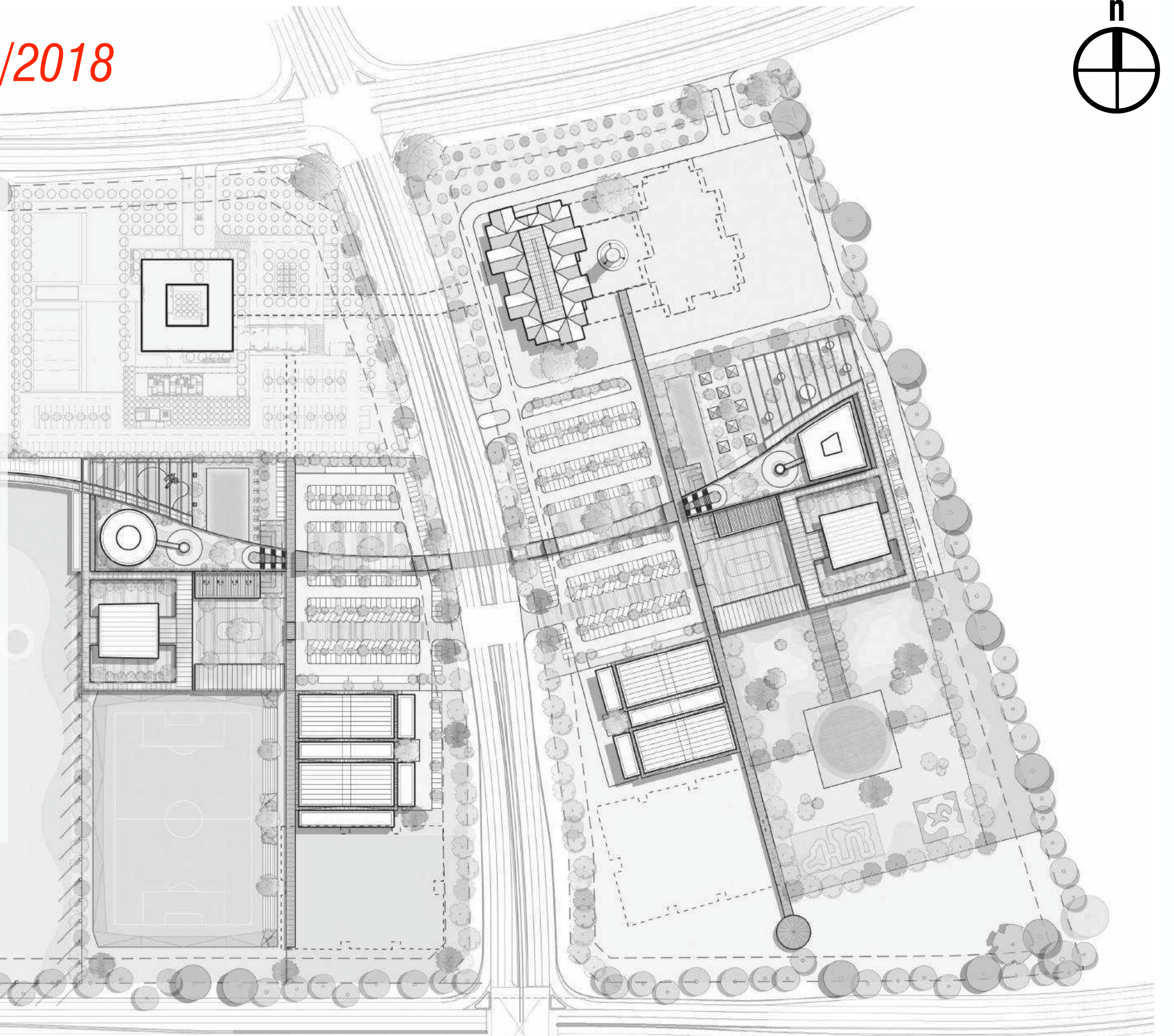
proposed masterplan



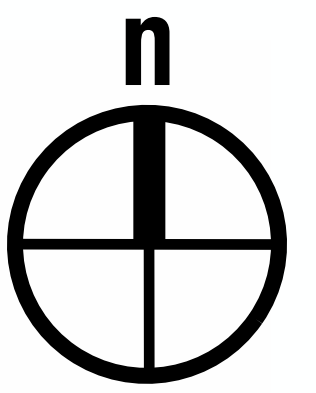
in **option 5**, we took the established building block and explored various permutations

at this stage, the aerobar was introduced by the client

we latched onto this as an anchor for the hive



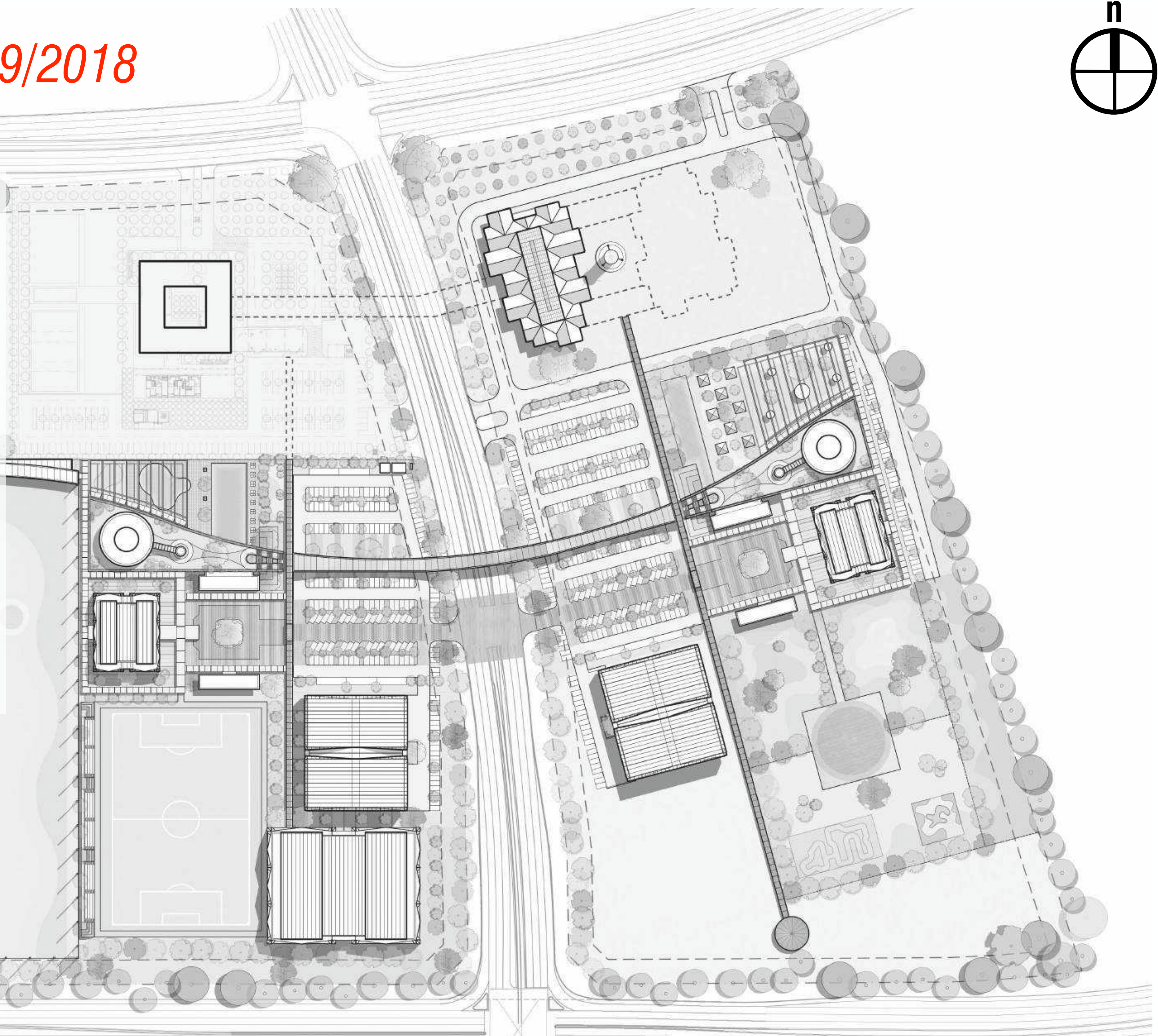
sixth 18/09/2018



block placements
and orientations
began to settle
down in **option 6**

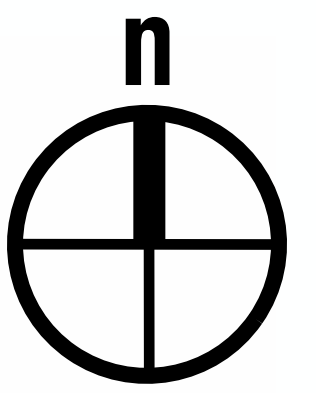
we explored the
possible expansion
of the hive block

linkages across the
site were also
further developed
and enhanced



proposed masterplan

seventh 25/09/2018

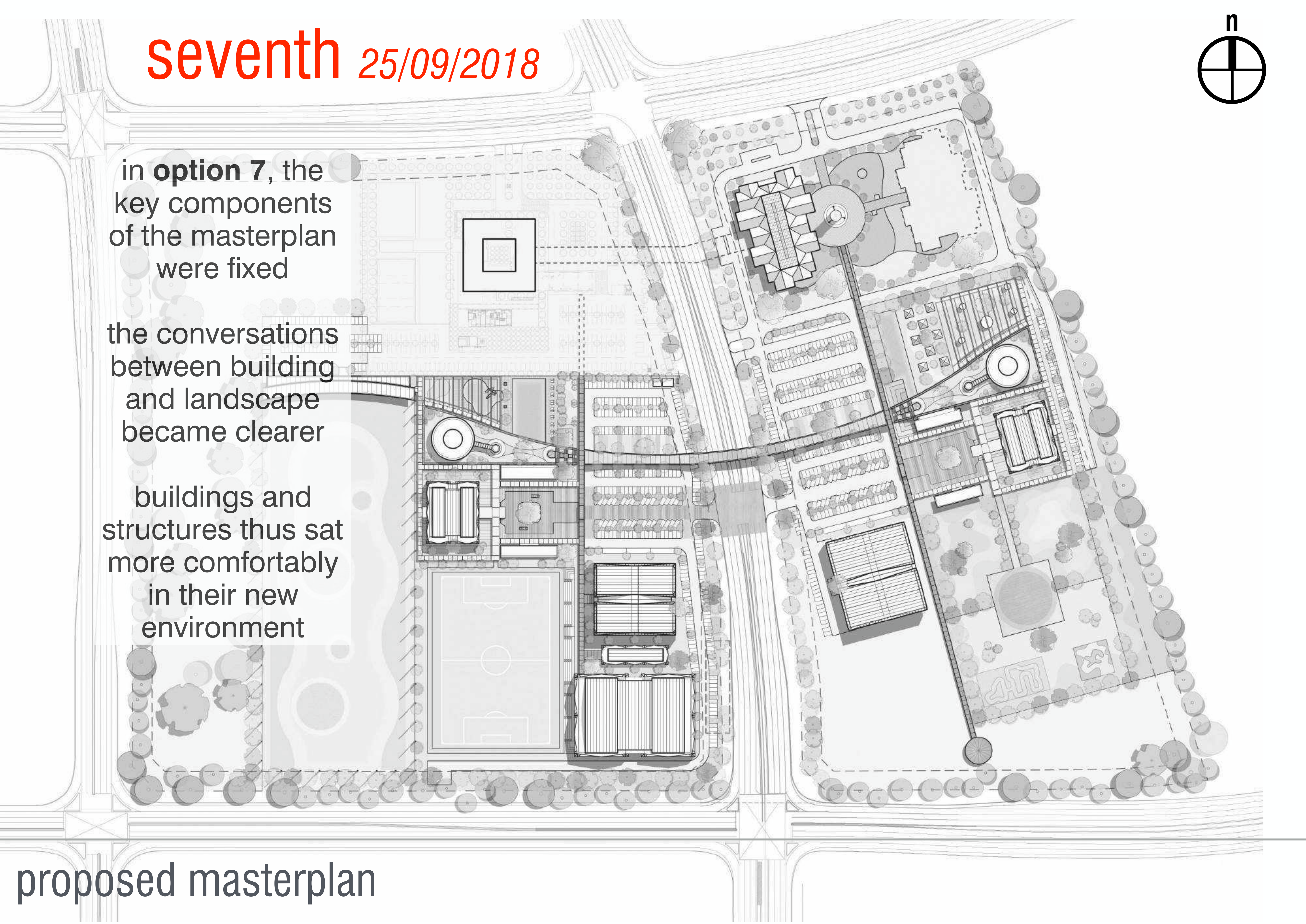


in **option 7**, the key components of the masterplan were fixed

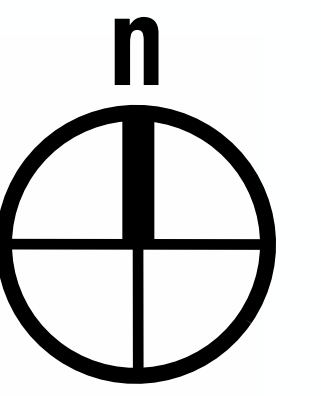
the conversations between building and landscape became clearer

buildings and structures thus sat more comfortably in their new environment

proposed masterplan



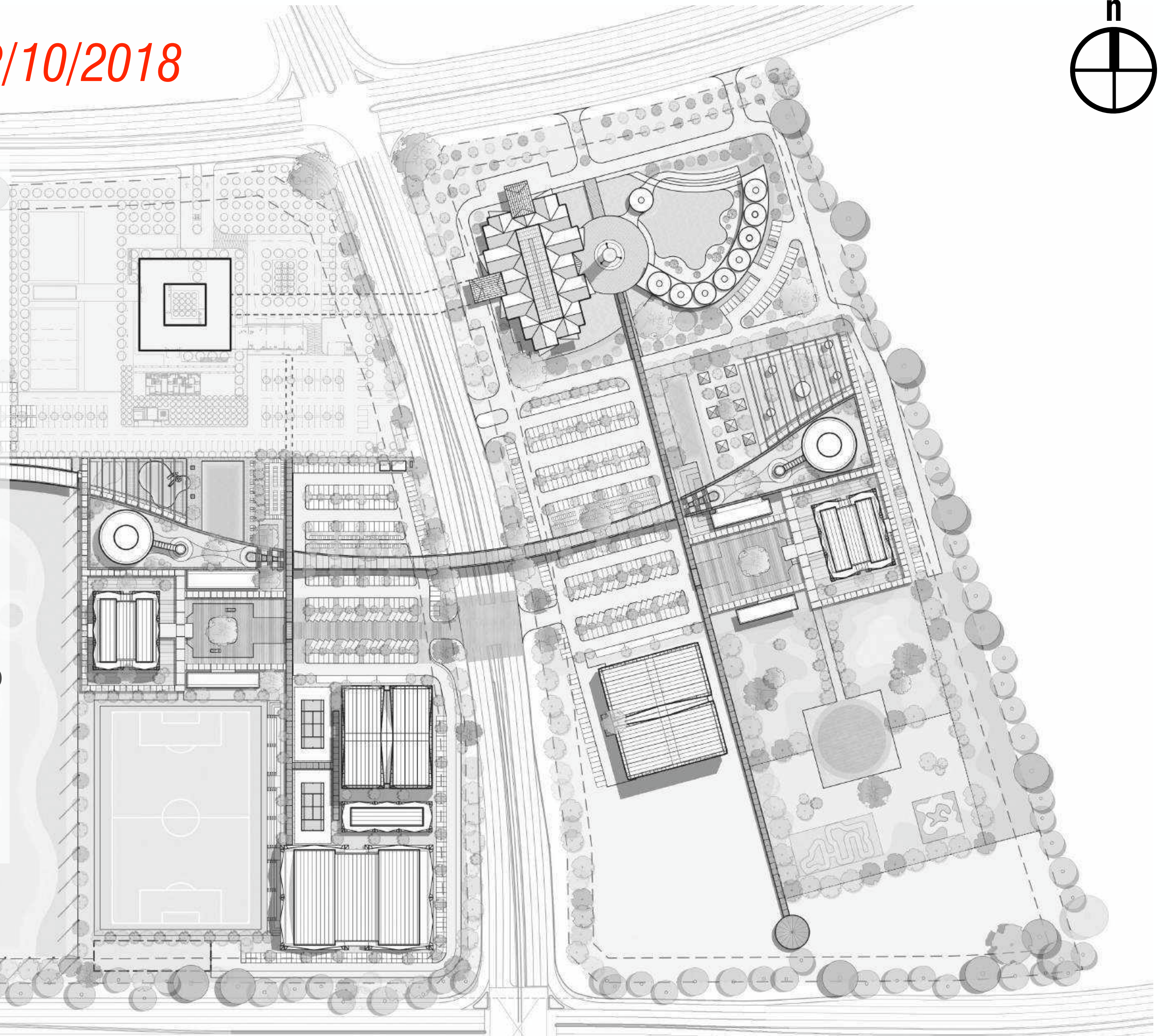
eighth 02/10/2018



minor tweaks on building orientation were introduced in **option 8**

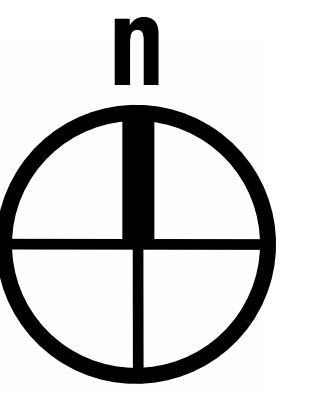
the key development was the introduction of the beach pool club

this was a leisure and swimming club to balance and complete the hive and aerobar



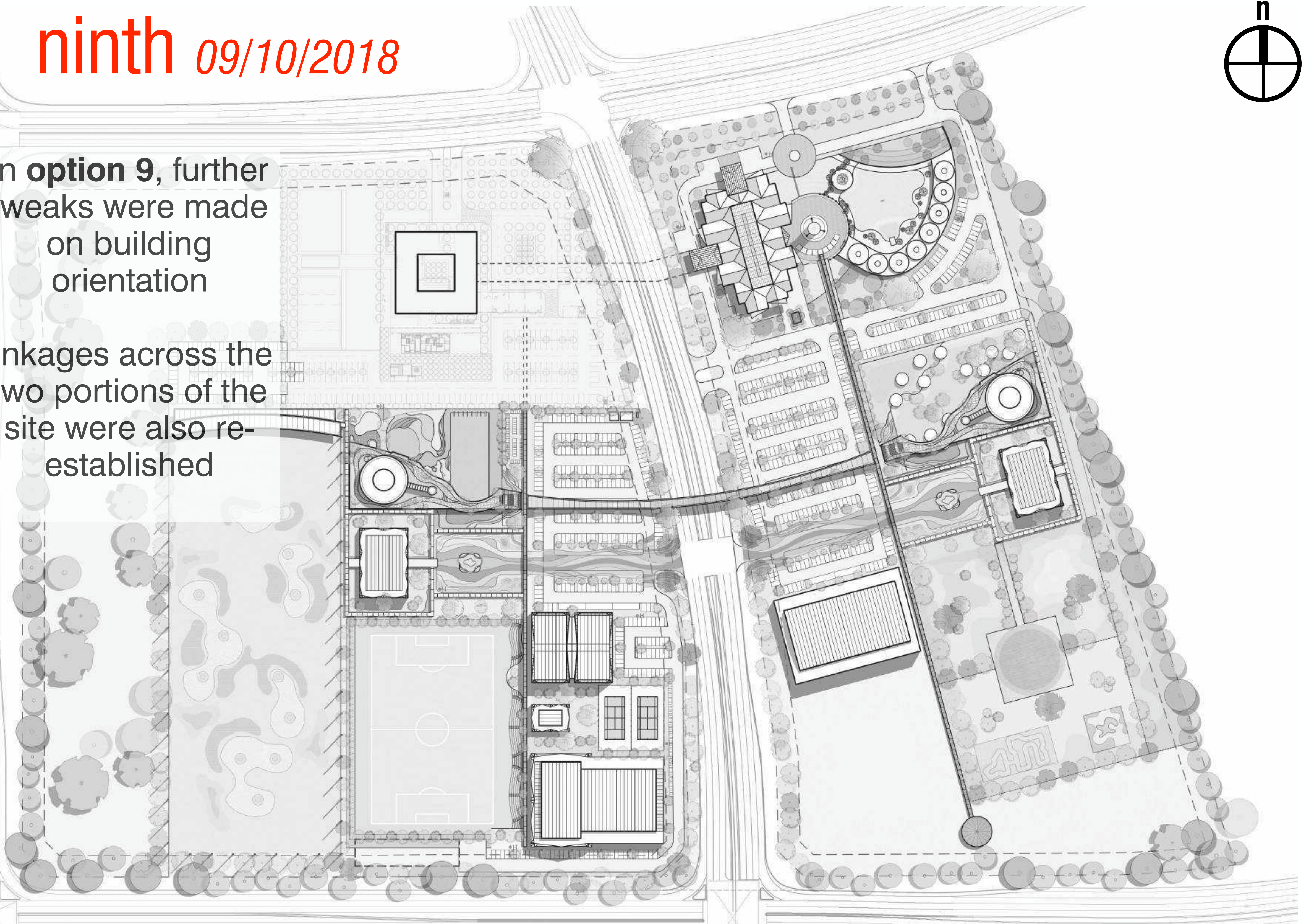
proposed masterplan

ninth 09/10/2018



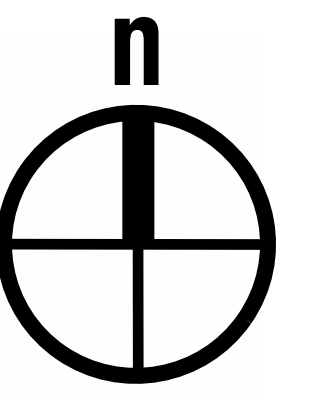
in **option 9**, further tweaks were made on building orientation

linkages across the two portions of the site were also re-established

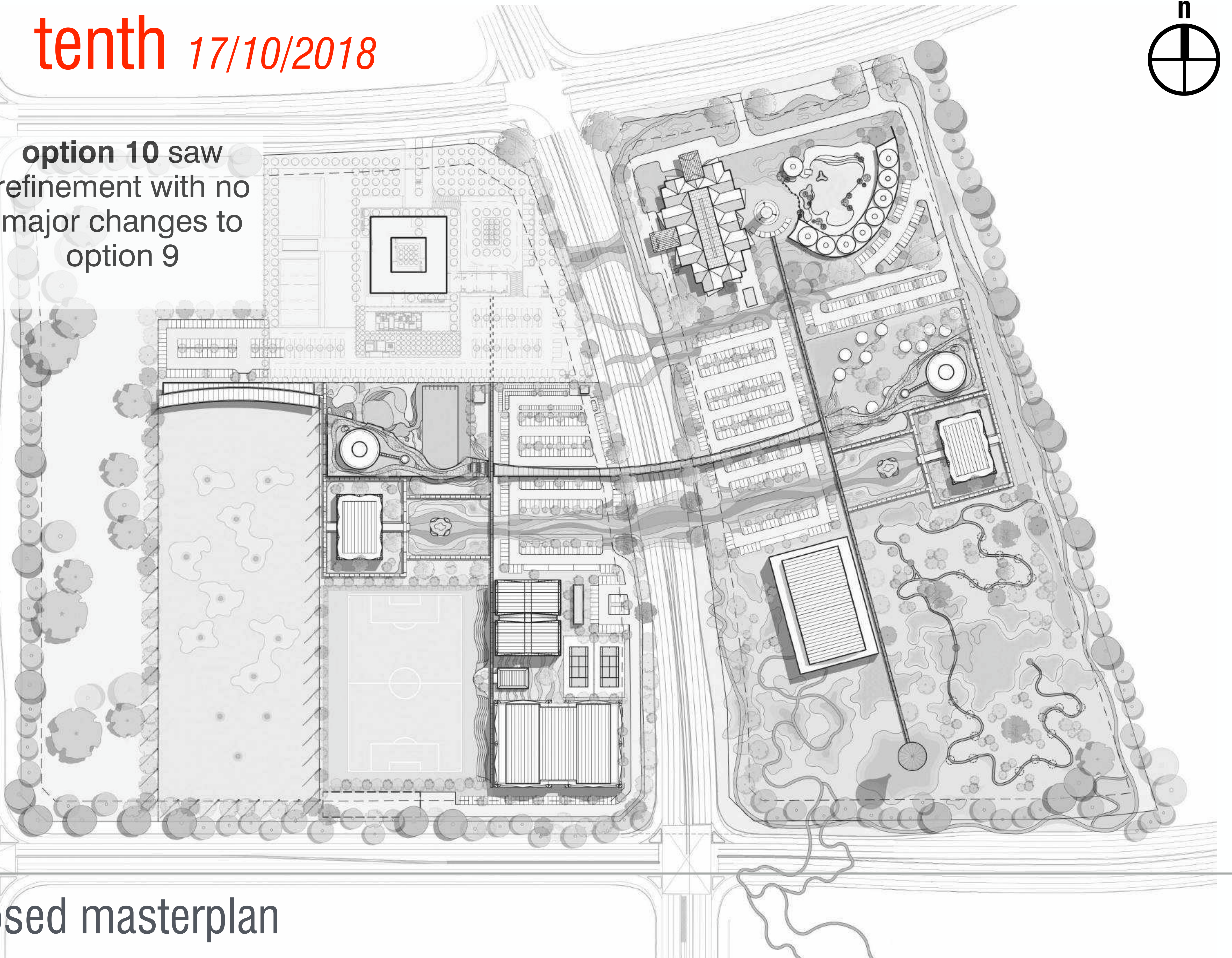


proposed masterplan

tenth 17/10/2018

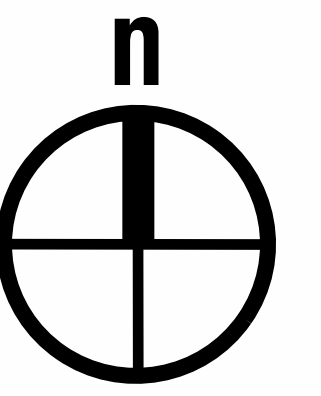


option 10 saw
refinement with no
major changes to
option 9



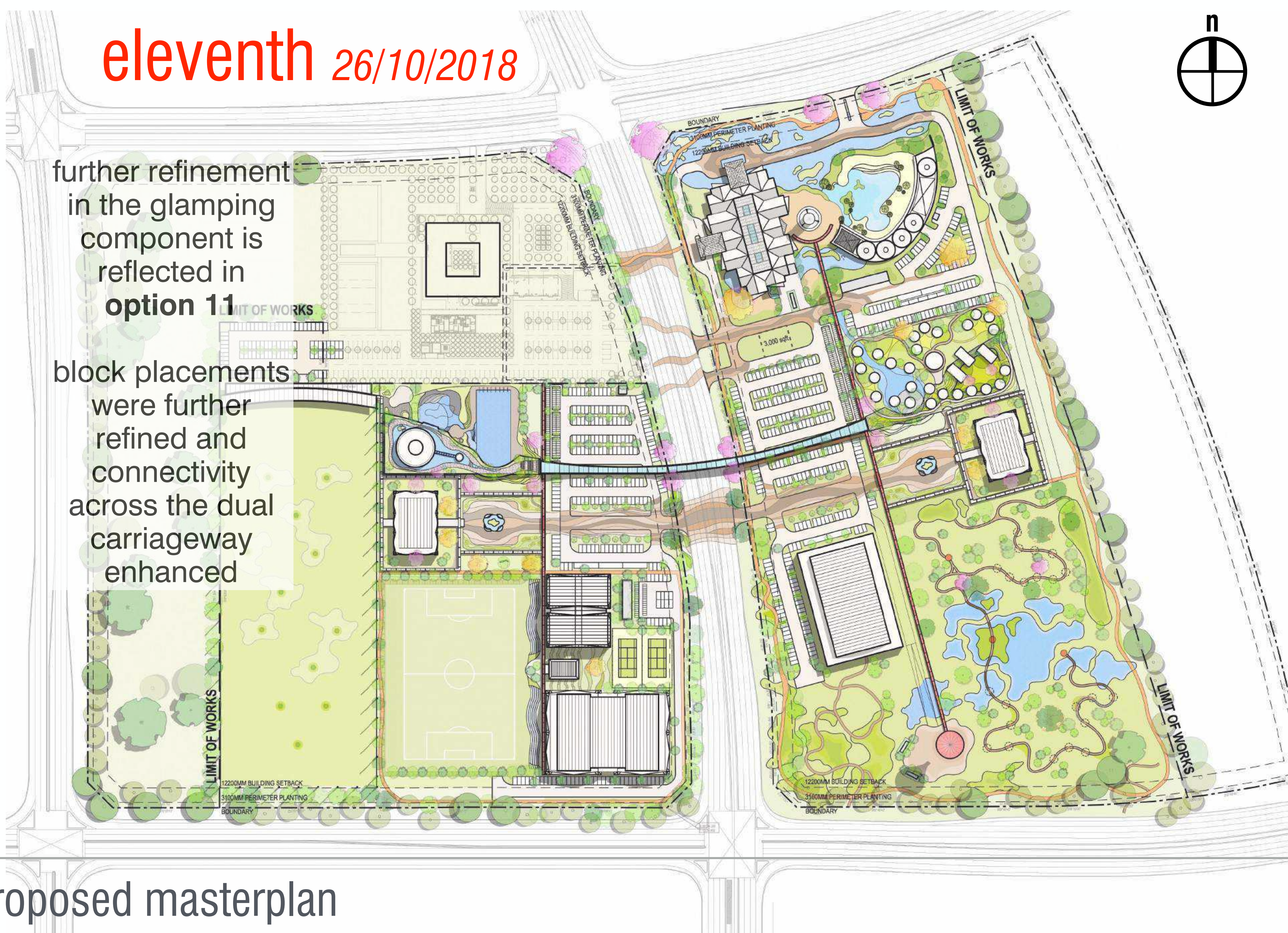
proposed masterplan

eleventh 26/10/2018



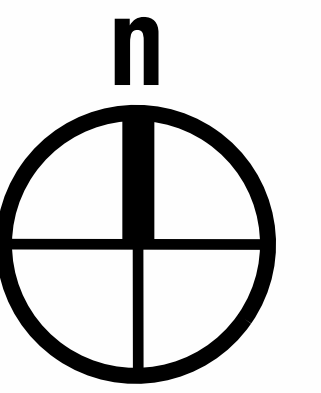
further refinement
in the glamping
component is
reflected in
option 11

block placements
were further
refined and
connectivity
across the dual
carriageway
enhanced



proposed masterplan

twelfth 21/11/2018



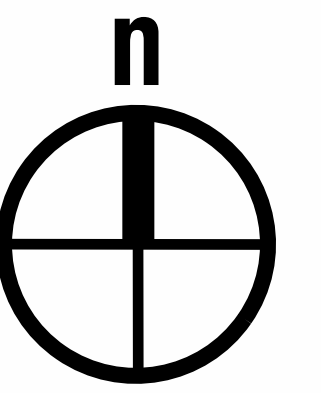
despite the relatively **obscure** brief, we saw the **opportunity** to propose a new and unique development by defining the brief ourselves

opportunity
noun: opportunity
a time or set of circumstances that makes it possible to do something.

**opportunity:
twelve
masterplan
options in four
months**



proposed masterplan



opportunities can be seized with determination guided by a clear strategy

- 1 carpark
- 2 shared facilities
- 3 component a
- 4 component b
- 5 component c1
- 6 component c2
- 7 amenities
- 8 component c3
- 9 component c4
- 10 'the archive'
- 11 component e
- 12 go-kart
- 13 atv/ motorcross
- 14 component h
- 15 component i



proposed masterplan

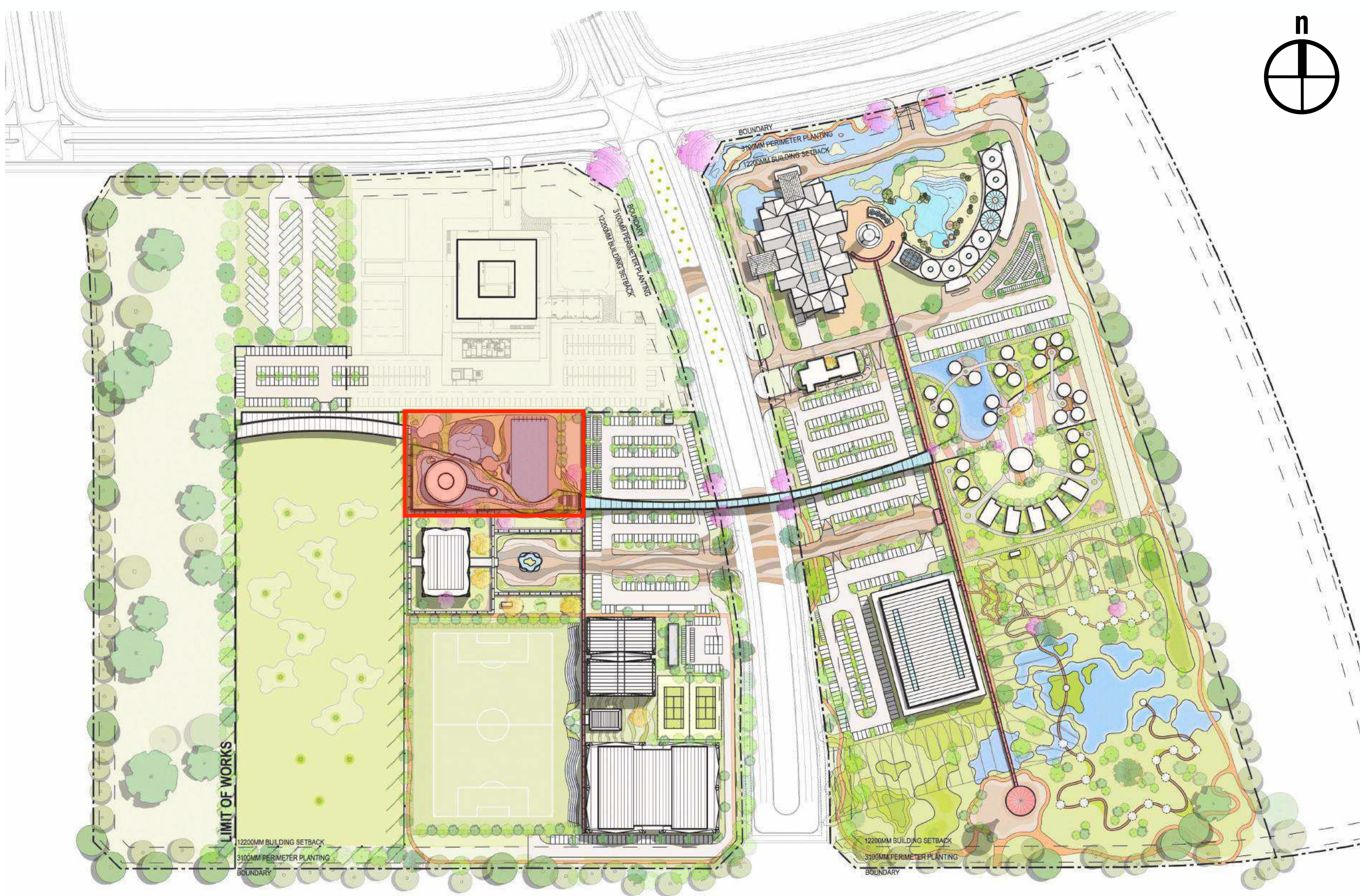
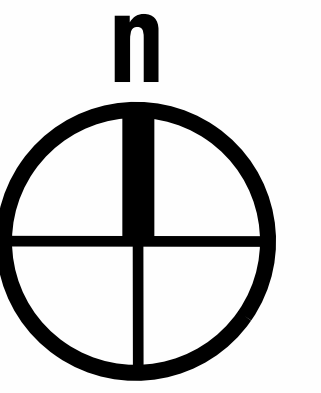
An architectural rendering of a building complex. On the left is a tall, slender tower with a complex, lattice-like facade. To its right is a row of interconnected, angular volumes with faceted facades. The foreground is a flat, light-colored surface, possibly a plaza or road. The background is a hazy, light sky.

this opportunity
allowed us to
design the
buildings within the
masterplan starting
with phase 1

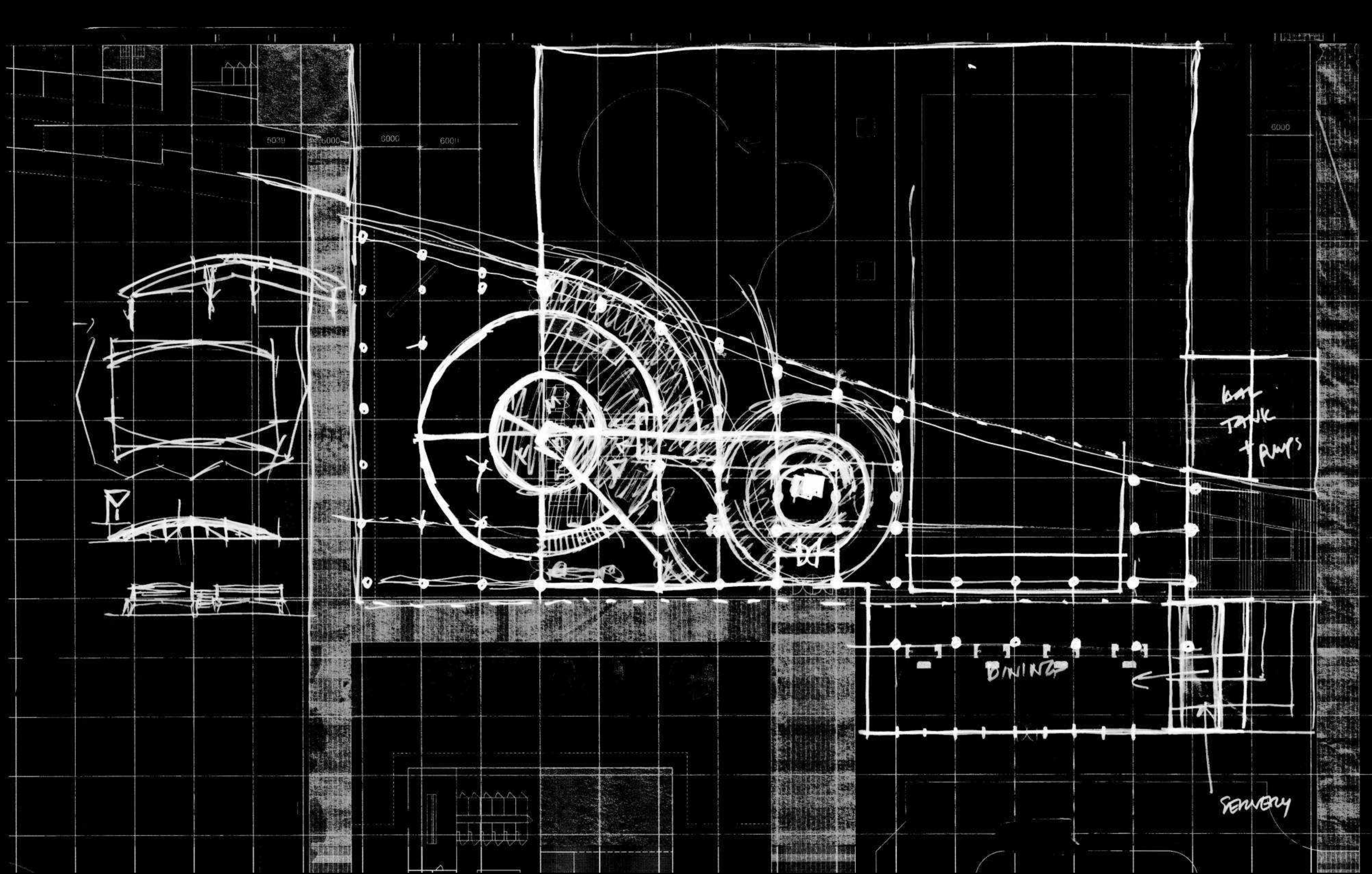
components 03

first phase 03a





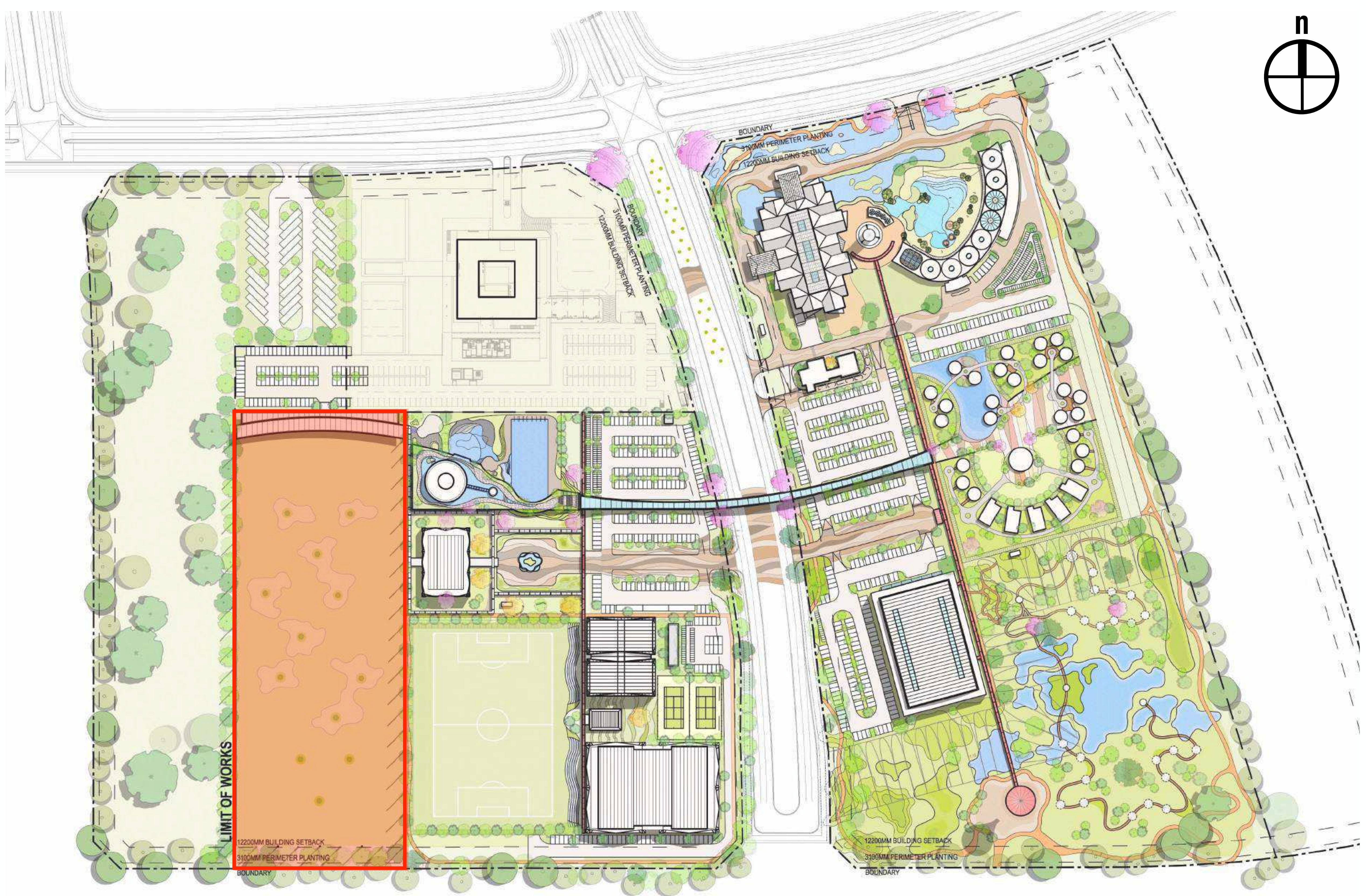
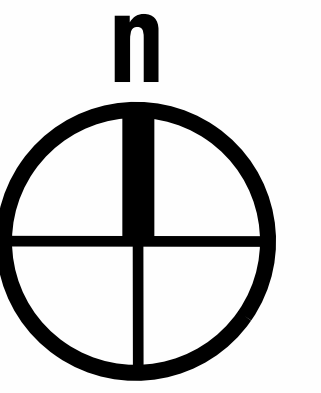
component a



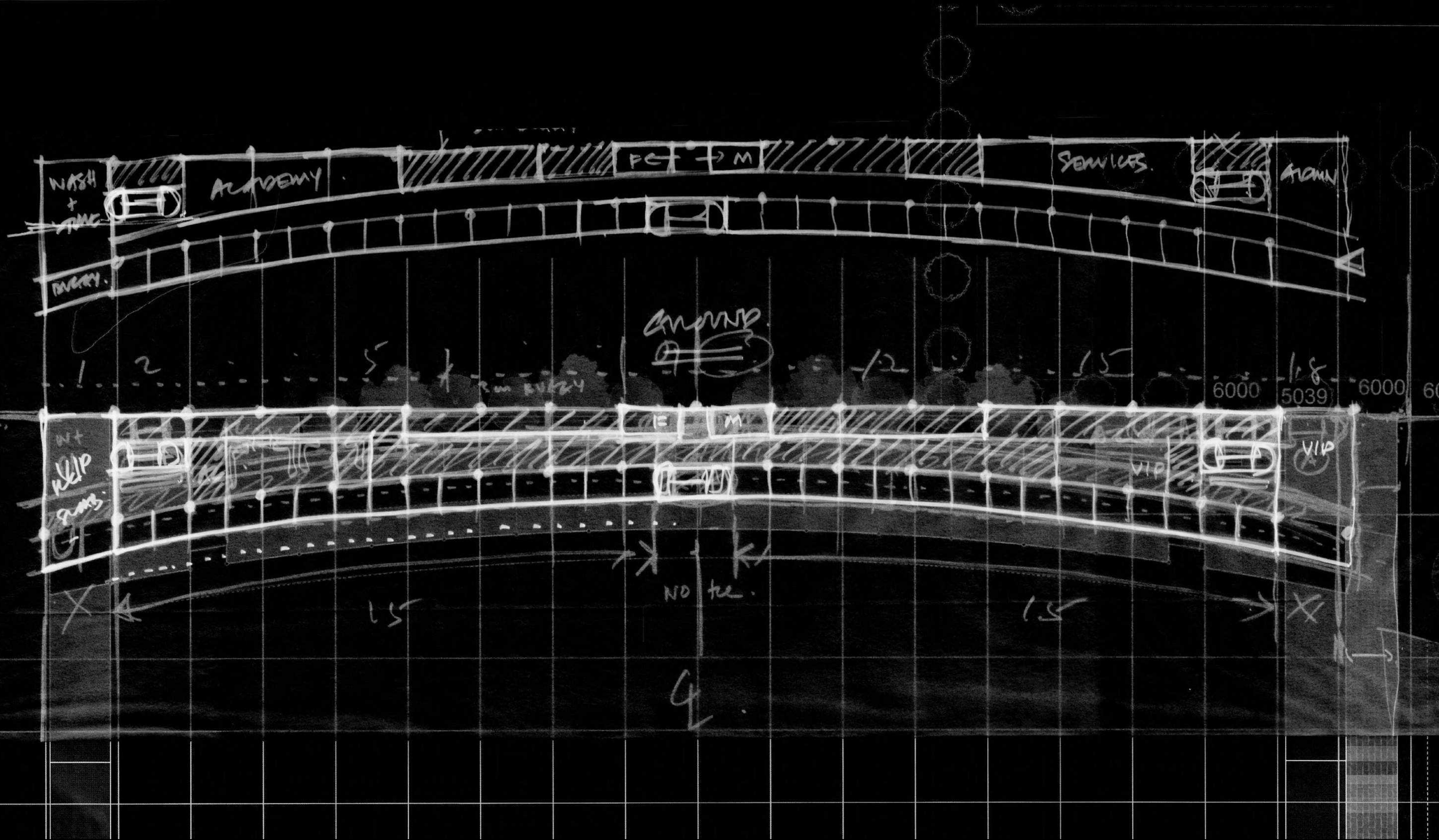
component a



component a



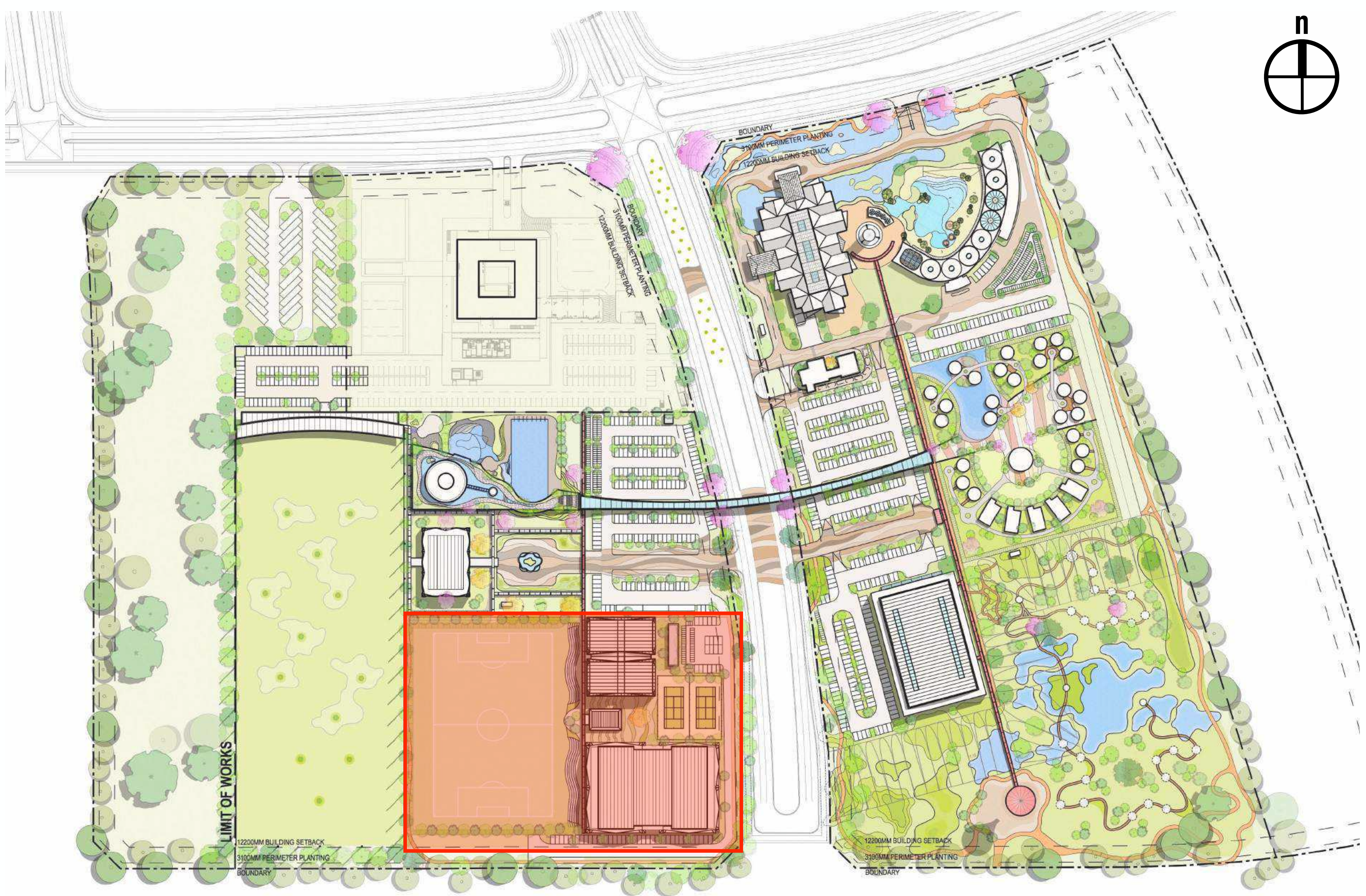
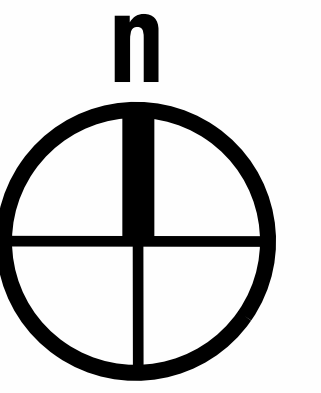
component b



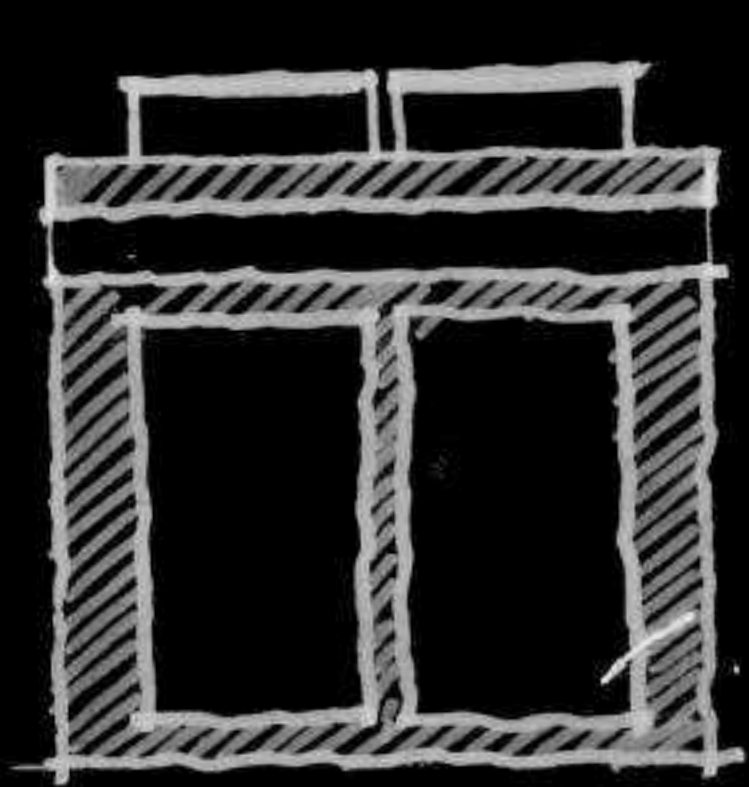
component b



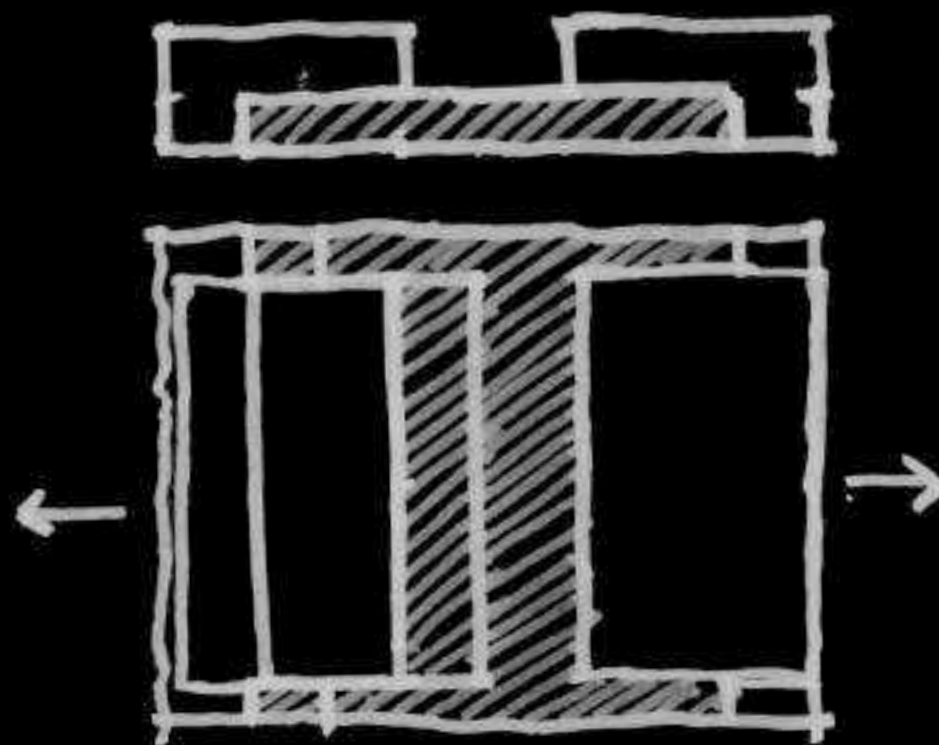
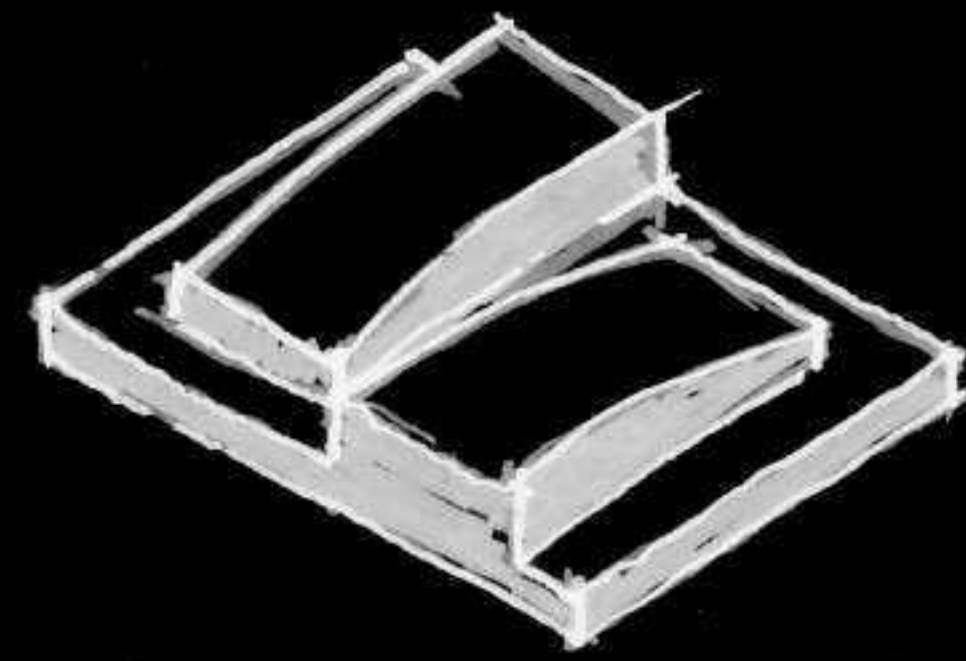
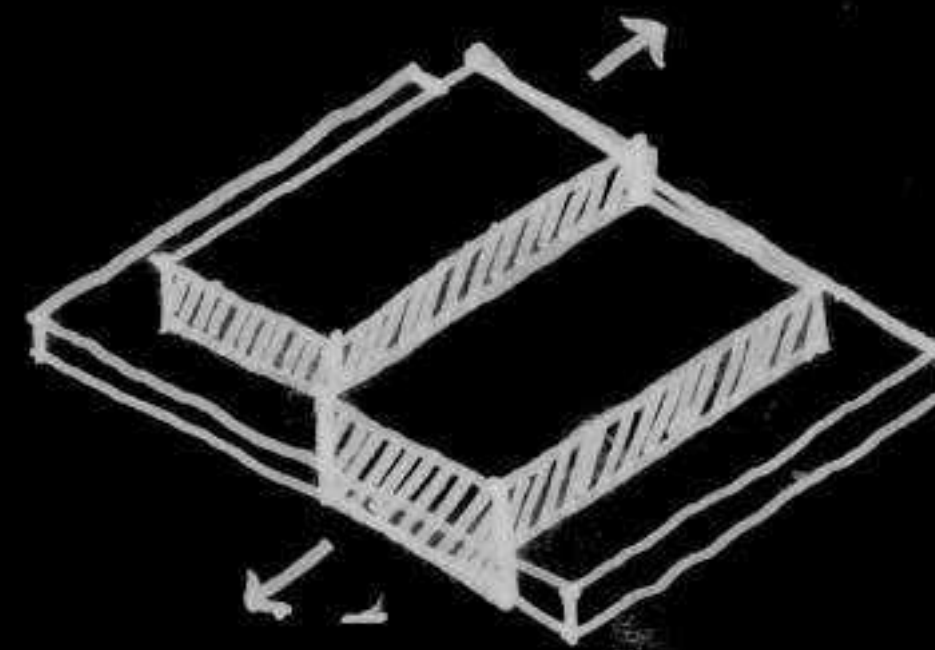
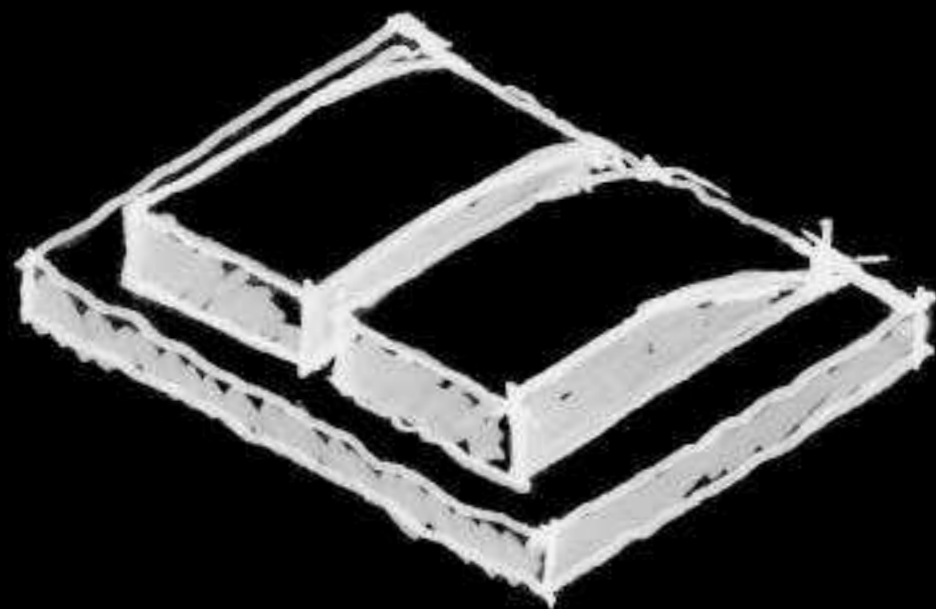
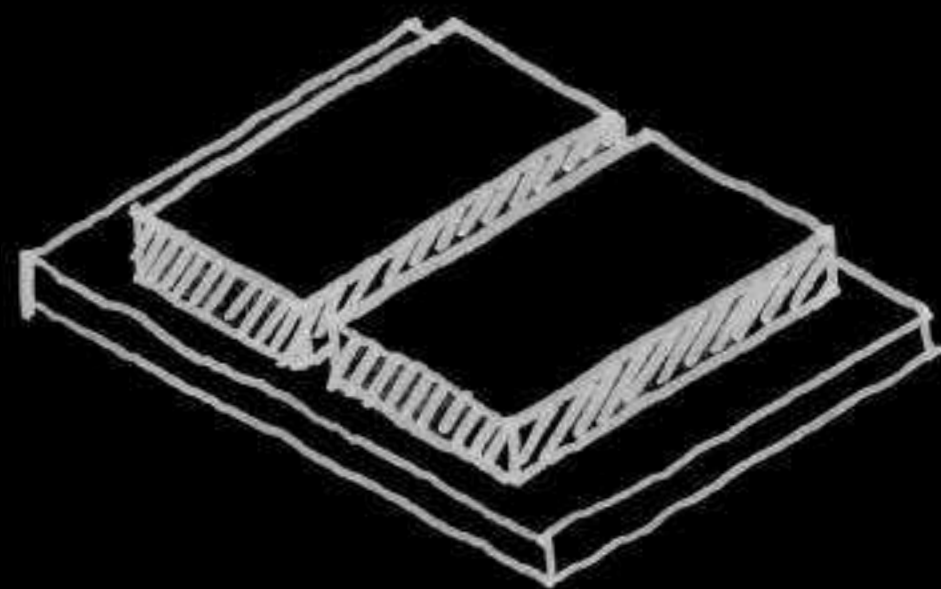
component b



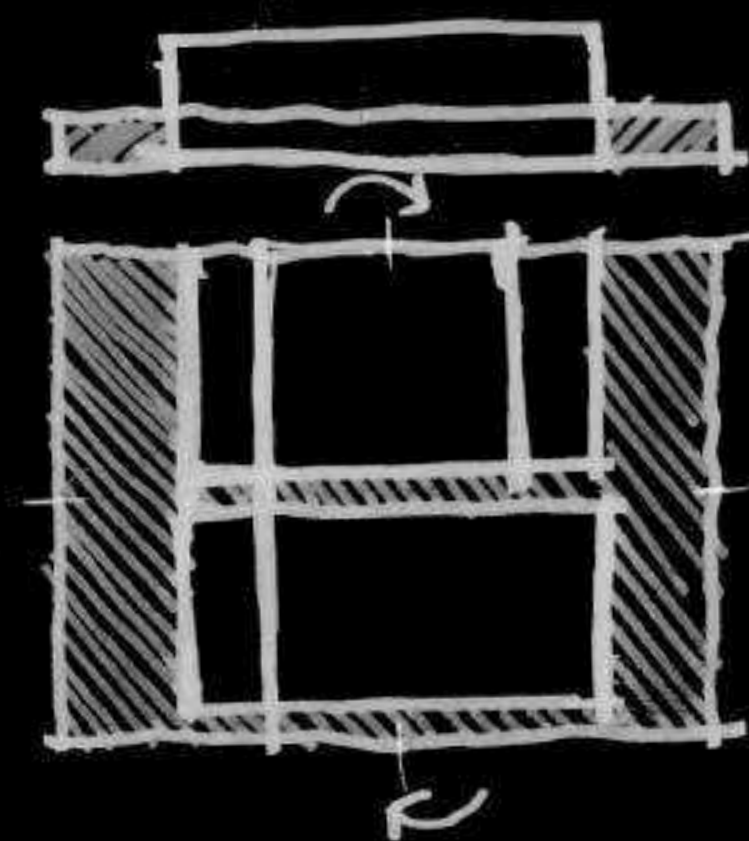
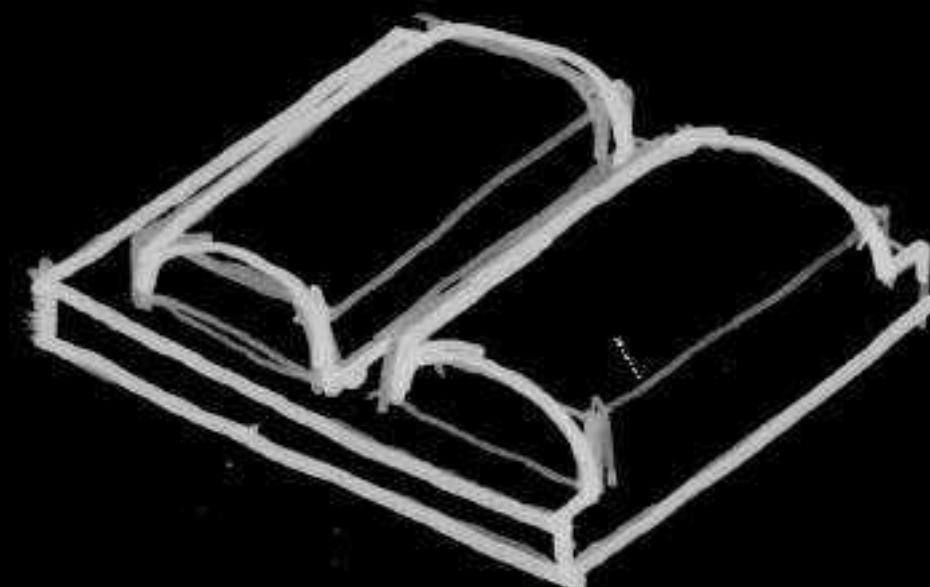
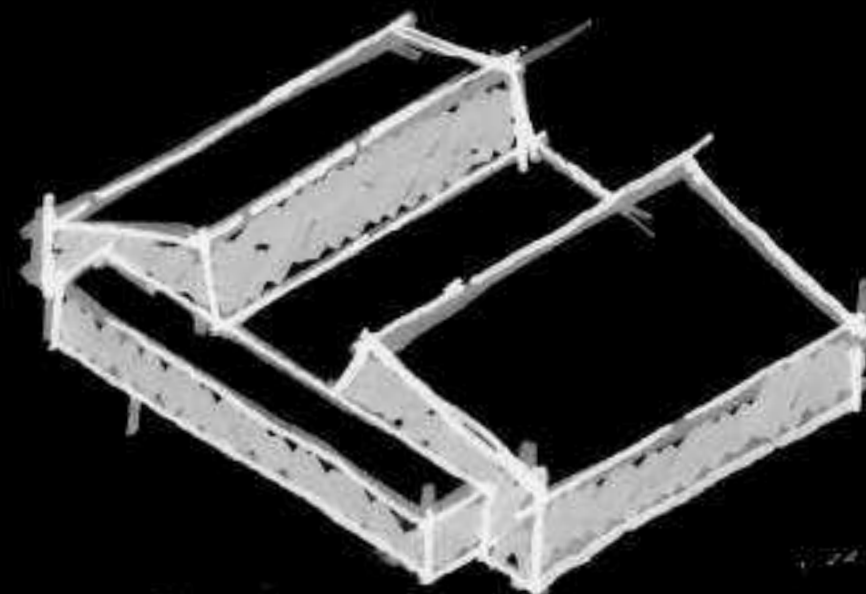
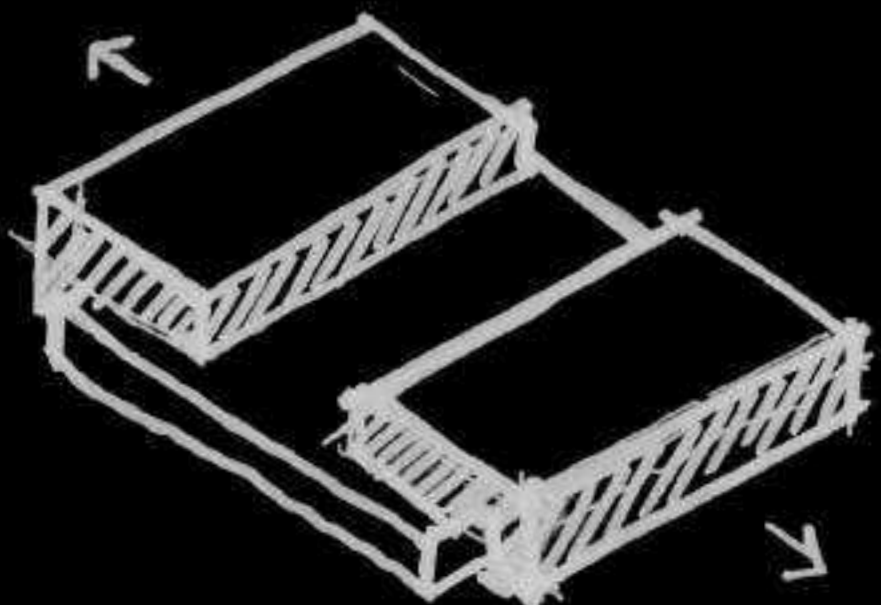
component c



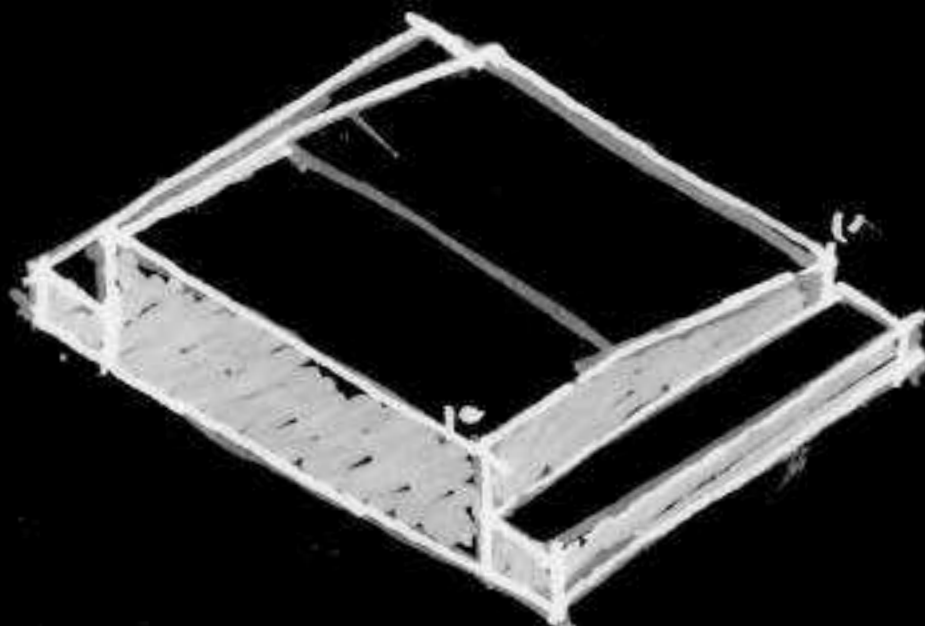
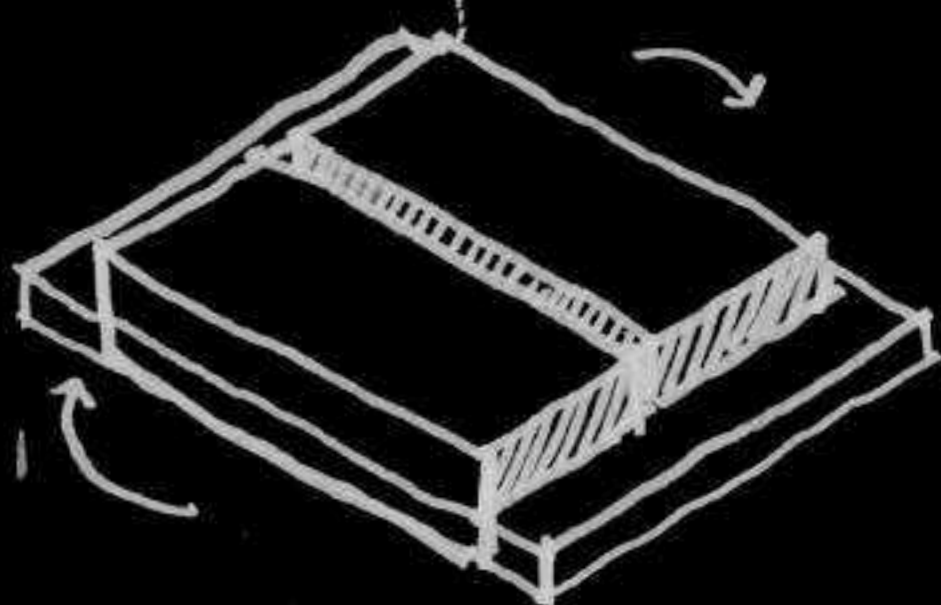
Ⓐ



Ⓑ

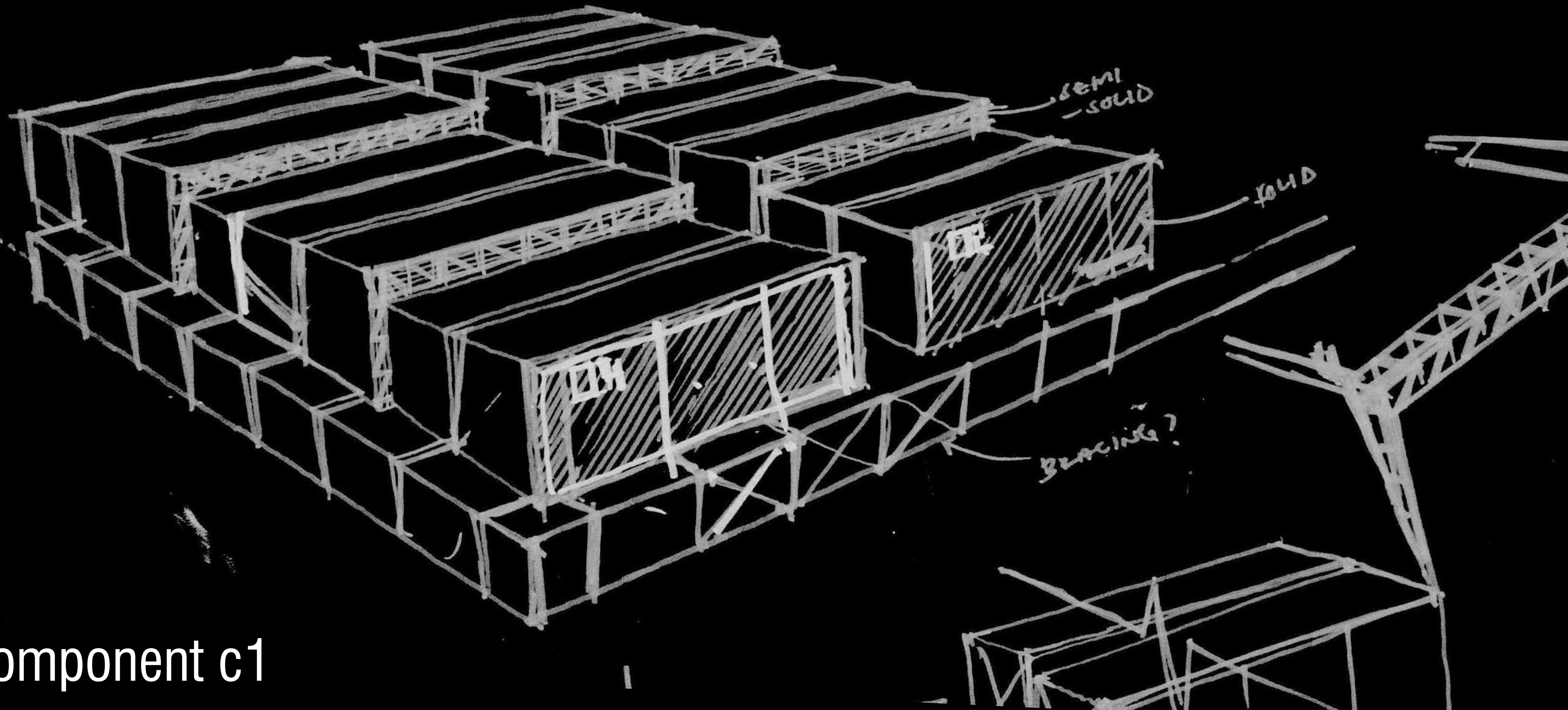
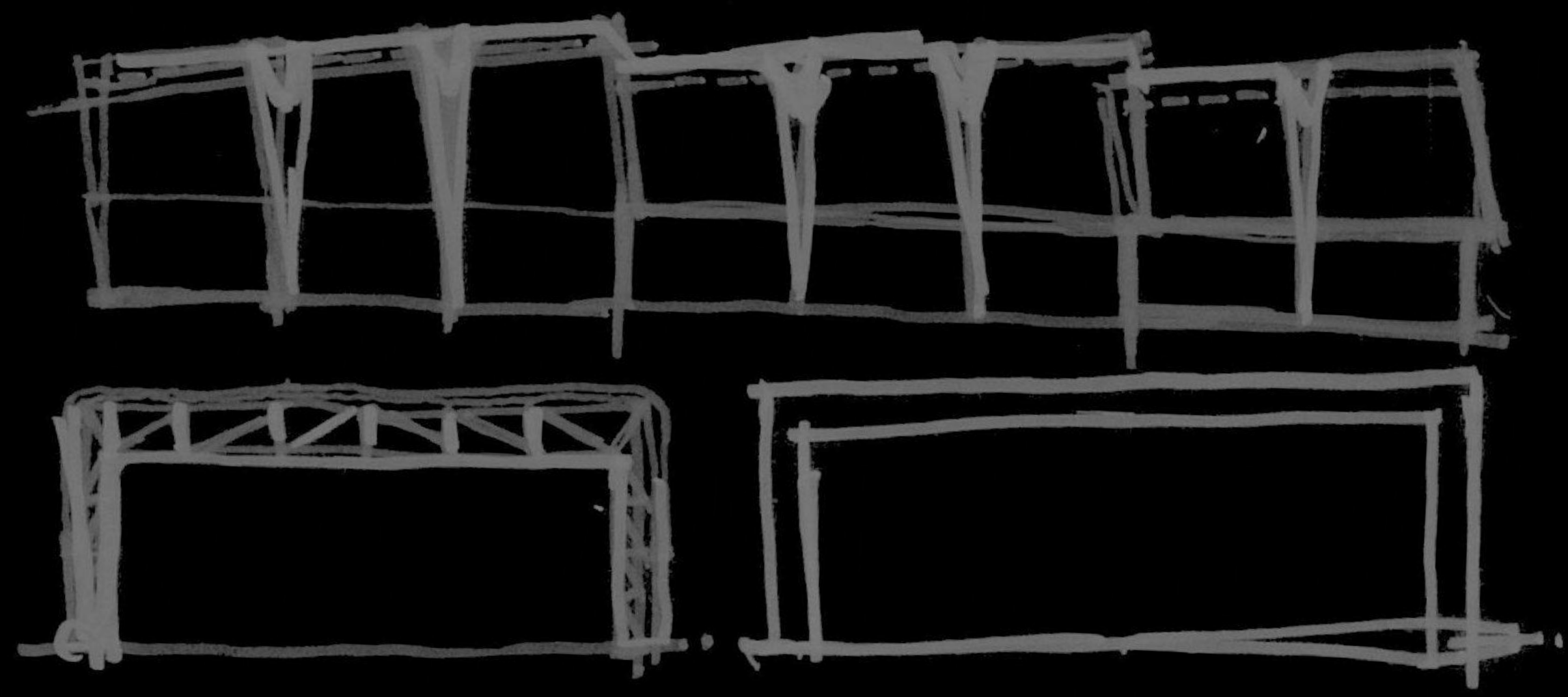


Ⓒ

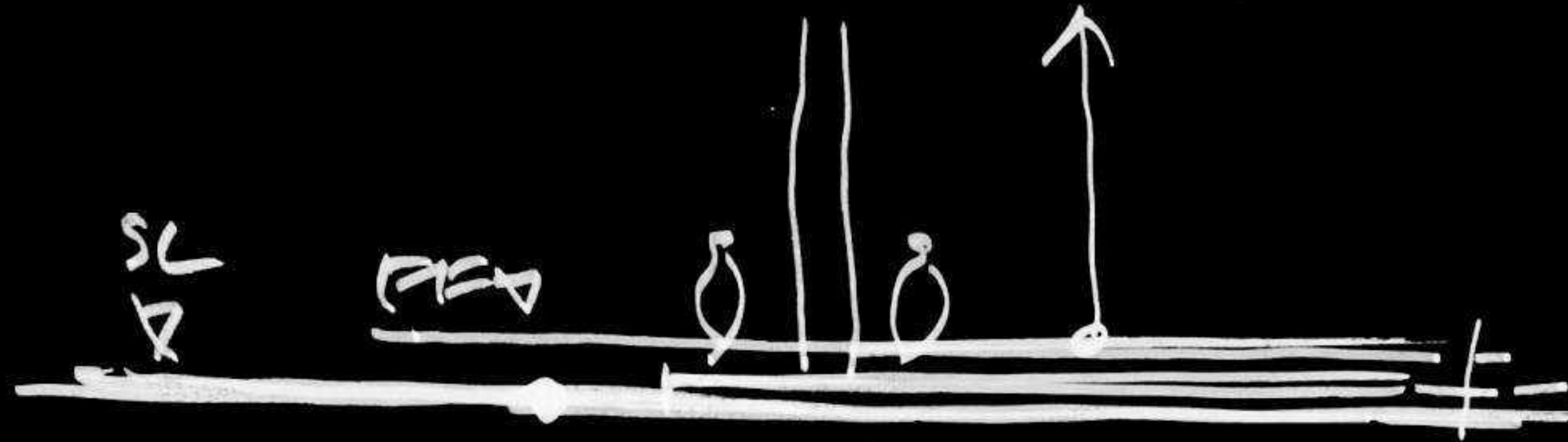
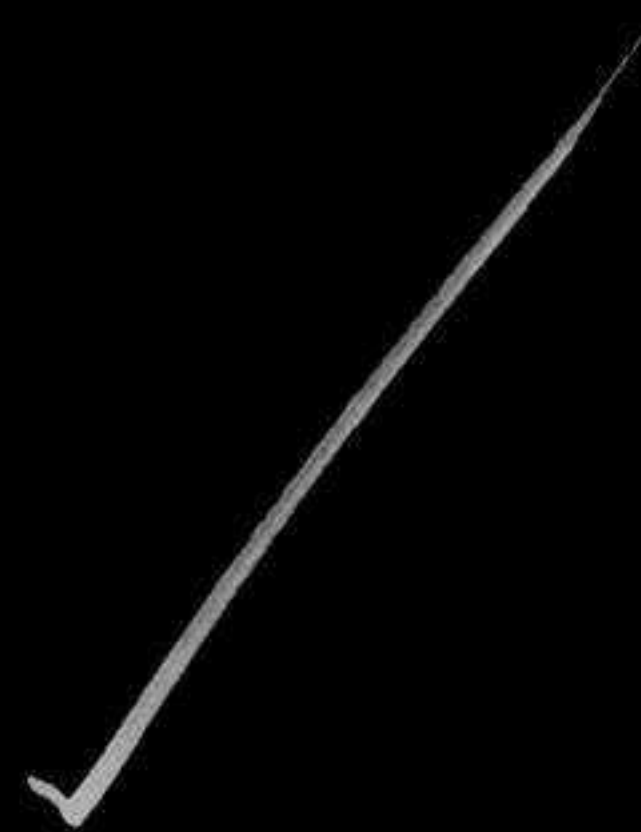
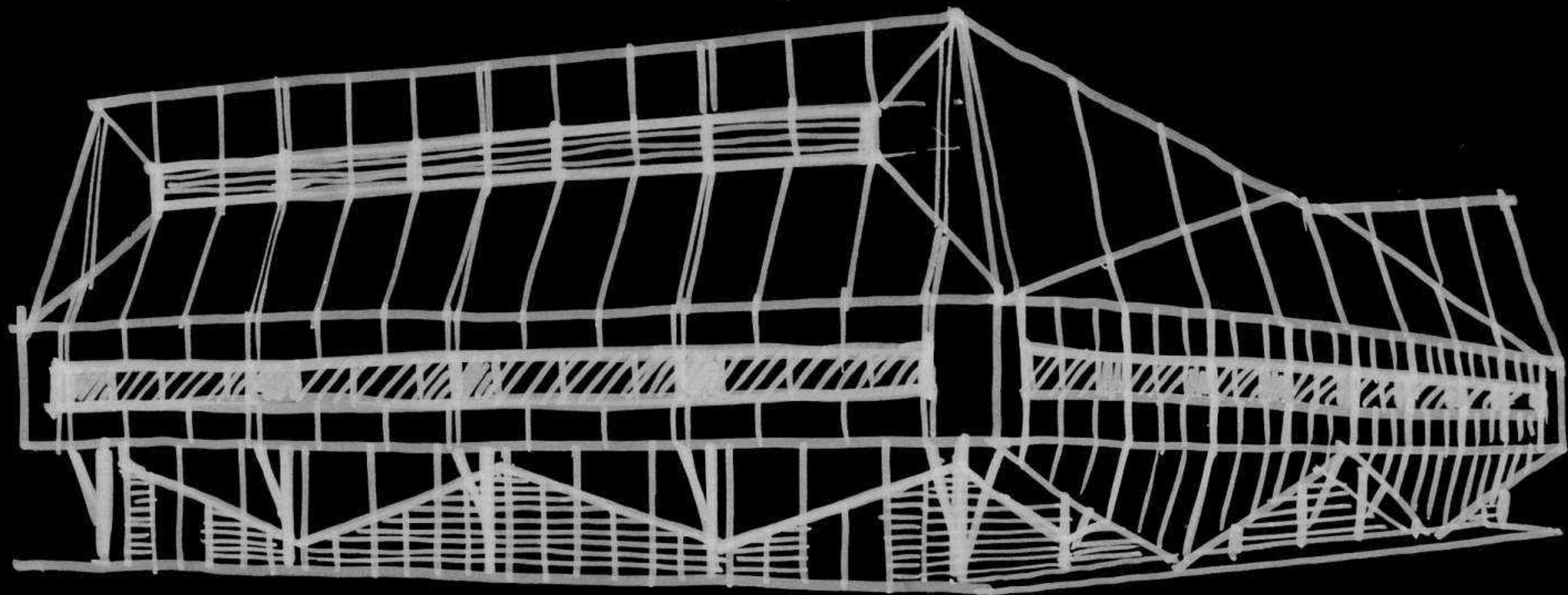


block
configuration

component c1



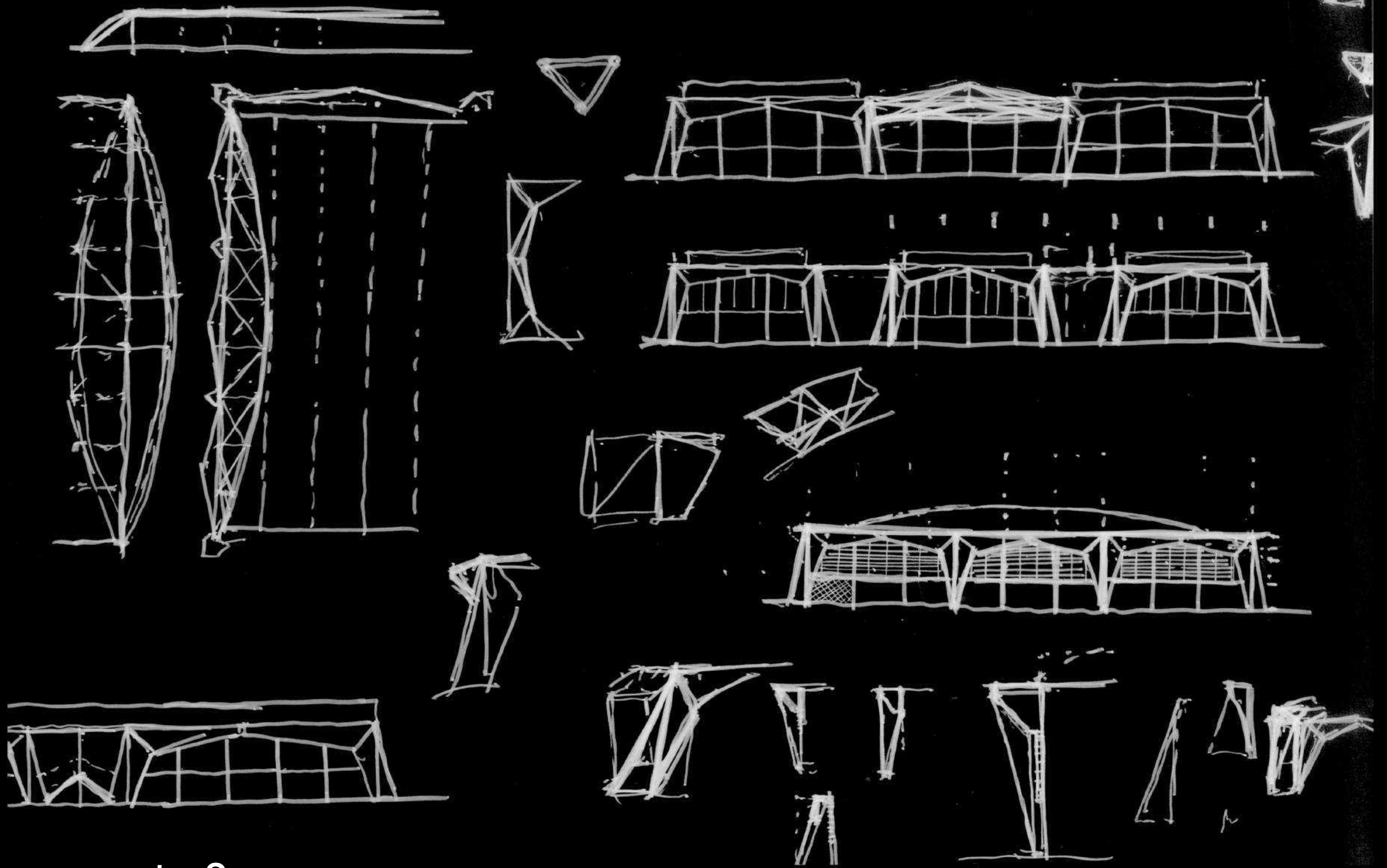
component c1



component c1



component c1



component c2



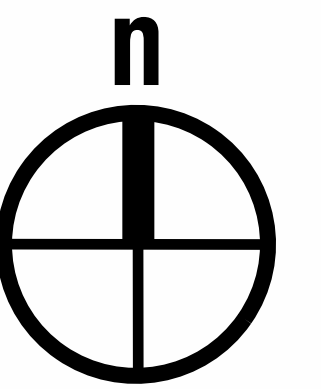
component c2

obscurity

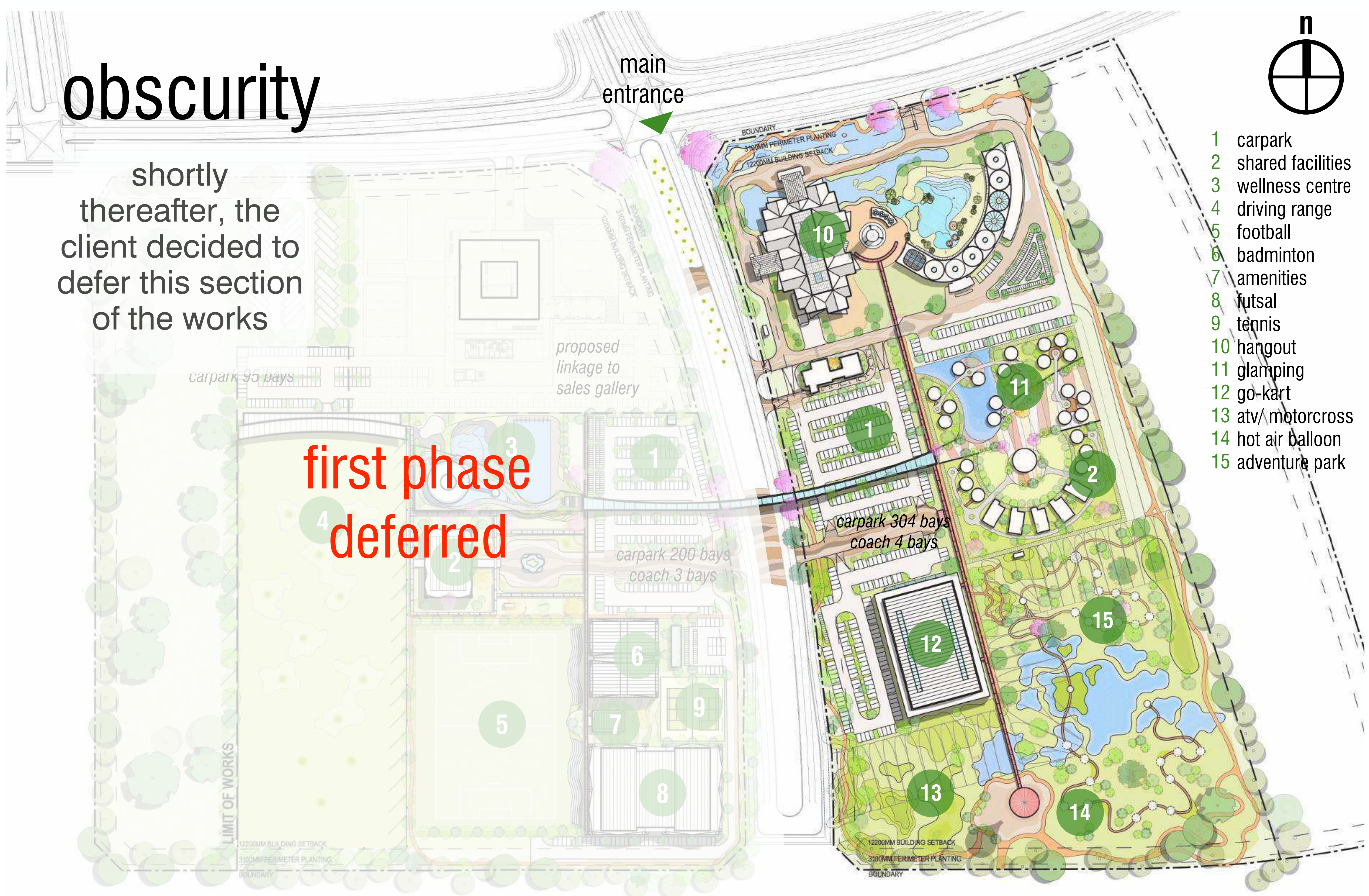
shortly thereafter, the client decided to defer this section of the works

first phase deferred

main entrance



- 1 carpark
- 2 shared facilities
- 3 wellness centre
- 4 driving range
- 5 football
- 6 badminton
- 7 amenities
- 8 futsal
- 9 tennis
- 10 hangout
- 11 glamping
- 12 go-kart
- 13 atv/motorcross
- 14 hot air balloon
- 15 adventure park



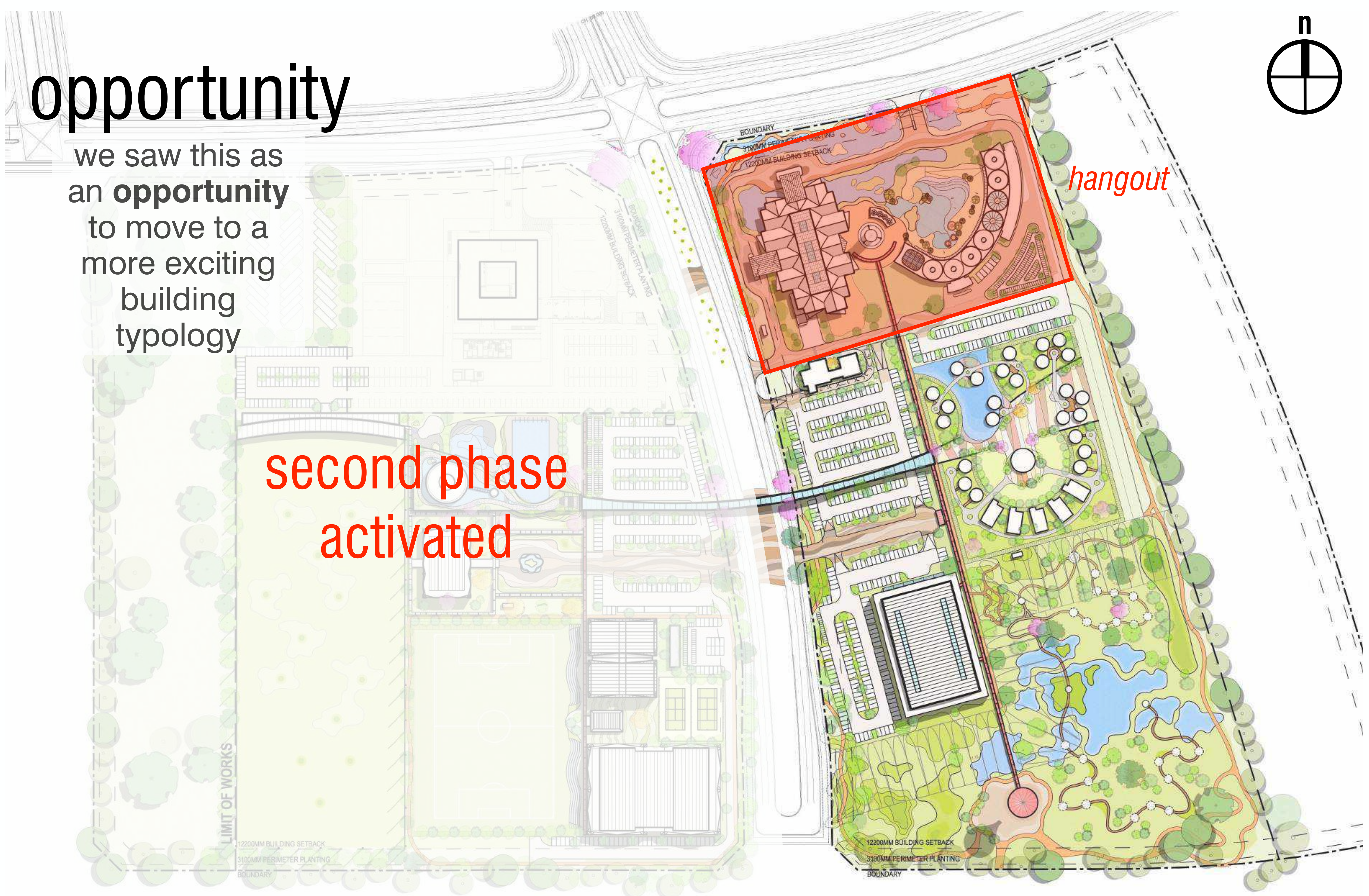
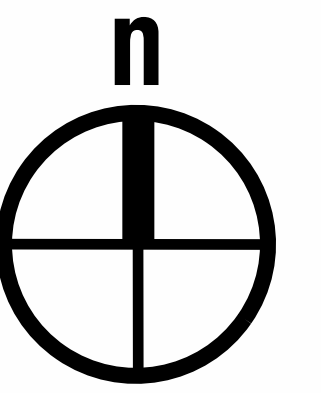
proposed masterplan

opportunity

we saw this as an **opportunity** to move to a more exciting building typology

second phase activated

hangout



proposed masterplan

'the archive' 03b



the name and
form may seem
obvious in
retrospect but was
not preconceived



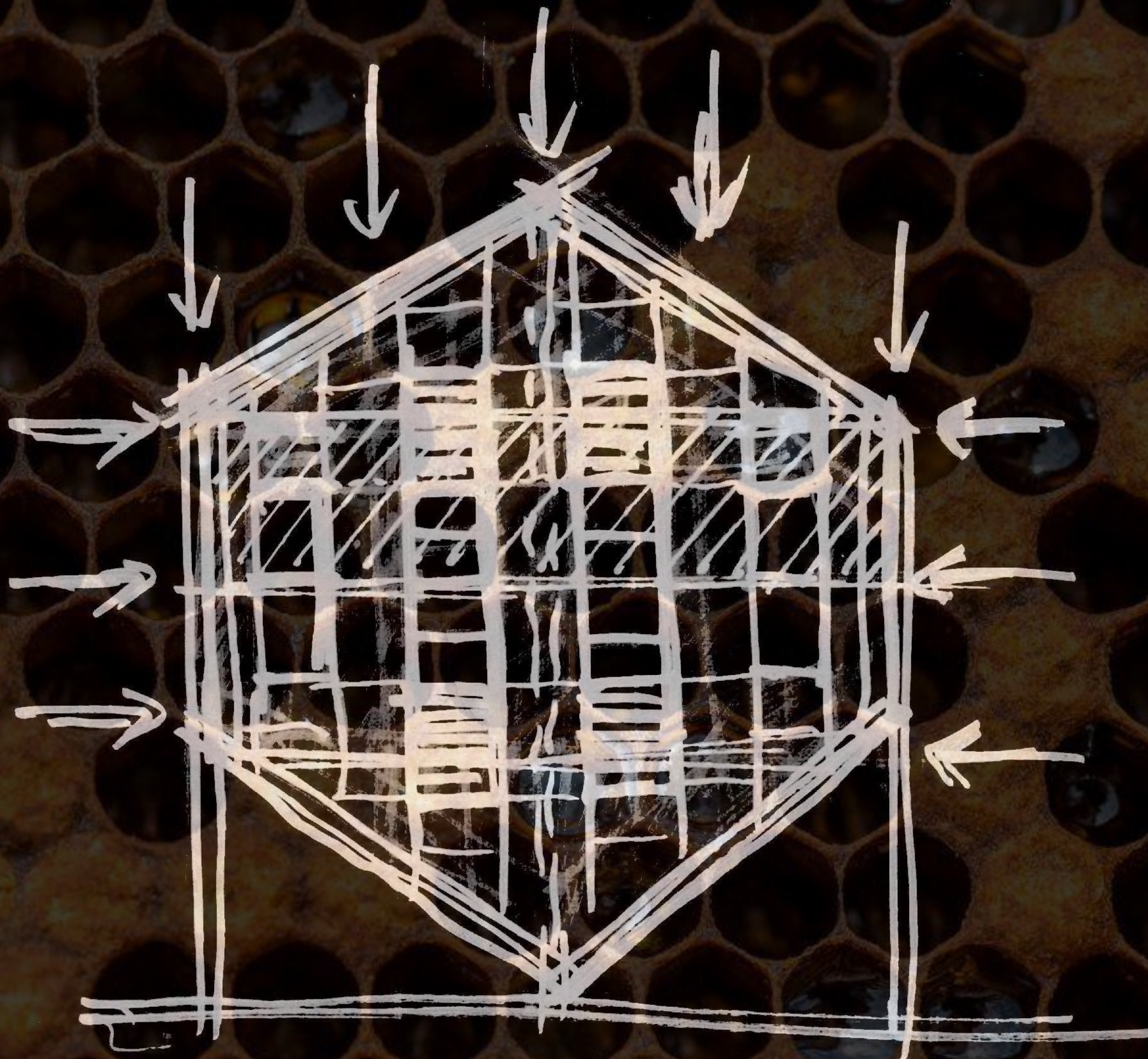
it was simply
derived from the
idea that the place
needed to be a
hive of activity

a hive of
activity

'the archive'

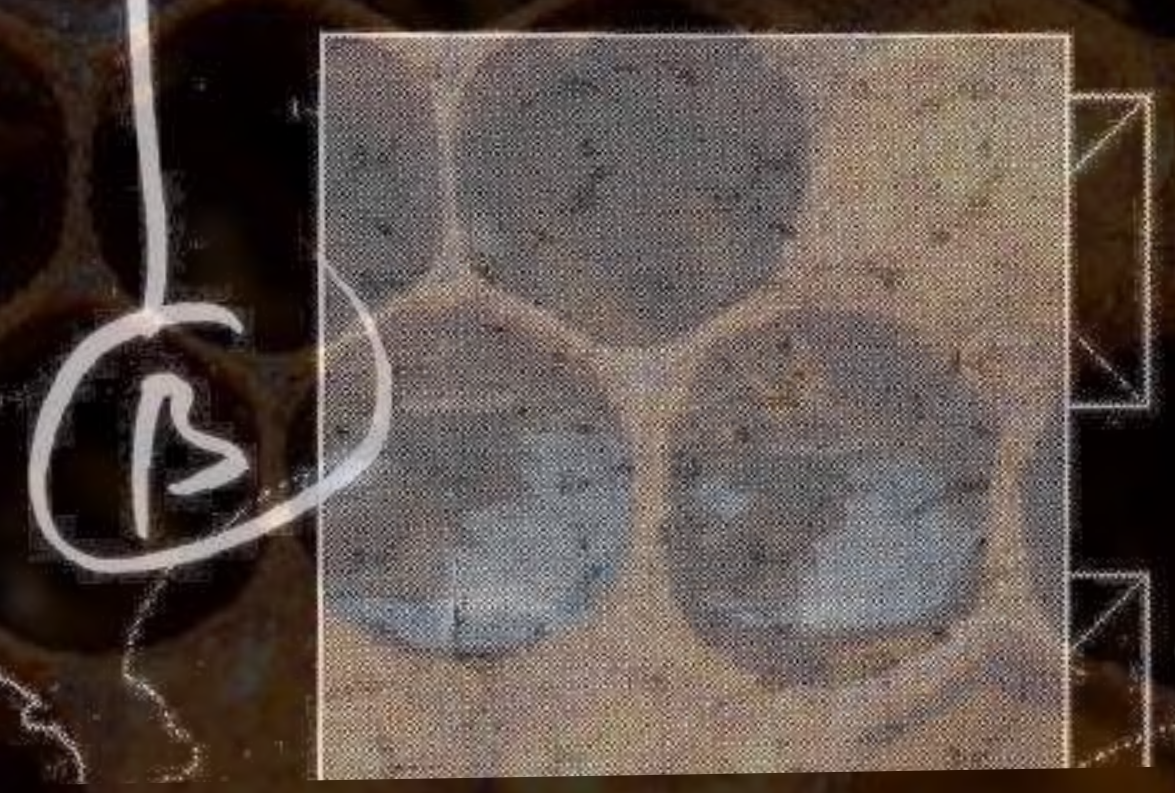
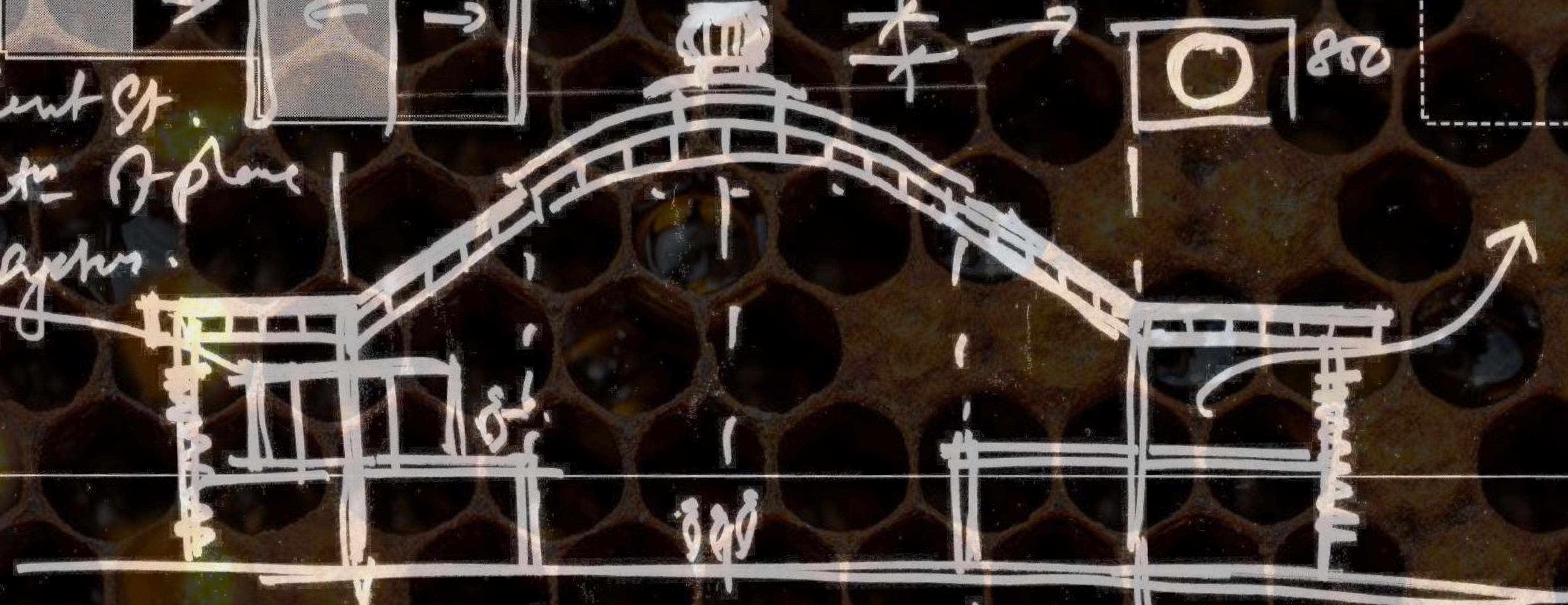
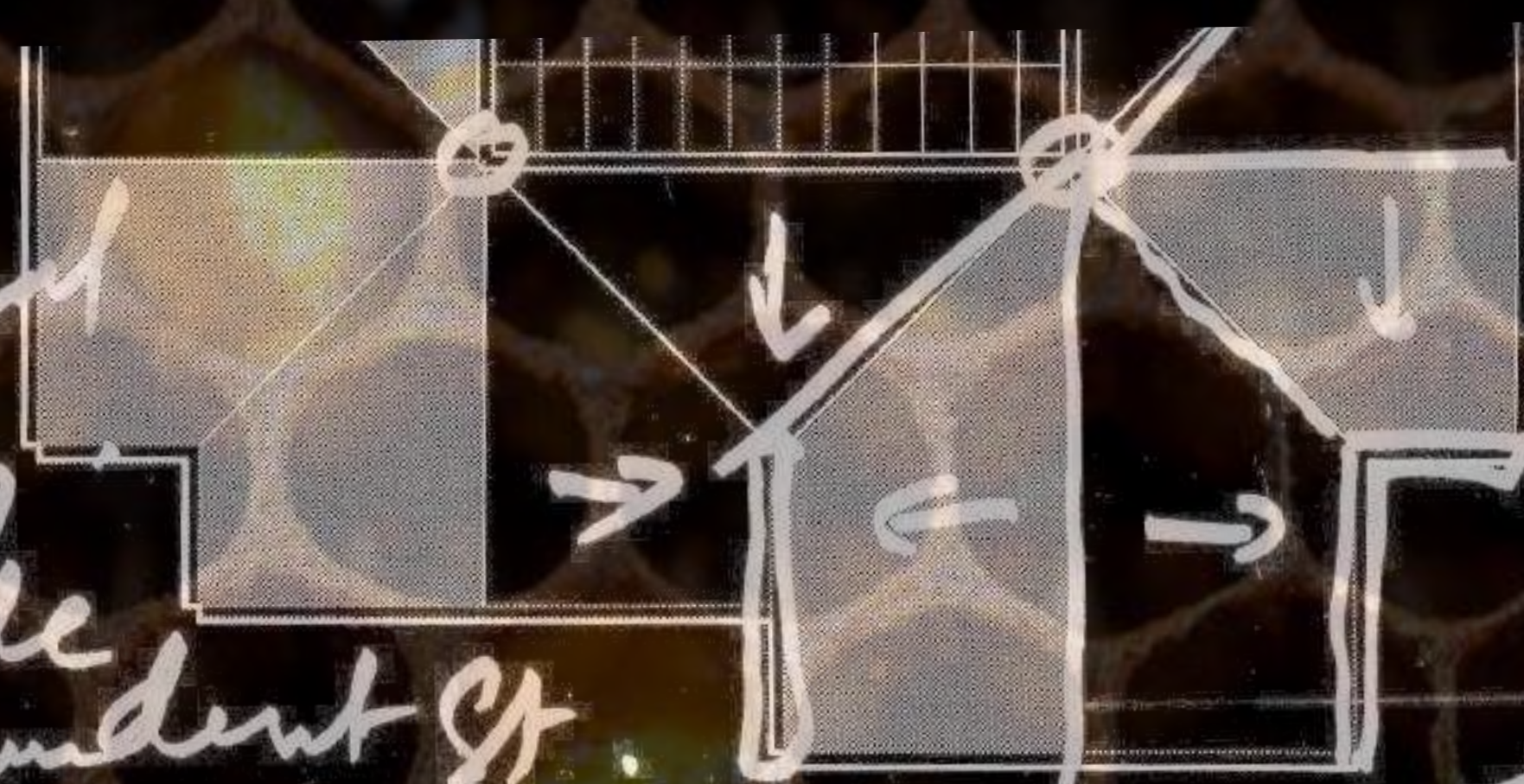
we developed a primary frame system off which secondary elements could hang

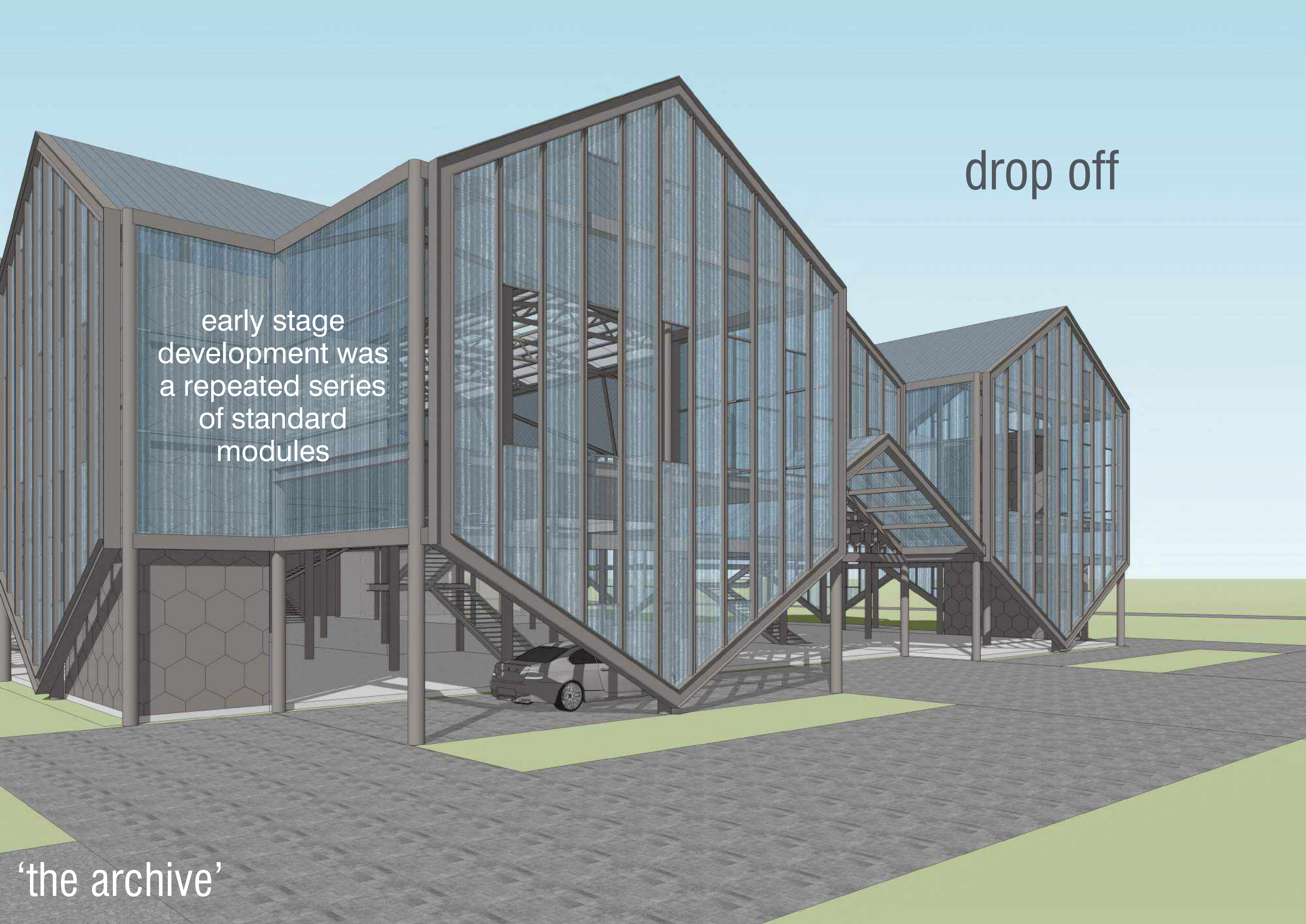
this frame system would seamlessly encompass the facade and the roof enclosures



'the archive'

- ① Structural clarity
- ② Facade independent of
- ③ Manipulation of plane
- ④ Structural system






drop off

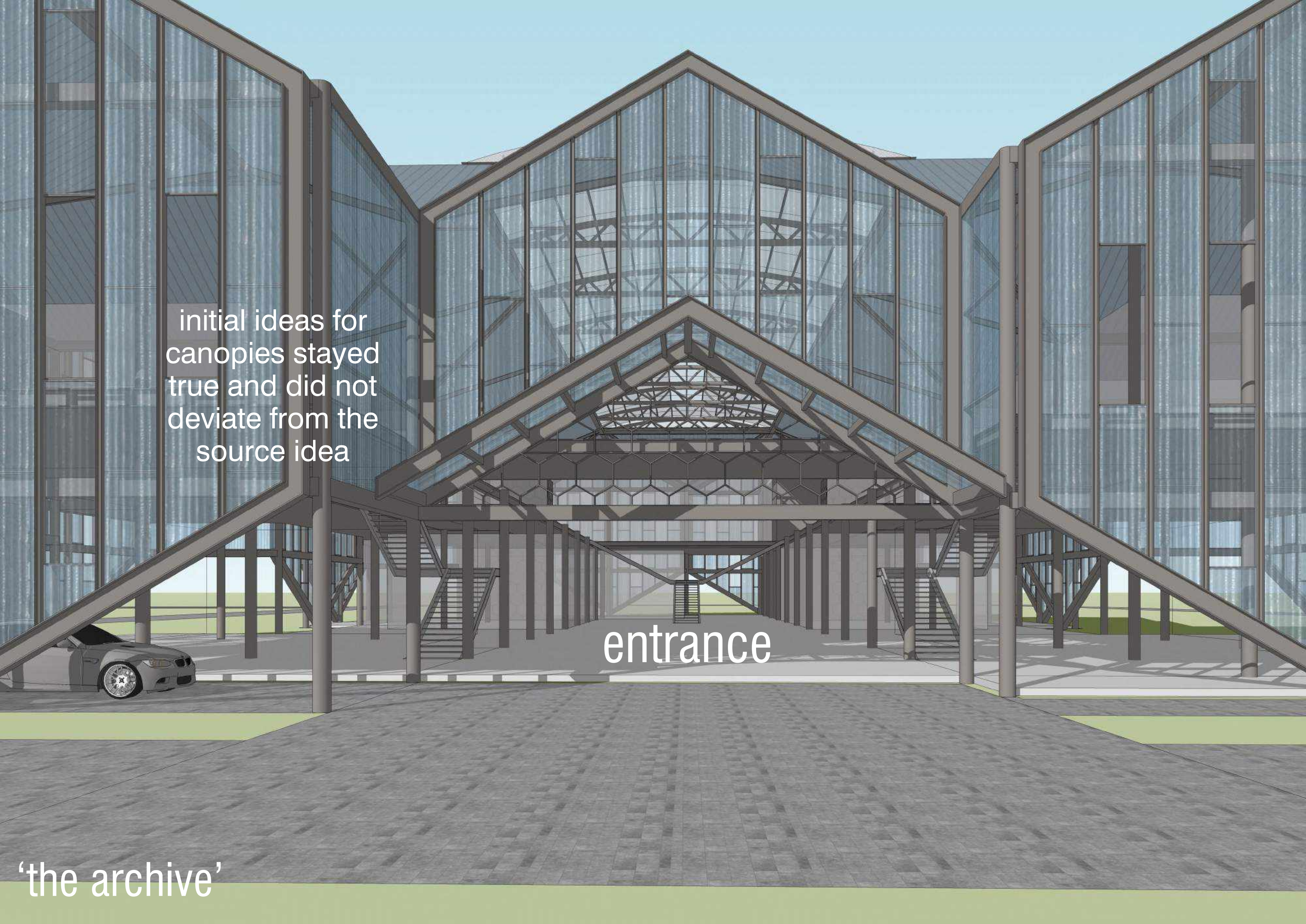
early stage
development was
a repeated series
of standard
modules

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the idea centred around
a large and flexible
covered indoor space -
an unconventional
atrium akin to an
industrial shed

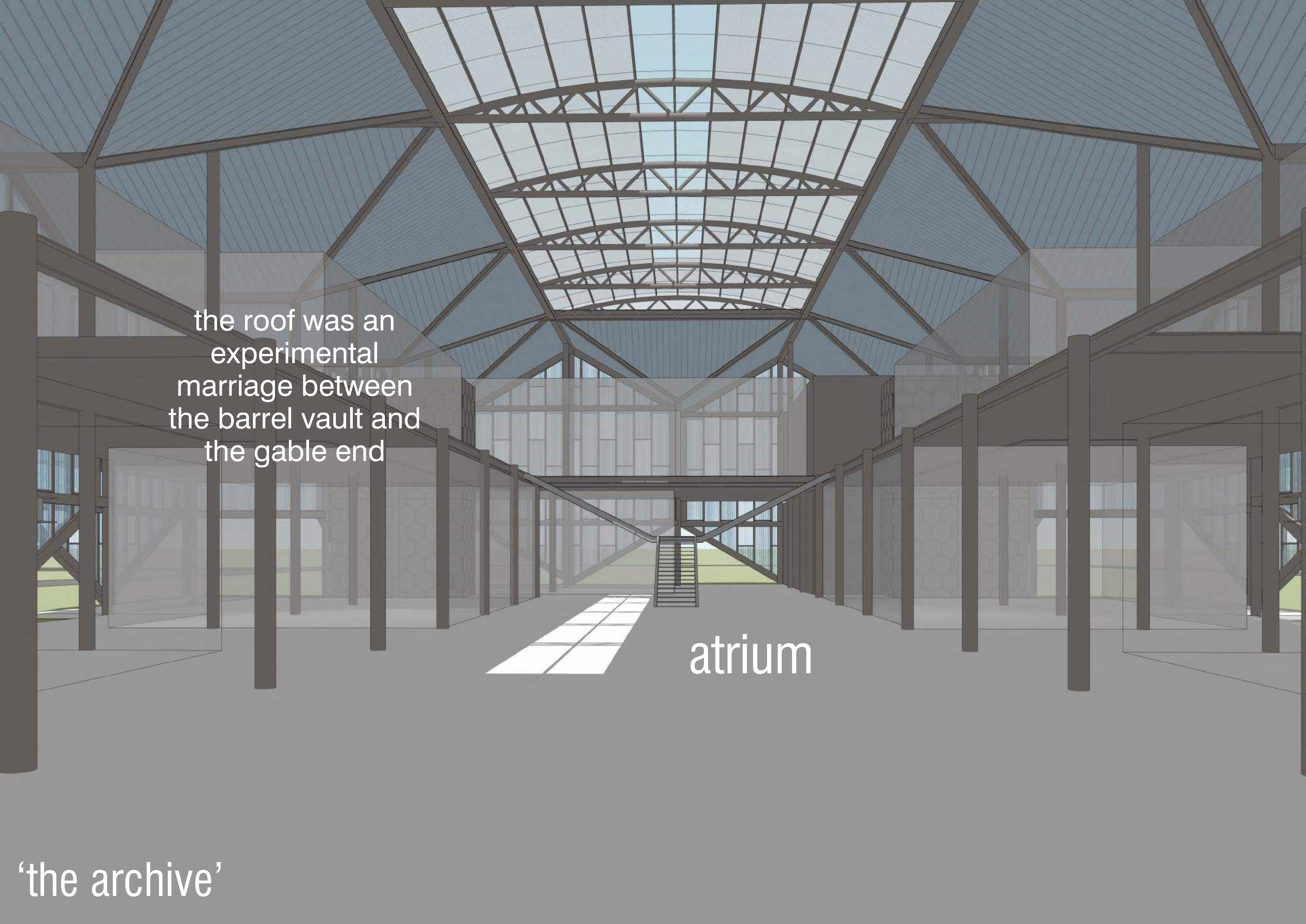
‘the archive’

An architectural rendering of a modern building entrance. The structure features a large, multi-tiered glass canopy with a complex steel truss system. The canopy is supported by a series of vertical columns. The ground level is paved with a pattern of grey and light-colored tiles. A silver car is parked on the left side of the plaza. The sky is a clear, light blue.

initial ideas for
canopies stayed
true and did not
deviate from the
source idea

entrance

‘the archive’

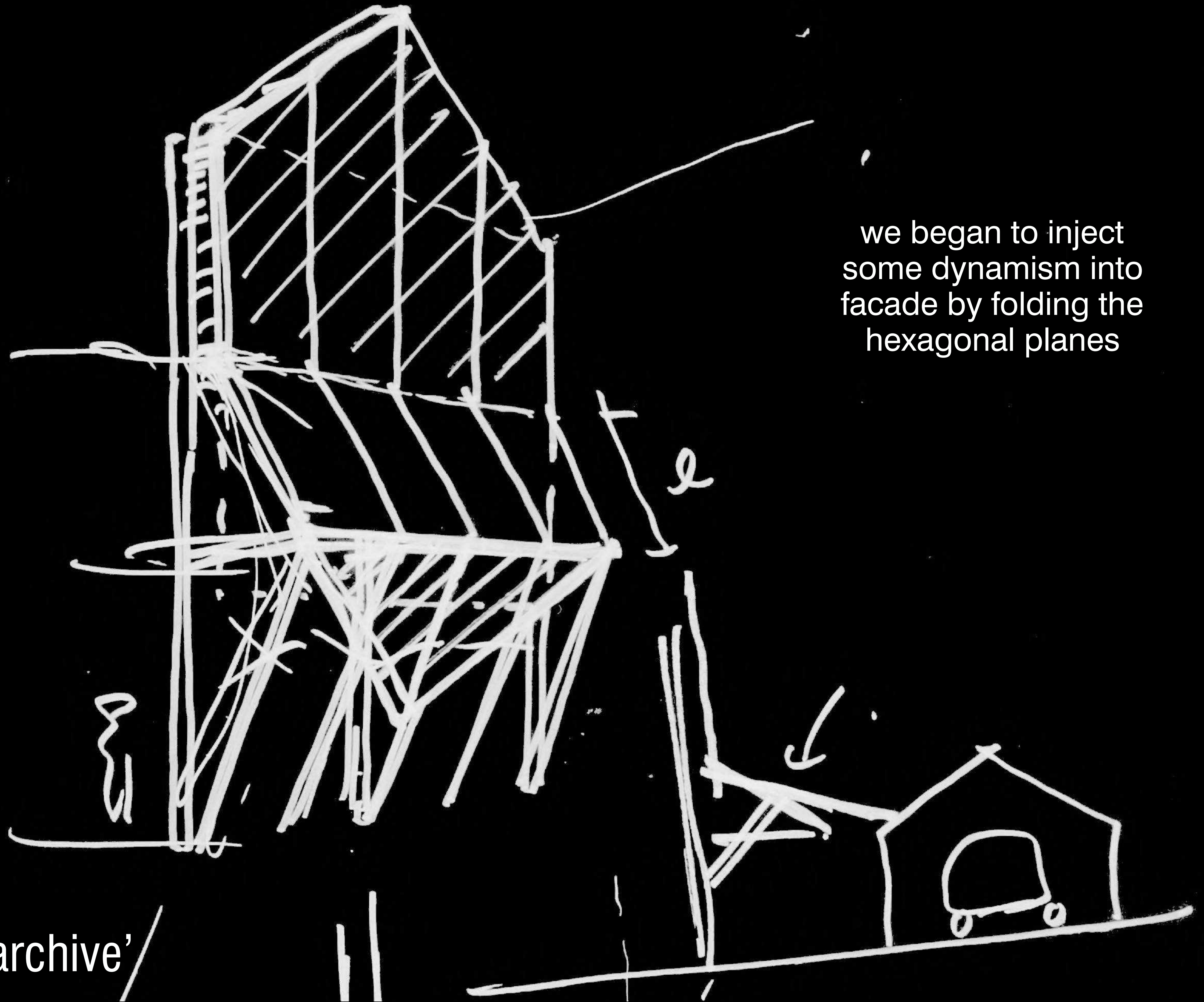


the roof was an
experimental
marriage between
the barrel vault and
the gable end

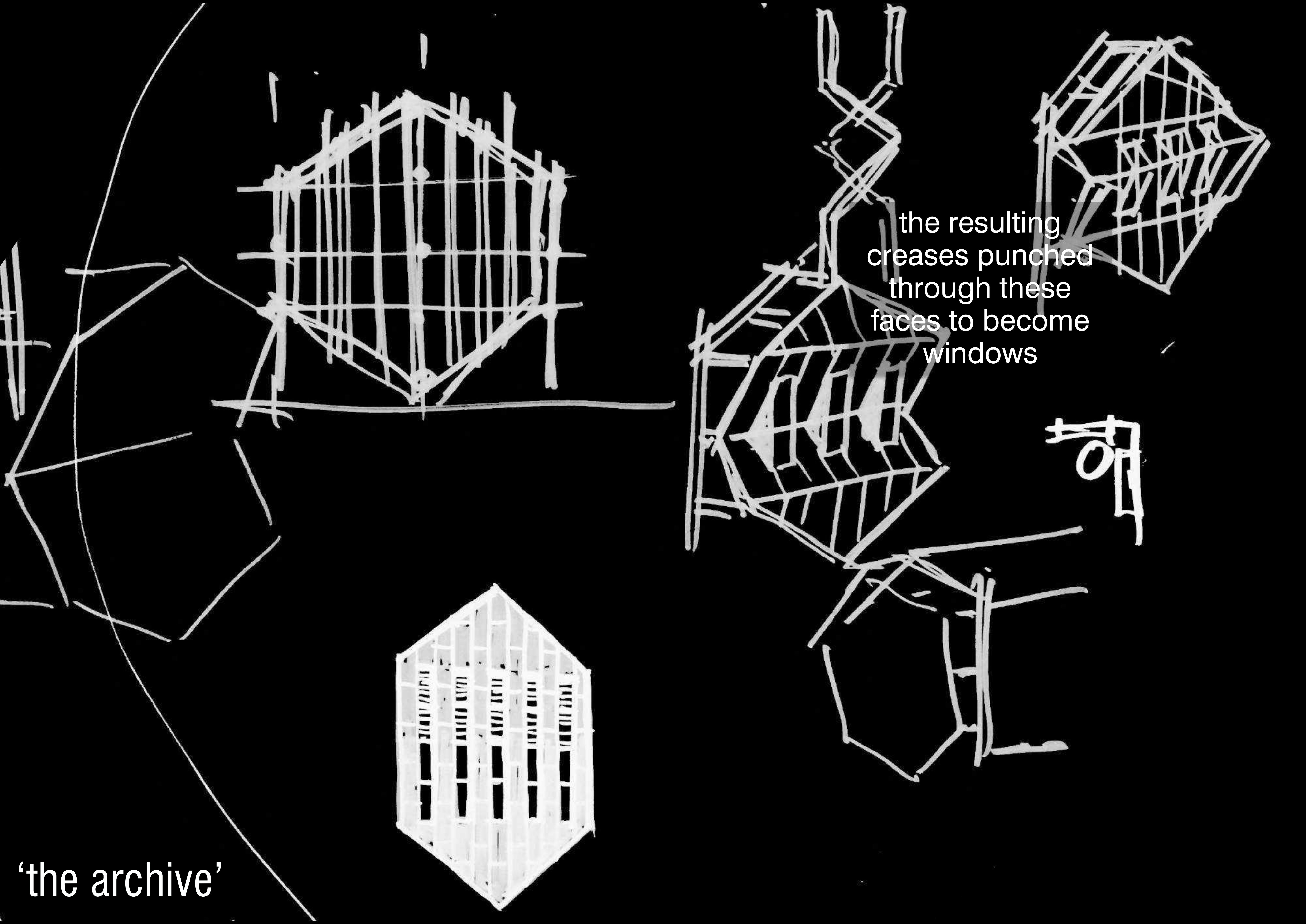
atrium

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we began to inject
some dynamism into
facade by folding the
hexagonal planes



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the resulting
creases punched
through these
faces to become
windows

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after settling on the building's physical characteristics, we began to explore colour and texture



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the lightness
of the
building was
a key feature
of the design.



‘the archive’

the transparency
at this entry level
works to draw
people in



‘the archive’

opacity gradually
increases
upwards with the
use of perforated
metal screens



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these are then blended with polycarbonate corrugations and aluminium louvres - the solid metal roof panels complete this transition from transparent to opaque

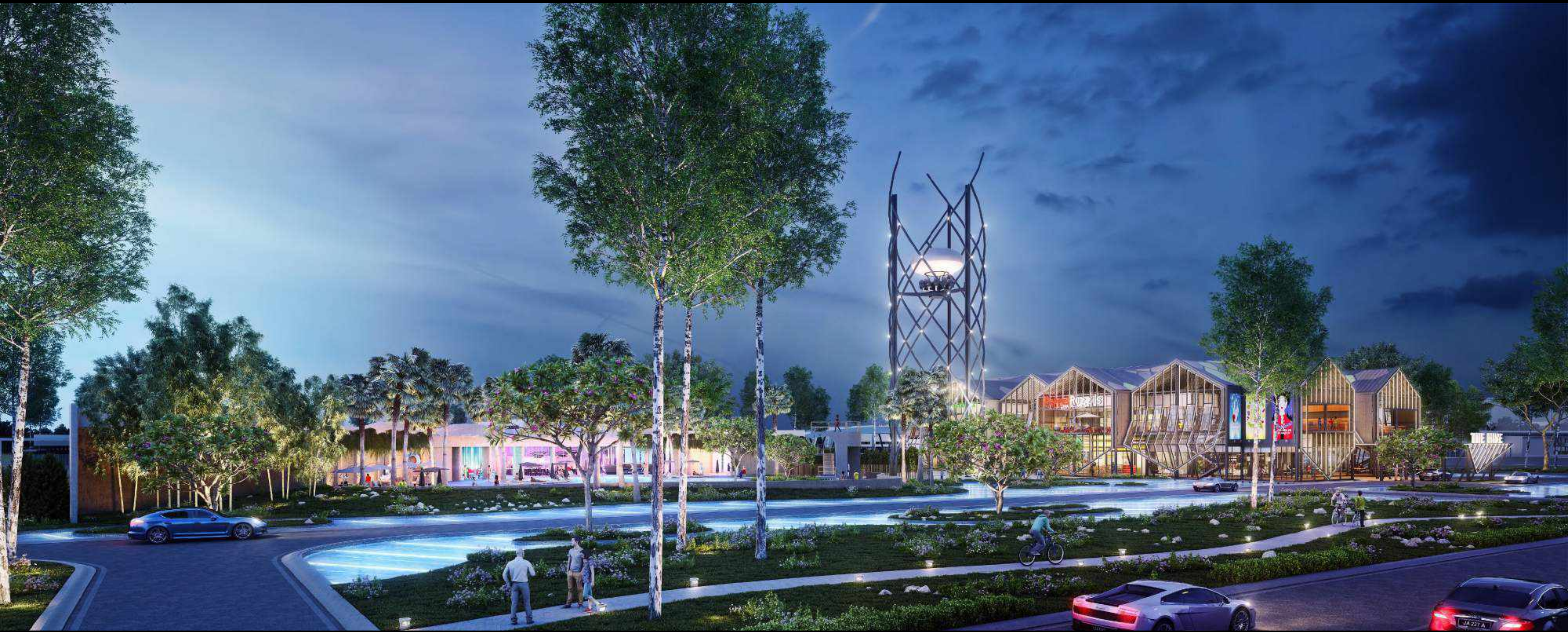


‘the archive’

the building and its
neighbours perched on the
site evoke a sense of the
wildlife here - both migratory
and unique to the place



artist impression • approach view



artist impression • approach view at dusk



artist impression • view towards aerobar



artist impressions



artist impression • approach view



artist impression • aerial approach view



artist impression • beach pool club



artist impression • aerial view



top view



garden view



garden views



DMONGER
LEVEL 1

DMONGER SELECTIONS

| | | |
|------|----------------|----------|
| 1.00 | AMBI TRAIK RUM | RM 12.00 |
| 1.00 | AMBI TRAIK RUM | RM 12.00 |
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DMONGER SELECTION

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retail view



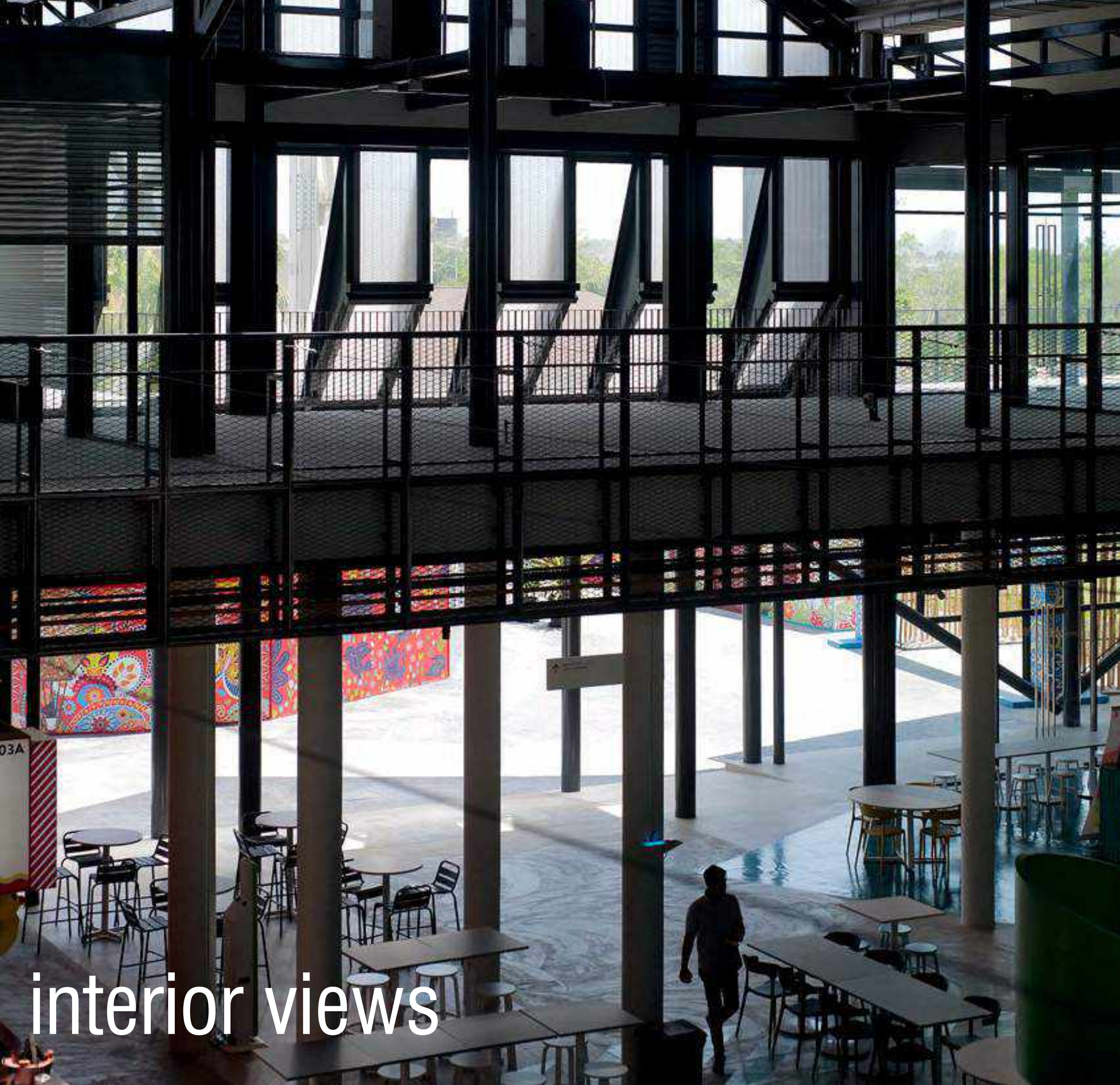
ARCHIVE

approach view



RY LOUNGE

front view



interior views



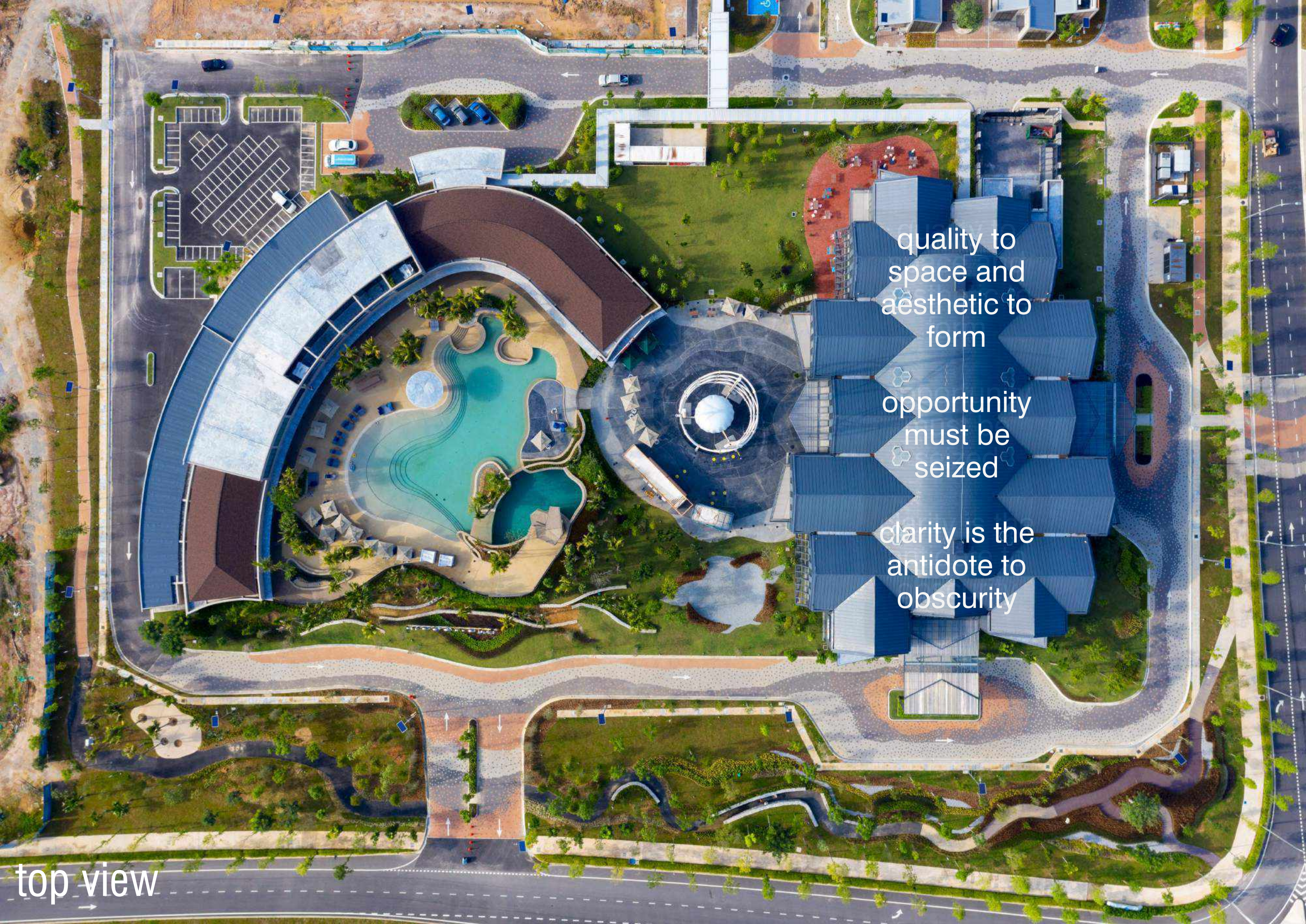
back view



aerial view



view of aerobar



quality to
space and
aesthetic to
form

opportunity
must be
seized

clarity is the
antidote to
obscurity

top view



top view

An aerial architectural rendering of a park or resort area. The scene is viewed from a high angle, showing a central building with a dark, gabled roof and a complex wooden structure. To the left, a tall, lattice-like tower stands near a hot air balloon. The area is surrounded by lush greenery, including trees and a large field of pink flowers. A network of roads with cars and a parking lot are visible. The overall atmosphere is serene and well-planned.

thank you



DIALOGUE SESSION





“Buildings are tolerated, Architecture is celebrated”



**What is your
most proud
Achievement
out of this
obscured
time?**



**What is your
thought
process
through
design
iterations?**



How did
selection of
material help
with the
design?



**How do you
balance
between
architecture
design and a
tight budget?**



**Ask us
Anything!**



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VERMOE

Zincalume

TrueCore



events@bluescope.com.my



NS BlueScope Malaysia