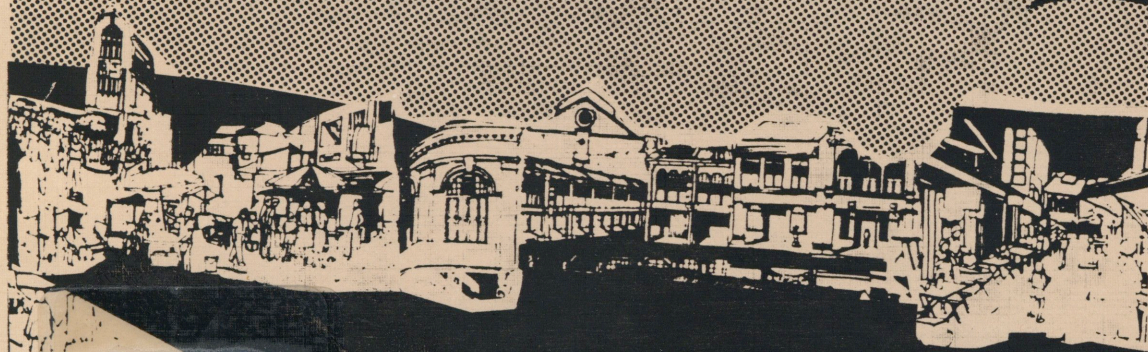


CHOW KIT MARKET

KUALA LUMPUR,
MALAYSIA



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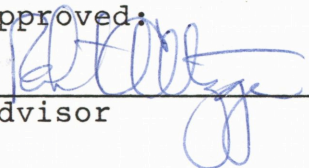
CHOW KIT MARKET COMPLEX
IN KUALA LUMPUR, MALAYSIA

PART I
UNDERGRADUATE THESIS IN ARCHITECTURAL DESIGN

BY
ABDULLAH, JALANI

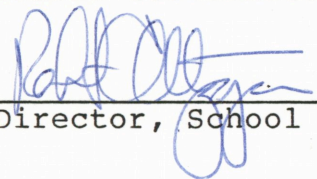
Submitted to the School of Architecture as partial
fulfillment of the requirements for the Degree of Bachelor
of Architecture.

Approved:



Advisor

Thesis Coordinator



Director, School of Architecture

Montana State University
Bozeman, Montana

March 1988

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INTRODUCTION

Project

To undertake and be involved in a real community planning and design within a block Chow Kit in the Central Planning Area of Kuala Lumpur. Malaysia.

Statement

Based upon my understanding of the natural environment and the culture of Kuala Lumpur and also of my analysis of the problems, I want to develop an appropriate work of architecture which is involved with a real community planning design. I want to get away from the sterility of abstract academic problems, and become involved with the real problems that exist in an urban areas of Kuala Lumpur.

Project Description

The project is to restructure an existing market area which occupies a site of 5.5 acres at the Northern block Chow Kit of the Central Business District of Kuala Lumpur. The market which was built three decades ago is no longer supporting the increasing need of the inhabitants of Kuala Lumpur. With several factors such as the increase in population, land value, competition with other commercial area and other economic and cultural issues, a minister of Federal Territory who in charge of controlling the development of Kuala Lumpur called upon architects and urban planners to restructure and develop the market site and its immediate surrounding, which is known most by Malaysians as 'Chow Kit'.

The Approach

The main goal of this project is to maintain the market activity within this area. These market activities are very vital for the development and continuity of other commercial activities in Chow Kit. Market has been proved successful since it was built in attracting huge numbers of people coming to this portion of the city. The market is like a magnetic force which draws people to the area.

Since market is a place of interaction of a lot of things and it is highly functional, it is essential to study and really understand the major components which make it up as a trade area. Before any decisions can be made, I would like to begin the process of this project by analyzing the city history, the built form, the city structure, the culture and the natural environment. Also, by understanding this analysis, I believe it will help me in developing an appropriate project for the site and design concept.

ANALYSIS

KUALA LUMPUR

General

Kuala Lumpur is Malaysia's largest city with an area of 96 square miles and population of nearly 1.5 million. The city is located in a valley within proximity of a central main range hills that run along the length of the west coast of the Malay Peninsular. Developed from a small tin-mining village, Kuala Lumpur today is a city with a rich architectural heritage and culture. The city has its own unique sense of identity because of coherence and engaging images and it has the potential to become an important city in the Asian region.

History

The city of Kuala Lumpur was founded at the confluence of two rivers; the Gombak and the larger Klang rivers. This site of the historic founding of Kuala Lumpur is presently occupied by Jamik Mosque with its scenic surroundings of palm trees and old buildings. In 1857, Kuala Lumpur was a small village of a few houses and shops. It was created by the early traders, mostly Chinese, who engaged in tin mining around Ampang area in the North East of the confluence. Kuala Lumpur became a service center which controlled the movement of people and goods up and down Klang and Gombak rivers.

Within a period of ten years after its creation, Kuala Lumpur became one of the great mining centers of Malaya, the old name for Malaysia, and was a focal point of power struggle in Selangor. From a small village in 1857, Kuala Lumpur became a state capital of Selangor in 1880, the national capital in 1957 and was declared a federal territory of Malaysia in 1972. The city's accelerated growth was mainly attributed to the rising tin prices in 1882 and the shift of the British administrative head quarters from Klang on the coast of the Malacca Straits to Kuala Lumpur.

The Road Network and Land Use

The road network has played a vital part in the development of Kuala Lumpur and its land use. The city of Kuala Lumpur continued to sprawl rapidly with the expansion of the road system which connected tin mines and rubber estates. The initial road network began around the actual central area of the city. The population overspill from the central area resulted in a radial road development to the north, south, east, and west, in an organically and topographically responsive manner. Planning effort to resolve traffic congestion in the central area have resulted in the formation of the outer and inner ring roads. The problems of traffic congestion were due to the narrowness of the streets.

The traditional division of land use of Kuala Lumpur centralized around the site of the confluence of the rivers and developed further to the south. The nucleus of the central area of Kuala Lumpur coincides with the 'old town', constructed before 1884, and is defined by the areas reserved for the railway and the bus terminal and the central market. Due to the population overspill from the central area which has created a radial road development around Kuala Lumpur, suburban residential and shopping areas began to be established around the fringes of Kuala Lumpur, notably Petaling Jaya, followed by more recent satellite townships. The gradual decentralization of the urban center has transformed Kuala Lumpur and its immediate environment into an extensive urbanized region by the mid-70's.

Architecture Features

Urban architecture in Kuala Lumpur is an interesting treasure of the city. The urban architecture of Kuala Lumpur was borrowed from many cultures to create a rich vernacular. As the British shifted their administrative headquarters from Klang to Kuala Lumpur, the early urban architecture that consisted of predominantly timber buildings of Malay and Chinese influence gave way to a more permanent use of bricks and masonry construction.

Since Kuala Lumpur is composed of several different ethnic groups which are Malay, Chinese, and Indian, its architectural heritage is culturally diverse. Around the Kuala Lumpur area, the existing architectural stock reveals the influence of a particular group or culture on some of the buildings. British influence can be found on colonial residences and official buildings. Malay influence can be found on palaces. Chinese influence can be found on shophouses and Indian influence can be found on their temples. Islamic influence can be found on mosques, mansions, and institutional buildings. Among several buildings in Kuala Lumpur, which have highly distinctive imported style, are the Sultan Abdul Samad Building and the Kuala Lumpur railway station. The Sultan Abdul Samad building, which is located on Jalan Tuanku Abdul Rahman, was for many years the site of the general post office. Completed in 1887 of Moorish design, the building consists of long arcades, arches, and a clock tower. This building is still used as a judiciary court and has become a major landmark of Kuala

Lumpur. The Kuala Lumpur railway station is another fine example of Moorish architecture. It's minaret and domes blend in with the local tropical environment.

The urban architecture of Kuala Lumpur has several common architectural features, such as, the verandah-way, open terraces, the raised floor construction of buildings, the ventilated pitched roof, extended overhangs, canopies and eaves as sunshading devices, colonnade walkways, timber-louvered doors and louvered windows, courtyard, arches, porticos, porches, high ceilings, thick wall construction, and others. In other words, these traditional elements are often the result of many unconscious design responses to local climate and life-styles.

Climatic Condition

Kuala Lumpur has a warm, humid climate. It is characterized by its intense tropical sunshine, heavy seasonal rainfall and prevailing winds. These influence the soil, vegetation and fauna.

The average daily temperature varies from 21° C. to 32° C. Relative humidity is generally high with reading of 80 percent. The year is commonly divided into the southwest and northeast monsoon seasons. The northeast monsoon prevails from October to February. The southwest monsoon is from March to September. Average annual rainfall is between 80-90 inches. Sky most of the time is hazy and dull grey when covered. Annual solar radiation is 6 GJ/m^2 . High ration of indirect radiation to direct. High heat storage capacity of the ground and low ground reflection.¹

Climate and Tropical Built Environment

Malaysia's tropical climate has a very significant impact on daily behavior pattern and built environment. It suggests that natural ventilation and natural cooling system should be used. Building and its natural space should be oriented in relation to solar movement patterns and prevailing winds. The building envelope in this kind climate need not totally exclude the outside environment but it should be operated similar to a valve which filter and control the entry and emissions of heat, glare, breezes, fresh air, ventilation, rain, insect, etc., between the inside and outside. In order to have a good through ventilation, the plan has to be loosened and opened-up to increase the external wall area for cross air movement. Another strategy for the built environment in a hot climate is a deep overhand to create well shaded and airy space to attain the best comfort.

Population Statistic

The growth of population in the Federal Territory has been very rapid especially in the last decade which experienced an average annual growth rate of 4-3%. This rate is expected to decline to 4.1% for 1980-1990 and 3.6% for 1990-2000. The report of survey estimates the number of residents in Kuala Lumpur in 1980 is 1,036,900 and it was forecasted that the population would be around 1,550,000 in 1990 and 2,220,000 in the year 2000. Also, it was forecasted that during this design period there will be a gradual expansion of the 20-54 age group and that mean a labor supply also is expected to expand faster than the rest of the population.

The rapid growth in Kuala Lumpur's population is mainly due to migration of people from surrounding parts of the country. The main reason for people migrating into Kuala Lumpur is specifically looking for job. Other reasons including the social attraction of city life and the accessibility to various amenities and facilities. Most of the migrants are youth 20-35. They constitute the more active segment of the labor force and represent the main pool of skilled and trained man-power. To sum all up, these group form the most valuable assets to the city although they give considerable pressure on barely adequate housing, public transport, educational facilities, recreation, entertainment facilities, and water supplies.²

Employment

According to a study done by Kuala Lumpur City Hall, the total employment in the Kuala Lumpur is estimated to be 486,290. Trade, finance, real estate, administration, defense, and private service which is called as tertiary sector, forms the largest component in the employment structure accounting for 77% of the total. The government is the biggest employer and one out of five employees is a government servant. Others include 16% in the retail trades, 13% in small industries and 7% in finance, insurance and real estate. The percentage of employment to total population is at around 42%. With a gradual expansion of population between the age of 20-54 for the up-coming years, Kuala Lumpur authority has to ensure a balance between employment opportunities and labor supply.³

Community Services

There are about 78 kindergartens in Kuala Lumpur. They are mostly privately own and operated. The amount of primary schools are 141 with a total student of 115,699. The number of secondary school are 56 with a total pupil population of 76,811. Unlike kindergarten, both primary and secondary school are mostly owned and operated by Malaysia Ministry of Education.

Kuala Lumpur is medically supported by four major hospitals. Namely, they are general hospitals, university hospitals, Lady Templer Hospital and National Tuberculosis Center. Also, there are 18 private hospitals providing a total of 4177 beds. Some 80% of the beds are in government hospitals. Furthermore, beside hospital, there are 25 government clinics and 247 private clinics.

Other public structures include 16 police stations, 7 fire stations, 25 post offices, 3 public libraries (in addition, there one six other library facilities made available to the public by the and 94 serious, several churches, temples and wats around Kuala Lumpur.

Activities and programmes for youth in Kuala Lumpur are run by the Ministry of Culture, youth and sport. There are 136 youth organization and clubs with total membership of 40,971.⁴

THE SITE : CHOW KIT

Location

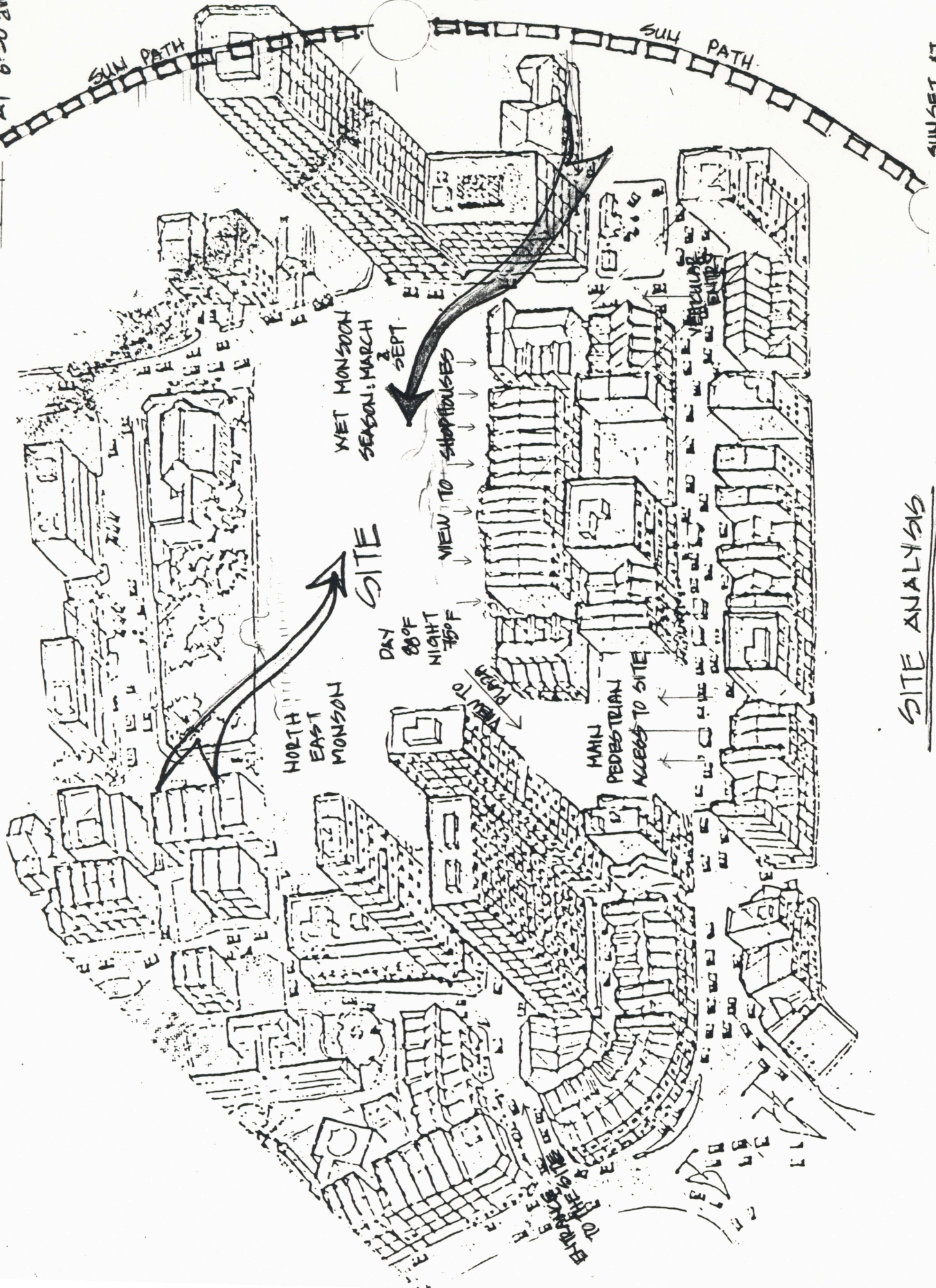
The location of the project is on the northern part of Kuala Lumpur's central planning area. This area is well-known among Kuala Lumpur inhabitants as Chow Kit. Although Chow Kit and its immediate surroundings are categorized as an urban decay area and look old, it still remains an attractive area among people. One of the main reasons which make Chow Kit an attractive area within Kuala Lumpur is the accesability to consumers and retailers in a centralized location. Chow Kit offers various type of business activities: cobblers, petty traders, entrepreneurs, merchants, hawkers, supermarkets, department stores, and others. Grocery market is one of them. In fact, grocery market is a generative force to attract people to Chow Kit especially during the day.

The site chosen for the project lies on the east side of Chow Kit, that is on the east side of Jalan Tuanku Abdul Rahman. An area of 5.54 acres is nowadays occupied by the old market and several shophouses. The site is bounded on the north by Jalan Raja Bot, south by Jalan Raja Alang, east by a block of private kindergarten and west by the row of Chinese shophouses.

SUN RISE
AT 6:30 AM

MOON
AT
12:00

SUN SET AT
6:45 P.M.



SITE ANALYSIS

Scale 1"=120'00"

On Topography and General Site Condition

The Chow Kit market is a string of open-air pushcarts and store-fronts located in a urban decay land of derelict low and high rise buildings surrounded by a sea of slab-like low-rise Chinese shophouses. It is, however, adjacent to a thriving commercial street that is, mainly used by "outsiders".

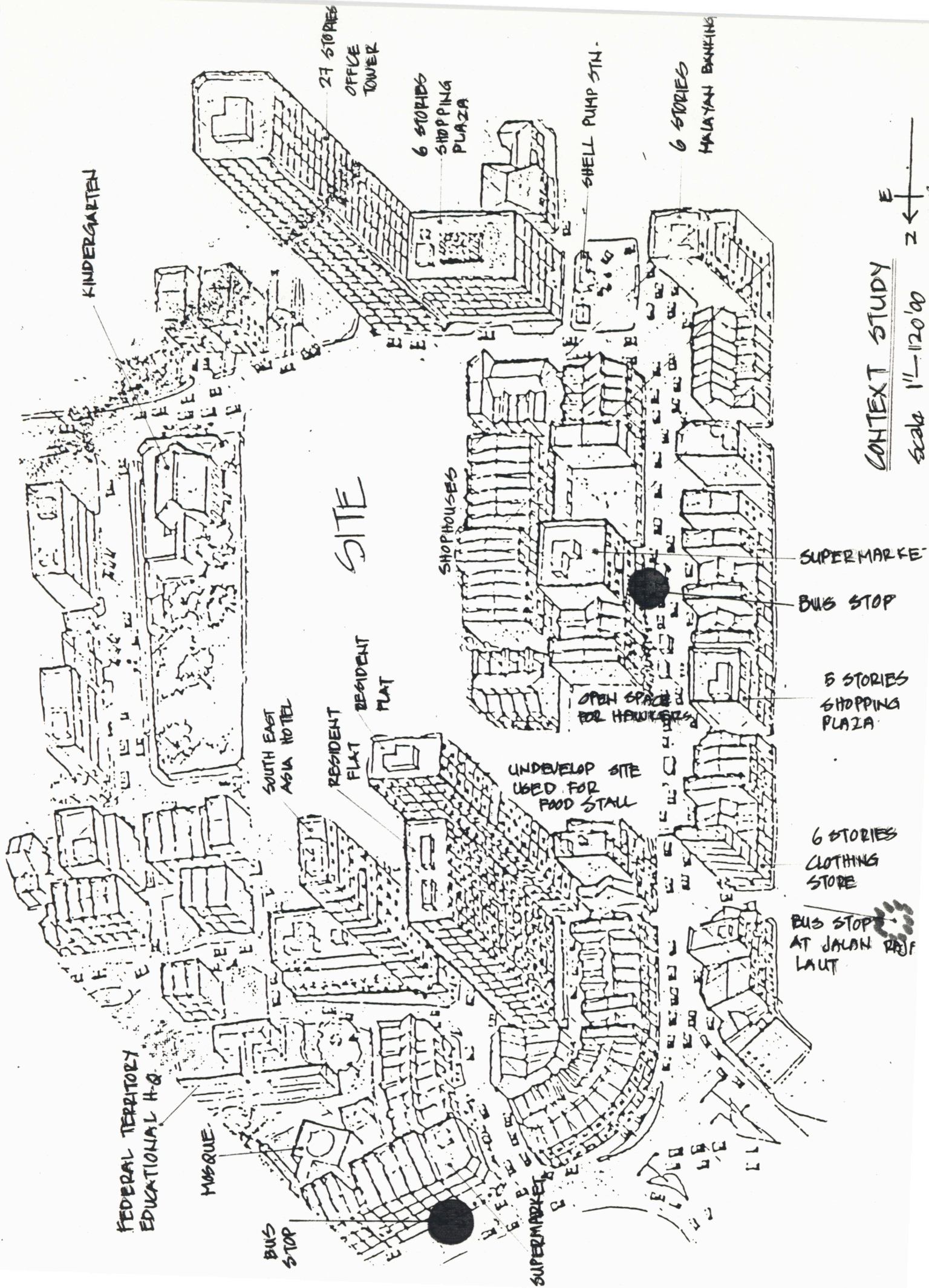
The land in Chow Kit area is fairly flat and stable with the surface mostly covered by streets, sidewalks, and buildings. Present use of the land is completely commercial: market activity and retail trade. About two-thirds of the designated land is own by the city of Kuala Lumpur. The rest of the designated land belongs to private owners of the shophouses. Demolition would be required on all structures: old market and shophouses too. There is no vegetation at all around the site.

On Relating the Site to Its Surroundings

The site is presently bounded on the north by low rise commercial buildings, high rise residential flats and hotels. It is bounded on the south by a newly built shopping complex and office tower. It is bounded on the west by Kuala Lumpur's main commercial street, Jalan Tuanku Abdul Rahman, and low rise Chinese shophouses which are gradually being transformed to modern high rise buildings. It is bounded on the east by a small private kindergarten and two to four story office and commercial buildings, and the Klang River. City planners foresee the directional boundaries as follows: north - public facility such as a hospital and educational institutions and also medium density residential; south and west - major commercial; east - minor commercial and medium class Malay reservation.

The view surrounding the site, especially the view to the row of Chinese shophouses at the west side, is poor. The site is considered to be located within an urban decay area.

Kampung Bharu, (medium class Malay reservation), located half a mile east of the site, should be taken into consideration when developing the complex.



CONTEXT STUDY
scale 1"=120'00



On Circulation and Transportation

The site is made accessible by the pattern of roadways by which it is bounded on two of its four sides. Jalan Tuanku Abdul Rahman, a block from the site, is a one-way street going north and south. It connects the site to Kuala Lumpur's city center and satellite town of Petaling Jaya on the south, and to several new growth satellite towns to the north. It is the main entry point to the site and is serviced by more than five bus transit companies and city taxies. Furthermore, it has the busiest bus stop in Kuala Lumpur because of the popularity of the area.

Jalan Raja Alang to the north, and Jalan Raja Bot to the south of the site runs east and west, and links the site to Kampung Bharu to the east and to Jalan Tuanku Abdul Rahman to the west. The main bus and railway terminal which service Kuala Lumpur to other parts of the country are located in the city center to the south, and are accessible to the site by Jalan Tuanku Abdul Rahman and Jalan Raja Laut.



THE SITE
5.54 ACRES

J. RAJA ALANG

J. RAJA BOT

JALAN HAJI HUSSAIN
MODERATE TRAFFIC FLOW

JALAN RAJA MUHA
PEDESTRIAN CONCENTRATED

JALAN CHAIKIT
HEAVY PEDESTRIAN

JALAN TUANKU ABUL RAHMAN
HEAVY PEDESTRIAN

PEDESTRIAN CONCENTRATED

HEAVY PEDESTRIAN

HEAVY TRAFFIC

HEAVY TRAFFIC

VEHICULAR & PEDESTRIAN
CIRCULATION PATTERN

Scale 1" = 120'00"

On People

People are, undoubtedly, the most important variable in any situation in which they appear. Their tremendous varieties of personalities, colors, likes and dislikes make them the most interesting of the animals on our earth. People are, the most valuable asset to the city.

People make the street corner the best theater in town. We watch people as they pass and what we usually see is what we expect to see - other people milling about, waiting for the light to change and preparing for another event of the day.

In studying the culture of the Chow Kit, I have found three major groups of people, or sub-cultures, which interact in the life of the area. They are the natives of that area, visitors, and small business entrepreneurs.

The first group is the people who live and work in the Chow Kit area. The majority of them are Chinese who live in the shophouses since four decades ago. They are the owners of the shops and restaurants. Some of the merchandise that they sell are highly related to the grocer's needs, such as, rice, sugar, salt, chili, dried fish, utensils, canned food, and etc.

The visitors make the second group. They are housewives who come from eight in the morning to five in the afternoon, office workers who come to buy groceries after office hour and patron of the open air restaurants in the evening. The number of them coming to Chow Kit is high from nine to eleven o'clock in the morning and seven to ten o'clock in the night. On a

year round basis, the peak number of visitor is during a time before Ed' Fitri, that is, before the time of Muslim celebration day.

The final group is the small business entrepreneurs. This group is comprised of hawkers, petty traders, stand owners, and push cart vendors. Their activities are commonly seen along the street and in front of the shophouses. In the case of Chow Kit, large numbers of street hawkers and vendor carts group together to form or create the open air street market on Jalan Haji Hussain. I'll describe each of them and their activities below:

a) Street Hawkers

Street Hawkers are a portable version of the speciality stall, where certain goods from a certain group of products will be sold by each individual vendor. Such goods are produce, seafood, household products, etc. The hawkers activity starts early in the morning when they get their retail merchandise from wholesalers who are coming to the market from every part of the country. Their retail activity starts at eight in the morning and ends at six in the evening. Some of them run their activities until midnight, especially vendors who sell produce.

b) Petty Traders

Petty Traders are a group of small business entrepreneurs whose activity is the least permanent. They can be seen at a spot where there is a large crowd of people. Their merchandise varies from fruits, clothing, toys, souvenirs, medicines,

magazines, tapes, and some rural village tropical fruits and produce. Their activities start at eight in the morning and go until midnight. Their activities are mostly along the streets or sidewalks.

c) Stand Owners

Stand Owners are the most permanent group of entrepreneurs in the market. They have their own stand and get most of the facilities needed, such as electricity, water, storage, and freezers. Their merchandise is produce, meat, seafood, and household products. Their activities start early in the morning, when they get retail merchandise from wholesalers, or when they butcher and process the live-stock. Their stands can be found under an enclosed or semi-enclosed market structure.

d) Push Cart Vendors

Push Cart Vendors are similar to street hawkers. Push cart vendors run their activities on push carts rather than on a portable table. Their merchandise varies from snacks, popcorn, bakery, roasted peanuts, tobacco, newspapers, magazines to fruit and produce. Their activities can be found along a street.

Architectural Context

Kuala Lumpur and the Chow Kit area in particular are under a process of rapid transition. The buildings environment has changed drastically for a period of less than 20 years. As discussed before, this factor is mainly due to the increase in Kuala Lumpur population and rapid urban development. The architecture of the Chow Kit area ranges from a simple post and beam construction to a complex high-rise construction.

In the following pages are two of the important analysis of the architectural features which I think are related to the Chow Kit area. First, I choose to analyze traditional Malay houses because it is highly related to the way of life of the majority Chow Kit's users, that is, Malay. Second, I'm going to analyze shophouses since the identity of the building environment around Chow Kit belongs to them.

a) Traditional Malay Houses

There are a variety of Malay domestic architectures, traceable to their origins in the islands of the archipelago. Every Malay cultural region in Malaysia has developed its own architectural style. Their houses show the distinction in their regional architectural style.

Because of economic reasons, Malays continue to immigrate to Kuala Lumpur looking for jobs. They bring with them their local culture and architectural style. In Kampung Bharu, a Malay preserved village about half of a mile from the site, one can see the confrontation of various cultures and architectural styles from many regions. As a result of the confrontation, the sharp distinctions among their local architecture have dulled. However, there are still common features that can be found in each of the Malay houses. Among them are:

1. Columns are raised on stilts.
2. Timber is the common building material.
3. Thatched roofs.
4. Open layout, regulated by construction modules and have several levels.
5. High pitched roof.
6. The use of familiar building materials and the construction system which allow for additions and recycling components.
7. The houses face the morning sun and are oriented toward the Qiblat in Mecca.
8. The house sites are in hilly rather than wet locations.
9. Lots of window openings.

The design and construction of the house is determined by the order of society and customs, rather than by individual wishes. Although the houses in any given region vary in form, they do not depart from social and cultural pattern or standard of the Malay people.

b) Shophouses

Shophouses are essentially a Chinese phenomenon. The existence of the shophouses in Kuala Lumpur began in 1884. The origin of this building type is from Batavia in the east to Calcutta and Madras in India. The idea of shophouses was brought by the British to Malaysian city especially into Kuala Lumpur during their intervention in this country during 18th and 19th century.

The shophouses allow merchants to live and work in the same building. Basically, the design follows the same floor plan to the present day. The earlier shophouses were constructed mainly with timber construction. They can be identified by the use of Chinese motifs, such as, curved gable ends to rooves, glazed ornamental tiles, and stucco decoration. Facades were typically decorated with sculptured figures, animals, flowers, and other patterns. Windows were derived from Venetian, Chinese or Malay. The rooves were tiled in Chinese clay tiles.⁵

Most of the shophouses in Kuala Lumpur are new, and the earliest examples are no older than the late 19th century. The endless interaction with western style, particularly European, resulted in the false front of facade treatment. The front facade which originally was treated with stucco decoration and sculptured figures, has been changed to post modern western style. Timber construction has been changed to more use of permanent masonry structure. However, shophouses within Chow Kit area still have common features with the

earlier types, as:

1. They were built two to four stories high.
2. A typical layout of plan shows a covered colonnade forming the transition from the street.
3. The shop is in front, storage and kitchen are in the rear. Upstairs are living, dining and sleeping areas. Some of the shophouses accommodate office spaces on the second level.
4. Light and ventilation are provided by a central air well.
5. Their depth varies from 90 feet to 150 feet, and their width are from 12 feet to 28 feet. The width to depth ration is 1:3 to 1:7.
6. Jack roof on the ridge of the roof, allowing natural breezes to enter through the openings to cool the heated roof and reduce radiation to the room below.
7. Tiled roof.
8. High ceiling, 12 feet or more.
9. Full height windows, with the opening protected by balusters at the bottom to prevent people or objects from falling off.
10. Window shutters fitted with louvers between the framing.
11. The buildings are repeated in linear arrangement and create comprehensible streets.

CHINESE ARCHITECTURAL HERITAGE.

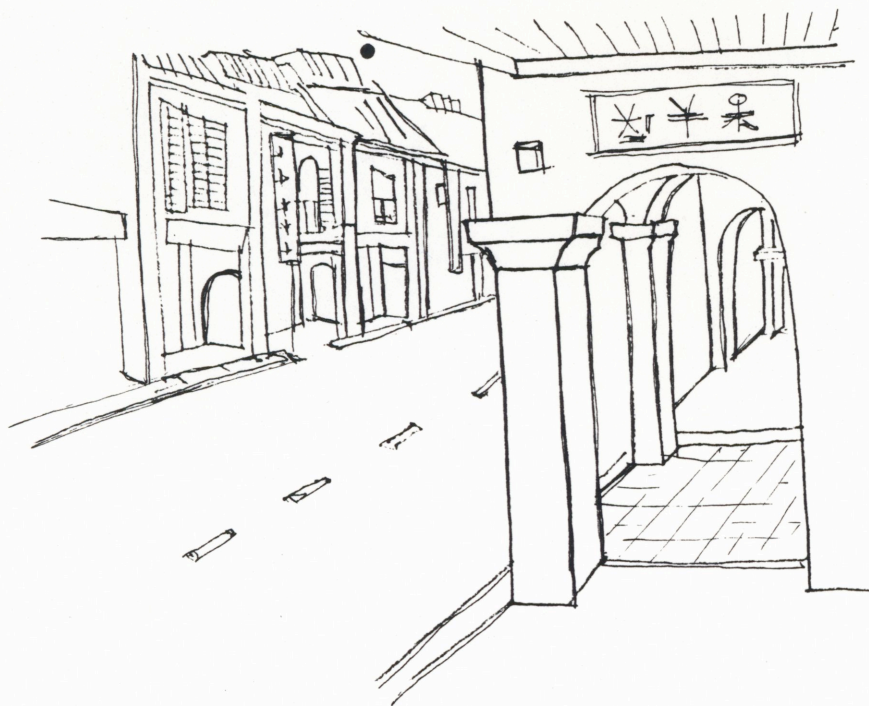


Figure 7. Covered colonnade of shophouses

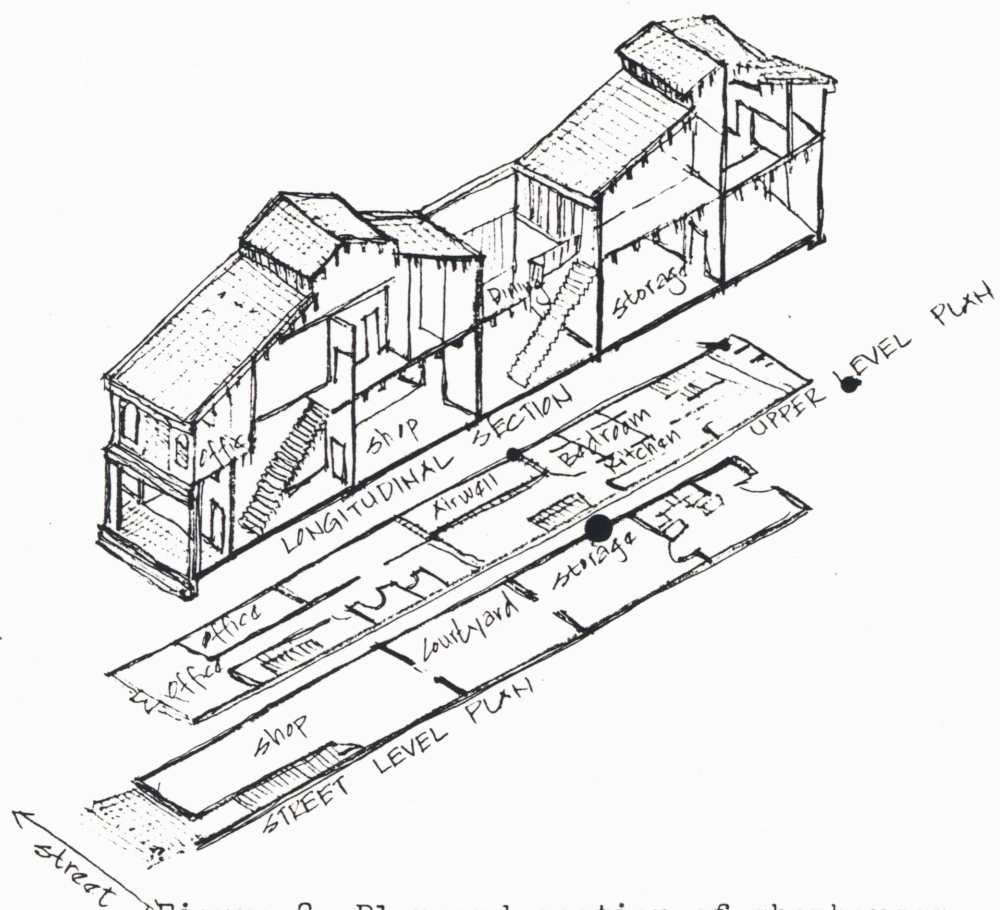


Figure 8. Plan and section of shophouses

**CONDITIONS CONSTITUTING
A NEED**

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General Condition Constituting a Need to Restructure a Market Complex

The Chow Kit Market is a complex of old market buildings with an open street full of pushcarts, venders, and hawkers. The market area in general is in poor condition. The street market is always muddy, caused by poor surface drainage. Some areas are under development, but, except for the new shopping complex and office towers across a street to the south, all buildings in this area look as if they had been built over 50 years ago. Most of the buildings especially the row of shophouses to the west side could be demolished immediately. This market, despite its poor condition, serves a trade area of about 10 miles in radius.

Commercial activity of the market that I'm defining in this study is divided into four categories; indoor stores, indoor-outdoor stores, wall space stands, and the pushcarts. All the stores, stalls, stands and pushcarts are in fair to poor condition. Professional offices are few. The markets operate on a seven-day-a-week basis, and their prices are substantially lower than those in nearby supermarkets.

With the increasing number of Malay population around the Chow Kit area particularly Kampung Bharu, the need to have more retail spaces within the market complex is also increasing. About half of the number of Malays who immigrate to Kuala Lumpur do not have high education or skills to get an office job. Several of them are looking for the opportunity of hard labor in construction jobs or are looking for the

opportunity to a start small business as an entrepreneur. Since the Chow Kit area is well known for its high buying power, this area will be a good spot for them to start their effort in order to survive in a new place. The increase in land value within the central planning area of Kuala Lumpur makes the existing market activity uneconomical to maintain. In other words, with one level of market building, one open street market for vendor and hawker, and a few temporary stores that exist in the complex today does not favor the activity to continue. The market complex today has to increase twofold or more of its selling capacity in order to compete with other commercial areas around Kuala Lumpur and also to face the increase of its users.

General Condition Constituting a Need for a Public Gathering Place

Nowadays, the city of Kuala Lumpur and its surrounding area do not provide those people who live and work in the area with adequate opportunity to be in an areas where activities such as shopping, entertainment, and recreation are in contact with each other. With a recent development trend that separate those activities into different areas, people are losing or missing a place where they really like to be. Because the main element in any city is its people, Kuala Lumpur has to make an effort to pursue their basic necessities in their lives. Any physical design effort to enhance this would contribute to their quality of life.

The man in the street enjoys the comfort of being in a special space within a city; a space where can shop, sit, relax, talk to friends, eat, drink and entertain. As a city of 1.5 million people, Kuala Lumpur should offer all types of conveniences and services which induce in its people a sense of civic pride. By creating a well designed and beautiful, workable urban spaces, whether formal or informal, open or closed, Kuala Lumpur will become a focus and center of human activities which makes life more pleasant, smooth and joyful. It is also gets a certain character or own sense of place, can stimulate occasions, and events and brings awareness of time and place. Furthermore, due to the warm climate of Malaysia, it is really wise to have a pocket of urban gathering space within a city to generate street life even after 5 p.m.

PROPOSAL

In view of the needs of Kuala Lumpur residents, in particular the Malay people, with regard to the Chow Kit market, it becomes obvious that the city is held responsible for provision of those necessities which insure cultural, economic, and recreational vitality to the community.

In order to fulfill those social, economic and recreational needs of the community and also in order to sustain the pressure of rapid urban development of Kuala Lumpur, I propose, in answer to the needs and wants of the community stated heretofore in this document, a restructure of existing market complex in Chow Kit for the city of Kuala Lumpur, Malaysia; a complex including the following:

1. Open and Covered Streets - to accommodate up to 150 push cart vendors and hawkers, and to maintain the way of their activity as it being run today.
2. Market Structure - for a large number of stands, stalls, and stores in the range of 50 to 75 in total.
3. Eating Places - dining area for the grocers and visitors. They can be indoor restaurants, cafes, and eating stalls. Seating areas should accommodate 200 to 300 people at one time.
4. Office Spaces - for city hall offices and workers who control and manage a whole complex.
5. Community Facilities - for the people who live and work around the Chow Kit area and also for the grocers. Those facilities may be police station, surau (Muslim prayer room), post office, health clinic, and storage for pushcarts, vendors and hawkers.
6. Public Utilities - provision of telephones booth, easy access of electricity and water supply, sewerage, solid waste collection and disposal.
7. Open and semi-opened plaza.

I would propose additional land development within Chow
Kit area for:

1. Shopping and Retail Stores
2. Entertainment such as game rooms, cinemaa and sport
complexes.
3. Office Tower
4. Parking Garage
5. Eating Stalls

It should be recognized that this proposal and its
resulting graphic solution is but an idea of what could
possibly result. It is by no means, a final solution, nor is
it the only possibility. It is my hope that it opens areas of
discussion heretofore overlooked in planning efforts.

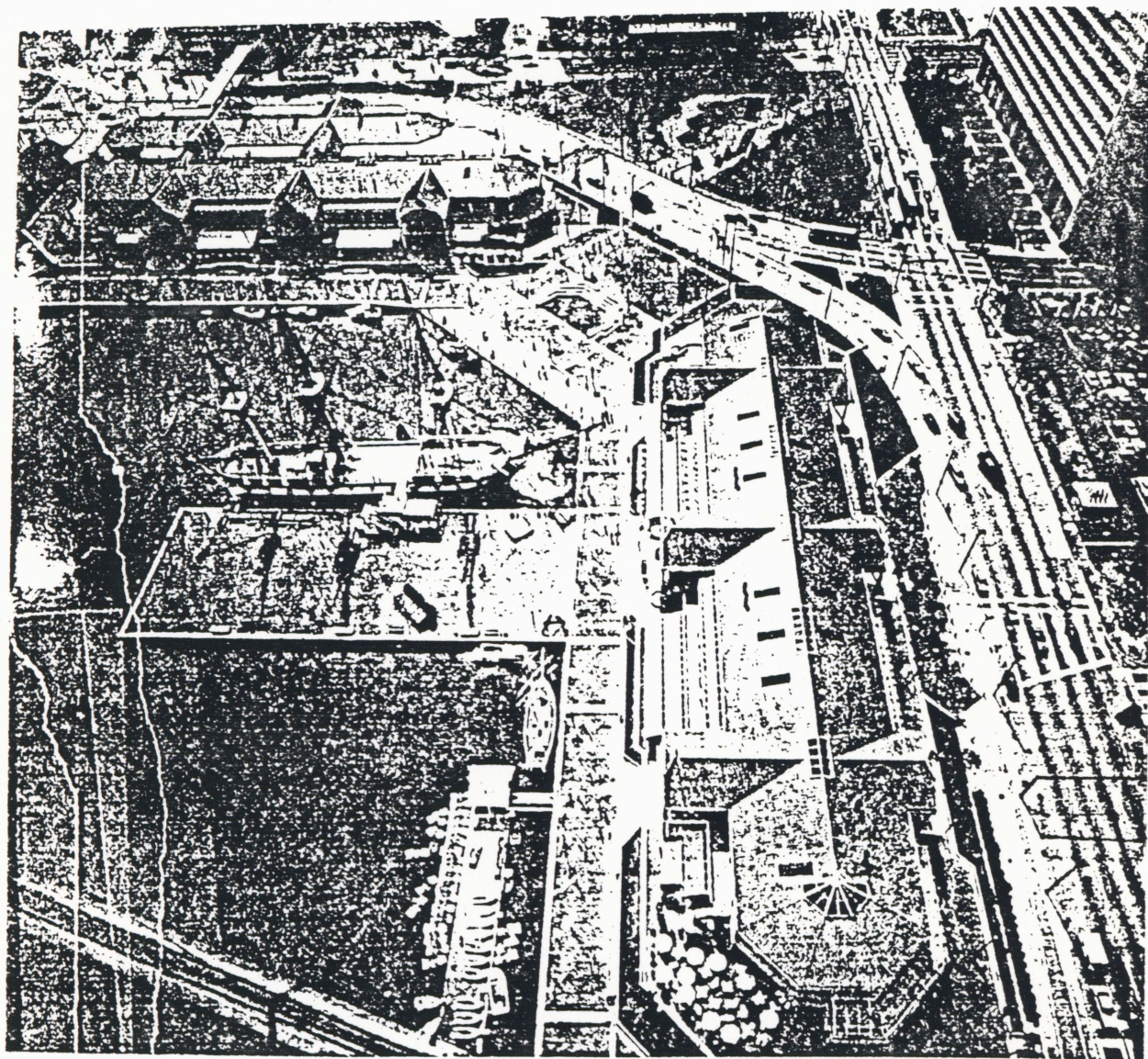
GOAL STATEMENTS

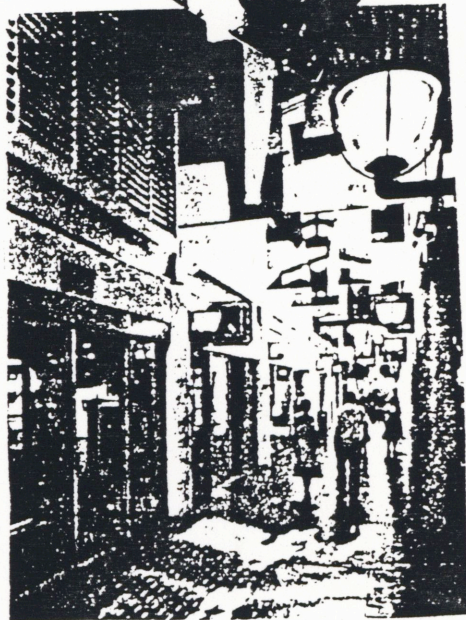
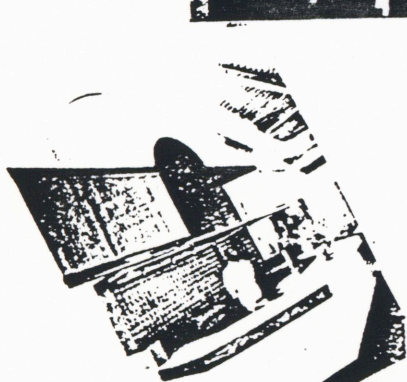
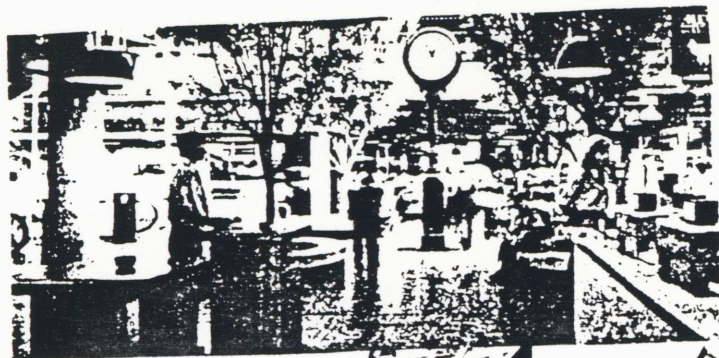
1. To maintain and to strengthen the existing character and image of the Chow Kit area as a gathering place in Kuala Lumpur.
2. To improve the quality of physical environment of the area, particularly the site of existing market, in terms of aesthetic and dynamic life of its inhabitants.
3. To plan and to control the development of the Chow Kit area which is recognized as a portion of urban decay area, not only for hawkers and people, but to let it be an attractive place for tourists, especially foreign tourist.
4. To raise the selling capacity of the market by increasing the amount of retail space complete with necessary and adequate facilities.
5. To make this place an area that can improve the socio-economic conditions of people that live nearby, especially for a lower and middle income Malay people who live in Kampung Bharu.
6. To maintain the most vital activity within the Chow Kit area, that is open market activities during the morning and late afternoon and as a center of entertainment, business and outside eating area during the evening and late night.
7. To make this area as a distinctive place that can reflect both aesthetic and cultural values of its majority of visitors or users, that is, Malay people.

PRECEDENT

The Project: Harbor Place in Baltimore, Delaware

Space Area: 250,000 sq. ft.

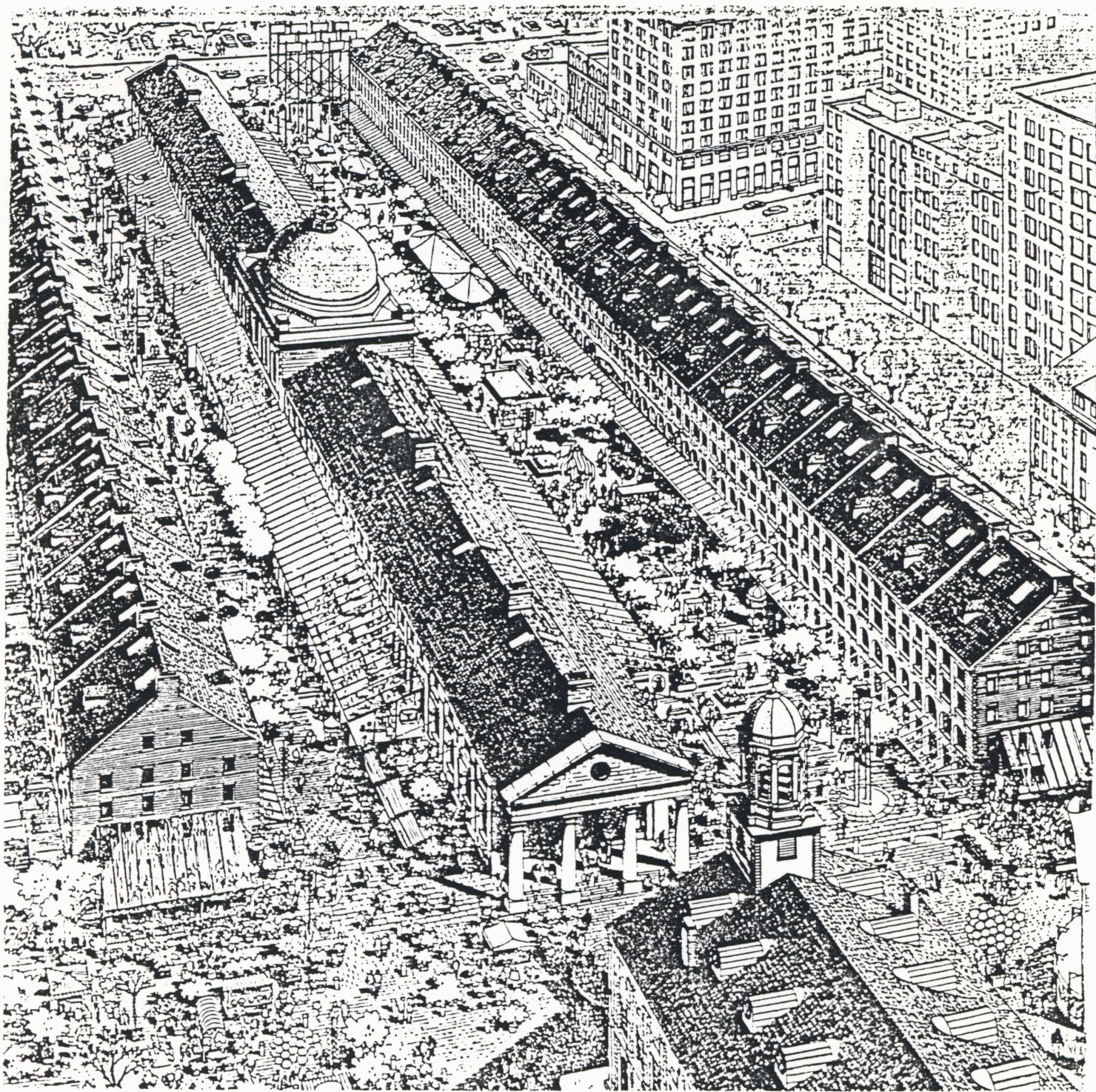


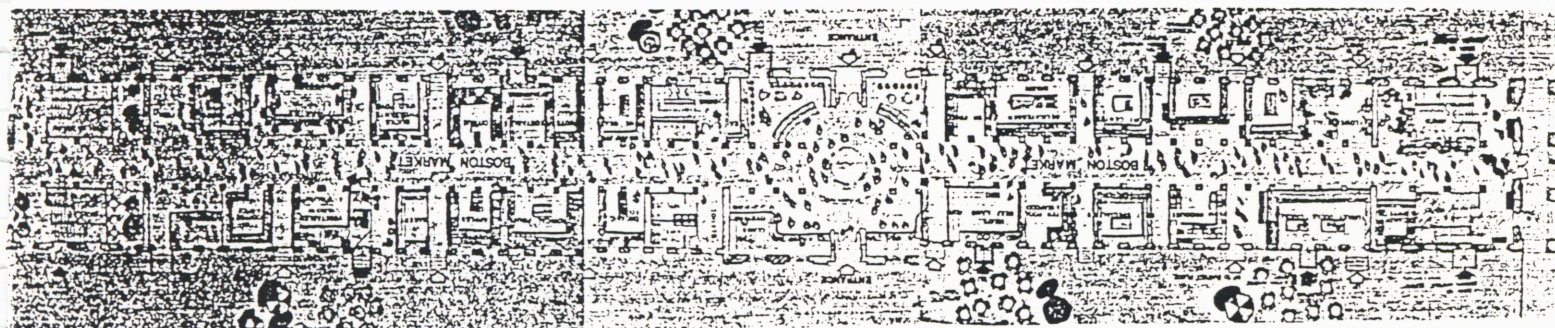
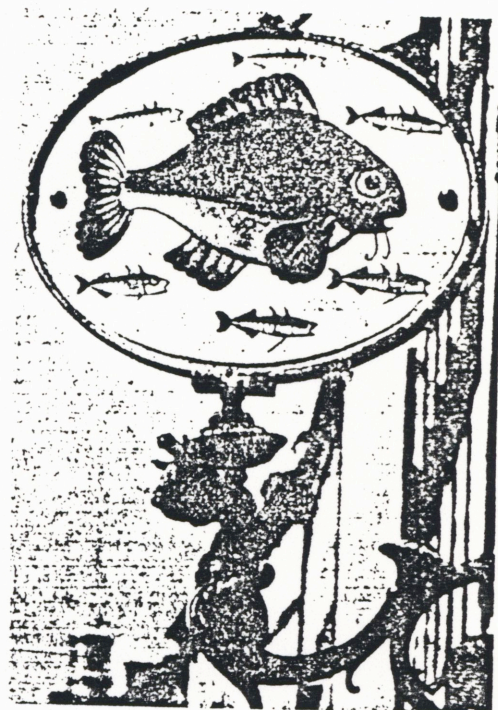
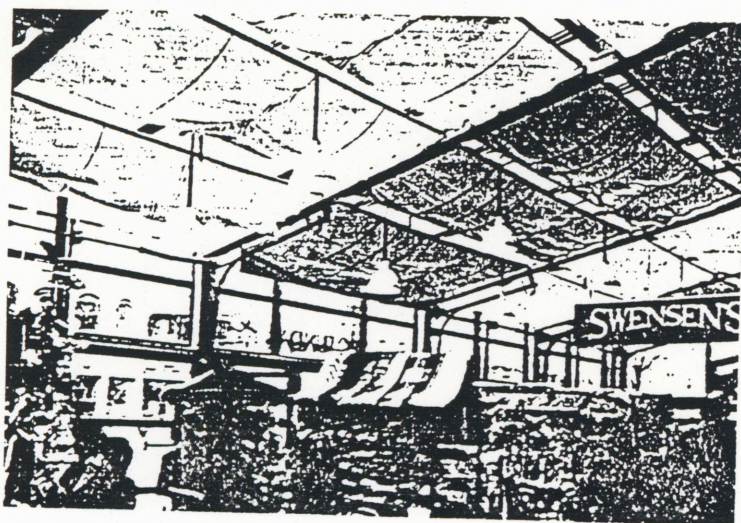


The Project: Faneuil Hall Marketplace, Boston, Massachusetts

The Site: 6.5 acres

Space Area: 250,000 sq. ft.





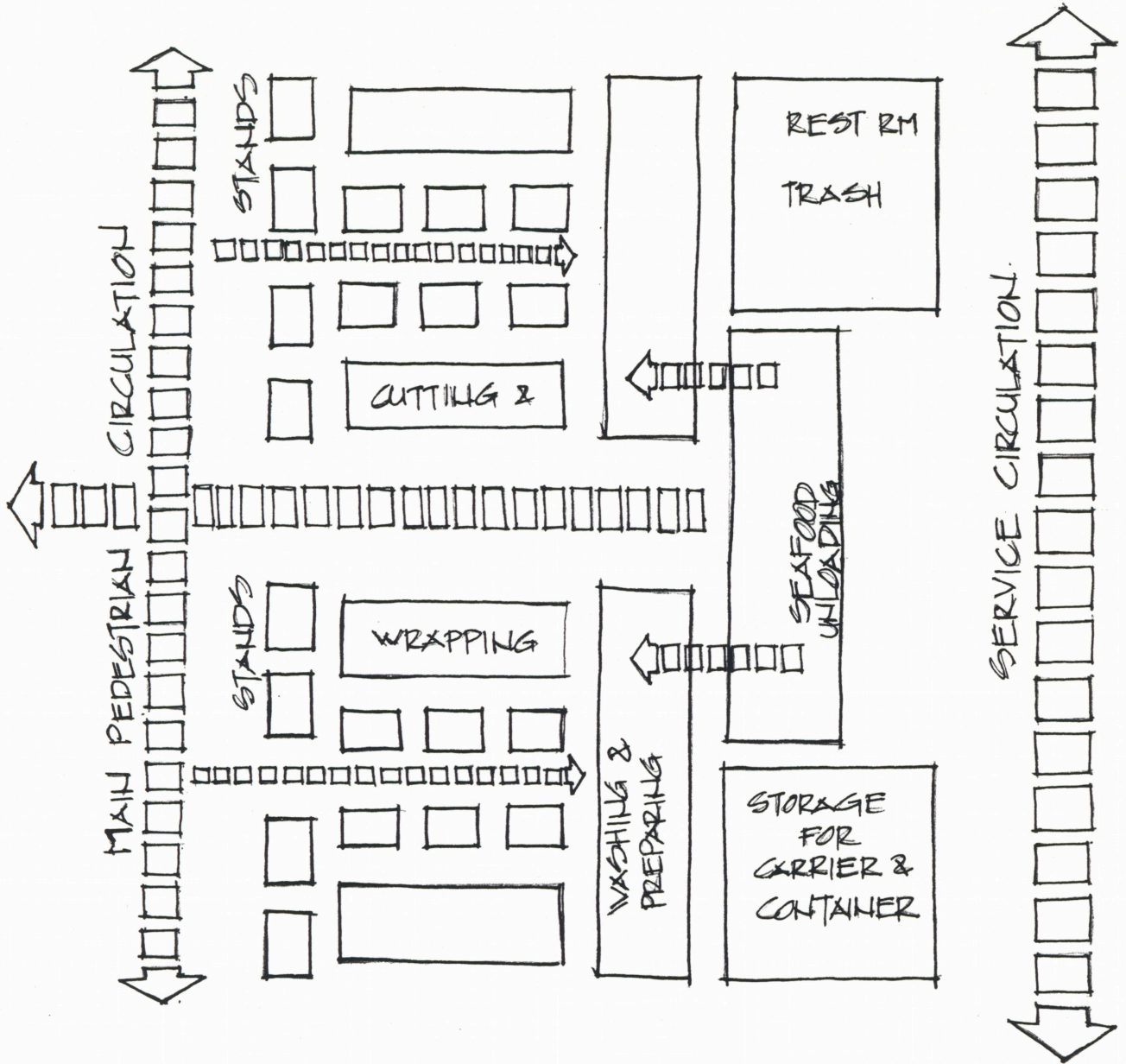
PROGRAM

Seafood Market

The seafood market is a place where whole salers, retailers and shoppers take place. It will provide a space for unloading, washing, preparing, and retailing seafood. The fish market should be sheltered enough to provide protection from rain and shaded enough to avoid dehydration of the product from the sun. It will be used year round. The place should function as a valve which controls the disturbance from flies and smell and must be easily hosed down for cleanliness. There will be adequate amount of retail stands to be rented to small entrepreneurs who currently do their business activity on a closed street. The activity in the fish market will start early in the morning; wholesale activity between wholesaler and retailer. Retail activity occurs during the rest of the day until 5 p.m. when City Hall trucks come to clean the market area. Each retail stand will be provided with cutting, weighing and wrapping desks and also with storage cabinets.

The fish market will be busy, colorful and informal with the smells of seafood and the sound of barter between retailers and shoppers'.

SEAFOOD MARKET

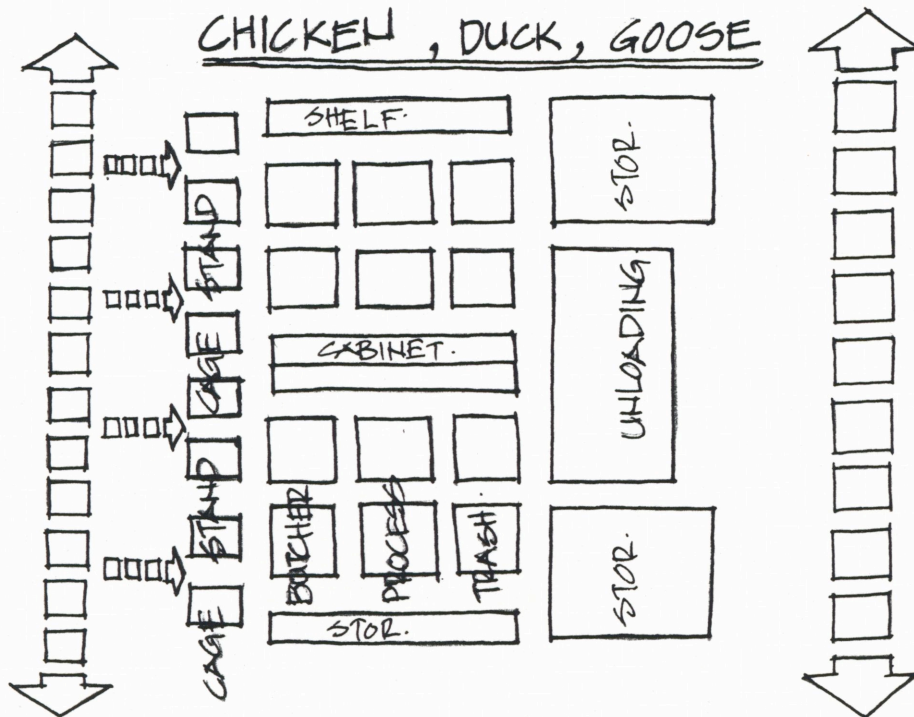
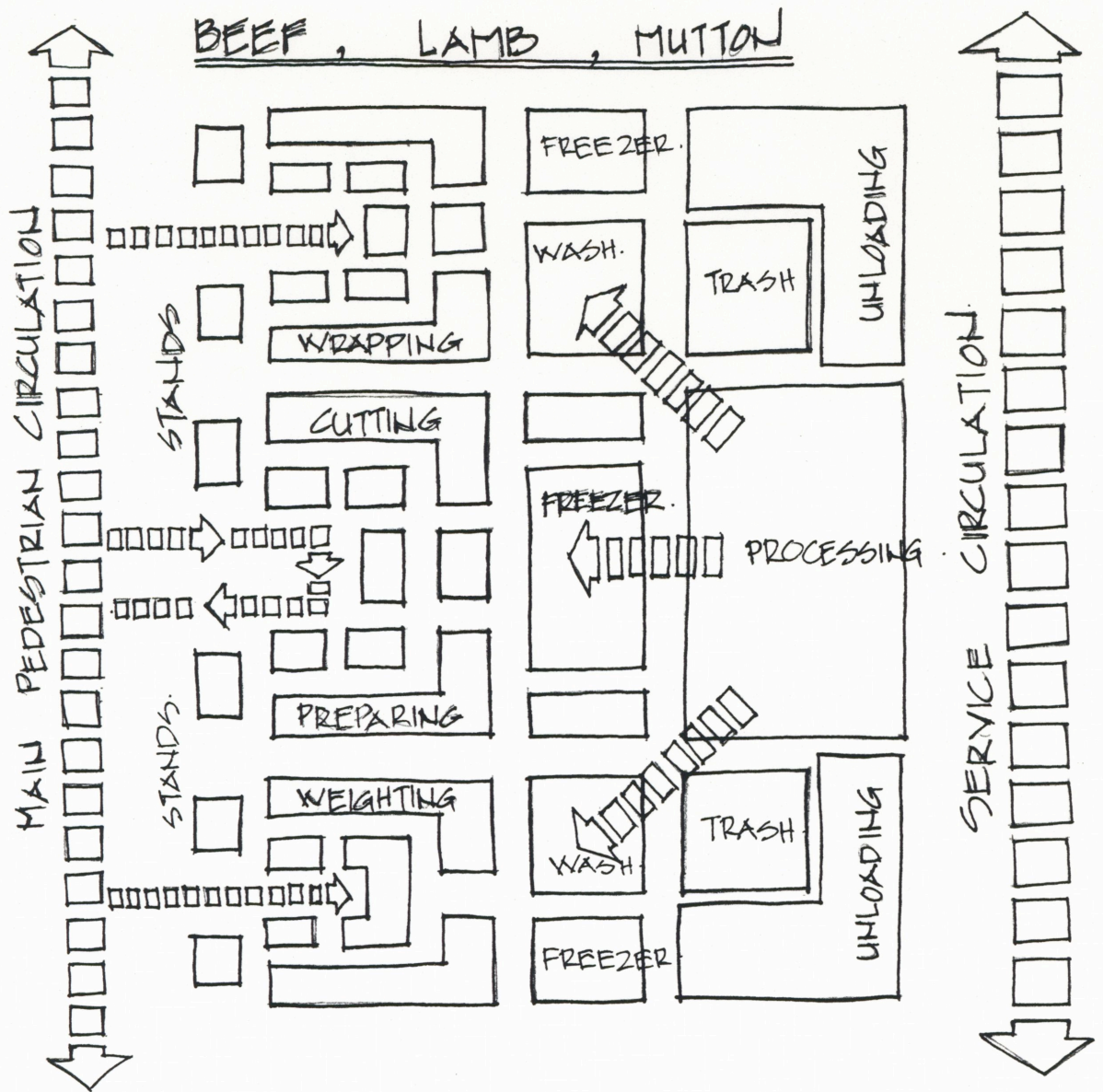


Meat Market

The meat market is where retailer and community interaction takes place. There is no whole sale activity since retailers, regularly buy special ordered directly from semi-private sector '(Maju Ternak)'. Not only the Market's retailers get their meat for resale directly from major Ternak, but also restaurants, food cooperatives and stores do the same. The Meat Market will be divided into 2 sections according to the differences in space arrangement. These sections are chicken, ducks, goose, in one group and beef, lamb, mutton, in the other.

The retail will occur from early morning until late afternoon throughout the year. The amount of retail stands provided will be adequate to replace the same activity currently taking place on a closed street. The number of stand should not exceed half the numbers of seafood stands since meat and chicken are not as important as seafood in people's diet. Similar to Seafood Market, the Meat Market can be either indoor or outdoor but certainly it needs to be sheltered from the weather, that is both sun and seasonal rain which could spoil the product.

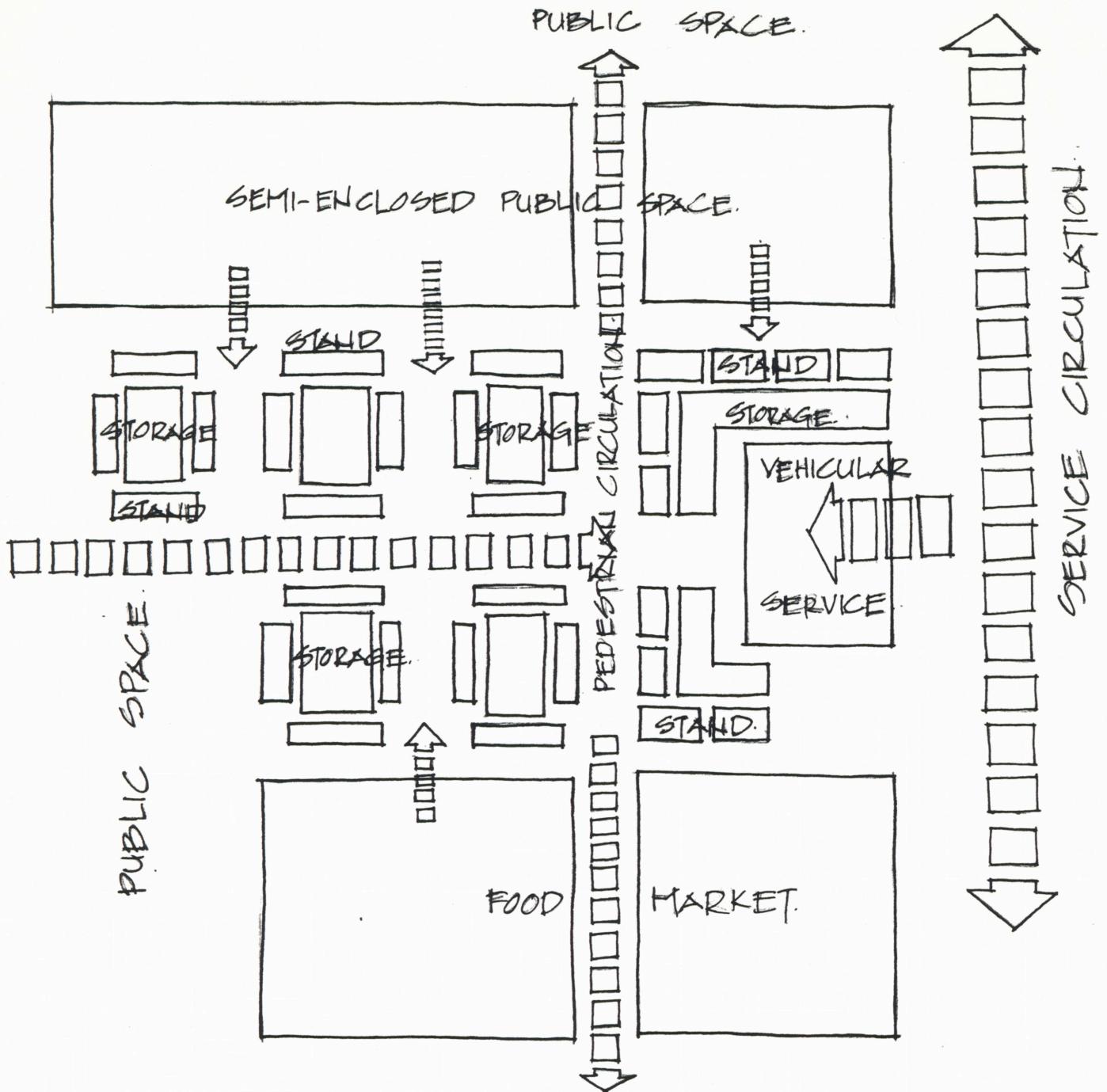
The character of the market will be colorful, busy and informal with the smell of fresh meat hanging for 'straight' forward methods of display.



Non-Food Retail Area

The non-food retail area is where artwork, pottery, fabrics, souvenirs, t-shirts, plants, tobacco, and magazines will be sold. This area will be permanent in a semi-formal atmosphere. These retail shops, however, will not be off from main pedestrian access and it will be accessible and visible by shoppers. Although this area will not have the same kind of atmosphere or environment as the seafood, meat and vegetable markets do but it should have a high degree of interaction between shoppers and merchant. Furthermore, to make it highly attractive for the shoppers, the area will be colorful with a variety of items displayed and with several public facilities provided such as restrooms, seating areas, newsstands, lounges and phones.

GENERAL FOOD MARKET.

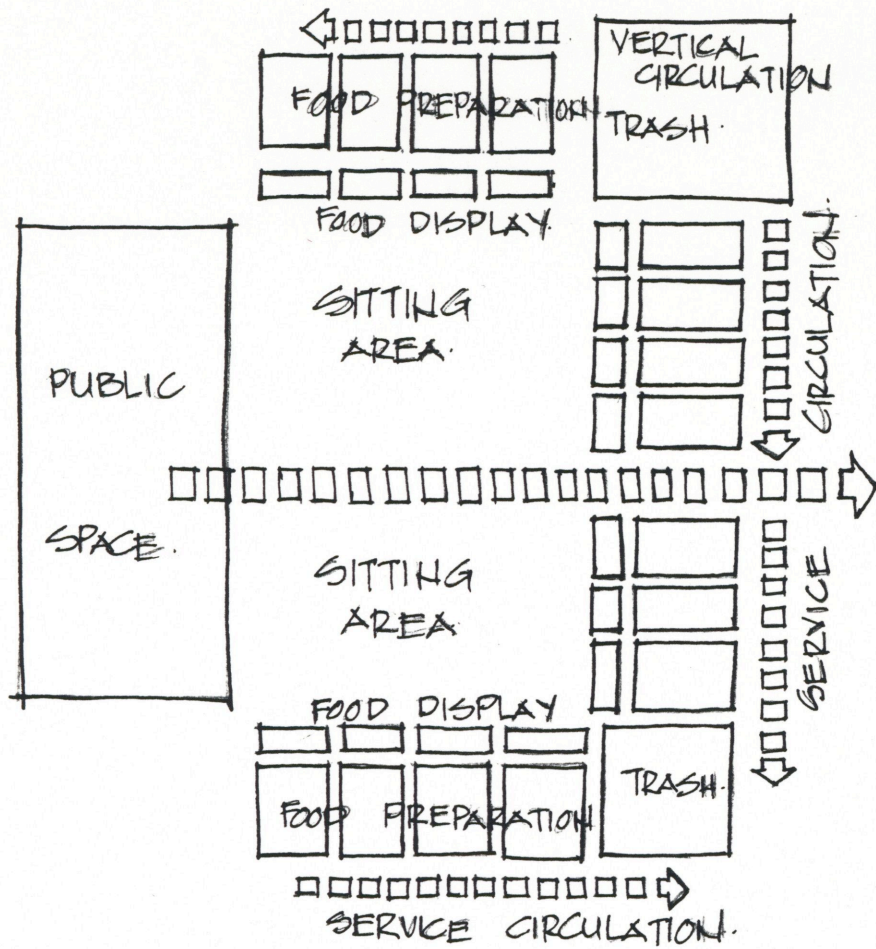


Restaurant

The restaurant will be a semi-formal area to eat, as an alternative to the informal eating stalls area. The restaurant will be enclosed, but have a seating area outside with a good view. The restaurants will provide a more formal, sit-down meal, attractive to office workers and visitors, especially for evening use. There will be dining areas with cafes for all types of people. A formal dining area will have maximum view to the outside. There will be a kitchen, storage, freezer, employee office, manager office, dishwasher, with direct access to delivery. Restrooms, waiting areas, cafes and cashiers will be placed close to the main eating area.

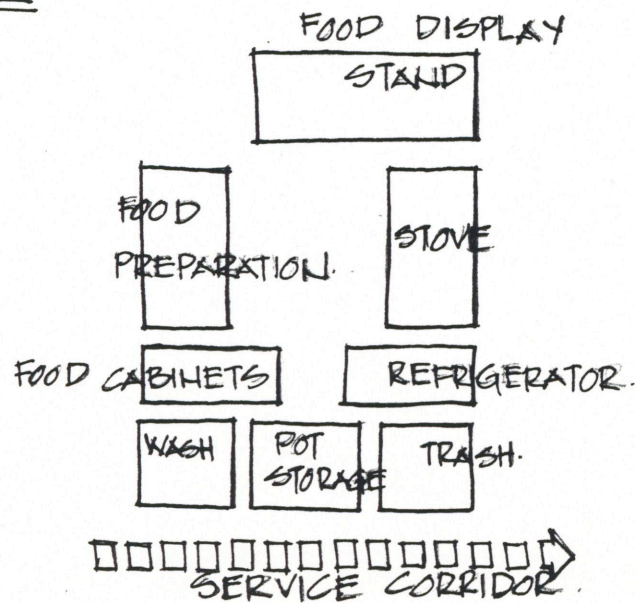
The atmosphere in the restaurant will be relaxed, quiet, private and dimly illuminated.

EATING PLACE

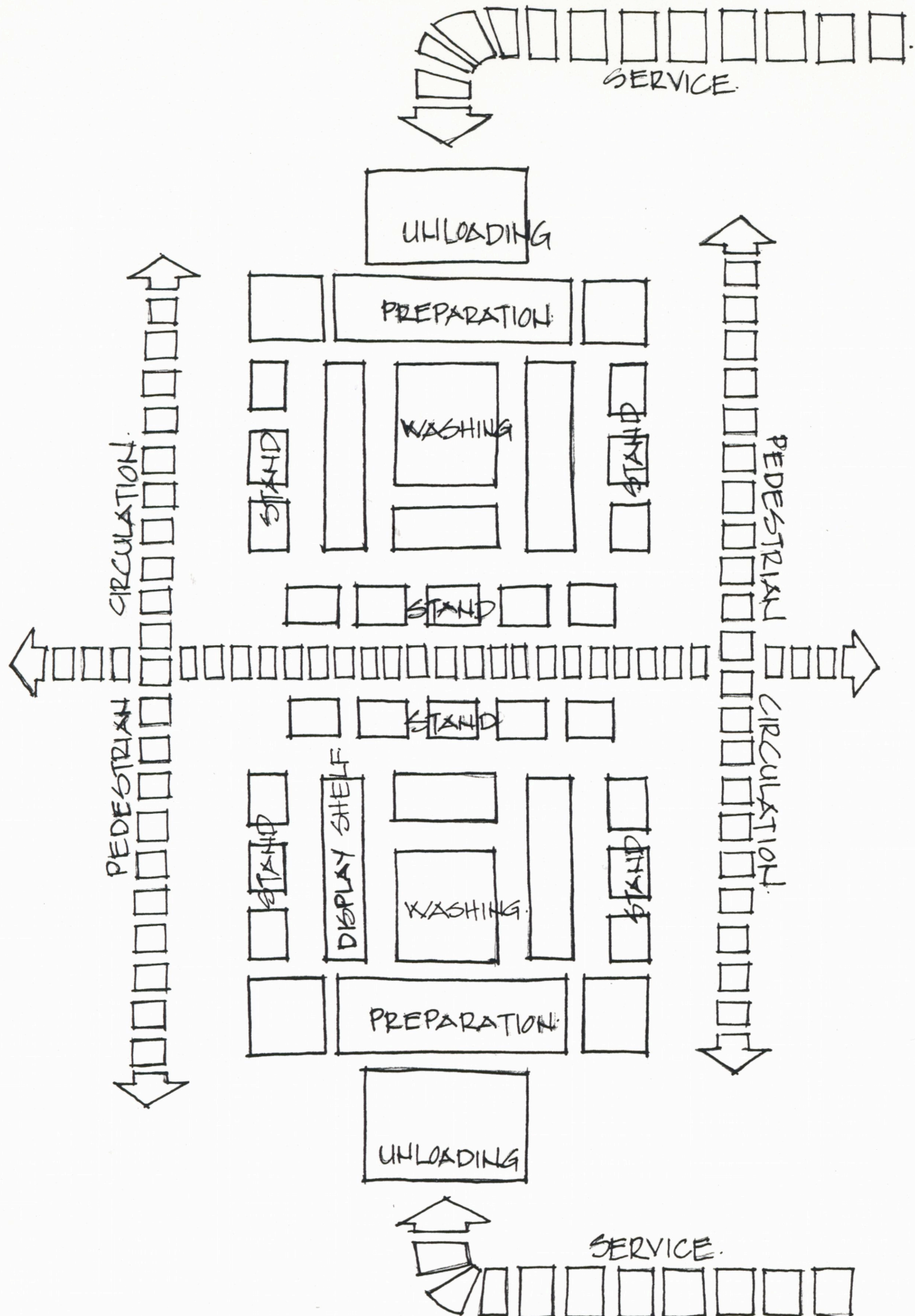


EATING AREA

FOOD STALL



PRODUCE MARKET.



Seafood Market

Loading/Unloading	60 Linear Ft.	900 Sq.Ft.
Selling Stands	20 @ 120 Sq.Ft.	2400 Sq.Ft.
Preparation	20 @ 60 Sq.Ft.	1200 Sq.Ft.
Wholesale Selling	6 Trucks @ 300 Sq.Ft.	1800 Sq.Ft.
Freezer		400 Sq.Ft.

Meat Market

Beef, Lamb, Mutton Stands	12 @ 120 Sq.Ft.	1440 Sq.Ft.
Chicken, Duck Goose Stands	10 @ 200 Sq.Ft.	2000 Sq.Ft.
Delivery	4 Trucks @ 300 Sq.Ft.	1200 Sq.Ft.
Meat Processing		600 Sq.Ft.
Freezer		400 Sq.Ft.

Product Market

Selling Stand	20 @ 120 Sq.Ft.	2400 Sq.Ft.
Loading/Unloading	60 Linear Ft.	900 Sq.Ft.
Preparation	10 @ 60 Sq.Ft.	600 Sq.Ft.
Wholesale Selling	5 Trucks @ 300 Sq.Ft.	1500 Sq.Ft.

General Food Market

Delivery		800 Sq.Ft.
Retail Store	15 @ 80 Sq.Ft.	1200 Sq.Ft.
Retail Store	15 @ 300 Sq.Ft.	4500 Sq.Ft.

Non-Food Retail

Shops	25 @ 140 Sq.Ft.	3500 Sq.Ft.
Stalls	20 @ 80 Sq.Ft.	1600 Sq.Ft.
Stores	6 @ 600 Sq.Ft.	3600 Sq.Ft.
Delivery		800 Sq.Ft.
Trash Comp.		400 Sq.Ft.
Restrooms	2 @ 200 Sq.Ft.	400 Sq.Ft.

Restaurants

Seating	100-150 @ 20 Sq.Ft./ Person	3000 Sq.Ft.
Kitchen		900 Sq.Ft.
Freezer		150 Sq.Ft.
Dry Storage		240 Sq.Ft.
Dishwasher		500 Sq.Ft.
Pot & Pan		150 Sq.Ft.
Reception/Cashier		80 Sq.Ft.
Restrooms	2 @ 200 Sq.Ft.	400 Sq.Ft.
Cafe		500 Sq.Ft.
Manager Office		150 Sq.Ft.
Employee Room		250 Sq.Ft.
Hostess		250 Sq.Ft.
Delivery		400 Sq.Ft.

Offices

Executive	5 @ 200	1000 Sq.Ft.
Secretary & Typist	50 linear Ft.	1000 Sq.Ft.
Print Room		100 Sq.Ft.
Meeting Room		200 Sq.Ft.
Restrooms	2 @ 200 Sq.Ft.	400 Sq.Ft.
Lounge		400 Sq.Ft.

Community Facilities

Post Office		400 Sq.Ft.
Police Station		400 Sq.Ft.
Surau		400 Sq.Ft.
Community Organiza- tion Office (Rukun Tetangga)		400 Sq.Ft.

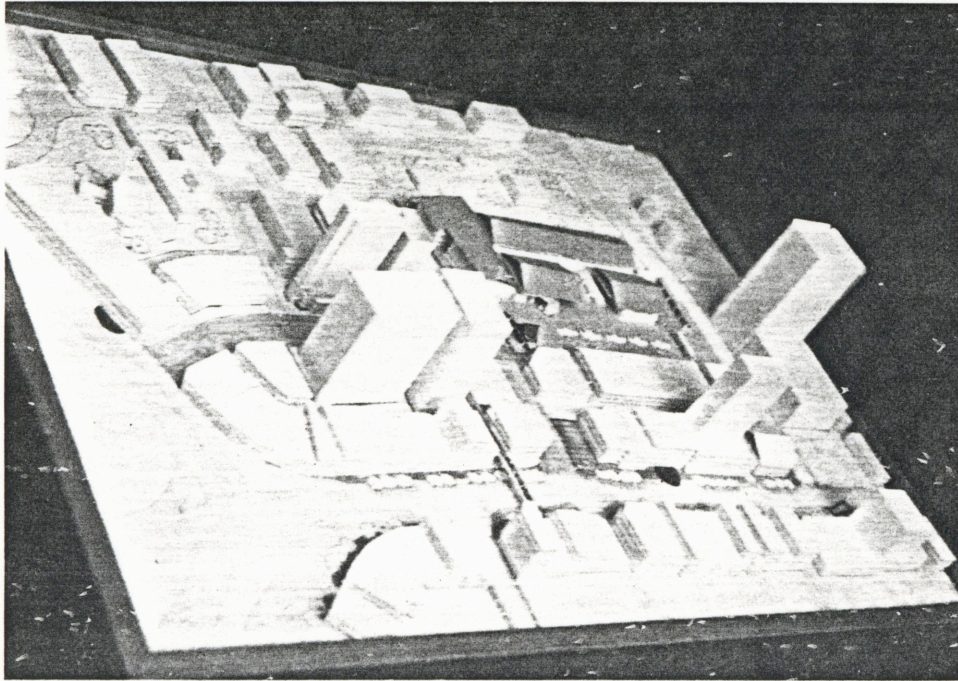
Open Spaces

Open Street Market	1:1 Ratio of Total Area	120,661 Sq.Ft.
Public Space	Minimum	8000 Sq.Ft.

PROGRAM SUMMARY

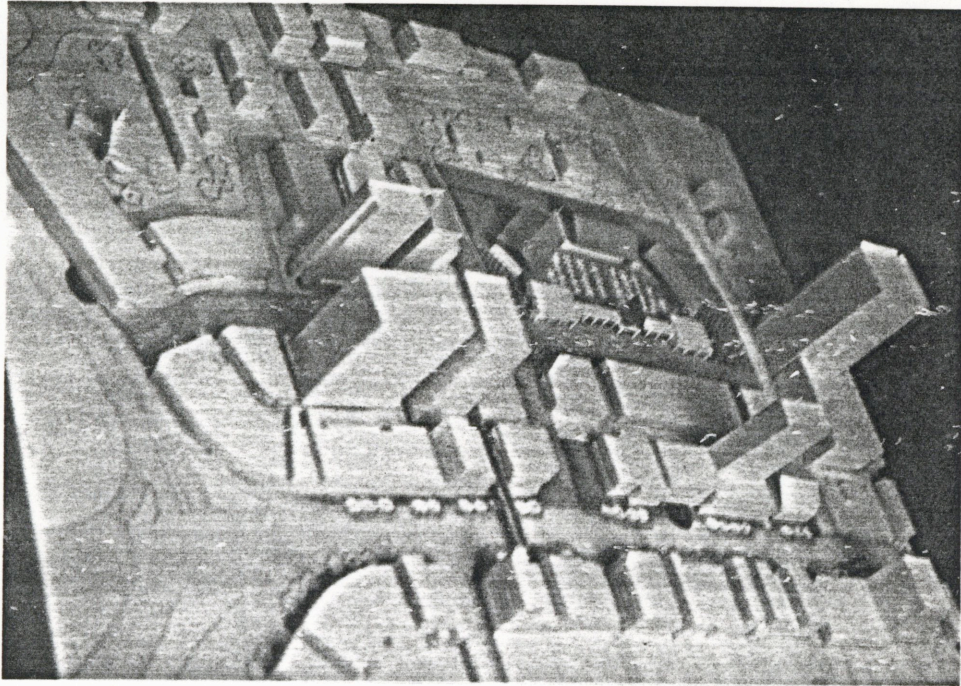
Seafood Market		6700 Sq.Ft.
Meat Market		5640 Sq.Ft.
Produce Market		5400 Sq.Ft.
General Food Market		6500 Sq.Ft.
Non-Food Retail		10300 Sq.Ft.
Restaurant		6970 Sq.Ft.
Offices		3100 Sq.Ft.
Community Facilities		1600 Sq.Ft.
Open Spaces		120661 Sq.Ft.
Public Spaces		8000 Sq.Ft.
Net Area		<u>174871 Sq.Ft.</u>
Parking	50 @ 200	10000 Sq.Ft.
Support	174871 x .20	34974 Sq.Ft.
Circulation	174871 x .15	26230 Sq.Ft.
Structure	174871 x .15	26230 Sq.Ft.
Service Vehicular		
Circulation		24640 Sq.Ft.
Total Area Required		<u>296945 Sq.Ft.</u>
Site Area	5.54 Acres x 43560	241322 Sq.Ft.

SCHEME



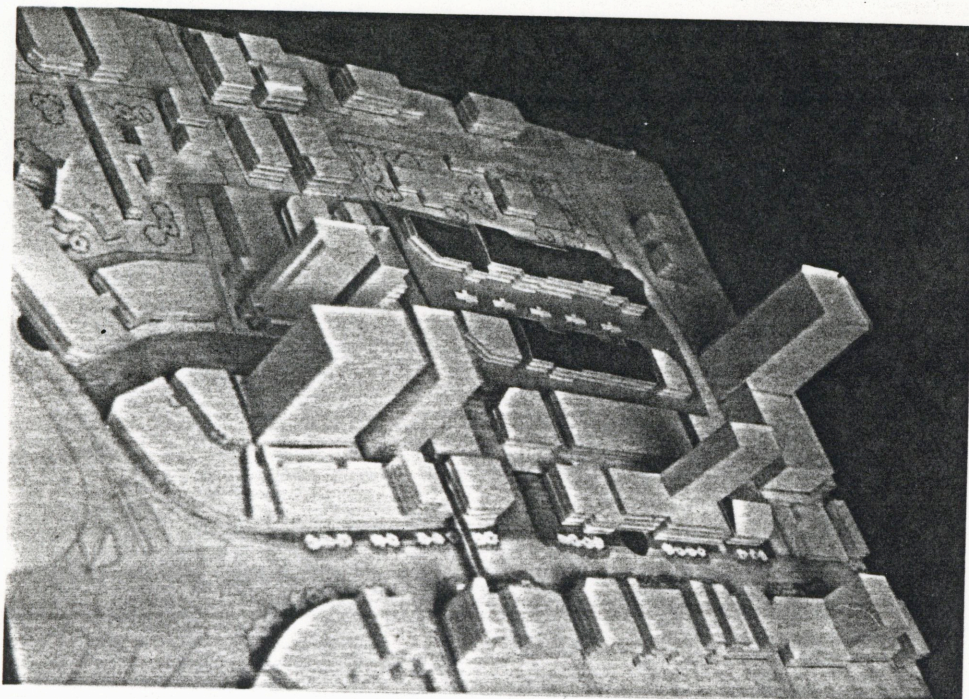
SCHEME # 1

TRANSITION FROM SERVICE TO USERS AND MAINTAIN THE PICTURESQUE OF
OPEN STREET MARKET ON JLN. HJ. HUSSAIN.



SCHEME # 2

CREATE A SENSE OF PLACE, DIFFERENTIATE MARKET ACTIVITIES, AND
MAKE SITE HIGHLY ACCESSIBLE FOR AUTOMOBILE.



SCHEME # 3

CREATE AN INTERESTING OPEN STREET AND DUPLICATE CHINESE SHOPHOUSES.

AESTHETIC CONSIDERATION

Aesthetics play a tremendous role in our daily life. Our conceptions of beauty and ugliness allow us to have a power to judge and evaluate anything within our perception to the nature surrounding us. Our conceptions of beauty and ugliness have the power to provide psychological relief, to control our reaction, to regulate disposition and to maintain the balance of the senses.

We are issued a power and freedom to create our own environment in any direction we like most. In whatever direction that we take to create our environment, aesthetic consideration always gives a significant effect to the outcome. So, by realizing those considerations it is our responsibility to our world, it is our obligation, as designers - architects and artists, to choose and pick the direction which our people find meaningful.

The proposed new restructured market complex in the Chow Kit area at Kuala Lumpur must strive to achieve a coherency and unity in its aesthetic statement. Its concept, its form, its graphics, its color application and selection, its relation to its environment, its people, its natural elements, its material, and its function must speak not as individual statements, but as a whole so that it will create harmony. One area within aesthetic consideration to the new market complex that I'm interested to file in this document is the traditional craft of Malay. I choose this topic based on a relationship of the project to the majority users, that is Malay; their culture and architecture.

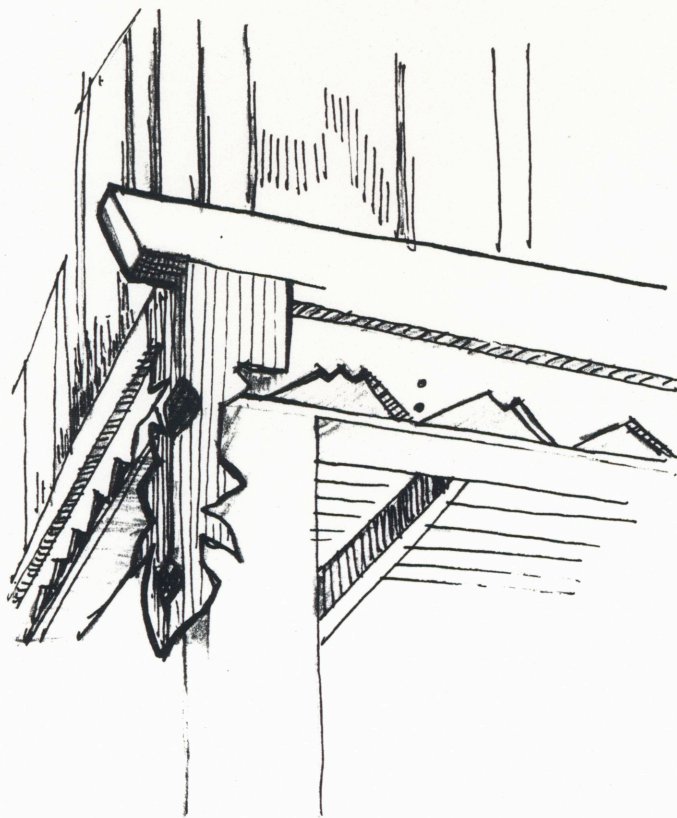
Traditional Crafts of Malaysia

Traditional crafts of Malaysia which are mostly woodcarving, were at one time the principle form of decoration of timber palaces and the houses of titled Malays. Unfortunately nowadays, these artistic heritages are hardly to be found in any new buildings or houses, neither in countrysides nor in urban areas. This may be due to the ignorance of recent designers, architects and artists, toward the features which I think have contributed in giving strong identity and image to Malay architecture. Some architectural initiatives should be taken in order to preserve this valuable heritage before it vanishes forever.

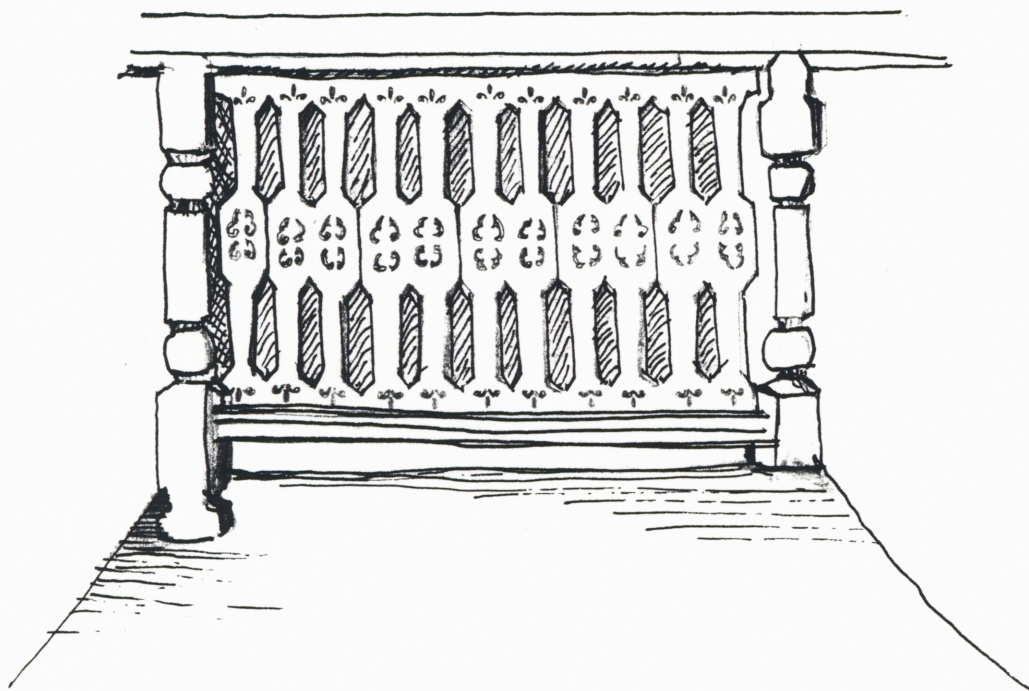
It appears entirely reasonable for the proposed new restructured market complex to take the initiative suggested above. It is not just to inspire architectural innovation in a city which has almost surrendered its soul under the impact of our epidemic of per perpendicularitis⁶, but also to make this complex as a distinctive place that can reflect both aesthetic and cultural values of its majority users, that is, the Malay people.

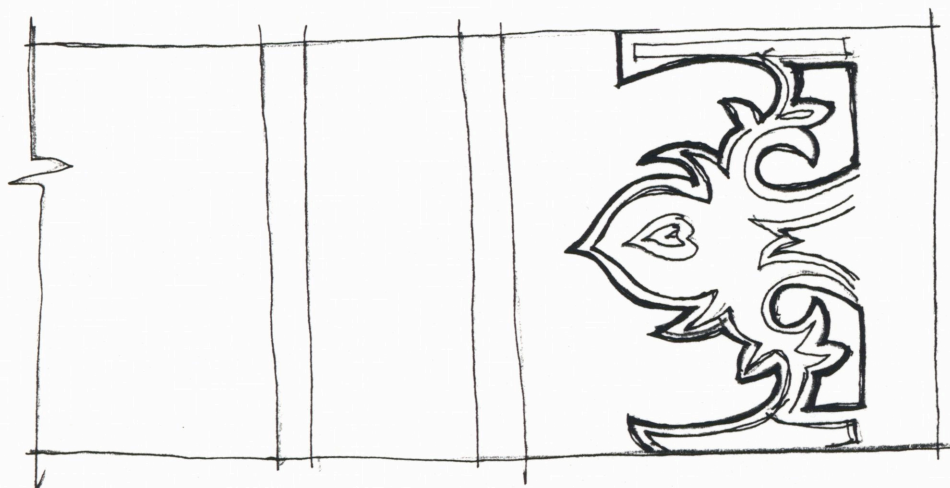
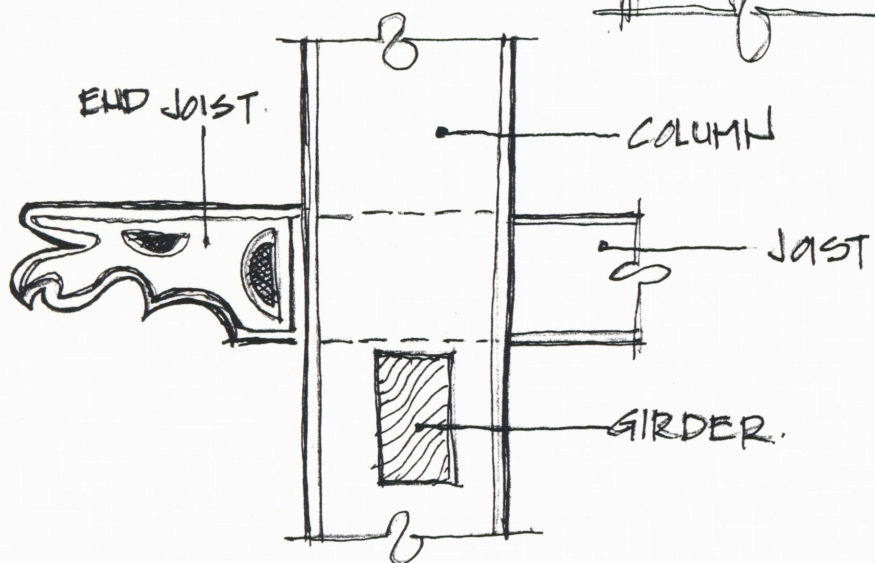
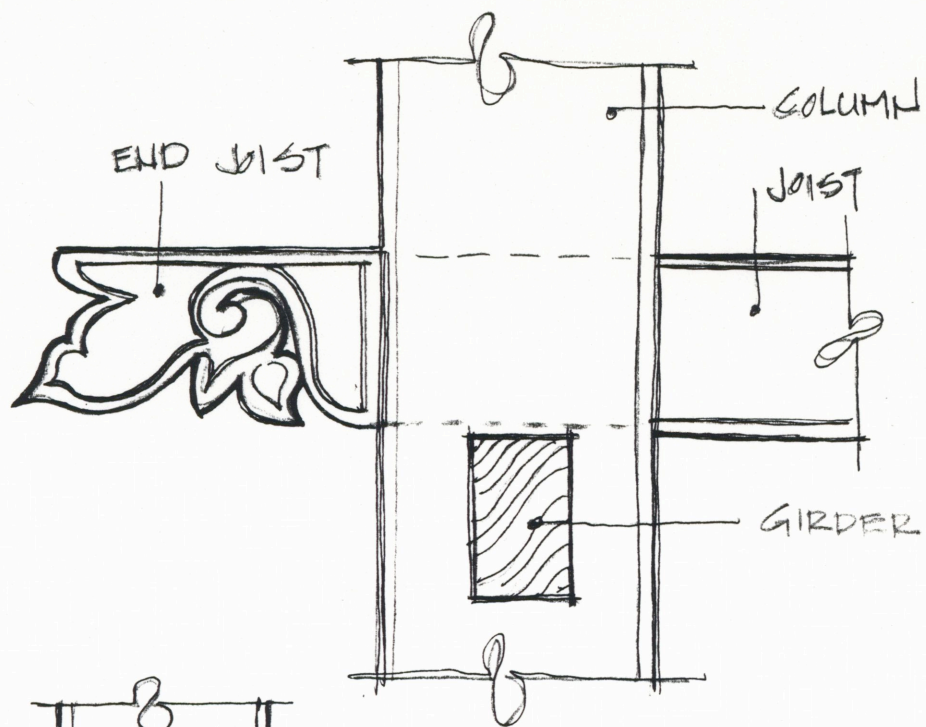
NATIVE MALAY ARCHITECTURE

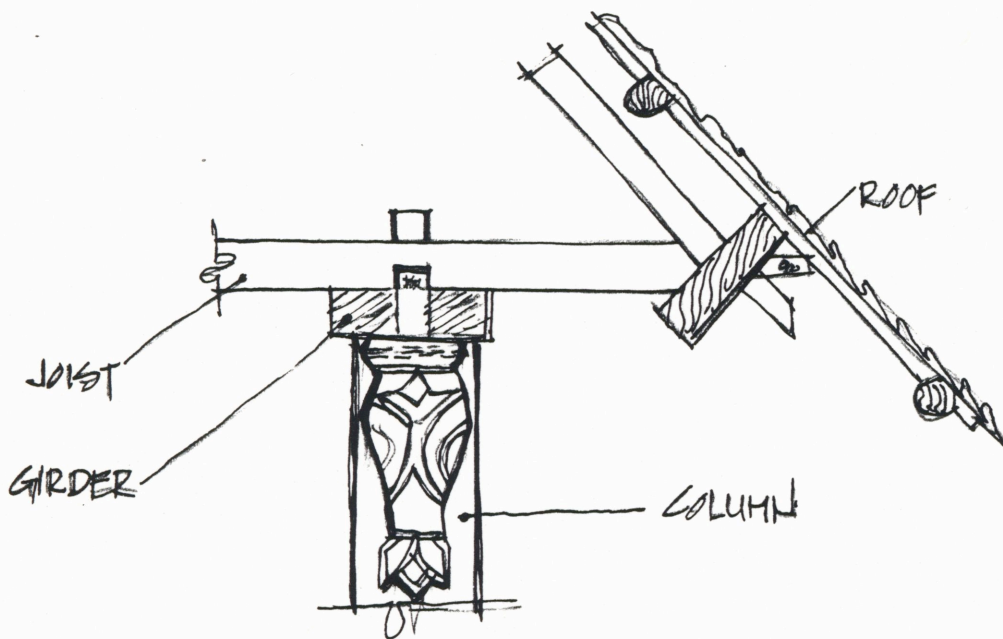
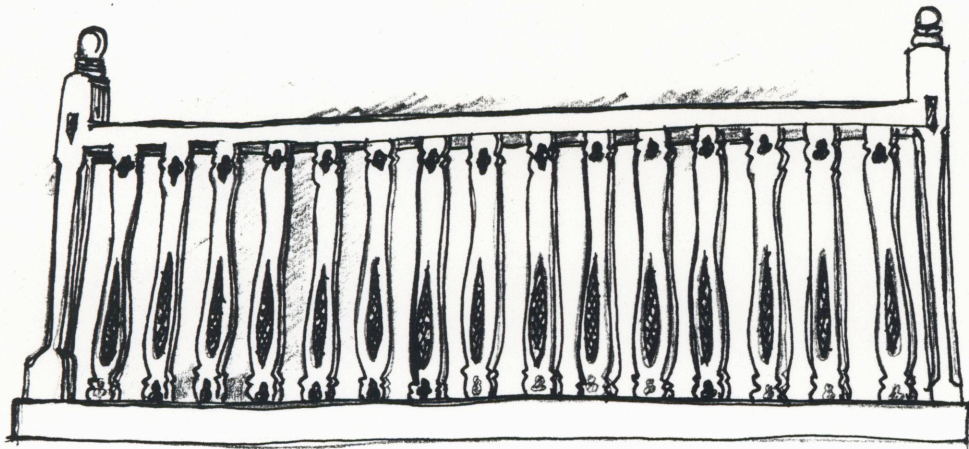
RETRIEVE



HANGING WOOD PATTERN







HANGING SPIDER PATTERN:

ECONOMIC CONSIDERATION

Economic consideration plays an important role in the design of the proposed market complex. Ringgit, Malaysia currency, is the first factor that has to be considered because it gives very important effect to when and how the complex should be constructed and operated. Today, when there are any structures that are going to be constructed, the architect and client are increasingly concerned with such factors as money supply, construction costs, rental fees, operations costs, improvement costs, etc. So, architecture and economics can't be separated.

The obvious economic benefits that the proposed market complex would bring to the city of Kuala Lumpur and its people are discussed in the section of this report entitled "Conditions Constituting a Need".

Since markets in Malaysia are included under community facilities, most of the money supply to build them are from state funding. However, City Hall, who controls and manages the market, is just like any other business organization. Profit and loss is still their major consideration.

It appears entirely reasonable to assume that the proposed new restructure market complex would meet its general operating expenses.

The total cost of the new market complex is estimated around \$20,000,000. This cost is expected to be recovered by the income from rental fees of stores, stands, stalls, and spaces for pushcarts and hawkers within 10 years.

Construction costs which is expected to take two-thirds of the total costs are broken down as follows:

- 60% x total Const. Cost — Construction of the 3 major units of the complex.
- 10% x total Const. Cost — Cost of attaining one-third of the entire site.
- 7% x total Const. Cost — Cost of equipment including office management, furniture, decorated figures such as sculpture, user facilities such as phone, drinking water fountain and seating, etc.
- 7% x total Const. Cost — Construction of supporting structure such as module roof, gates, etc.
- 6% x total Const. Cost — Landscaping such as street light, fountains, trees, and flowers.

NOTES

¹ Yeang, Kenneath. The Verandah City. Kuala Lumpur. Perecetakan Sinar Grafik Sdn. Blvd., 1986. p. .

² Dewan Bandaraya Kuala Lumpur, Kuala Lumpur Structure Plan. Kuala Lumpur. Dewan Bandaraya Kuala Lumpur, 1984. p. .

³ Ibid, p. 86.

⁴ Ibid, p. 96.

⁵ Gurstein, Peter. "Traditional Chinese Shophouse of Peninsular Malaysia." International Architect Magazine. (Issue 6, 1984) pp. 22-23.

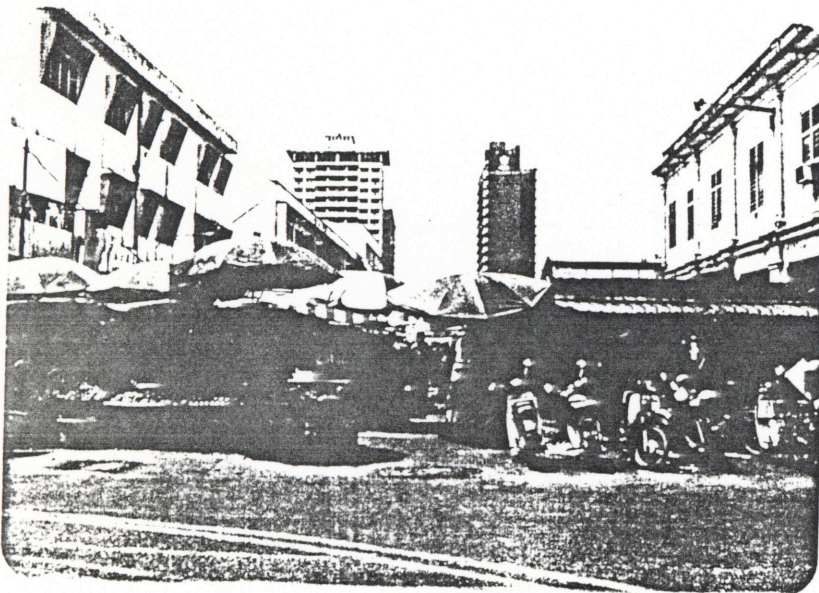
⁶ Mubin Sheppard, Tan Sri Dato. "Traditional Crafts of Malaysia." Majallah Akitek. (April 1983) p. 17.

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VIEW: TOWARD SITE FROM
JLN. HJ. HUSSAIN



VIEW: TOWARD SITE FROM
JLN. RAJA ALANG



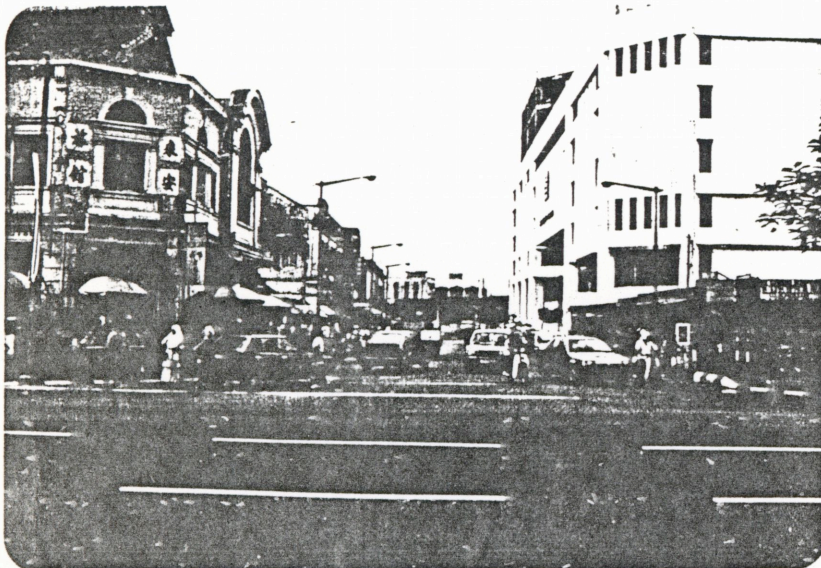
VIEW: TOWARD JLN. TUANKU ABD.
RAHMAN FROM THE SITE.
(MAIN ENTRANCE TO THE
SITE)



VIEW: TOWARD SITE FROM
SAFUAN PLAZA



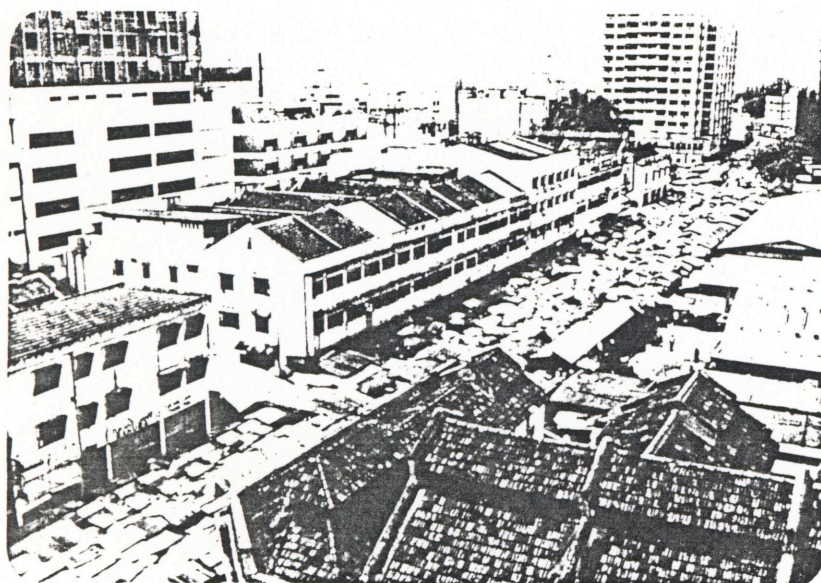
VIEW: ON JLN. HJ. HUSSAIN
FROM THE SITE



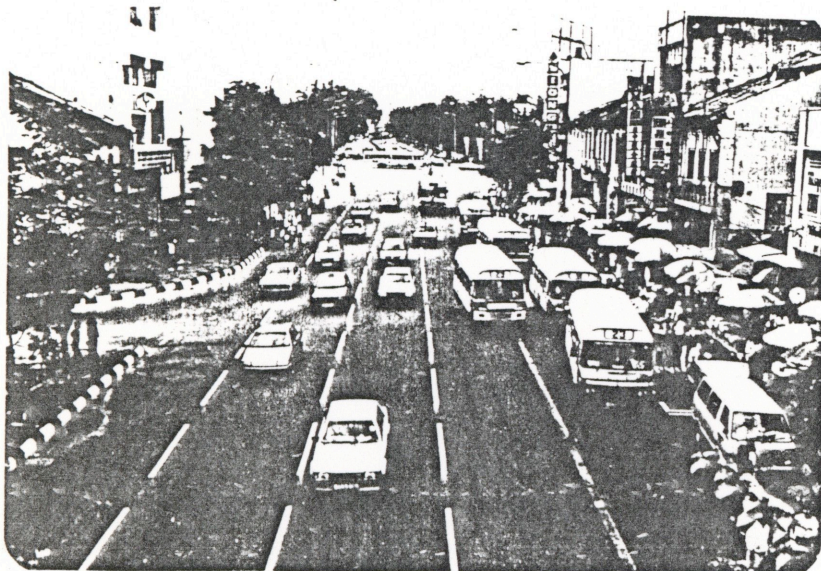
VIEW: TOWARD SITE FROM
JLN. TUANKU ABDUL
RAHMAM.



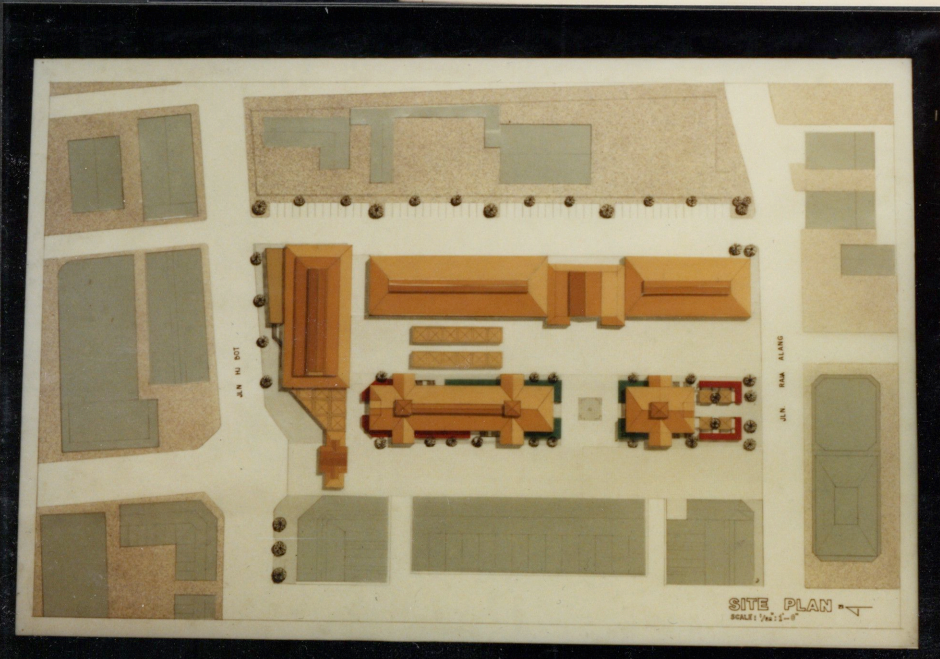
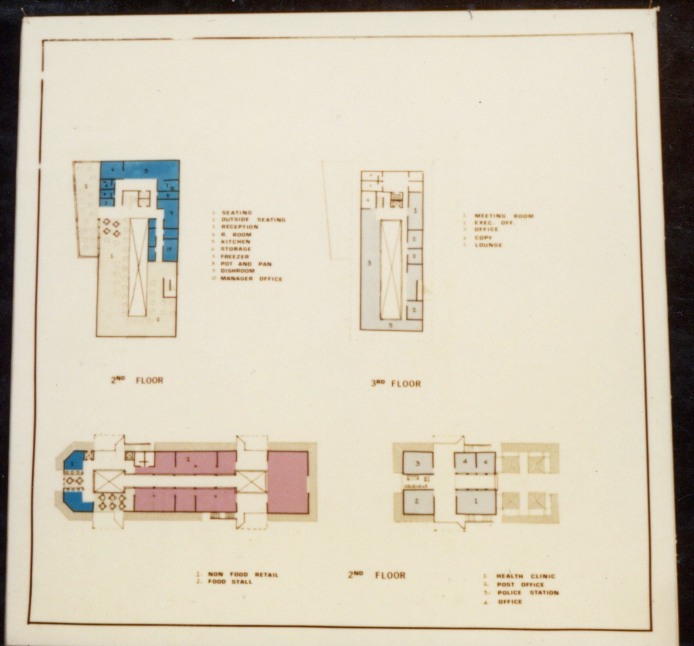
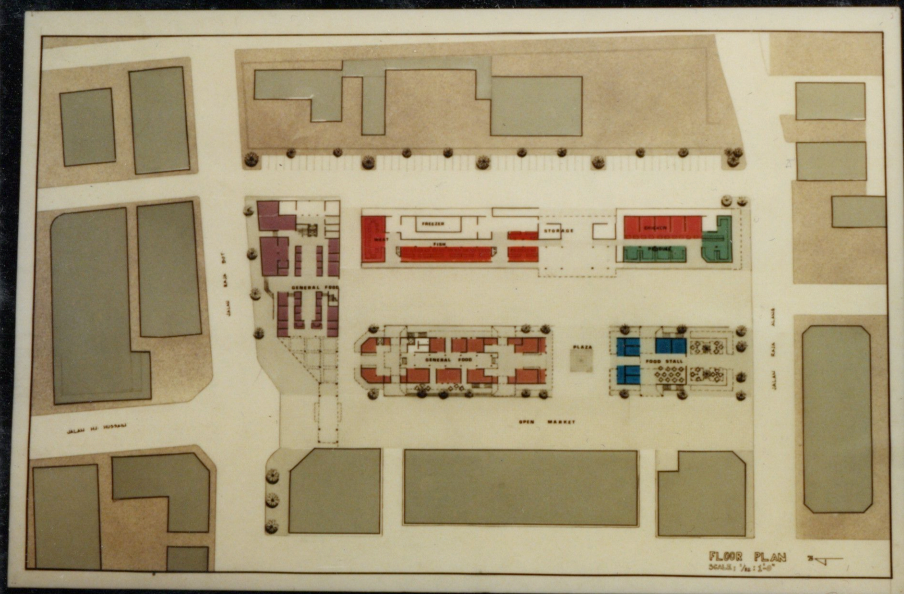
VIEW: ON JALAN RAJA ALANG
TOWARD THE SITE

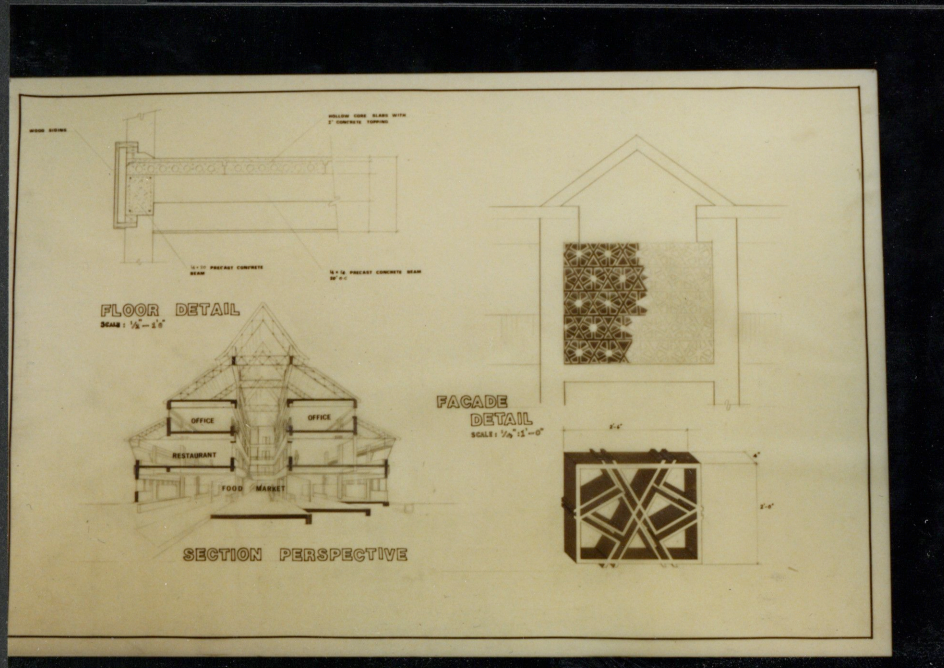
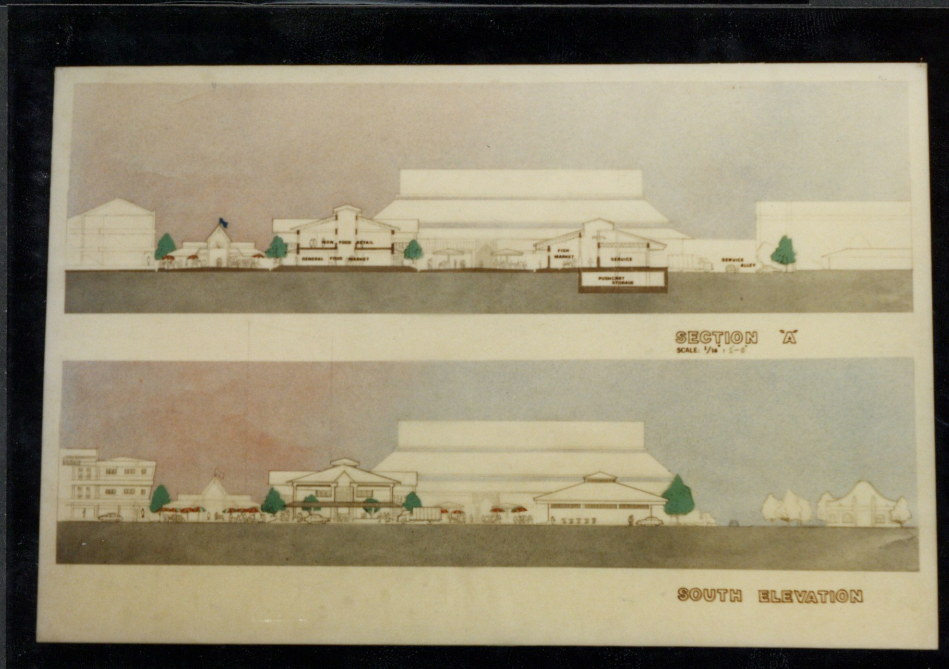
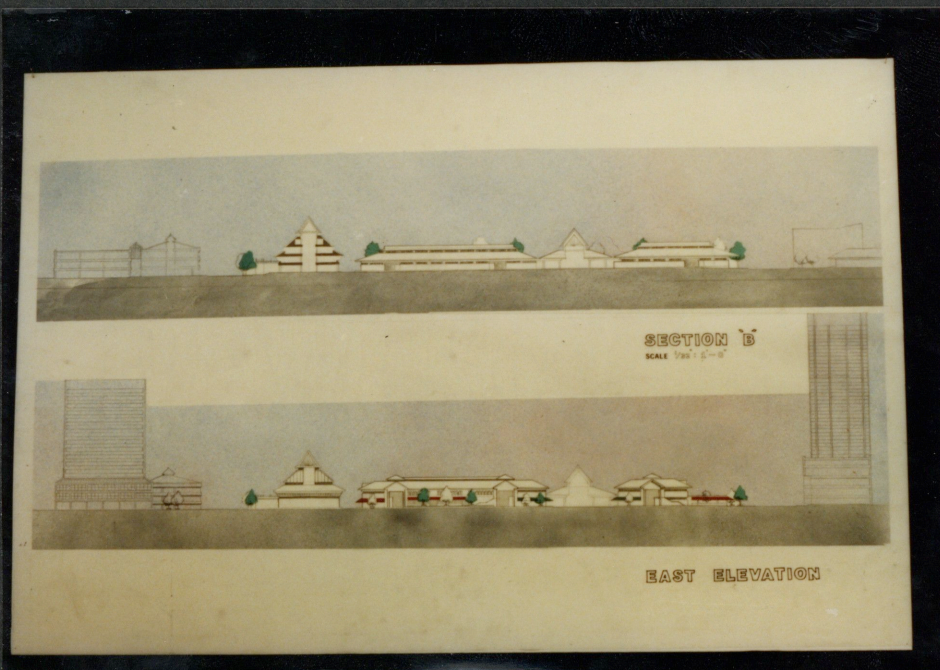


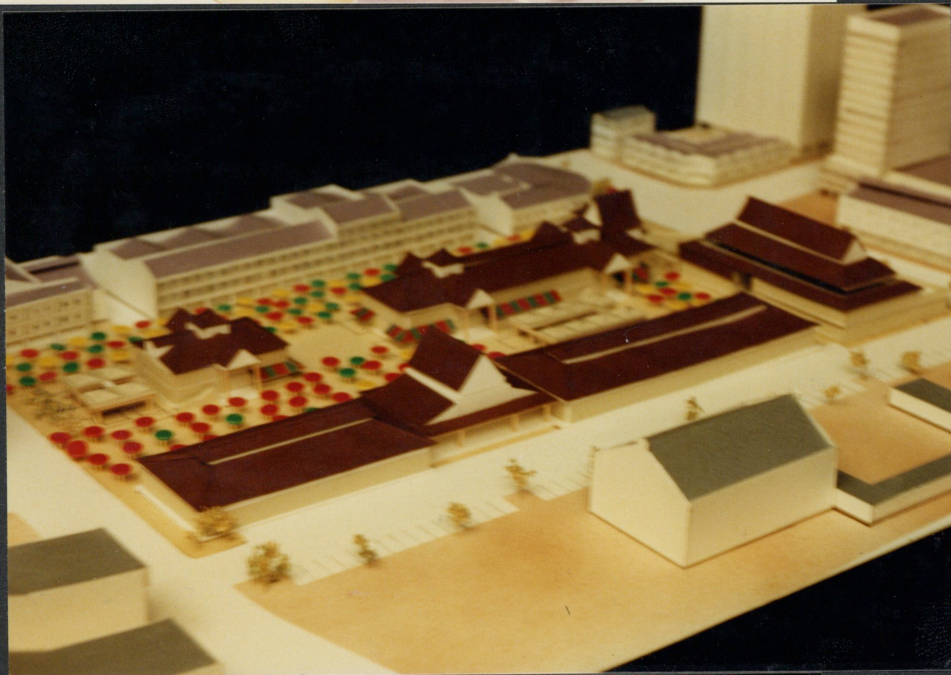
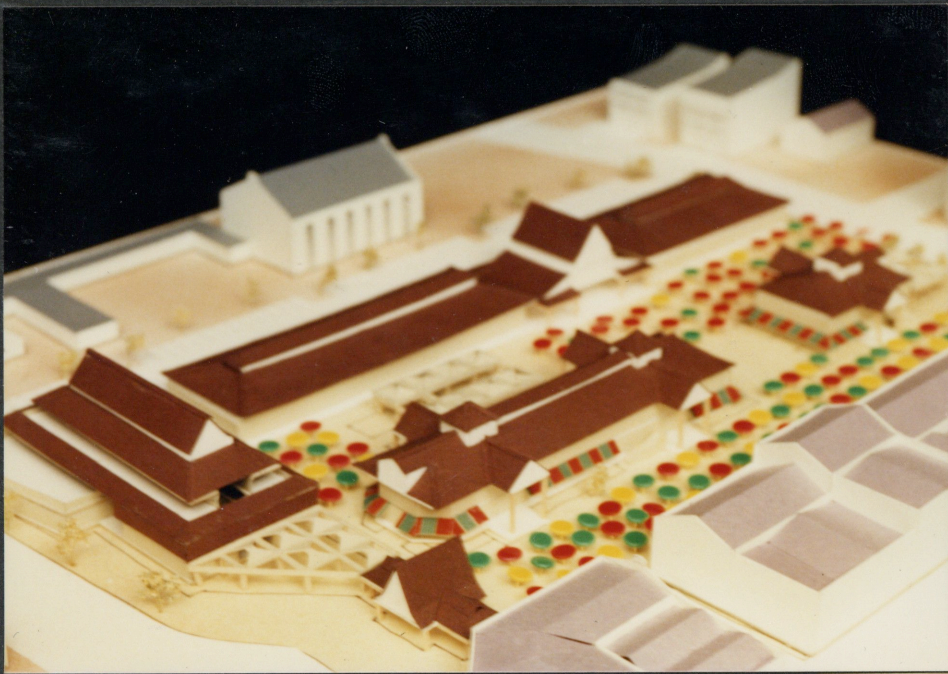
VIEW: TOWARD SITE FROM
SAFUAN PLAZA

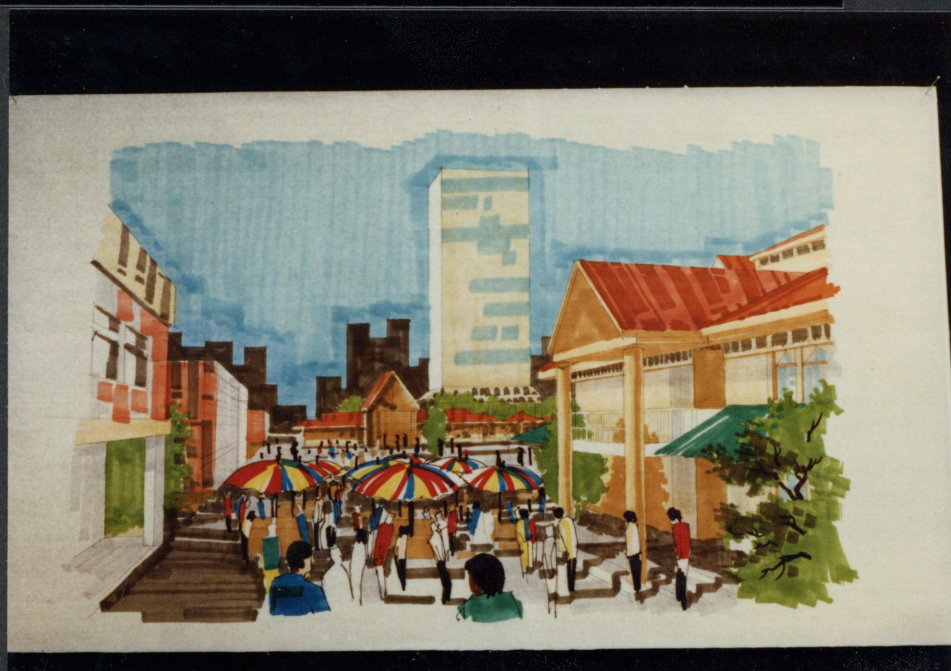


VIEW: JALAN TUANKU ABDUL
RAHMAN AND THE ENTRY
TO THE SITE









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