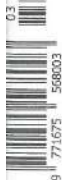
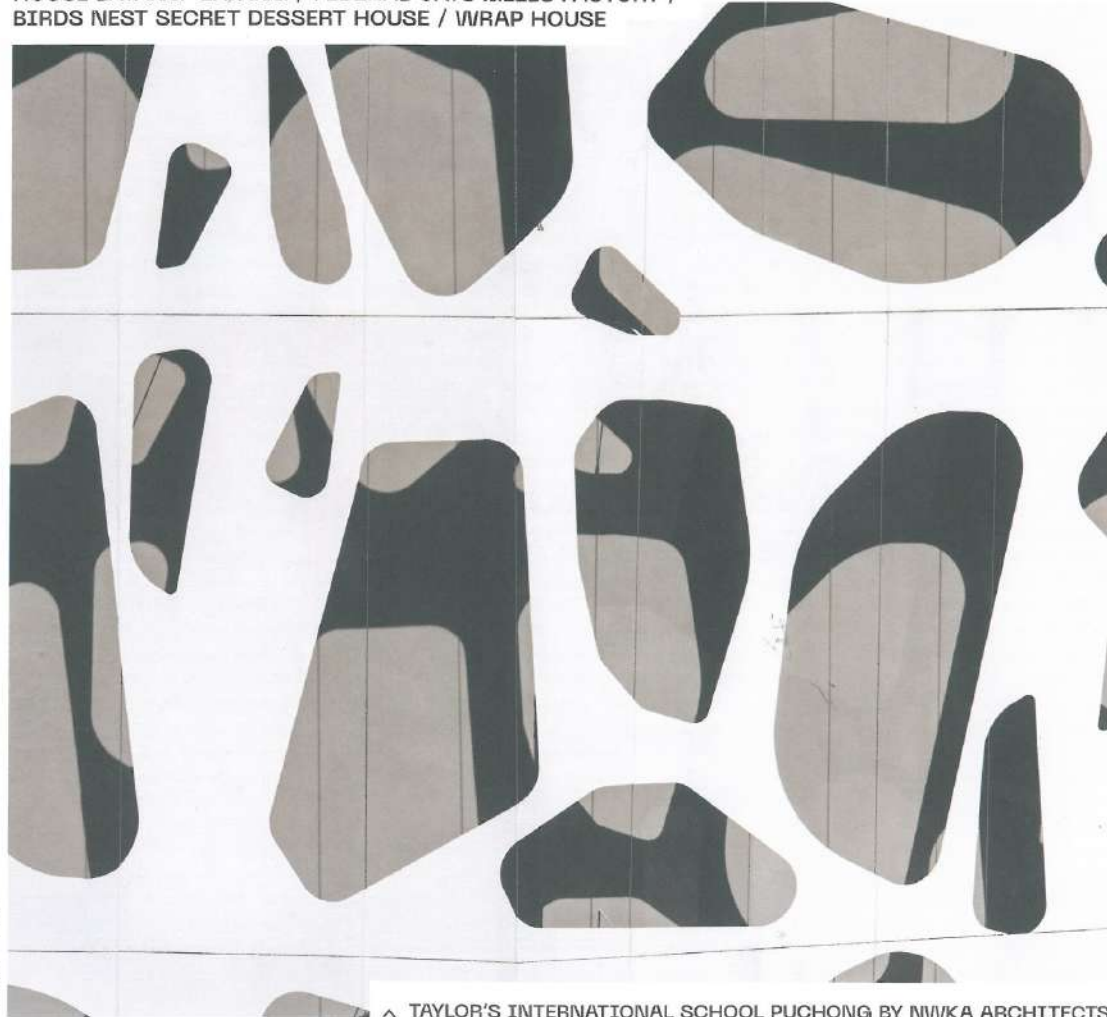


BEWBOC HOUSE / ALILA<sup>2</sup> LANDSCAPE / HOUSE 47 /  
HOUSE LAYANG-LAYANG / FEDERAL OATS MILLS FACTORY /  
BIRDS NEST SECRET DESSERT HOUSE / WRAP HOUSE



^ TAYLOR'S INTERNATIONAL SCHOOL PUCHONG BY NWKA ARCHITECTS



Designed to be primarily functional, the architectural precision and material expression of this Brutalist-inspired factory exudes a boldly elegant sense of authenticity.

# INDUSTRIAL PRECISION





LOCATED AT THE BUKIT MINYAK HALAL HUB INDUSTRIAL PARK, THE NEW FEDERAL OATS MILLS FACTORY REPRESENTS THE NEW MANUFACTURING BASE FOR THE COMPANY, WHICH PREVIOUSLY OPERATED FROM THE MAK MANDIN INDUSTRIAL PARK IN BUTTERWORTH SINCE THE 1950S.

The new factory is a reflection of the client's new vision and symbolic of its 57-year-old history. This new production hub, which has a threefold increase in production capacity, boasts a state-of-the-art fully automated manufacturing facility of seven storeys, including a DHL-operated full-fledged warehouse that caters for the export market to over 60 countries.

Green areas of a factory are conventionally dispersed at the perimeter of its industrial complex, typically serving as decoration to its large parking compound. However for this factory, green areas have been positioned at the heart of the factory's operational nodes, enabling staff greater access to utilise them more frequently. Designed with a unique roof garden adjacent to the office and cafeteria on the second floor above the packing department, the Federal Oats Mills factory strives to be the best

workplace within the Bukit Minyak Industrial Park.

#### Architectural Expression

The Brutalist appearance of the manufacturing plant and packing cum administration block highlights the building's industrial precision, honest material expression and sleek edges. As the manufacturing process and efficient operations of the plant takes precedence over aesthetical expression, the architect strove to achieve a balance by enhancing the quality of interior spaces, where the workers and employees can enjoy and utilise during working hours.

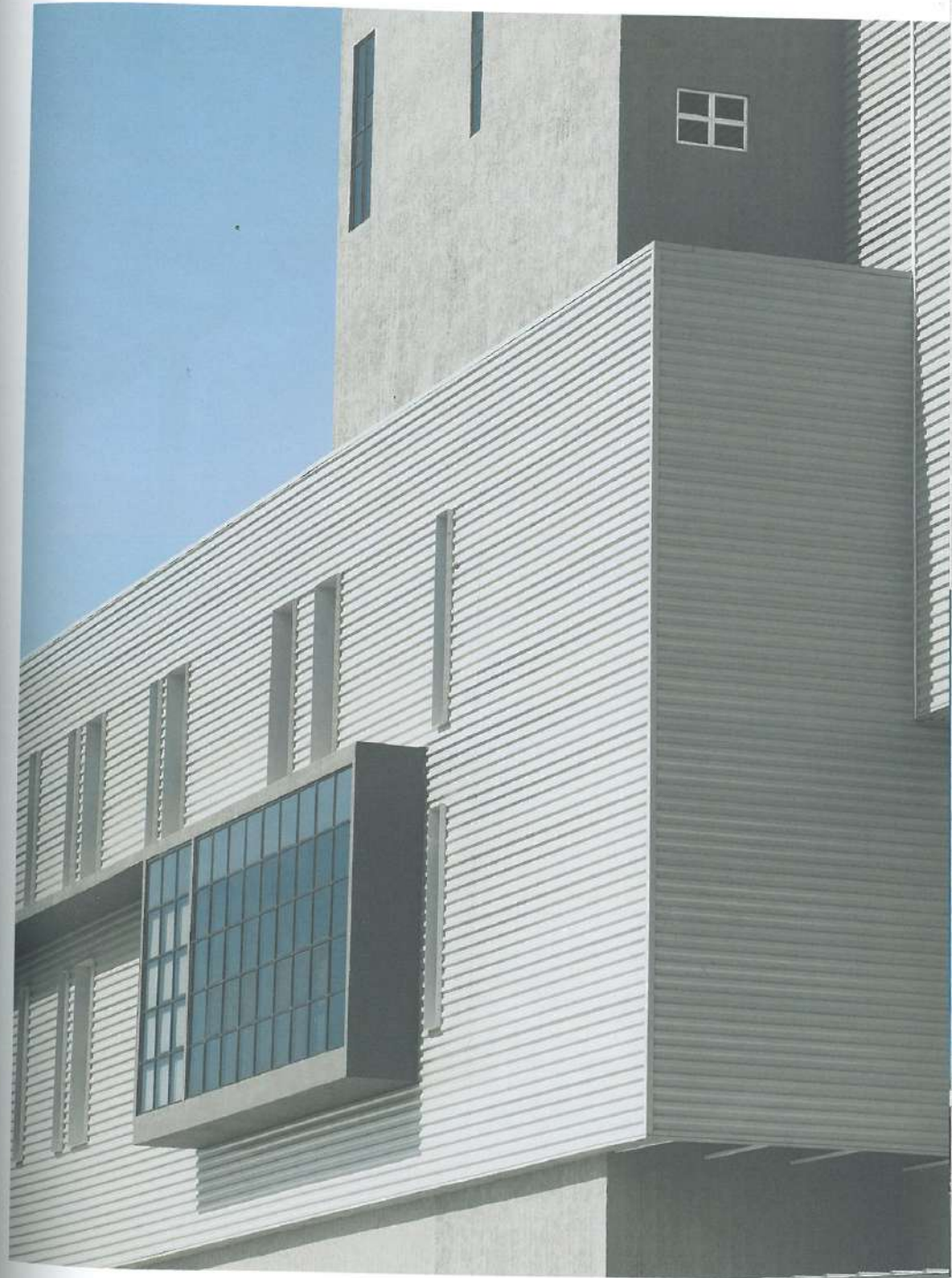
'Form follows function' has been the guiding principal for the predominant volumetric expressions of various components – from the storage silos, manufacturing plant and adjoining packing department and administration centre on top, to the warehouse section at the far end, which completes the whole operational process. Rather than concealing the process and programme, the final composition allows the various parts to express itself while also providing for future renovations and extensions should the need arise. The design of the building provides room for evolution and the addition of new compositions without diluting the 'perfectionist' façade.

#### PREVIOUS PAGE

Silos – the predominant volumetric expression

RIGHT Close-up of the façade composition: cantilevered glass box, metal cladding and sprayed concrete

BOTTOM Frontal view of the main entrance with the tallest massing in the background







**LEFT** The sky deck affords panoramic views while providing recreational space and visual relief for the staff

**TOP** Random placement of window openings at the exterior skin of the production area corridors

**BOTTOM** View of the building from the main road

**Environmentally Sustainable Design Features**

The administration hub has the highest number of people situated within the entire complex, as such, care was taken to ensure that the quality of this interior space is of a reasonably high standard. A skylight was introduced to the double-volume central void to bring in diffused natural light into the central work space, with all circulation areas within reach of the natural skylight. Sufficient window openings have been placed along the exterior skin of the office to provide views and visual relief for the office workers.

With the sky garden situated in-between the administration hub and staff cafeteria, the area can be better utilised and accessed by all staff, whether to catch a breath of fresh air or to interact with each other. It also serves as the gathering place for office functions and events. **AM**

TEXT BY THE ARCHITECT

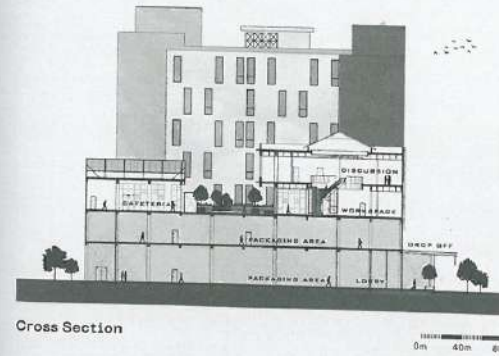
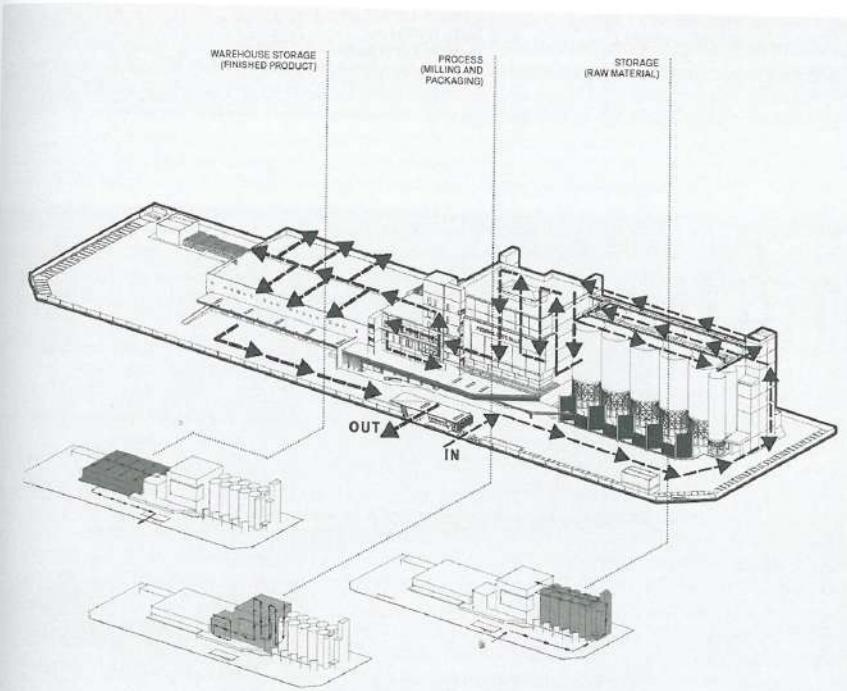




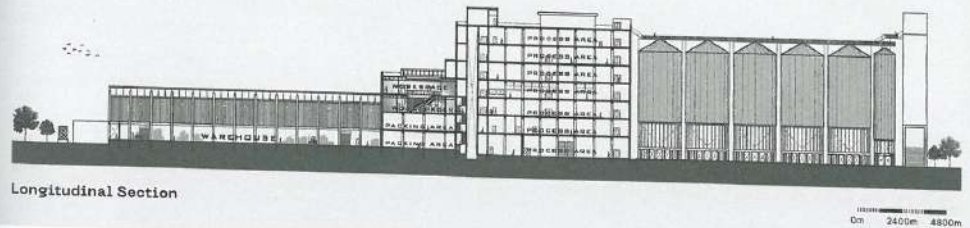


**THIS COLUMN FROM TOP** The skylight of the office is inspired from an oat grain, introducing light into the interior spaces and main circulation areas / The feature staircase links the lower and upper office spaces seamlessly and creates a visual focal point within the office

**THIS COLUMN FROM TOP** The double volume entrance lobby featuring the company's mottoes on the feature wall / The waiting lounge with a series of casual furniture breaks away from the typical corporate look



Cross Section



Longitudinal Section

LOCATION  
SIMPANG AMPAT,  
SEBERANG PERAI,  
PENANG

CLIENT  
FEDERAL OATS  
MILLS SDN BHD

PRINCIPAL USE  
INDUSTRIAL

ARCHITECT FIRM  
ATELIER ALAN TEH  
ARCHITECT

PROJECT PRINCIPAL  
AR ALAN TEH  
YEE NENG

PROJECT TEAM  
AR LEONG YEE  
KEONG

DESIGN PERIOD  
FEB 2017-OCT 2017

CONSTRUCTION  
PERIOD  
NOV 2017-  
DEC 2019

DATE OF  
COMPLETION  
10 JAN 2020

SITE AREA  
27,300SQM

FLOOR AREA  
25,100SQM

PROJECT COST  
UNDISCLOSED

CONSTRUCTION  
COMPANY  
RIMBACO SDN BHD

CIVIL ENGINEER  
LUMBINI  
CONSULTANCY

M&E ENGINEER  
TAFE PERUNDING  
SDN BHD

QUANTITY SURVEYOR  
UNITECH QS  
CONSULTANCY  
SDN BHD

LANDSCAPING  
ATELIER ALAN TEH  
ARCHITECT IN  
ASSOCIATION WITH  
LIM YEH CHIAN

PHOTOGRAPHER  
RUPAJIWA STUDIO  
AND HERTZ ONG