



city as organism

new visions for urban life

22nd ISUF International Conference | 22-26 september 2015 Rome Italy

edited by
Giuseppe Strappa
Anna Rita Donatella Amato
Antonio Camporeale

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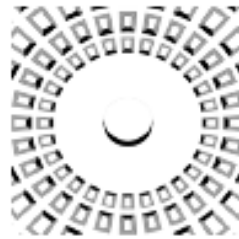
U+D edition

Rome as Organism
Heritage and Historical Fabric
Landscape and Territory
Sustainable Design and Urban Regeneration

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The Planning Concept of Heritage Buildings at Baluwerti Surakarta, Central Java, Indonesia

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Keywords: planning concept, heritage building, traditional environment.

Abstract

Baluwerti was originally a residential area for family and courtiers of Kasunanan palace. Decision of Surakarta's Mayor Number 646/116/1/1997 stated that Baluwerti was a conservation area then developed into tourism villages. One common factor in livable cities is culture. Most of the landmarks in Baluwerti are experience shift physical and functional. Emotion's ties of Baluwerti's resident with the Kingdom began to decrease. Servant's settlement in the house of Prince (Magersari) reduce visual aesthetic. The problem is conservation activities that have been implemented in Baluwerti not synergize yet between new function with the potential of area and still confined to the physical aesthetics and not attention yet to non-physical aspects (social, economic, cultural). Therefore, Baluwerti require the planning concept which capable to increase the economic activity with reference to socio-cultural and environmental aspects. This study aims to give an idea of the planning concept of heritage buildings based on the principle of conservation which contextual with Baluwerti area. Indicators that will be analyzed are the physical development, changes in function, economy, social values, status of ownership, and understanding from Baluwerti people to preservation activity. Analysis techniques that used is a triangulation of data sources from empirical fact, reference, and opinion of competent experts. The results of this stage is structuring criteria which used as the basis to formulate the planning concept of heritage building in Baluwerti Surakarta to create a heritage building that is not only beautiful but also contains the meaning and provide a place for economic activity.

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Introduction

Traditional spatial structure has the character as an identity that is generally referred to sense of place. Abstracted from Lynch (1960) there are elements forming region's identity, including: paths, edges, districts, nodes, and landmarks. Traditional environment will change shape and function with the dynamics of the time. Structuring the use of elements associated with historic value. Our ability to create cities that are not only comfortable but also inspire and connect us with history and future (Allison, 2011). Physical intervention mass of new buildings in the theoretical approach are Architecture in Context (Brolin, 1980) and Adaptive Use (Fitch, 1992) and also by zoning management in efforts to establish street experience on regional identity.

Baluwerti: Traditional environment as 'kampung Karaton' of Kasunanan Kingdom, Surakarta, Central Java

Baluwerti derived from Portuguese *Baluarte* which means fort. At the beginning of the period (1745), Baluwerti just consists of a *Kedhaton* that is shelter for the King and his family. In 1755, Pakubuwono (PB) III as King began providing settlements for courtiers in the eastern of Palace which is considered a sacred area using grid pattern. Excerpted from Solikhah (2010), a characteristic forming spatial concepts of the city of Javanese Mataram Kingdom, namely: the system of the Javanese traditional symbolic classification and gradation pattern of sanctity, the defense area, and patterns of ritual movement (Figure 1).

Configuration of spatial pattern of Baluwerti formed by the elements forming the identity of the region influenced by the the city concept of Javanese Mataram kingdom. That element are the circulation path as *path*, fortress of Baluwerti as *edges*, typology of residential as a *district*, regional node as *nodes*, and some heritage buildings as *landmarks* (Solikhah, 2014a).

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Baluwerti decided as Heritage Area of Karaton Surakarta with Decision of President Republic of Indonesia Number 23/1988, Decision of Ministry of Tourism and Culture Number 03/PW.007/MKP/2010, and Decision of Surakarta's Mayor Number 646/116/1/1997 that stated Baluwerti was a conservation area then developed into tourism villages. Most of the landmarks in Baluwerti are experience shift physical and functional. Emotion's ties of Baluwerti's resident with the Kingdom began to decrease. Servant's settlement in the house of Prince (*Magersari*) reduce visual aesthetic. The problem is conservation activities that have been implemented in Baluwerti not synergize yet between new function with the potential of area and still confined to the physical aesthetics and not attention yet to non-physical aspects (social, economic, cultural). Therefore, Baluwerti require the planning concept which capable to increase the economic activity with reference to socio-cultural and environmental aspects. This study aims to give an idea of the planning concept of heritage buildings based on the principle of conservation which contextual with Baluwerti area.

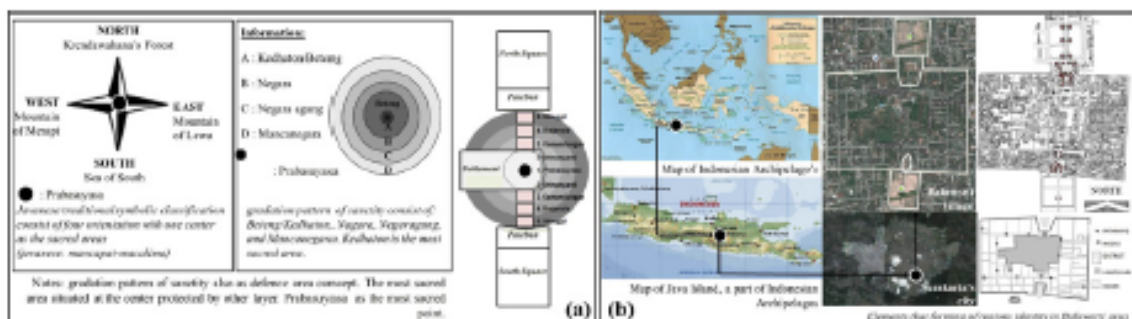


Figure 1. (a). A characteristic forming spatial concepts the city of Javanese Mataram Kingdom (Source: Behrend, 1982; Santoso, 2008; Tanudjaya, 1982 in Solikhah 2014 a); (b). Map of Baluwerti (Source: Author, 2015).

Methodology

Type of this study is descriptive-evaluative study. Indicators that will be analyzed are the physical development, changes in function, economic, social values, status of ownership, and understanding of Baluwerti resident toward preservation activity. Analysis techniques that used is a triangulation of data sources from empirical fact, reference, and opinion of competent experts. On second phase, each heritage building will classification based on criteria below:

- a. Fix: do not change function and physical.
- b. Addition: merging the beginning functions with the current function, additions of extensive, the addition of ornaments, adding room with no changing physical concept and the original function of the building.
- c. Change: changes in function and physical on the part of the building (replacement of the floor, the roof changes, and or shape changes that can affect the physical concept and function of the building).

Respondents were selected based on Interest, Importance, and Influence to the shift in the spatial pattern of Baluwerti, namely: Conservationists (Ir. Rizon Pamardhi Utomo, MURP/ Urban Designer and Heritage Expert - REKOMPAK), Management Agency of Kasunanan Kingdom Surakarta (Drs. GPH. Dipokusumo). The scope of the area study are Baluwerti Village, Sub-District Pasar Kliwon, Surakarta City, Central Java Province, Indonesia. Sample will be analyzed are 40 (forty) heritage buildings as Baluwerti's landmark (Figure 2). The results of this stage is structuring criteria which used as the basis to formulate the planning concept of traditional environment at Baluwerti Surakarta to create a heritage building that is not only beautiful but also contains the meaning and provide a place for economic activity.

Development of Heritage Buildings in Baluwerti

The physical development

In City of Mataram Kingdom Period (1745 – February 13, 1755), Part of the Kasunanan Palace (Kori Kamandungan and Stage of Sanggabuwana) became a major landmark and the element that is known by the public. At the end of the Pakubuwana IV (1820), began to set up the house of Prince with joglo forms and main gate that become a regional landmark.

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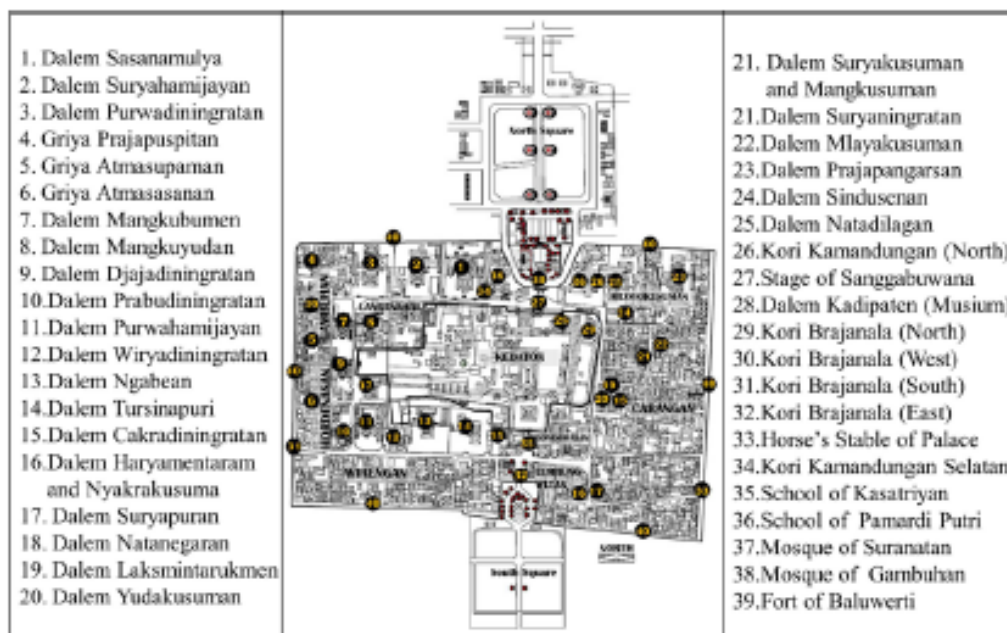


Figure 2. Map of Heritage Building in Baluwerti (Source: Author, 2015).

At the end of the period established public facilities of Kingdom (Kasatryan School, Pamardhi Putri School, mosque, etc) which develops as a regional landmark. Pakubuwana X (1893-1939) extending Baluwerti region 30 meters to the east and west as well as the construction of arches in the Kingdom complex and the house of Prince with a large gate. Expansion the territorial of Baluwerti add main circulation paths pattern. Functions the fortress of Baluwerti for the Dutch is to control the Kingdom activity. As for the Kingdom, fortress as territorial boundaries of power and defenses area.

Nowadays, Landmark region increases with the development of the house of prince and the typology of the house that resembles the concept of house of prince in the Kingdom but on a small scale.

Physical development of Baluwerti region is no longer adheres to the traditional pattern, not considering the sanctity of gradation, and not in context with the kingdom's rule. Most of the landmarks in untreated condition. Skyline façade and exterior spaces that form a hierarchy evolved into no rhythm. (Solikhah, 2014b).

Excerpted from Cohen (2001), there are five criteria to assess the physical quality of the object to be conserved, namely: clarity physical limits of the tread, the locality, the strength of the relationship in diversity owned, style and architectural design, and special characteristics of the material. Physical Intervention of new buildings in heritage area can be done through approaches based on the following theories:

- 1) *Architecture in Context* (Brolin, 1980); designing a visual connection of the new building to the old neighborhood. This approach can be done for example by taking the ornamental motifs that is consistent with the existence of the original buildings in Baluwerti area, using the same basic form or a new form that has the same visual effect, and abstract forms of the original concepts adapted to the changing times.
- 2) *Context and Contrast* (Hedman, 1984); giving a visual connection between the existing and new buildings to create an overall effect through the mass form, the silhouette of the building, the distance between the buildings, a setback from the road, the proportion of windows/doors, the placement of the driveway, material, surface texture, scale buildings, architectural style, as well as processing landscape.
- 3) *Adaptive Use* (Fitch, 1992); use of historic buildings to function in accordance with the consideration of the development needs (saving the past but adapting to the future). For conservation area, this concept can be done to control the designation shift function of the building. For example, by utilizing pendhapa as a dance studio and traditional arts.

Based on interview with Rizon (2010), revitalization need contextual emphasis on the physical and non-physical aspects based on the characteristics of the local area as an identity or character of the area. Study of Preservation Kotagedhe Yogyakarta shows public interest in the uniqueness of the building (the typical form of the Javanese houses) by maintaining his characteristic building.

Classification restoration of historic buildings in Jakarta Province based on Region's Regulation of DKI Jakarta Province Number 9/1999 by classified historic building into three class, namely: Building class A (must be maintained in the original form without any addition or subtraction), Building class B (must be maintained figure, addition or subtraction should be done selectively so that does not eliminate the original character of the building), Building class C (may be demolished, but construction should pay attention to the harmony back to the surrounding environment).

Changes in function

Landmark began to occur some changes in the function. There was a shift in the new function is non - cultural (not related to the palace) in the elements of region and building. Some houses of Prince as landmark have additional not contextual element, such as the use of zinc in the sun shading (previously using wood with certain ornaments). Most of the landmarks in the area are not well maintained condition and changed into boarding, warehouses, stores, workshops, etc.

Revitalization according to Law of Republic of Indonesia Number 11/2010 is aimed at the development of activities to foster the values of the heritage with the adjustment of

the function of the new space that does not conflict with the principles of conservation and cultural value. Conservation should emphasize on improving the cultural values. Urban planning policy interventions need to be creative and innovative, as it relates to the interests of the community at large (public needs), and involves the process of structuring urban land awake increasingly limited.

Based on interview with Rizon (2010), changes in the function should have a limit on the scale and intensity, to ensure that the character has not changed. So that it is necessary zoning regulation associated with new functionality. According to Dipokusumo (2010), revitalization Baluwerti must meet the elements of conservation, development, and the injection of new innovations to ensure the sustainability of the region by inserting traditional values into modern activities or certain activities injected into it.

Conservation strategy of Krapyak Stage, Yogyakarta include strategies within the macro (city), the scope of the meso (regional) as well as micro scope (rehabilitation/restructuring object for new functionality). Singapore's Urban Redevelopment Authority (URA, 1980) made the preservation guide for each district (Chinatown, Little India and Kampong Glam) based on the uniqueness of each region and conserve historic buildings adapted to the use of the new functionality.

The function control of conservation area to preserve the image of the region include the following: First, the zoning of land use and intensity of development allowed through forms of urban land management; Second, an increase in physical and visual quality of urban design. Classification of the heritage building by maintained figure. Addition or subtraction should be done selectively so that does not eliminate the original character of the building. The most appropriate way is the adaptive reuse.

Economic

Baluwerti was in the midst of the economic center of the city of Surakarta (Klewer Market, Kliwon Market, Gading Markets, and Coyudan), thus indirectly many traders who rent/buy a house in Baluwerti well as a place of business (generally employers convection) and using regol walls to billboards. Community Baluwerti utilize his house as a place of business, but not in context with the area, so there has been exploitation of the heritage areas for economic activities of citizens. Some of the business began to grow the scale and intensity.

Conservation should include the value of emotional, historical-cultural, as well as provide economic benefits to the community in order to get the totality of the results to the community. Adaptive use is the most effective way to preserve the historical and aesthetic value is economical and provides a new standard for historic buildings. Thus, local communities can meet modern needs in the traditional sense, and historic heritage of the city is continuously maintained. Based on interview with Dipokusumo (2010), revitalization of heritage buildings in Baluwerti must meet the relevant aspects of the economy: cost, benefit, profit, and product, as well as the need for heritage's management. Not just beautification, but should increase economic activity with reference to the socio-cultural and environmental aspects. Preservation focuses on efforts to create a creative utilization, generating heritage of the new products, the implementation of programs participation, economic analysis, as well as economic and cultural activities in the conservation area.

Social values

Nowadays, Kori Kamandungan and Sanggabuwana's stage still as a major landmark of Baluwerti area, where the appreciation of a occasion by ceremony and ritual of Kasunanan Kingdom is still be the main attraction of citizens. Emotional bond between citizens Baluwerti to the Kingdom began to decrease because the Kingdom is no longer a holder of government in Baluwerti region and the presence of families conflict who also have an impact on the loss of sympathy for the citizens of the cultural values of Kasunanan Kingdom. Emotional bond between people also began to fade with passing generation of people who inhabit the area, so there is no difference the social strata between who live in Baluwerti and who living outside (Solikhah, 2014a).

Conservation should emphasize and give attention to increasing the value of cultural communities. As the sample, in Preservation of Kotagede Yogyakarta people still maintaining the elements that remain in use in the socio-economic activities and cultural communities every day. Bring several groups concerned with conservation issues and to bridge between the community and external parties. Abstracted from Allison (2011), groups have the potential to maintain the continuity of the revitalization program. So the priority areas of economic activity to support the sustainability of historic objects, including the social and cultural life of society.

Based on interview with Rizon (2010), the revitalization activities, functions and role of the community is very important. This is related to the need to make the perception of the revitalization activities between community or with academia and government. According to Dipokusumo (2010), revitalization of heritage buildings in Baluwerti must meet the relevant aspects of the economy: cost, benefit, profit, and product, as well as the need for heritage's management. Not just beautification, but should increase economic activity with reference to the socio-cultural and environmental aspects. It should also involve public participation to create an emotional bond between the people of the palace.

Status of ownership

There are several types of buildings ownership status in Baluwerti, namely: *magersari*, tenant, *anggaduh*/the provision of the king to the courtiers and soldiers, *pituwas*/ the king's giving the servants and soldiers that can be inherited palace, *lungguh*. Since independence of Indonesia conflict status of land and building unclear, ownership status is valid for house building, while the land in Baluwerti remain the property of the Kingdom. The existence of a community effort to keep caring of some heritages building by renting it to take care of the old building. Ownership status affects bond and sense of belonging to the region. They will also be influential in implementing the control rules. As the sample servant's settlement in the house of Prince (*Magersari*) reduce visual aesthetic because less sense of belonging (Solikhah, 2010).

According to Zahnd (1999), if the sense of belonging in an area not owned by the local community, the sense of identity to a place a bit, so the impetus to develop the good in accordance with the development community to be not so great. Although it can be said that the sense of 'having shared' is not only influenced by the factors of land and home ownership status in the urban areas, but by factors such as the sight of the place or a sense of community in a developing environment. It needs to consider the sustainability of the old building functions that can benefit future generations.

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Code	I1	I2	I3	I4	I5	I6	Fix/Addition/Change
1	-	-	-	-	-	-	Fix
2	√	√	-	√	√	√	Change
3	√	√	√	√	-	-	Addition
4	√	-	√	√	√	√	Change
	√	√	√	√	√	√	Change
6	√	√	-	-	-	-	Addition
7	√	-	-	-	-	√	Addition
8	-	-	-	-	-	-	Fix
9	√	√	-	√	√	√	Addition
10	√	√	√	√	√	√	Change
11	√	√	√	√	-	-	Addition
12	√	-	-	√	-	√	Addition
13	√	√	√	√	√	√	Change
14	-	-	-	-	-	√	Fix
15	-	-	-	-	-	√	Fix
16	√	√	-	√	-	√	Addition
17	√	√	-	√	-	√	Addition
18	√	-	-	-	-	√	Fix
19	√	-	-	-	-	√	Fix
20	√	-	-	-	-	√	Fix
21	√	-	-	-	-	√	Addition
22	√	-	-	-	-	√	Addition
23	√	√	-	√	-	-	Addition
24	√	√	-	-	-	-	Change
25	√	√	-	√	√	√	Change
26	√	√	-	√	√	√	Change
27	-	-	√	-	-	√	Fix
28	-	-	-	√	-	-	Fix
29	√	√	√	√	-	-	Change
30	-	-	√	-	-	-	Fix
31	-	-	√	-	-	-	Fix
32	-	-	√	-	-	-	Fix
33	-	-	√	-	-	-	Fix
34	-	-	-	-	-	-	Fix
35	√	-	-	-	-	-	Fix
36	-	-	-	-	-	-	Fix
37	-	-	-	-	-	-	Fix
38	-	-	-	-	-	-	Fix
39	√	-	-	√	-	-	Addition
40	√	√	-	√	-	-	Addition
I1. physical development	I3. economy		I5. status of ownership			Fix= 45%, Change= 22,5%	
I2. changes in function		I4. social values		I6. understanding from Baluwerti people to preservation activity		Addition= 32,5%	

Table 1. Assessment of Heritage Buildings in Baluwerti. Source: analyzed by Author, 2015.

Understanding of Baluwerti resident towards preservation activity

Although it has a strong emotional attachment, mostly elderly people who do not understand what and how the benefits of revitalization activities. The differences in the perception of the meaning and purpose of community revitalization activities between practitioners and academics. Only a few people who can understand and respect the cultural heritage of the palace.

Preservation in Kotagede Yogyakarta as case study. Information is actively conducted by the conservation agency. This conservation bodies provide guidance to communities on how to preserve the region. They have several groups who care about this issue and to bridge between the community and external parties, which are Center for the Study and Documentation of Cultural Arts Kotagede and Kanthil Foundation. Groups such as these have the potential to maintain the continuity of the revitalization program. Government support is very powerful and must be balanced with the readiness of the local government to give special attention and appreciation. Based on Allison (2011), preservation required the backing of the community to be successful.

Based on interview with Rizon (2010), there are 3 things that affect people's understanding of conservation, namely: aspects of communication (common perception among the public premises or academics and practitioners), aspects of leadership (need a leader who can be role models in conservation activities), and aspects of education (associated with education level and parental education).

So it is necessary to cultivate appreciation 'sense of belonging' to the community Baluwerti. Socialization to the community revitalization effort is needed to build public understanding of the benefits of conservation After discussing about development of heritage buildings in Baluwerti, 40 (forty) heritage building will assessed based on indicator and classification into Fix/Addition/Change.

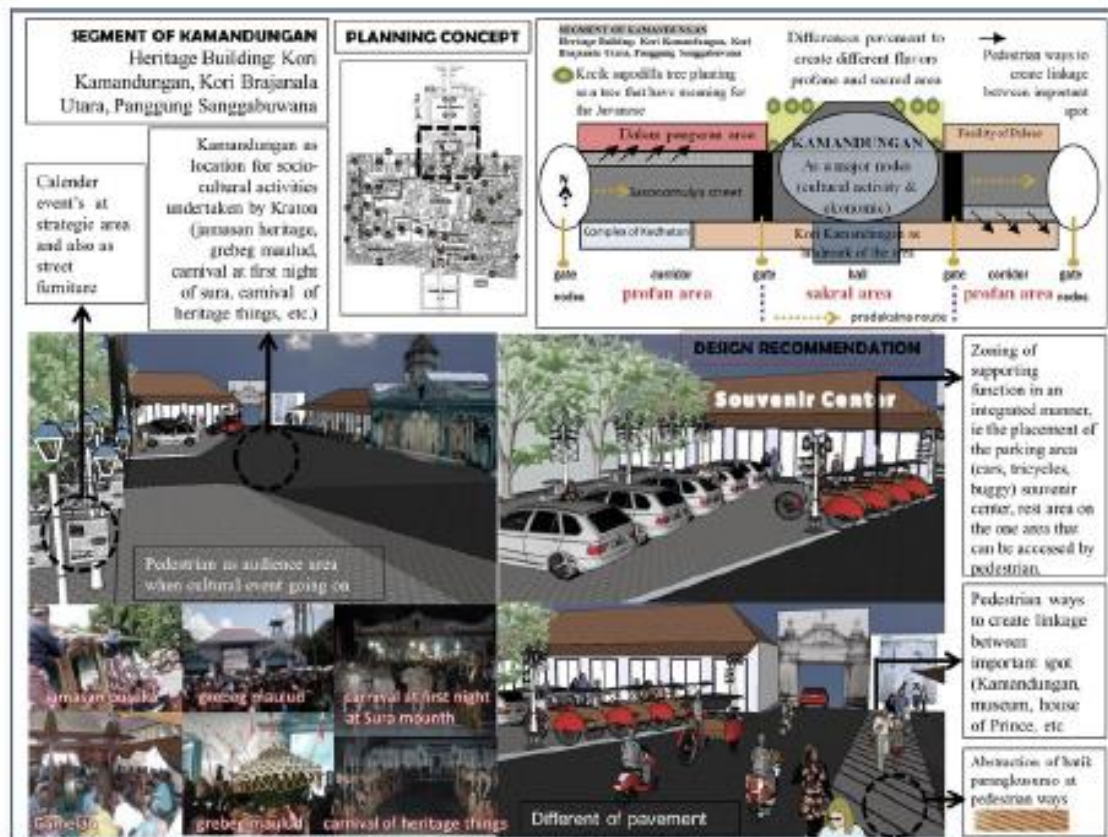
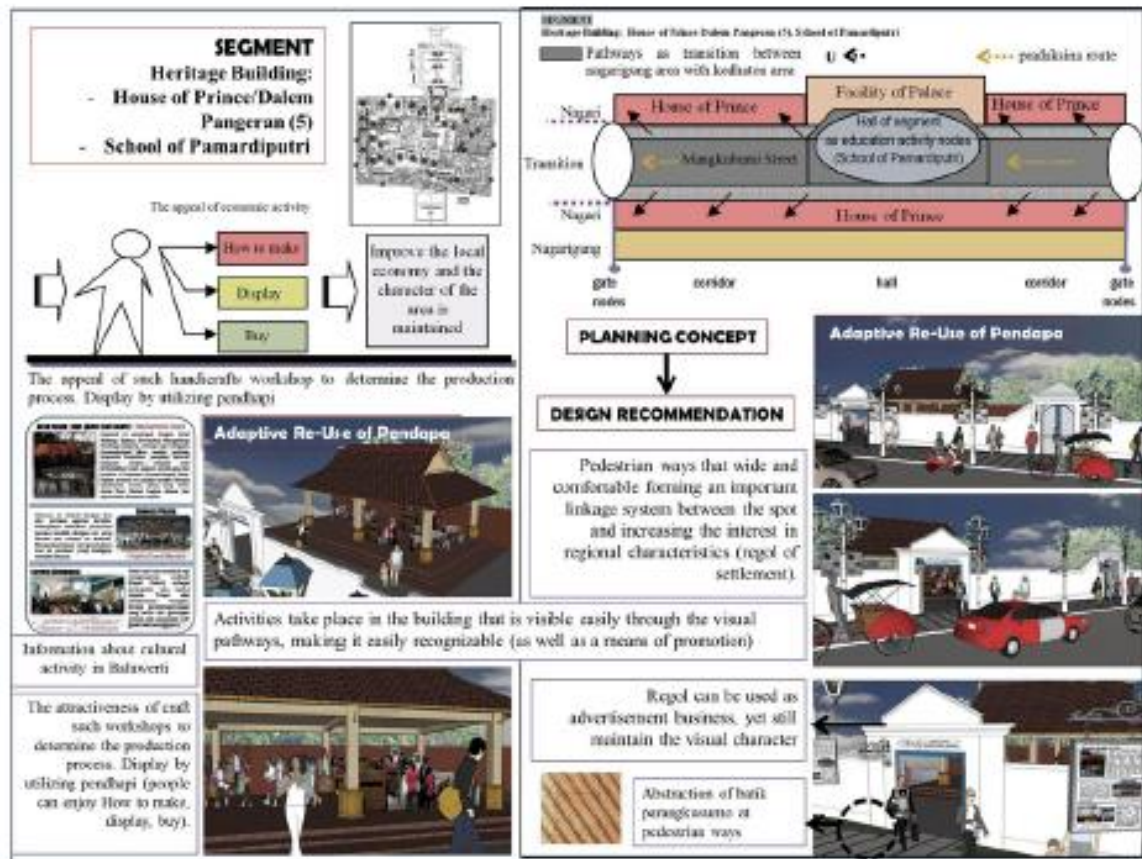


Figure 3. Planning Concept and Design Recommendation of Kamandungan Area (Source: Author, 2015).

Figure 4. Planning Concept and Design Recommendation of Pendapa (Source: Author, 2015).



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The Planning Concept of Heritage Buildings at Baluwerti Surakarta, Central Java, Indonesia

Criteria is used as the basis to formulate the planning concept of heritage building in Baluwerti Surakarta to create a heritage building that is not only beautiful but also contains the meaning and provide a place for economic activity. The planning concept became the basis for developing a design idea to the heritage buildings in Baluwerti (Figure 3 and 4). The planning concept is divided into 3 (three) phases:

First phases: the physical intervention

Criteria for zonings of street management experience are: Zoning based on the characteristics of the segment and still have linkage between segment, harmonization skyline and the building facade on the corridor, visual clarity to show gradations sacredness, open buildings forming impressions heritage tourism.

Criteria for the establishment the hierarchy of outdoor spaces to reinforce the spatial regions are: the signage at the gate and hall, spatial's differences between the corridor and the hall, interventions should refer to the traditional concept (*mancapat-mancalima*, imaginary North-South, *pradaksina* route), Kamandungan as a major nodes (cultural activity and economic), Sanggabuwana stage as the highest reference of building in Baluwerti, maintain concept of *regol*, visual clarity to show gradations sanctity.

Criteria spirit of locality in the form of architecture are: abstraction forms and the local element of Baluwerti (roof, *regol*, texture, color, ornaments, and decorative elements). Physical intervention criteria appropriate level shifts are: to maintain the physical characteristics and adjusted to the level shift (Fix: maintained without any addition or subtraction, Addition: adaptive reuse or re-architecture, Changes: Physical interveance to equate visual character by incorporating elements of the locality).

Criteria design for new functionality of building in Baluwerti are: new functions must be contextual to the existence of the palace, the new function should not change the visual characteristics of the area, new functions are prioritized to accommodate arts and cultural activities. Should increase public awareness and interest in the old building (over 50 years) by the rate of change (fixed, additions, alterations).

Second phases: economic rehabilitation

Criteria accommodation of economic activity to support the characteristics of the region are: Economic activity should support the sustainability of traditional and should not change the characteristics of the visual pathways, restricted dimensions and types of economic activity commodity contextual with the neighborhood (indicated give socio-environmental impacts), mapping the region's economic activity in new and old buildings. Structuring criteria supporting economic potential are: Proximity to the crowd of heritage buildings as the physical potential, creating linkage system between important spots to accommodate the existence of traditional crafts (wayang beber, batik, blangkon, keris) and traditional vehicles (buggy, tricycle) as the region's economic potential. Creating creative concept to improve the economic activity and the character of the area (how to make, display, enjoy).

Third phases: social rehabilitation

The public participation strategy are engage the community in the maintenance of urban heritage in Baluwerti and increase public awareness (sense of belonging). The strategy of cultural activity are accommodate cultural activities as well as living culture as an industry that has a economic value (jamasan pusaka, carnival at first night at Sura mounth, grebeg Maulud, carnival of heritage things, grebeg syawal, etc). Accommodate 'srawung citizens' to increase the emotional bond between citizens must be accessible to pedestrian way, the planning area should accommodate Baluwerti living culture and social values. Provision various cultural performances in large areas and in accordance with the sanctity of the event to accommodate visitors, accessible by a pedestrian ways that are not disconnected, engaging the public to stimulate a sense of belonging. Provision of cultural activities and traditional crafts must have connectivity between important spots, accessible by a pedestrian ways, open a visual impression, reviving the social and economic structure (Craft: How to make, display, buy; Socio Culture activity; enjoy, active). Improve the local economy, thus increasing the social value and character of the area is maintained. Laying of information and cultural activities should be easily accessible to pedestrian ways and visually through pathways.

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Conclusion

The criteria applied to the revitalization Baluwerti means more visible feature of territory, by absorbing the conflict interaction between human activities and the environment. Each element of the physical, human, cultural, social, and economic into equal parts. The planning concept of heritage buildings in Baluwerti used is the synergy of physical, economic, and social aspects to create a heritage building that is not only beautiful but also contains the meaning and provide a place for economic activity.

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