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PROCEEDING

rethinking conservation

- Community development : Participatory action plan development to create a living space
- Physical and natural environment: The use of technology
- Social and cultural issue: The continuity of cultural and the sustainability of socio-economic patterns
- Creative programming : Infill development or functional use
- Political forces issue: The broad interest and involvement at all levels of stakeholders

Editor :

DR. Ir. Atiek Suprapti, MT
 Arnis Rochma Harani, ST, MT
 Yasmin Nurul Falah, ST

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on Urban Heritage and Sustainable Infrastructure Development

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“TOWARDS OLD TOWN SEMARANG, THE WORLD HERITAGE CITY 2020”

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Architecture Department of Diponegoro University, Semarang, Central Java, Indonesia

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Thinking Conservation - "TOWARDS OLD TOWN SEMARANG, THE WORLD HERITAGE CITY 2020"

- Editor : Prof. Soedharto P. Hadi, MES, PhD
Ir. Bambang Pudjianto, MT
Edward Endrianto P, ST, MT, PhD
- Chairman : DR. Ir. Atiek Suprapti, MT
- Editor : DR. Ir. Atiek Suprapti, MT
Resza Riskiyanto, ST, MT
Arnis Rochma Harani, ST, MT
Yasmin Nurul Falah, ST
- Editor & layout : Resza Riskiyanto, ST, MT
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MESSAGE FROM COMMITTEE

Urban conservation is an important part of modern city policies. For some cities which already concerned the existence of their historic value, they succeed to bring the cities into the icons of global cultural tourism and coveted places for the enjoyment of a different lifestyle and for cultural experiences for millions of people.

One of the issues is how to make it happen in a country where they already give up to develop adequate legislation and regulations for the protection of urban historic areas. Another reason there is no the right tools to face emerging challenges for urban historic conservation: global population growth and migrations, the explosion of domestic and international tourism, the growing demand for specific historic "packages" and the increasing pressures for land conversion side and –most of all– outside the historic precincts. It seems like that developing new cities is easier than conserve the old one.

In the world of rapid movement along with technological changes, the thinking of conservation must be seen on such a creative way. The idea of conservation is no longer rests on the physical concern or just an architectural restoration. It is well related with community needs and participation to create a sense of place for functional use. Conservation must also cope with economic, demographic, and political forces.

Semarang is one of the cities in Indonesia which has an old town as historic value. Semarang also has a problem just like other Asian cities, which are facing –in course of globalization– the rapid pace of industrialization and social changes. The problems of urban development in Indonesia are commonly characterized by growth of urban population, lack of infrastructures, decaying the quality of urban environment, economic development/market demand and institutional weakness.

Currently, the old town which is known as Little Netherlands of Semarang is no doubt hide many treasures such as historical, socio cultural, architecture, townscape, townplanning, etc. The area spans about 31 hectares and holds over 100 historical buildings. This potential appears never ending and attract many people to involve in, but unfortunately just now the old town is left as a historic monument, a dirty old town, poor of presence of living space. We can't deny that old town has many problems, from environmental degradation such as high tide and flood, city management, finance, community, security, socio cultural, etc. Until now the problem solving just maintains in surface not in the root of problems. The old town in Semarang with all of its complexities always becomes the reason that there is nothing can be done to transform the historic space into coveted place of cultural experiences in the city.

This international conference is held to share any ideas of new thinking of conservation among the experts of conservation, architects, practitioners or even students in such creative ways, which are community development : participatory action plan development to create a living space, physical and natural environment: the use of technology, social and cultural issue: The continuity of cultural and the sustainability of socio-economic patterns, creative programming to fill development or functional use and political forces issue: The broad interest and involvement of all levels of stakeholders.

MESSAGE FROM THE HEAD OF ARCHITECTURE DEPARTMENT ENGINEERING FACULTY DIPONEGORO UNIVERSITY

It's gives a great pleasure to welcome you cordially at this official opening of the 2'nd annual International Conference of Urban Heritage and Infrastructure 2013, Development ,Toward Old Town Semarang, the World Heritage 20, organized by Department of Architecture Engineering Faculty Diponegoro University in collaboration with Oen indation, BPK2L and Ikatan Arsitek Indonesia (Indonesian Architect Assosiasion) of Central Java.

In this Conference the supporting papers came from : Netherland, France, Singapore, Malaysia, and mostly from onesia. Thank you very much for all participants.

In the last decade the issue of Old Town Semarang get warm again after several times dissappear, it seems like the i City Semarang stretch after long sleeping. There is no doubt that Old Town Semarang hide many potencies, such as torical, socio cultural, townscape, architecture, urban planning, and so on. This potencies appears never ending and ers material of research that continously attract many people to involve in. We can't deny that Old Town also keep ny problem—from environmental degradation such as high tide and flood , city management, finance, community to io-cultural and security – that needs to be solved. Until nowadays this problem never solved comprehensively. Many ople attract to search in Old Town Semarang, it's show that it is very interesting and actually there were many sectors pay attention. We know, it is not easy to rise Old Town Semarang up from the problems, it's need a strong energy, nking, power, unity all around community - stake holder - government and also from any other participant. This allenge needs more actions not just rhetoricalaspect. We do hope this conference will contribute results that would erberate to attract world attention.

The Aims and Objectives of this International Conference is to interprate the concepts given by Unesco comendation on the Historic urban Landscape, to analyze the potential role of new instrument in those urban nservation & development programs in the complex contex of the time. The Converence prepares a draft of Historic ban Lanscape Plan and its implementation in the context of Old Town Semarang by exploring the HUL management at th theoretical and practical level. The Main Objective is to promote communication, collaboration, and network among ademia, industry and government whose members are interested in applying the highest appreciation to mankind ilization and in developing industrial tourism of the the heritage.

We are very pleased to organize this important meeting in our campus. Especially tomorrow at November 10 : will celebrate the 51'st anniversary of Department of Architectureand the 55'th anniversary of Engineering Faculty ponegoro University, also for the 56'th anniversary of Diponegoro University. To celebrate those events, we have been anging several programs. One of the program related to this International Conference was National Student Design mpetition of Public Space on Old Town Semarang. The judgment on 50 creations of participant has already finished. id in this event, as a evidence of dedication from Department of Architecture Engineering faculty Diponegoro University the city of Semarang, we will give to hand the result of design competition winners to government. We do hope that vernment would consider the designs as an academia creation to develop the Old Town Semarang. ie last but not least, we wish youwill enjoy the moment and have a nice conference. Thank you

Warm Regards
The Head of Architecture Department
Engineering Faculty Diponegoro University

Edward Endrianto Pandelaki, ST, MT, PhD

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The Functional Transformation Buildings in The Old City Semarang Based on The Urban Sustainable-Conservation Concepts

Erni Setyowati

Abstract— Conservation and Sustainability are inspiring the region of the Old City in Semarang. As the meanings of both words, the aim of conservation and sustainability in this region is addressed to secure long-term harmony between man and nature, to achieve continuous enhancement in the environment, and to increase the quality of life for humans and other life forms. Several buildings in the Old City Semarang show sustainability in how they interacts with people and public activities. The buildings change into public facilities that serves people in daily public activities. The transformations of their functions are very closed to society.

This paper discusses cases on term how the buildings secure their conservation and sustainability by statistical methods and descriptive analyses. Respondents had been taken from customers who visited to the buildings. The results show that certain buildings have a better maintenance than others as public facilities. Moreover, the greater the interaction of buildings and public activities, the better the maintenances have been represented by the buildings.

Keywords : The functional transformation, conservation and sustainability, old city semarang

I. INTRODUCTION

Semarang has 290 pieces of ancient/historical buildings not only in the Old Town district, but also scattered throughout the city. But there are also damaged and unmaintained buildings and even collapsed due to the lack of buildings maintenance.

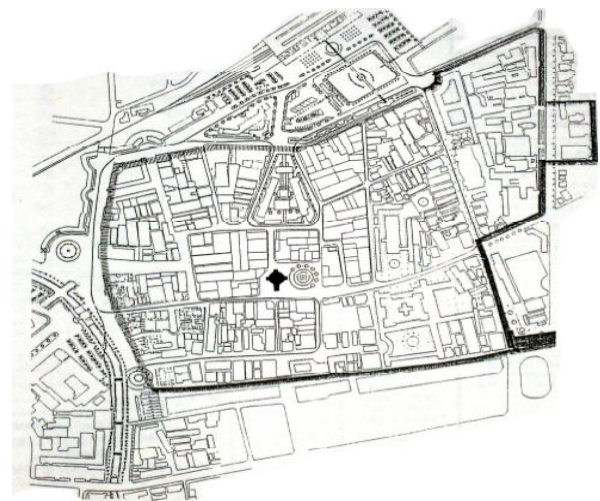
Because of so many ancient buildings especially Dutch colonial buildings / heritage buildings and destruction of several buildings, Government of Semarang starts to conserving the buildings. The conservation program implemented through some method such as preservation, restoration or rehabilitation, reconstruction and adaptation or revitalization. In order to keep the condition of these buildings still sturdy and useful.

Erni Setyowati, University of Diponegoro, Jl. Prof. Soedarto, SH Tembalang Semarang, Phone/ +6224 76480837 fax +6224 76480837, ernisyahdu@gmail.com.

II. RESEARCH BACKGROUND

The examples of heritage buildings that still stand until today in Old Town district (little Netherland) include Tawang Station, Lawang Sewu, Central Post Office, Blenduk Church, Mandiri Bank Office at Mpu Tantular street and *Ikan Bakar Cianjur* (IBC) Restaurant in Old Town. Those buildings change their functions from the previous - original functions.

In the transformation function experienced by some of the buildings in the Old City this time will be reviewed in terms of sustainable concepts. By this method, researcher will be able to know how the influence of functional transformation towards the conservation and sustainability concepts in the buildings.



Pict. 1. Semarang Old Town District Map

III. RESEARCH AIM AND BENEFIT

The aim of this study is to determine the effect of the heritage buildings's function transformation especially in the Old Town (little Netherland) with a sustainable concept.

The benefit of this study is showing that the heritage buildings that have been transformed function has a high sustainability and make a positive contribution to the science of architecture and building conservation which may later be performed in buildings other cultural heritage that still stands until today.

IV. RESEARCH METHODS

We use a descriptive analysis and rationalistic qualitative analysis using questionnaire in this study.

Questionnaire targeted to Semarang old-city buildings's users to know about the public perception of the researched buildings conservation and how the physical condition of the building. Six buildings studied are building conservation, but has a function as a public facility that serves the community. With the role as a public building, the researchers hope to find the concept of sustainability in the observed buildings.

V. CONSERVATION AND SUSTAINABILITY IN SEMARANG OLD CITY

Rodwell (2007) said that sustainability in the context of a historic building is to emphasize the relationship between biodiversity and cultural diversity, among the specific characteristics of each natural environment and human life patterns that inhabit or relate to each other, and that it would disturb the balance of the loss of both. Sustainability also understand that cultural diversity is an important component in maintaining cultural identity, sense of community, social inclusion and participation.

Therefore, sustainability in historic buildings is the relationship between humans and the environment by emphasizing the relationship between biodiversity and cultural diversity in order to maintain the cultural identity, sense of community, social inclusion and community participation. It means **that maintaining and preserving old buildings is one way to create a continuum.**

According to Rodwell, there are seven environmental concepts (the seven environment concepts) which contains the correlation between keberlanjutan concept in the context of the building or the historic cities, as follows:

- a. Environment area
- b. Environment capacity
- c. Environment capital
- d. Environment impact
- e. Environment performance
- f. Environment responsibility
- g. Environment stake holder

Furthermore, Rodwell says that there are four concepts that can be used as a variable in examining the effect on the sustainability of a revitalization of historic buildings: environmental impact, environmental performance, environmental responsibility and environmental stakeholders.

Firstly, In the environment impact variables, historic buildings should minimize negative impact to the environment, well-maintained, as well as energy efficient. Secondly, Historic buildings should be able to breathe with its environment, adapting to the local climate. This aspect is indicated in the variable of "environmental performance". Thirdly and the last are environmental responsibility and environmental stakeholders variables which both have indicators that every people, community and society must

be responsible with the sustainability of a building and the area of the historic city/ old city.

Based on these four variables, the researcher makes questionnaire with questions addressed to the building users. Five questions were addressed to the user contains the following things:

- a. Access to the entrance of the building and the authenticity of the building (originality) reflecting facade buildings originality associated with physical buildings both in interior and exterior.
- b. User comfort level in the building activity reflects both the environmental performance variables. In this variable the building are required to adapt to the local climate, breathes with the environmental atmosphere.
- c. On the question of accessibility to public transportation and building maintenance aspects likely related to the third and fourth variable are environmental responsibility and environmental stakeholders.

Sample building consists of six buildings located in Semarang Old City. Here are descriptions of the building observed.

Tawang station is the main station in Semarang, serve executives and business trains. Economic train does not stop at this station. The station is a major railway station after the oldest in Indonesia. Semarang Warehouse and established on July 19, 1868 for Semarang Tawang to Tanggung pathway. This pathway uses the width of 1435 mm. In 1873, the line was extended to Balapan Station Solo and continued to Lempuyangan in Yogyakarta.



Fig. 2. Semarang Tawang Station

The physical condition of the building at this time tend to be fairly well maintained. According to the results of questionnaire, respondents rate the building has a high level of originality, but because the location is relatively close to the north coast city of Semarang, the building is often experienced flooding, especially in the rainy season.



Fig 3. Semarang Tawang station during flood

Renovation efforts by raising the floor level is not

sufficient to withstand the high water level. In addition, the renovation of setting a high floor surface extremely disturbing level of originality of the building exterior and environmental aspects. Here is the statement of the respondent against the spread questionair:

Table1: The Result of questionair in Tawang- Rail Station

Variable	Excellent	Mediate	Poor
Accessibility/Entrance	8	0	2
Comfortness	5	2	3
Well-maintenanced	7	3	0
Public transportation	0	8	2
Originality	9	0	1

The second object is Lawang Sewu building. Lawang Sewu building formally used in 1907 as an office Spoorweg Nederlandsch Indische Maatschappij (NIS) or the railways firm under the Dutch government.

After the NIS, the building was later used as offices of Djawatan Kereta Api Indonesia (DKAI) who is now a PT Kereta Api (KA). As in other Dutch buildings in different regions, this building was once a military base, the Regional Military Command (Kodam) IV / Diponegoro and later became the Regional Office of the Department of Transportation Central Java.



Pict. 4 Lawang Sewu Building, Semarang

Conservation according to the Burra Charter is the whole process of managing a place of cultural meaning that they contain well-maintained, can cover all maintenance activities in accordance with the situation and konsisi (Sidhartha, 1989). One solution to the conservation measures of the ancient buildings, by performing over the function of a building which is compatible with the new function, according to Rodwell (2007).



Pict. 5 Renovation and Conservation of Lawang Sewu, Semarang

Answers of respondents on four highly variable environment variable concept. As many as 80% of respondents said that the building is pretty well maintained, but as many as 60% of respondents said less comfortably indulge in this building. Environmental aspects and environmental responsibility building stakeholders is very good, because it is easily accessible by public transport and often organize events that involve many components of society.

Table 2: The result of questionair in Lawang Sewu Building

Variable	Excellent	Mediate	Poor
Accessibility/Entrance	6	0	4
Comfortness	2	2	6
Well-maintenanced	8	2	0
Public transportation	3	4	3
Originality	8	0	2



Fig. 5. Exhibition Event and Discussion in Lawang Sewu Building



Fig. 6. The Site Plan of Lawang Sewu

The third object in this study is the Main Post Office building located in Semarang at Pemuda street. Post Office is located in the Old Town area of Semarang, precisely in Pemuda street no 4 Semarang. In the east side, there is the State Financial Building and in the west side, there is a High School of BPD Bank. In the Dutch colonial era, this region is called the Out stad, but because it is separated from other areas such as the region's small town earned the nickname Litte Netherland.

Post Office influenced by the style of "Second Empire" (Style french empire period II). The foundation is the foundation stone that is used to support the brick structure. Completion of the walls are plastered. The roof-shaped "Mansard" made of wood shingles. This display has a

magnificent impression that is not eroded by time, it is evident to this day Semarang post office building still looks so charming despite timeless architectural style.



Fig 7. Public Activity in Post Office, Semarang

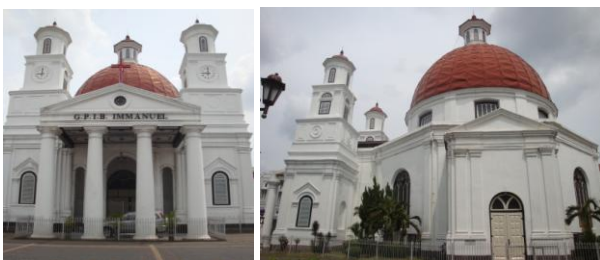
While the public response to the distributed questionair shown in the table below:

Table 3: The result of questionair in Post Office Building

Variable	Excellent	Mediate	Poor
Accessibility/Entrance	3	5	2
Comfortness	6	4	0
Well-maintenanced	2	7	1
Public transportation	5	5	0
Originality	3	6	1

In addition to spreading questionair, researchers also observed that there has been a renovation unsustainable in Semarang's Main Post Office. Function of the placement office does not consider the natural lighting makes the condition is energy un-efficient. Moreover, the addition of the second floor of the building which eventually imposed would only obscure the originality concept of the building.

The next object is the Blendhuk Church Semarang. Blenduk that was built in 1753 by the Portuguese, with traditional local architecture is still very simple. Written on stone existing in the church, shows that in the year 1894-1895 by the architect HPA de Wilde and W. Westmaas, the church had an overhaul with a touch in style of neo-classical architect who at the time was affecting the flow of Dutch colonial architecture. Therefore, few people who called the church as Hervorm de Kerk (Church of re form) or in other words that the church has been renovated, some are calling it a Koepel Kerk (church twin), which is the church that has meant the twin towers.



Pict. 8 : Blendhuk Curch - Semarang

Environmental Concept listed in the question to respondents described in the table below:

Architecture Department, Faculty of Engineering – Diponegoro University in coloboration with OEN’S SEMARANG Foundation

BPPI (Badan Pelestarian Pusaka Indonesia) – Badan Pengelola Kawasan Kota Lama (BPK2L) Semarang - UNIKA Soegijjanpranata

Table 4: The result of Questionair of Blenduk Church

Variable	Excellent	Mediate	Poor
Accessibility/Entrance	9	1	0
Comfortness	10	0	0
Well-maintenanced	3	7	0
Public transportation	0	5	5
Originality	7	3	0

Elemen entrance pada facade bangunan yang sangat jelas mengakibatkan respon aspek aksesibilitas mutlak didominasi jawaban excellent. Namun ada keunikan pada gedung Gereja Blenduk, bahwa lay out interior poros space umat – altar tidak segaris dengan poros entrance. Perlu ada penelitian lebih lanjut tentang hal ini.

Entrance on the building facade elements are very clear lead accessibility response absolutely dominated excellent answers. However, there is uniqueness in the building of Blendhuk Church that the interior lay out of the shaft space race - the altar is not in line with the shaft of entrance. It needs to be more research on this.



Fig. 9: Protestant religious activities

The next two objects were Ikan Bakar Cianjur Restaurant and Office of the Bank. The last two objects represent the environmental concepts as follows:

Table 5: The Result of Questionair of IBC Restaurant

Variable	Excellent	Mediate	Poor
Accessibility/Entrance	8	2	0
Comfortness	6	0	4
Well-maintenanced	7	3	0
Public transportation	0	6	4
Originality	7	0	3

While, the answers are quite different in significant indicated by the respondents against the spread questionair in Mandiri Bank at Mpu Tantar street:

Table 6: The Result of questionair of Mandiri Bank Office

Variable	Excellent	Mediate	Poor
Accessibility/Entrance	0	2	8
Comfortness	5	2	3
Well-maintenanced	3	6	1
Public transportation	5	5	0
Originality	6	3	1

VI. ANALYSIS

According to Rodwell (2007), that conservation measures must be synergy with the concept of sustainability. On buildings in the conservation area of Old-City Semarang, seen a lot of buildings are not well maintained. Government is not able to do much, because most of the buildings have been over-handled to private ownership. Not easy for the government to revitalize the area as the public expectation.

The seven Environmental Concept should be applied and executed if the Semarang old city area does not want to worsen its condition. From the six objects observed in this study, the authors recapitulate all answers obtained from 60 respondents. And the results are as follows:

Table 7: Environmental Concept of Semarang-Old City Buildings

Variable	Excellent	Mediate	Poor
Accessibility/Entrance	34	10	16
Comfortness	34	10	16
Well-maintenanced	30	28	2
Public transportation	13	33	14
Originality	40	12	8

Based on the four variables in the Seven Environmental Concepts contained in questionair question, it can be analyzed following matters:

- a. Access to the entrance of the building and the authenticity of the building aspects reflecting facade originality of buildings associated with physical buildings both interior and exterior. The environmental impact variables that is shown by the first and fifth questions represent that 56.7% of respondents said that the accessibility related to building entrance are excellent performance in answers, while, mediate answers as much as 16.7% and 26.7% as poor answers. Obscurity performance of building entrances are indicated by the Mandiri Bank and IBC Restaurant, because the location of the hidden entrance. On the "Originality Level of Building" criteria, 40% of respondents answer excellent, it is very encouraging and the answer ofpoor originality just as much as 13.3%.
- b. User comfort level in the building activity reflects the second variable of the environmental performance. In this variable, the buildings are required to adapt the local climate, the atmosphere breathes with the environment. A total of 56.7% of respondents answered very comfortable, and 26.7% respondents answered poor comfortness. Examples of discomfort tends to be associated with the following aspects: natural lighting, natural ventilation, accessibility and flood conditions.
- c. On the question of ease of access to public transportation and building maintenance aspects likely related to the third and fourth variable are environmental responsibility and environmental

stakeholders. As many as 50% of respondents answered that the conservation of the building well maintained. However, 32% of respondents answered that public transport should be made as comfortable as possible. Public transport stop should be made as close as possible to the intended conservation building. Aspects of community involvement in helping to treat and have pride in building conservation is still very poor.

VII. CONCLUSION

In this study, it is finally concluded the statements as follows:

1. Governments need to work together with the private sector to make efforts to revitalize the conservation building in Semarang Old-City.
2. Community participation in care, maintain for and have a pride in building conservation is still very low, because the sustainability aspects related to the activities of the community involvement in the conservation of the building is still lacking.
3. There needs to be strict rules to all elements responsible for the maintenance of building conservation, in order to always perform regularly on the conservation building.
4. Floods should be anticipated, in order not to damage the tidal inundation of conservation buildings.

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