

Spatial Transformation Pattern Due To Commercial Activity in Kampong House

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SPATIAL TRANSFORMATION PATTERN DUE TO COMMERCIAL ACTIVITY IN KAMPONG HOUSE

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ABSTRACT

Kampung houses are houses in kampung area of the city. Kampung House oftenly transformed into others use as urban dynamics. One of the transformation is related to the commercial activities addition by the house owner. It make house with full private space become into mixed house with more public spaces or completely changed into full public commercial building.

This study investigate the spatial transformation pattern of the kampung houses due to their commercial activities addition. Site observations, interviews and questionnaires were performed to study the spatial transformation. This study found that in kampung houses, the spatial transformation pattern was depend on type of commercial activities and owner perceptions, and there are several steps of the spatial transformation related the commercial activity addition.

Keywords: spatial transformation pattern; commercial activity; owner perception, kampung house; adaptability

1. INTRODUCTION

Urban developments were influenced by it's society changes and the dynamic causality is a natural process which cant be separated from architecture principles (Zahnd,1999). Koztof (1991) also emphased the urban developments were triggered by design (planned city) and natuaraly (organic city). The physical embryo of the cities always accumulated from the urban life activities each period of time

Housing as part of urban landuse area always been transformed from time to time along with urban dynamics. The transformation in housing oftenly occurs in their functions, such as : private house into mixuse house (not only private function but also commercial function) and if the transformation continues it will become entirely commercial building (no longer become a house). In other words, the private house has changed into public space. According to Scrutton (1980) The Public space due to commercial activity determined as a space which can be accessed and functioned by all people with no boundary. This public spaces are having some pattern and it influenced by the owner perception about consumer interaction space (emic).

This study investigate the spatial transformation pattern of the kampung houses due to their commercial activities addition. This study based on my master thesis "The Relations Between Inhibitant's Perception With Public Spaces Pattern of Housing Units Interlaced It's Commercial Activity" which aimed to find out the relation between inhibitant perception's with public space pattern of housing unit interlaced commercial activities. The spatial transformation were studied by literature review, site observations, interviews and questionnaires. This study found that in kampung houses, the spatial transformation pattern was depend on type of commercial activities and owner perceptions, and there are several steps of the spatial transformation related the commercial activity addition



2. METHODOLOGY

This study was performed in :

1. Literature review

This method was performed to summarize basic knowledge and theory about spatial transformation, housing and commercial activities to discuss findings in the later stages

2. site observation

This method applied to gather primary data of spatial transformation directly from kampung houses at kampung Pendrikan Kidul in Semarang, Central Java). This method has found that the spatial transformations were concentrated in a street named Jl.Nakula I.

Related to the findings this study was focused on this area and investigate the 23 houses which all of them are using their house as mixuse building.

3. interview

The depth interview in aim to collect the owner perception about their activities, perceptions, kampung developments and business prospect

4. purposive sampling questionnaire

The questionnaires were constructed based on interview, observation and literature review to validate and measure the owner perception.

Later on Qualitative descriptive analyst were applied to explain the meanings of site observation, interview, questionnaire result related to the literatures review.

3. RESULTS AND DISCUSSION

Commercial activities regarding their commodity were divided into : goods and service commercial. The good selling merchants are dominating in the study area with 50% followed by mix-commodity 27% and service with 22% (see the figure 1). The commercial activities has been triggered by new activity generator on the kampung. It resulted the spatial transformation of the housing, from full private space into shared public space to support the commercial activities. Most of the spatial transformation are concentrated on Nakula I street as the main road to the new generator activity.

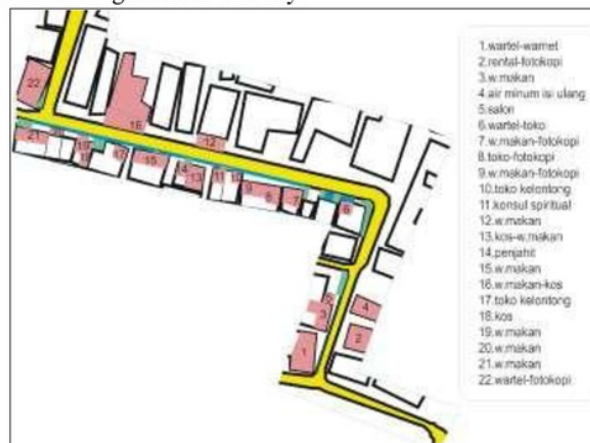


Figure 1 the study area



1 Residential used for business activities and the room function accommodates human activities. The occurrence of a change or transformation use of space within the residence, so it needs identification into several categories (Lang, 1994):

- a. Fixed-feature space, a space that is limited to the elements and is not easily changed.
- b. Semifixed-feature space, there is a space furnishings and wall dividers are easily relocated as needed.
- c. Informal space, there is a change to the fixed and semi fixed feature space, involve more man inside of a function space has been determined.

There are certain type of spatial transformation pattern in the study object. The transformation of private space into shared public commercial space, terrace, until the local street in front of their house (see figure 2). The small house (<60m²) only subtract their private space inside the house without change their terrace. The medium houses are having more type in transforming their private house with 4 types. The big houses has 5 type of spatial transformation due to their commercial activities.

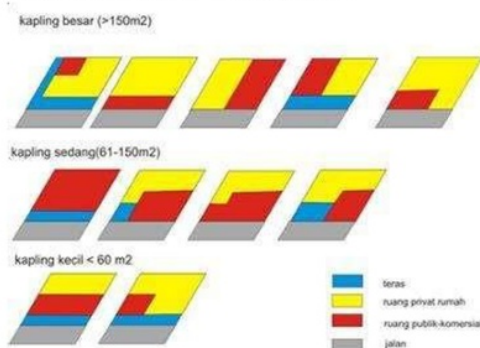


Figure 2 Commercial Space Pattern

Related to the findings, there are several type of spatial transformation pattern which put the public commercial space at the space between the street to private house and their terrace to private house (see figure 3). The changes in the pattern of space in a home showed reduced the private spaces (accessible only by the own) and the entire space has been used as commercial space (Kurniati, 2016). Changes of space for commercial activity also appears in the pattern of space inside the house, eventhough commercial activity only changed the pattern of space outside the house at the beginning. However, with the increasing needs of the changing function of the building have an impact on the occurrence of a change in the shape of the building. Some pattern in kapling sedang shown that the fixed features space can be informal space in needs.

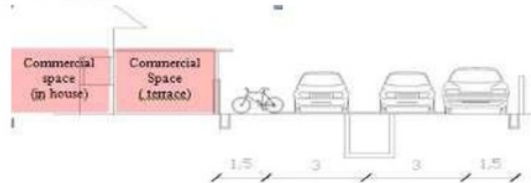
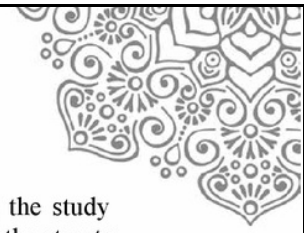


Figure 3 Section of Commercial Space



Both of commercial and private need parking spaces as vehicle ownership. In the study object, most of the houses use the street side as parking area (see figure 3) because the streets are having 9m width. Refer to Shirvani (1985) the parking space in this area are “on street parking”. That condition explained that commercial activities are demanding more space rather than previous residential since the client or buyer’s vehicles addition. The Commercial activities with goods commodity (See figure 4) showed the high demands of on street parking may result problems, such : parking space limitations and local traffic jam are appearing in this area (Tamin, 1999)

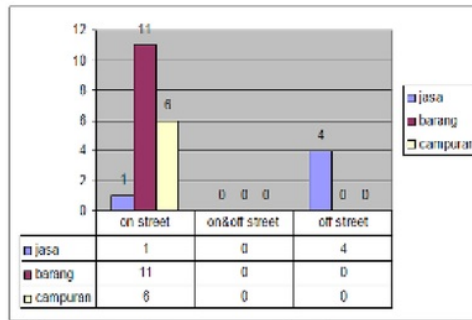


Figure 4 Parking spaces for the commercial

Entering the private house area, there are patterns of entrance for commercial space and residential space in the study findings (see figure 5). The first is using same entrance for commercial and residential which resulted the owner and guest for residential purpose must go through the commercial space. This informal space showed that the owner was not ready to perform commercial activities in their house. The second is using separation between commercial and residential activities (see figure 5 right side). Some houses have transformed their house’s entrance or changed their side entrance area (carport) into commercial space as the adaptation effort of semi fix featured space.

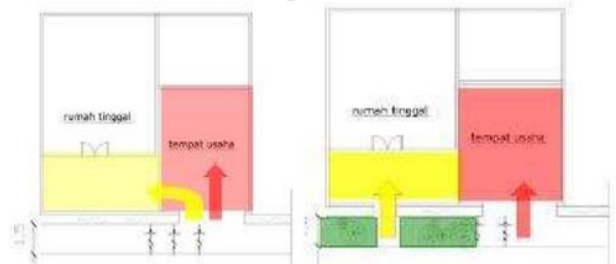
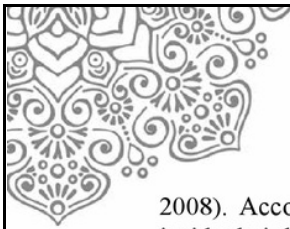


Figure 5 Plan of Commercial Space

The further spatial transformation of commercial activities were expanding into the house through the next room to the commercial space as shown in figure 6. This situations showed that the owner get more benefits in making their house parts as commercial space and continue to expand that space. In further development, the secondary space will become primary space or respectively depend on space owner perception (Harsritanto,



2008). According to the owner perception the commercial developments will continued inside their house rather than outside the house (see figure 7). Regarding to their perception , author noticed that the transformation will continued until their house become totally commercial building. However some dwellers also decided not to develop their house into commercial building.

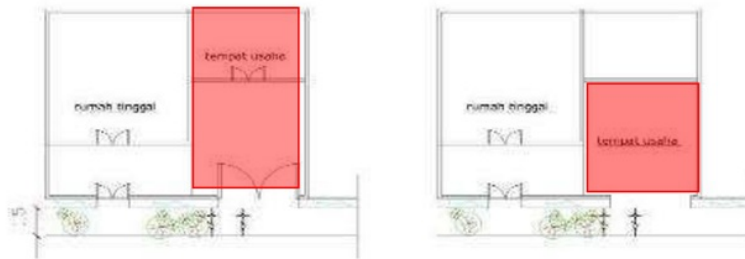


Figure 6 Development of Commercial Space

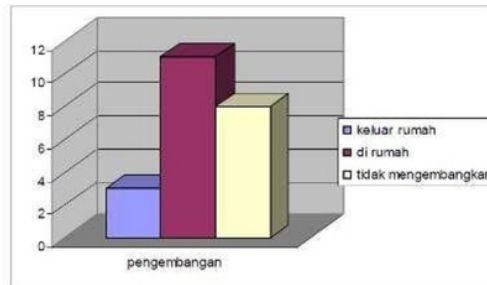


Figure 7 Owner Development Plan

The spatial transformations are more than fixed featured space occupation expressed above. Some adaptability artifacts are also found in the area which showing that space can be manipulated according to the demands (Harsritanto, 2008). The figure 5 show the fix adaptation and the figure 8 shown that carports were manipulated into commercial space during the day. The owners do on street parking to accommodate their commercial activities and park inside the house after the commercial activity stopped. Furthermore the figure 9 shown the terraces were modified into semi fixed features like shop/resto and most of the commercial related tools will be relocated on the warehouse.

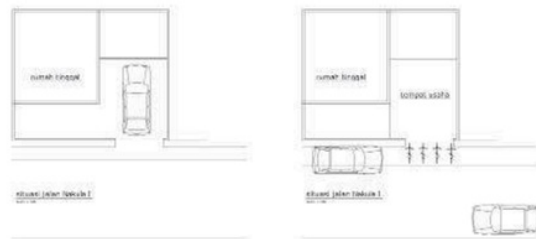


Figure 8 Adaptation in owner parking (left: during night, right : during day)



Figure 9 Space adaptability using semi fix fixtures

Spatial Transformation Pattern Due to Service Providing Commercial Activity

The owner perform all commercial activities inside the house because they thought the commercial activities need privacy. That condition was contrasted, since space for commercial activities on the house has started from the parking space, terrace until the first accessed room unexpectedly become public since everyone can enter. The pattern resulted residential activities must be located behind the commercial spaces which may bring inconvenience to the owners and guests. This misconception about privacy of public-private space may bring inconvenience situations for both. Some adjustments were operated to minimize the situation, such as : entrance separation and transform the terrace into lobby, deploy semi fix features space, etc.

Spatial Transformation Pattern Due to Goods Providing Commercial Activity

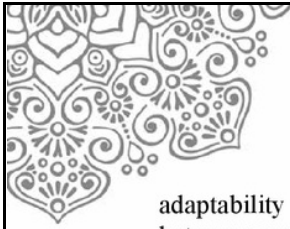
The goods providing owners do their commercial almost in all part of their houses. This type of commercial activities are more expansive and adaptive in using their house rather than the service provider. They are using their house area as parking space, display unit, trade rooms, until storehouse. Refer to the type of commercial activities on figure 8, they are dominant and made major transformation either to the house and kampong area (especially in changing fixed features space into informal space and respectively). The changes start from their parking area which located on the street side may reduce the corridor function as public acces to the rooms inside their house (see figure 5) and according to the owner development plan on figure 6, most of them will change their house into full shop/resto if there opportunity arise.

Some adjustment to separate commercial and residential were found, such : entrance splits, special passages (I shape), pavilion style, un-permanent setting, etc. Those showed that adaptability concept applications are much evolving in this type of houses.

Since the progress of commercial space occupation will be varied as displayed on figure 2 regardless the size of the house (kapling), this the limit of spatial transformation for this goods provider commercial activity is just the owner perception as mentioned on figure 8.

Spatial Transformation Pattern Due to Goods+service Providing Commercial Activity

The similarities in spatial transform between this type and goods providing one are the expansive transformation and the separation between commercial-residential. In



adaptability concepts in serving customer's privacy which mentioned as misconception between owner (as private) and customer (as public) above, a special passage/door connect this two type of spaces. In this case, the customer privacy must not be interfered by residential activities which can be named as client oriented space.

4. CONCLUSION

Some conclusion were resumed in this spatial transformation pattern due to commercial activity in kampong houses as follows :

1. There some spatial transformation pattern in kampong houses due to the type of commercial (goods, service, mix providing) activities which performed by the owner.
2. The transformations were performed from the spaces on street side to all space inside the house
3. The transformations conduct permanently or partialy with some adaptation tools/habit
4. The owner perceptions have strong influence in the further spatial transformation

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