DESIGN OF FORM AND MASSING OF NEW BUILDINGS ALONG THE SURABAYA OLD DISTRICT’S MAIN CORRIDORS WITH CONSIDERATION OF SOCIAL SUSTAINABILITY

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ABSTRACT

As a city with a long history in the development process both of Java Island and Republic of Indonesia, Surabaya has its own growing point. Today this area is known as The Surabaya Old District. Located on the riverside of Kalimas, this district evolved as an office and trade centre during the Dutch colonial period. This old district has several main corridors, including Rajawali Street (Hereenstraat), Jembatan Merah Street (Willemstraat) and Veteran Street (Societeitstraat). Based on the current situation, there are old buildings that have a distinctive architectural style as a proof of the existence of the office and trade centre in its history. As a part of the city of Surabaya, this district has also been affected by physical development. New buildings that erected within this district is an obvious indicator. Many of them are generating the visual impression that is not in harmony with the old building surrounding. This condition leads to a degradation of old district’s character. Furthermore, other similar researches found have not included the social dimension within their analysis on this issue.

This is a qualitative research using the naturalistic paradigm. At the first step single directional view technique and character appraisal were used to identify and formulate the characteristic and also to conclude the problems of building form and massing along the study area. Hereafter, as the second step, the results were processed further by considering the results of social sustainability data that were collected using index card to produce design criteria. The last step was converting design criteria into concepts and applying them into the design of new buildings’ form and massing along the Surabaya Old District’s corridor.

The final results are three design guidelines that specifically applied along the study area. These guidelines formed new buildings that have such features such as: the building scale is less dominant than surrounding old buildings, consist of two stories, set their building setback as zero meter, set their Floor Area Ratio (FAR) and building coverage area as an adaptive value both to the established rules and the surrounding old buildings’ characteristics, have shades of white and beige as the buildings’ dominant colour, use contextual roof and window forms, and the whole design applies contextual uniformity or contextual continuity as an approach.

Keywords: building form and massing, Surabaya old district, social sustainability