

CHAPTER V

CONCLUSION

5.1. Conclusion

Both the findings on 2023 and the findings from literature of similar transformation capture on the 1990s and the early 2000s show a difference of the transformation process taking place in Gempol. The 1990 study by Professor Siregar show the densification of the inner enclave and how figure-ground wise, the building coverage in the area has nearly doubled while commercialization and land-use changes are introduced in the outer ring of the quarter, while the inner streets of Jl. Sultan Tirtayasa and Jl. Gempol Kulon remained residential. Hence, the focus of development in 1990 was densification of the quarter.

The 2004 study by Dr. Ignasia identify further densification not groundcover-wise, but in the building of vertical extensions of the home. This is due to the fact that as land in Gempol becomes scarce, intensification could only take place vertically. She also identified the beginning of the process of fragmentation due to commercialization, where plot owners take up the space for public features to utilize as additional parking for their site – which do not happen in 1990. The 2004 study documented that commercialization and land-use changes of houses are taking place in the outermost and middle ring of the quarter, which was in Jl. Trunojoyo and Jl. Sultan Tirtayasa. Therefore, the focus of development in 2004 was intensification.

This 2023 study found minimal densification compared to the studies in 1990 and 2004, for as sites become covered with building, there is simply nowhere else to build anew and height limits have been reached. This study found out that more and more homes are opened up for commercialization. The percentage of commercialization since the 2004 study has skyrocketed. The F&B-induced land-use changes has penetrated even the innermost plots in Gempol. With rapid commercialization, the process of fragmentation has accelerated as previously explained in order to fulfill the demands of the new functions. Hence, the focus of development in 2023 is no longer densification nor intensification, but rather optimization of the financial value of the plot, which leads to the expansion of private space towards the public realm.

The effects of plot optimization and consequent expansion could be seen in three dimensions: formal effects, spatial effects, and usage pattern effects.

Form-wise, it is found that F&B-related land use changes do not cause a huge amount of harm to the historic buildings of Gempol and instead may be a valid strategy to preserve the building form of listed heritage sites.

However, spatial-wise, commercialization and its following expansion damaged the urban space by shrinking the urban scale of the area and interrupting linear urban areas such as berms and vistas.

The shrinking and interruption of urban spaces lead to the changing usage patterns in Gempol where more publicly-owned spaces are used privately, hence reducing the amount of space the general public could use.

Therefore, land-use changes in Gempol brings benefits or advantages in preserving heritage sites in the area, but reduces the quality of the urban space and public realm.

5.2. Recommendation

With rapid commercialization comes accelerated fragmentation that caused character loss, diminishing scale of environment, and interruption of shared urban spaces. Due to financial needs, the environment's architectural context has been overlooked far too long. However, business and homeowners should realize that a huge value contributor in the value for their property depends on the neighborhood. The neater and more orderly the neighborhood is, the more value it adds to the plot and the more attractive it becomes for patrons.

Hence, several recommendations for business and homeowners are as follows:

- Planners should be more aware to the fact that the process of commercial land-use changes in historic urban residential area creates not only form changes, but also affects the bordering urban space and public realm. Therefore, planners should anticipate and prevent public-owned private-used cases.
- This study could be expanded in other residential areas to see whether effects of commercial land-use changes are similar in Gempol, as commercialization in Bandung also occurs in non-historic urban residential areas.

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