

The Spatial Consequences of High-Rise Building of The Public Space of Basuki Rahmat Corridor, Surabaya

Annisa Budhiyani Tribhuwaneswari¹, Endang Titi Sunarti Darjosanjoto¹, and Murni Rachmawati¹

Abstract – High-rise building functioned as a reflection of the city growth toward modernism. It indicated changes for more advanced urban development, showing the quality at various section, such as tourism, economy, and its environment. The rapid growth of vertical building creating an effect towards the surrounding environment, the public space, which need to be acknowledged and evaluated. The research method applied to the study was descriptive qualitative, mainly focused at analyzing the spatial consequences of high rise building upon the public space of Basuki Rahmat Corridor, Surabaya. The data was presented by index card and analyzed by using synchronic reading techniques. The results shows that there is relation and linkage between the public space and the high-rise building at the corridor.

Index Terms - basuki rahmat corridor, public space, high rise building.

INTRODUCTION

Basuki Rahmat Street is located at the heart of Surabaya City, the corridor connects the north and south part of the city. This strategic location creates a phenomenon in which its corridor mostly consisted of high rise building at various function. Another aspect affected by this growth is the public space. It need to be evaluated not only by its physical aesthetic but also by the needs of the social, cultural, and environmental values. Considering the needs of the users of this corridor.

From dozens of high rise building scattered accros the Basuki Rahmat street, there's only nine which sufficiently obeyed the government rules about building boundary. The mentioned are empire palace, dapur desa, warna office, dyandra expo, meratus hotel, ex-gelael tower, bekizaar hotel, mcdonald, and tunjungan plaza. This happened because there's new regulation that was implemented in the year of 2006, but the the building have been built long before that. One of the problem arises are traffic jam, air pollution, and the poor visual quality of the corridor^[1]. The negletance for obeying boundary rules also detrimental to the ease of movement for the pedestrian user, because

many places are converted into parking lot and informal trading place.

Surabaya city is one of the city in Indonesia which has an international scale of its commercial and service sector^[2]. The investment implemented are high rise building, which its development has specific needs, caused by the users involved within it. One of the needs arises are accecibility onto public mass tranportation and informal sector which support the activity of middle to lower class people. It is also known that worker with high mobility needs space to relax and socialize preferably closer to their working place because of tight scedule^[3].



Figure 1. The existing condition of public space at basuki rahmat koridor.

Despite all the fact that are pointing onto specific needs caused by high rise building, there's still no treatment upon its public space pertaining the function itself. Improvement was made by the goverment only for its aesthetical value, such as the hardscape of the pedestrian way. This research intended to unravel the existence and relation of the public space, which supports the high rise building. Thus arises a research question, **“How is the spatial consequences of high-rise building upon the public space of Basuki Rahmat Corridor, Surabaya?”**.

METHODS

The research method applied to the study was descriptive qualitative. It discussed existing data of high-rise building at Basuki Rahmat Street and its relation to the public space affected by the needs of its building users and pedestrian. The data was presented by index card and analyzed by using synchronic reading techniques.

FINDING AND ARGUMENTS

Identifying which are the high rise building qualified to be the sample is crucial at this point to avoid unnecessary scope unrelated to the research. Thus, we

¹Annisa Budhiyani Tribhuwaneswari, Endang Titi Sunarti Darjosanjoto, and Murni Rachmawati are with Departement of Architecture, Faculty of Civil Engineering and Planning, Institut Teknologi Sepuluh Nopember, Surabaya, 60111, Indonesia. E-mail: annisab.t@gmail.com; endar@arch.its.ac.id; murniararch@arch.its.ac.id.

follows the government regulation which mentioned that a high rise building classified into two class. Class I are high rise building with height around ≤ 40 m or 5-8 floors, and class II are high rise building with height around ≥ 40 m or ≥ 9 floors^[4]. There's 19 qualified building, which are BRI Tower, Bumi Surabaya Hotel, Bumi Mandiri Office, Jatim Bank, Ibis Hotel, Dyandra Expo, Graha Pacific, Indosurya, MidTown Hotel, Meritus Hotel, Standard Chartered Bank Tower, Graha Milenium, Graha HSBC, Maspion Bank, Yamaha Plaza, ICBC, Tunjungan Plaza, Pundi Bank, and Bekizaar.

After that, the results of field observation from the building sample are to be presented into index card. The techniqued used to take the data is single directional view. The card contains information pertaining the location and numbers of buildings (keymap), summary of the characteristic, facility scattered upon its public space, and photos that shows there's relation between the building~public space.

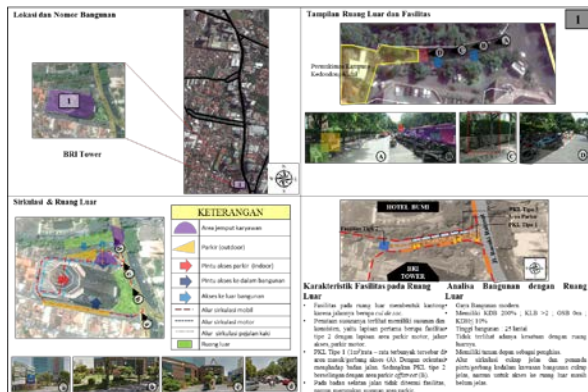


Figure 2. Sample of Index Card No.1 Pertaining The Spatial Consequences of High Rise Building upon Its public Space.

The following thus are synchronised and matched with the theory concerning public space. The indicator used to identify the relation are, the value or attachment of the street and regions to its public space. Then deciding whether it affected the vitality or imaging of its corridor, pertaining the nature of the public space mentioned is a street not a square^[5].

Thus, the relation shown by the role of the public space are; It functioned as a support to the corridor vitality and the high-rise building itself. From many public space typology founded, it's concluded that there are three that are qualified (pertaining their relation to the street and region), namely :

TABLE 1. THE SPATIAL TYPOLOGY SUMMARY.

Typology	Illustration	Information
1		Location : Kaliasin Pompa Street It is form as an open street way. It has a variety of support facility and informal sectors. More of the private house are converted as a commercial and service facility.
2		Location : Embong Belimbing Street It is form as an open street way. There are less of the private house that are converted as a commercial and service facility, but it is more organized than typology 1
4		Location : North side of the BRI Tower. It is form as cul de sac corridor, and relatively unorganized.

CONCLUSION

The result of this research submits that Basuki Rahmat street are mostly composed of high-rise building which result the adaptation of its public space, reflecting the user behavior pattern upon its unique corridor. There is relation and linkage between the public space and the high-rise building at Basuki Rahmat corridor.

REFERENCES

[1] Traffic Jam Evaluation[online] Available : <http://jatim.tribunnews.com/2012/02/27>.

[2] RTRW Surabaya, 2010-2030.

[3] Worker Health Evaluation. [online] Available : <http://kesehatan.kompasiana.com/alternatif/2013/01/18/14>.

[4] Perda kota Surabaya No 7 Tahun 1992.

[5] Lynch, Kevin. *The Image of The City*. The MIT Press, 1960.