

VALUE STATEMENT & REFLECTION BRAGA PERMAI ELEVATED



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INTRODUCTION

FASCINATION

Since the Second World War, and the subsequent decolonization period afterwards, Asian urban regions have experienced an extreme population growth. Within these new independent countries no strict regulations or clear policies for accommodating this population were applied. Therefore these cities have found different ways of accommodating this urban growth. Due to scarcity of land within these urban areas, existing settlements were populated to their structures maximum. Other, more extreme solutions, consisted of demolishing existing structure to construct multi-story apartment buildings. Disconnected from their traditional ways of living, these new structures were influenced by contemporary and western ideologies and typologies. However, are these structures well implemented in the city's existing urban fabric? Are they well connected to their surroundings? Do they give their inhabitants a way to express their identity? Does it provide the needs for a social sustainable community? Are they appropriate for their climate?

STUDIO BANDUNG

The Indonesian city of Bandung has been experiencing this phenomenon as well and trends show that it will continue. The city's population will increase with 60% in the next 15 years (source) and there are many plans to facilitate this in the way described above. Making Bandung a more urgent city to address, is the danger such development puts on the values present in its historical city centre. This historical city centre is made up of a network of formal streets containing mostly formal structures. Within these formal streets a structure of urban kampong is present con-

taining mostly informal structures. Although being adjacent and integrally connected to each other they both contain specific strengths and weaknesses that can benefit from each other to create a synergy. Both structures also contain tangible and intangible values that contribute to the city's shared heritage. Shared heritage are the elements that possess and have the ability to transfer its cultural significant history, which is connected and shared to many others cultures.

Although the valuation of these elements of shared heritage is present and upcoming in the Indonesian city, the position of people involved tends more towards moving the development and densification away from rich cultural value areas in order to preserve it. However, doing this misses out on the opportunity the shared heritage can be for this development and vice versa.



Figure 2 Jakarta's urban fabric

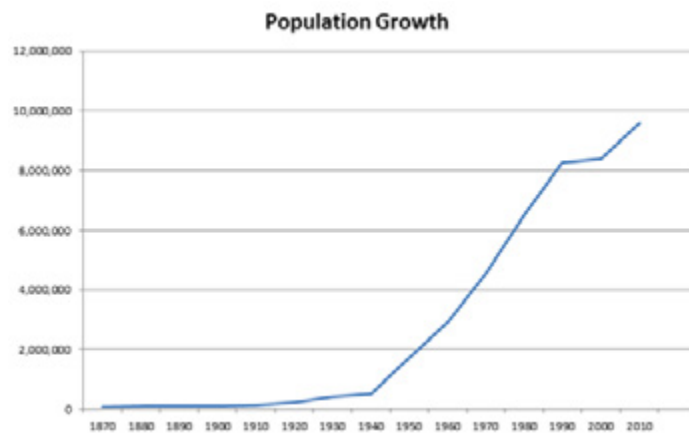


Figure 3 population growth in Jakarta since 1870

BRAGA PERMAI

The project's location, between Jl. Braga No. 56 & 58 and Jl. Morce No. 2, 4 & 6, was chosen for several reasons. First of all because of the site's strong position between the formal street and urban kampung structure. With that having the possibility to create a synergy between the qualities of these two structures. Strongly rooted in Bandung's collective history, the site does not only contain tangible traces of its colonial and independent period but also a strong connotative meaning for its current and past inhabitants. Unfortunately, nowadays most spaces within the site remain unused and it's therefore missing out on sharing its heritage. Lastly, the site contains many low density structures in combination with a big empty plot. In Bandung's stressed urban situation this creates a lot of pressure on the existing fabric and densification done in the current way is a threat to the present values. In the following chapters these values and why it is shared heritage will be explained

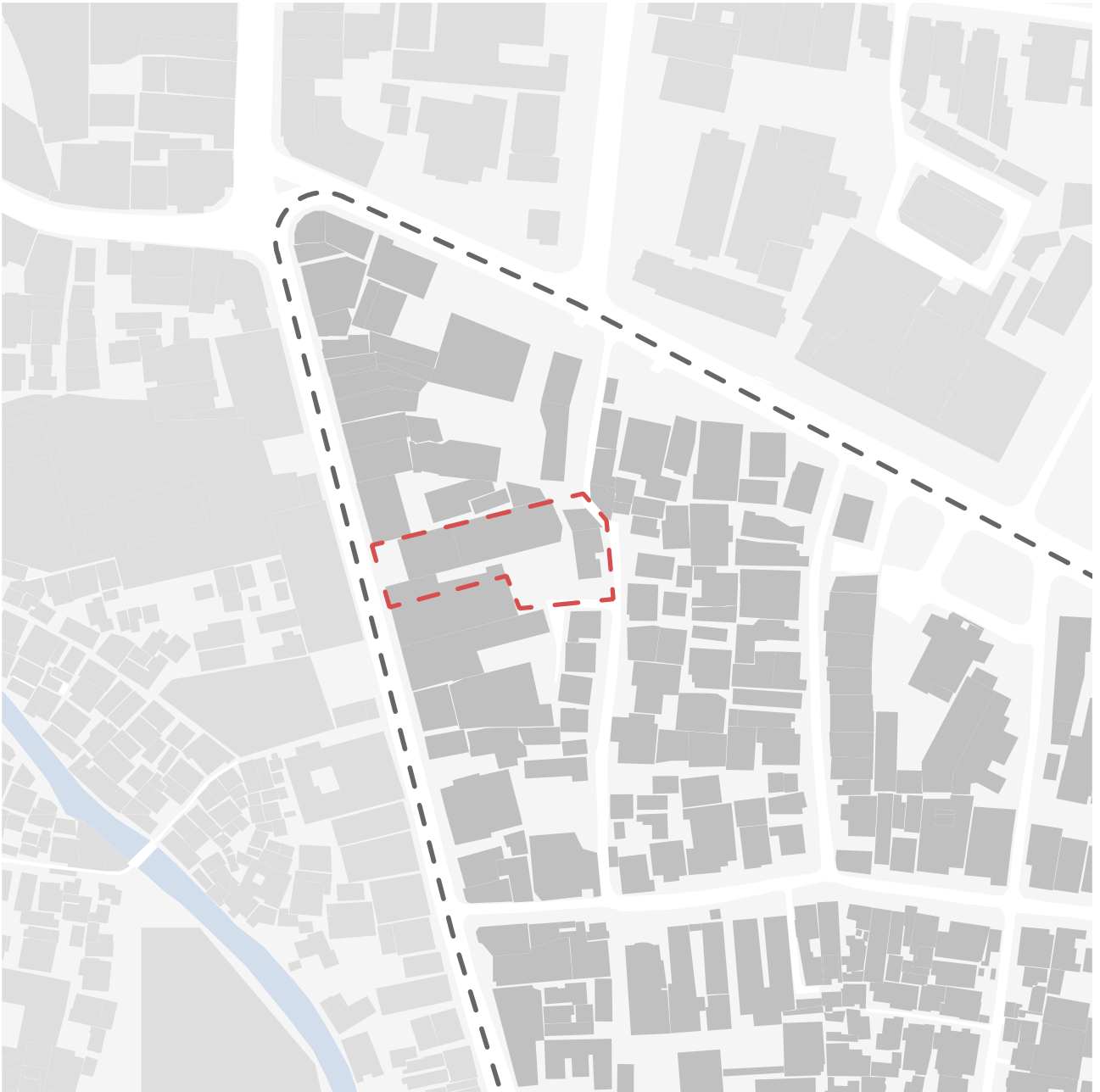


Figure 4 map of project location

The project aims at developing and testing an approach to the densification of Indonesian inner cities that grows from the values of shared heritage to create a synergy between its formal street and urban kampong structure

VALUE ASSESSMENT

To structure the value assessment the projects location is divided into 3 groups. The former Maison Bogerijen, built in 1923 as restaurant, office and bakery on Braga street no. 58. The current building is partially still in use as a restaurant, office and bakery but under a new name, Braga Permai. The former Keller's Kleermakerij, built in 1925 as a combination of a shop on ground floor facing the street and a housing unit above and in the back, is located on Jl. Braga street no.56. Only the shop space is currently used as a seating area for Braga Permai. The third are the three houses along Jl. Morce, No. 2, 4 & 6, built presumably during the second half of the twentieth century are still in use as dwellings.

FORMER MAISON BOGERIJEN
JL. BRAGA NO. 58

The former restaurant Maison Bogerijen, currently known as Braga Permai, is of high cultural value. Starting with its history as Maison Bogerijen it contains historical value as one of the most popular establishments in colonial Bandung. This made it a representation of the economic and cultural growth during the 1920s and an important place for the city during its "Parijs van Java" period. Although the loss of the restaurant around 1960, elements such as, the office on the first floor and the 1920s ornate facades from this period are still present. These elements do not only contain historical and commemorative value to the former use but also contain age value being in its original state and artistic value being consciously designed. By deviating from the Jl. Braga 1920s urban guidelines and creating a setback with terrace it has historical and rarity value as a unique space within the street and city. Not only did this add quality to the street and the adjacent buildings but more important it maintained the atmosphere of a lively Braga street and the willingness of people to reside in an outside space. The building's 1960s front, designed by renowned Indonesian

architect Soejoedi Wirjoatmodjo, has very high historical value for its role within the transition from colonial to modern Indonesian architecture. With that, the building also reflects the country's changing political views. As an early work of Soejoedi it contains rarity and artistic value. This value is present in tangible element such as various ceilings, wall finishings, stairs, railings and metal grids. However, most essential to these values are the intangible principles used in the building. Here Soejoedi showcased a way of combining modern architecture with traditional Javanese architecture principles. This resulted in a building layout as a vertical volume with an open floor plan, voids and a gradual transition between what is considered inside and outside and in that way also blurring the line between public and private. The building as a whole is therefore of high historical cultural value not only for the city of Bandung, but also for the Republic of Indonesia, representing its traditional, colonial and modern history. This making it a very significant site of shared heritage within the historical city centre of Bandung.

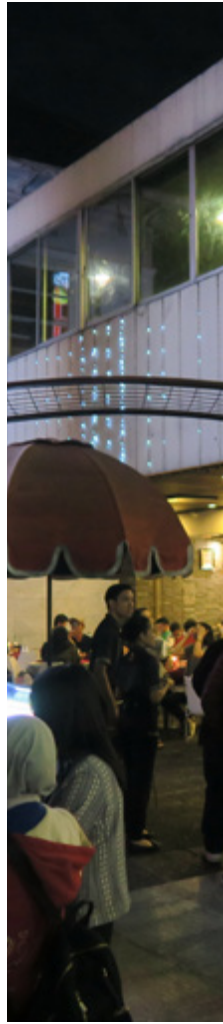
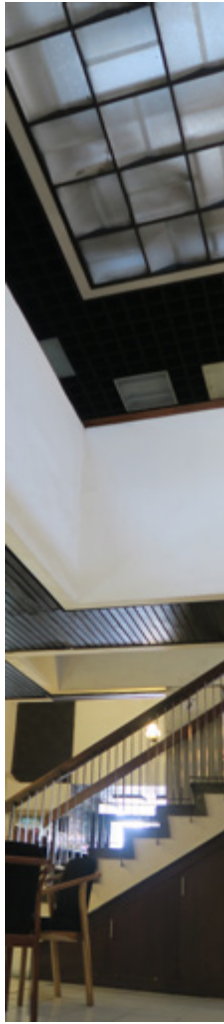
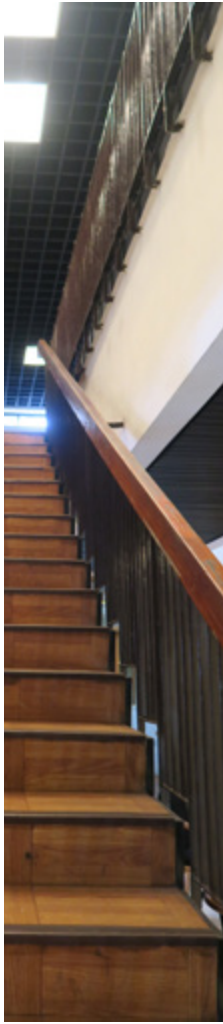
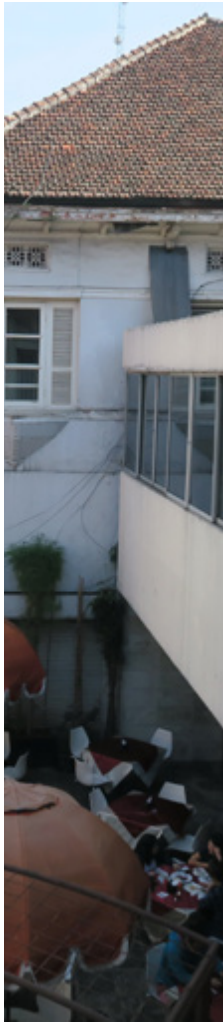


Figure 5 values of former Maison Bogerijen

FORMER KELLER'S KLEERMAKERIJ
JL. BRAGA NO. 56

The former shop-house, Keller's kleermakerij, is of high cultural value. It contains historical value as part of the ensemble of shop-houses along Jl. Braga, referring to the prospering, so called "Parijs van Java", period of the 1920s in Bandung. The layout and space plan of the building, with its shop space adjacent to the street, the house on the first floor and the service buildings towards the urban kampong structure, are elements that set this distinguished typology. Its orientation towards not only Jl. Braga but also towards the terrace of the former Maison Bogerijen gives it not only historical value, but also rarity value as it is one of the only buildings in Bandung's historical city centre facing towards the formal street and an setback outdoor terrace. This gave the building two representative façade with a rare

entrance on the corner. Keeping these facades smooth and light-coloured is part of the 1920s architectural perspective and therefore contain newness value. The building, designed and built by the office of local Bandung architect G. J. Bel, is constructed in a very decorated and high qualitative way characteristic for its period. The building therefore contains artistic value in several elements such as its profiled front- and side façade and construction, its stained glass windows, its imbedded façade-lantern and interior. Being original and rare many of these artistic elements also contain age value. Lastly, the building contains value as shared heritage being a repetitive for the prospering 1920s period of Bandung and Jl. Braga and its ability to maintain these values over the years.

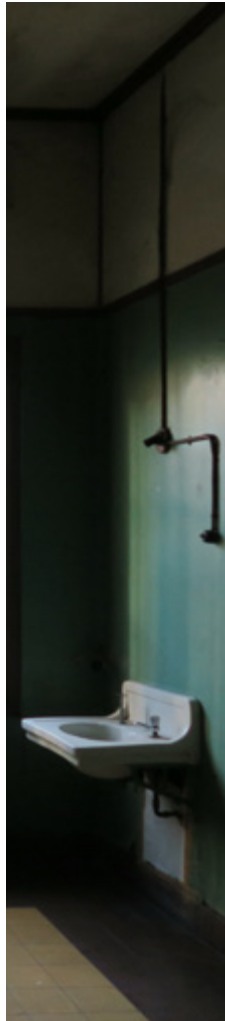
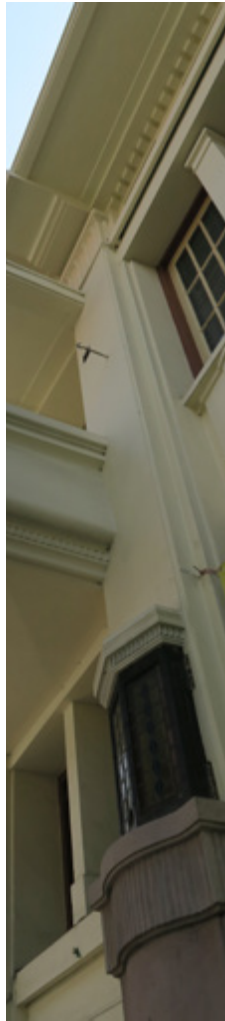


Figure 6 values of former Keller's Kleermakerij

THREE DWELLINGS JL. MORCE 2, 4 & 6

The three houses along the Jl. Morce were presumably built informally by a local construction company during the second half of the twentieth century. The buildings contain nil cultural value and can even be seen as a disturbance in this urban kampong street containing several 1920s bungalow typology being attached to each-other and directly connected to the street.

ENSAMBLE

The three groups contain little cultural historical value as an ensemble. Being recently connected by the restaurant function of Braga Permai the buildings were not supposed to share a function. However, the former Keller's kleermakerij, Maison Bogerijen and other adjacent shop-house, the former coiffeur E. W. van Loo, are strongly connected through the set-back terrace. This set-back terrace is a unique space within the historical inner-city of Bandung and has always been a place where people could come together, enjoy themselves and sit outside. The mutual connections of these three buildings therefore have a high historical, rarity and commemorative value.



Figure 7 Jl. Braga with setback terrace in use

PROCESS & REFLECTION

Working with an ensemble of heritage rich structures, many opportunities, obligations and dilemmas arise and have to be dealt with. To showcase and reflect on how this processed four topics dealing with the biggest opportunities, obligations and dilemmas are chosen.

EXISTING FABRIC

In a city where the lack of space and the need for densification will increase, unused and low density spaces will become obsolete. Therefore, to secure future use an intervention in these areas is needed. This creates the dilemma how to interact with the existing fabric on the site.

**How should one decide which parts can be maintained and which can be removed?
How can we create a balance between remaining values and providing the need for densification?**

In the beginning of the design process I found myself also not being able to answer this question. By not setting up a methodology what to do with these existing structures I made the decisions based on what seemed most logical but in a way quite unsubstantiated. For some structures, such as invaluable parts of the old kitchen or the high value parts of the shop-house, this method seemed to be sufficient. However, I noticed I couldn't substantiate for myself why I would demolish the three houses still in use along Jl. Morce. Should my plan not be able to incorporate these still in use dwellings? Also what to do with the service buildings in the back of the shop-house and the existing roofs couldn't be related. Setting up the first cultural value statement for the site included ranking the existing structure in four categories; High value, positive value, indifferent value and negative value. For the preliminary design I decided to base my decision on this, resulting in not interfering with these structures because they were of cultural value. Continuing in the design process I found this method too restricting and profound.

**Why should buildings that are perfectly functional and of good quality have to cede to obsolete structures of cultural meaning?
Where do the values for the users really lie?**

This is why I decided to not solely use the cultural value but also take into consideration the functional value and building quality. This gives more freedom for testing and making interventions focussed on future use. This way, elements that have very negative value on one of these qualities and not considerably high on the others can have an intervention while maintaining and increasing these values. For instance the window-stip in the front façade of Braga Permai was firstly removed because of its negative cultural value closing off the open floor plan and the gradual transition from inside to outside. Taking into account the positive functional value of keeping the rain and hot afternoon sun out this resulted in an intervention where the windows are replaced by horizontal louvers. This way the functional value can be maintained while restoring the gradual from inside to outside.

The three dwellings along Jl. Morce have indifferent cultural value, positive functional value but negative building quality. Here the intervention will be that the low quality structure will be removed and the functional value will be restored by allowing the inhabitants to live in the new dwellings with higher building quality. The assignment for the service buildings in the back of the shop-house and the big hip roofs is with extremer values more complex. Due to the complexity of these interventions the process and result will be explained in the following topic.

CONNECTING STRUCTURES

How does one interfere with obsolete spaces in cultural valued buildings focusing on future use?

An easy method for making these spaces ready for future use would be to restore and maintain the building and implement the installations and services in an absent way. In that way the structure, atmosphere and space plan can be maintained and several opportunities such as bringing back living on Jl. Braga can be benefited from. However, is the old way of use the best for future scenarios? Is it all the building can offer or can it provide more? While developing the concept for inclusive social housing within the plot several dilemmas of the shop-house came to light. Although the house in its form is culturally significant, with only a “back door” entrance and clear orientation towards Jl. Braga it does not connect suitably to the public realm and the urban kampong structure. Also the original climatic system and space plan can still be used to maintain the atmosphere but they will not stay sufficient in a future use where controlling the indoor climate and flexibility in use, to prevent vacancy, becomes more important.

Can the functional value be increased in respect to the cultural value? And how and where should this intervention happen?

For the concept a new structure, driven by its adaptability towards (heritage) structures, has been developed. This new structure can adapt itself to an existing structure and where needed make connections or implement necessities. This will be done by creating accessible horizontal planes that service spaces below. Because of this adaptation to the existing

urban fabric all buildings and structures principally can be kept and can be made more functional.

However, sometimes creating this plane can also clash with the values of a place. This is the case of the front of the shop-house, where a new overhanging structure would clash with the appearance and cultural value of Jl. Braga. Therefore, to find place for intervention I looked at a dilemma within the shop-house, the big obsolete hip roof. Here different scenarios, ranging from modest to extreme, have been explored to find the right balance between increasing the shop-house's functional value and preserving its cultural value. Having the freedom to test different scenarios showed that the cultural values Jl. Braga cannot be preserved with the replacement of the roof structure. Therefore, an intervention is chosen where only the plane with services is made between the roof and the ceiling. With this increasing the functional value by making the climate more regulated, the spaces more flexible in use and improving its connection to the public realm. With only removing the ceiling in the shop-house the cultural values from the street and within the building can be maintained.

The intervention of the service buildings in the back of the shop-house is also tested by creating different scenarios. Here a midway of the two extends, replacing the structure and not interfering, is chosen. Testing showed that by choosing this midway, the dilemma of low density is used to create a new space within the building, strengthening the value of the gradual and blurred boundary between inside and outside.

NEW CORE BRAGA PERMAI

Creating an elevated street over the site puts a new emphasis on vertical circulation. Different cores need to be made to connect the current public realm to this elevated one. Creating these new cores is necessary for the use of this elevated street and how this is done is therefore of importance. However,

How should a new core be made in the existing structure? Or is it better to put them outside the existing structure?

Starting off, I choose to do it in a very subtle way, only placing a new staircase above the existing one. This way the values would be affected the least with creating a new connection to the elevated street. Continuing the process with the subtle staircase, functional problems arose. The staircase was only accessible through the restaurant which would be closed off at night. Meaning it would lose the possibility to enter the elevated street through the Jl. Braga when the restaurant would be closed. Also the dimensions of the small staircase made it not present enough for its function, inviting people to the elevated street.

This is the reason that the core was moved outside the existing structure to the garden of the shop-house. Still being connected to street and maintaining the values of the existing buildings this seemed like the best way to do it. However,

Should this new core be made to make as little impact on the existing values? Or should it be able to strengthen the values of the building?

This different way of thinking also changed the position of the core. Where it was Soejoedi's idea to use the building as a volume instead of a stacking of floor plans, in the current situation the building is only used linear on the ground floor. Therefore the choice is made to use the existing vertical links Soejoedi designed for the new core and with that enhancing the verticality of the building again.

This mix of enhancing the existing values by a new intervention also inspired the expression of the new core. Here a similar combination of a rigid structure, simple materials and clear details are chosen to create an open and gradual transitioning vertical space.

LEARNING FROM HERITAGE PRINCIPLES

In what way can intangible architectural principles guide and inspire the design process?

During the design process shared heritage principles have served as inspiration, as a way to understand the context and how to implement a new design. Where the public to private transition is a complex issue in Bandung's current way of densification, the historical layout of the kampong streets have been an inspiration on how to gradually do this. This vernacular Javanese principle is also present in the Braga Permai which made it more suitable for making a connection between the two structures.

Also where contemporary densification often has a very direct boundary between inside and outside, the open façade of Braga Permai with its overhangs inspired me to do it more gradual. However, these principles should not be seen as perfect. Testing them showed that there was room for improvement. The façade for Braga Permai showed to be too open, allowing the afternoon sun and rain to enter the building. For the new structure this is translated to wrapping it in a bamboo skin. Also the climatic scheme of Braga Permai has been an inspiratory with room for improvement. Although it consisted of a clever passive principle, the use of the restaurant showed that the indoor climate could still be improved to increase its use.

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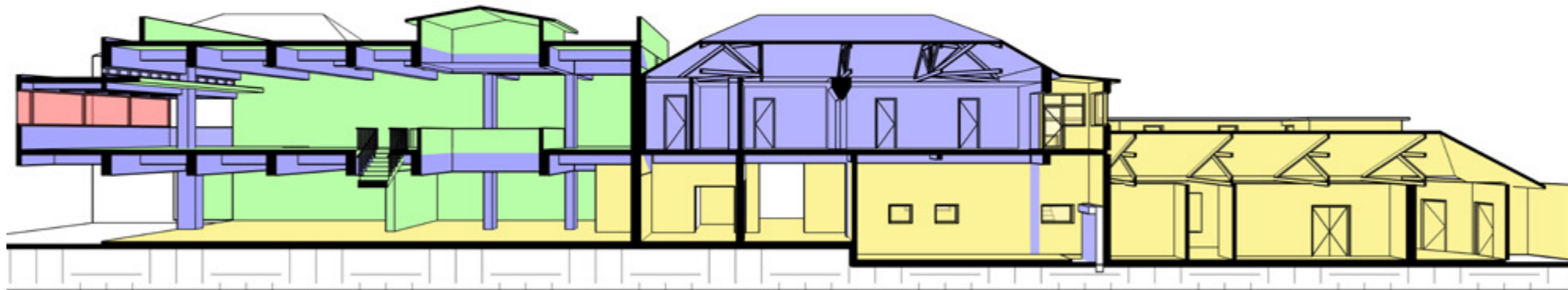
Figure 4 *map of project location (own ill.)*





Figure 5 *values of former Maison Bogerijen (site visit march 2018)*

Figure 6 *values of former Keller's Kleermakerij (site visit march 2018)*



























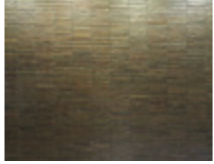
Figure 7 *Jl. Braga with setback terrace in use (Leiden University Database)*

APPENDIX 1 Cultural value map Braga Permai






-  Negative value
-  Indifferent value
-  Positive value
-  High value

APPENDIX 2 Cultural value matrix Braga Permai

Braga Permai	Surroundings	Site	Skin	Structure	Space plan	Surfaces	Services	Stuff	Story	Set (office first floor)	Spirit of place
Age value					 old window kitchen		 ovens			 original elements	
Historical value	 side-facade shoph.	 terrace		 walls kitchen	 setback			 booth/display	 Maison Bogerijen	 shows original use	 expr. own ind. style
Rarity value	 only setback Braga					 glass ceiling			 Early work Soejoedi		 biggest bakery Ind.
Commemorative value							 ovens	 photos on walls		 only part Bogerijen	 local get-together
Artistic value			 top lights	 column structure	 open floor plan	 all ceilings	 bathr./stairs/railing	 metal grids		 many old details	
Newness value						 glass ceiling?/ce-					

APPENDIX 3 Cultural value map Keller's shop-house



-  Indifferent value
-  Positive value
-  High value

