

SURAT PENCATATAN CIPTAAN

Dalam rangka perlindungan ciptaan di bidang ilmu pengetahuan, seni dan sastra berdasarkan Undang-Undang Nomor 28 Tahun 2014 tentang Hak Cipta, dengan ini menerangkan:

Nomor dan tanggal permohonan : EC00202304646, 16 Januari 2023

Pencipta

Nama : **Kevin Adrian dan Maria Veronica Gandha**
Alamat : Jembatan II Blok C No. 46, RT. 010/ RW. 002, Pejagalan,
Penjaringan, Jakarta Utara, DKI JAKARTA, 14450
Kewarganegaraan : Indonesia

Pemegang Hak Cipta

Nama : **Lembaga Penelitian dan Pengabdian kepada Masyarakat
Universitas Tarumanagara**
Alamat : Jl. Letjen. S. Parman No.1 , Jakarta Barat, DKI JAKARTA, 11440
Kewarganegaraan : Indonesia
Jenis Ciptaan : **Pamflet**
Judul Ciptaan : **Bale Ngaso Jaksa : Ruang Santai Sebagai Intervensi Di Jalan
Jaksa, Jakarta**

Tanggal dan tempat diumumkan untuk pertama kali di wilayah Indonesia atau di luar wilayah Indonesia : 16 Januari 2023, di Jakarta Barat

Jangka waktu perlindungan : Berlaku selama hidup Pencipta dan terus berlangsung selama 70 (tujuh puluh) tahun setelah Pencipta meninggal dunia, terhitung mulai tanggal 1 Januari tahun berikutnya.

Nomor pencatatan : 000437568

adalah benar berdasarkan keterangan yang diberikan oleh Pemohon.
Surat Pencatatan Hak Cipta atau produk Hak terkait ini sesuai dengan Pasal 72 Undang-Undang Nomor 28 Tahun 2014 tentang Hak Cipta.



a.n Menteri Hukum dan Hak Asasi Manusia
Direktur Jenderal Kekayaan Intelektual
u.b.
Direktur Hak Cipta dan Desain Industri

Anggoro Dasananto
NIP.196412081991031002



Bale Ngaso
JAKSA

Bale Ngaso
JAKSA

	JUDUL PROYEK: BALE NGASO JAKSA : RUANG SANTAI SEBAGAI INTERVENSI DI JALAN JAKSA, JAKARTA		DIPERIKSA & DISAHKAN PENGELOLA
	NAMA MAHASISWA: Kevin Adrian	NOMOR MAHASISWA: 315180069	
	DOSEN MATA KULIAH : Nina Carina, S.T., M.T	GAMBAR: PERSPEKTIF	
	DOSEN FASILITATOR : Maria Veronica Gandha, S.T., M.Arch	PANEL	
STUPA 8.34	PROGRAM STUDI SARJANA ARSITEKTUR - FAKULTAS TEKNIK UNIVERSITAS TARUMANAGARA		NO. LEMBAR : 1/4



BALE NGASO JAKSA

RUANG SANTAI SEBAGAI INTERVENSI DI JALAN JAKSA, JAKARTA

Jalan Jaksa adalah sebuah kawasan wisata yang terkenal baik secara nasional maupun internasional sebagai kawasan akomodasi yang ramah terhadap turis ransel dengan biaya akomodasi yang tergolong rendah. Namun dengan berkembangnya kota, masa kejayaan Jalan Jaksa kini sudah lewat dan kini koridor kawasan wisata tersebut mengalami penurunan yang menerus. Penurunan yang terus dialami oleh Jalan Jaksa mengancam keberlangsungan kawasan yang terkenal sebagai kawasan untuk beristirahat, sehingga berpotensi menyebabkan hilangnya identitas kawasan serta kenangan kolektif yang sudah terbentuk pada kawasan. Oleh karena itu, proyek ini berusaha mendorong keberlangsungan kawasan sembari mempertahankan karakter kawasan melalui metode urban acupuncture. Dalam perancangan proyek ini, metode narasi dengan sejarah perkembangan Jalan Jaksa digunakan untuk menciptakan bangunan yang memiliki identitas kawasan serta dapat menceritakan perkembangan Jalan Jaksa dari masa ke masa secara keruangan.



Degradasi Jalan Jaksa

Dengan perkembangannya kota, Jalan Jaksa terus mengalami dampak negatif dari krisis krisis dan perubahan yang terjadi yang menyebabkan terjadinya penurunan menerus dalam jumlah pengunjung dan perekonomian kawasan. Disamping itu penurunan dapat juga terlihat dari perubahan fungsi dan tingkat aktivitas dari tahun ke tahun.

↓ 80% Pengunjung Kafe
↓ 90% Penyewaan Kamar

Sumber: Sindenius & Titumess (2018)

Analisis Degradasi



Degradasi Ekonomi
Lahan Kosong & Bangunan Terbangkalai > Menurun Potensi Ekonomi Kawasan



Degradasi Fisik Bangunan
Degradasi Fisik Bangunan > Minim Aktivitas Ekonomi - Sulit Melakukan Maintenance



Degradasi Karakter
Pembelian Lahan & Pembangunan Hotel & Lt + > Perubahan Pengalaman Ruang

Perubahan Kawasan



Fenomena Perkembangan Jalan Jaksa 2012- 2022



Analisis Kawasan

Berdasarkan teori Cooper(1991) terdapat 4 komponen yang dimiliki oleh kawasan wisata, namun Jalan Jaksa tidak memiliki komponen atraksi yang permanen. Atraksi yang ditawarkan oleh Jalan Jaksa berupa atraksi yang berdekatan dengan kawasan serta Festival Jalan Jaksa. Namun Festival Jalan Jaksa pun sudah menurun pamornya dengan kurang variasi yang dihadirkan.

Daya Tarik Pendukung

Daya Tarik Pendukung dirancang dengan dasar kebutuhan pengunjung dan penduduk sekitar kawasan yang meliputi program program baru maupun program yang pernah ada.



Peran Dalam Menjawab Degradasi

Hotel
Dengan dikembangkannya pusat kegiatan serta berdekatan dengan titik wisata, staycation dapat dikembangkan dengan berkegiatan diluar hotel.

Kafe
Jumlah pengunjung dapat meningkat yang dapat mendukung potensi ekonomi di kawasan sehingga dapat mendukung keberlangsungannya bisnis kafe di kawasan.

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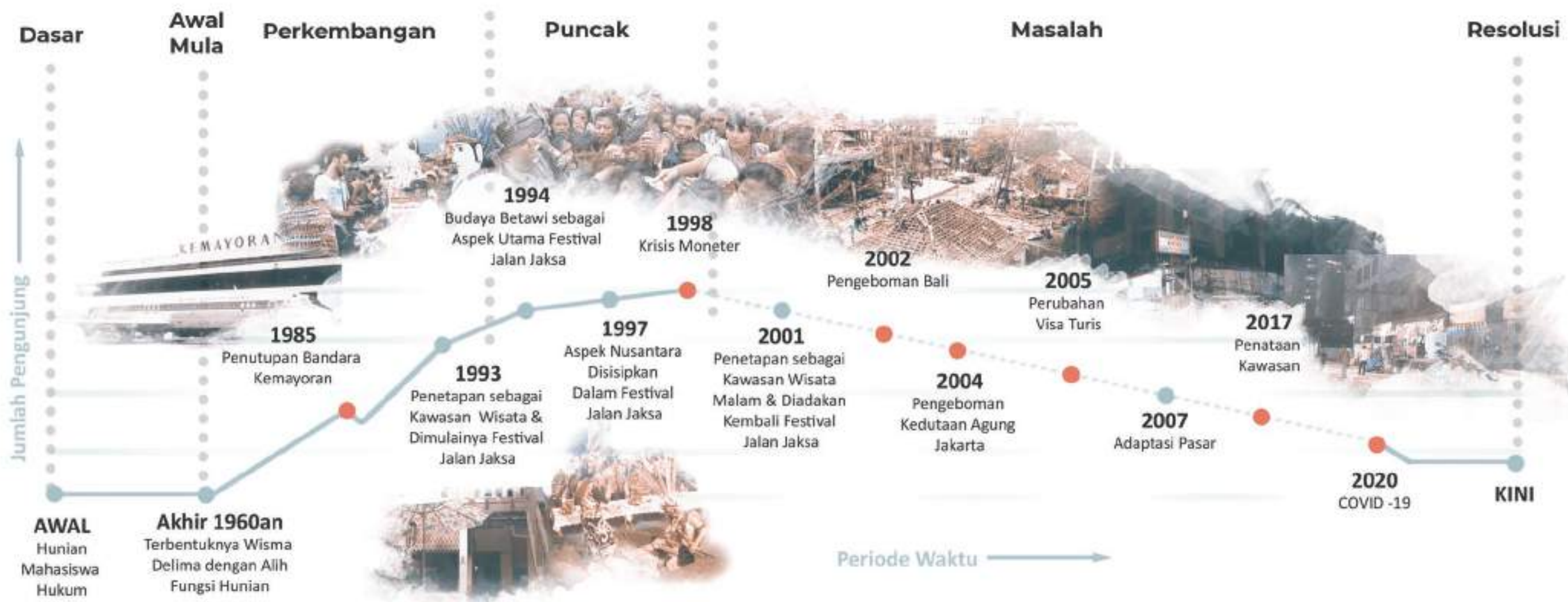
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Metode Desain - Narasi
Perjalanan Pengembangan Jalan Jaksa

Dengan metode narasi ini akan terbentuk arsitektur naratif yang dapat menceritakan sebuah cerita terhadap penggunanya. Metode ini digunakan sebagai upaya mempertahankan karakter kawasan yang dapat terlihat dari perkembangannya dari waktu ke waktu.

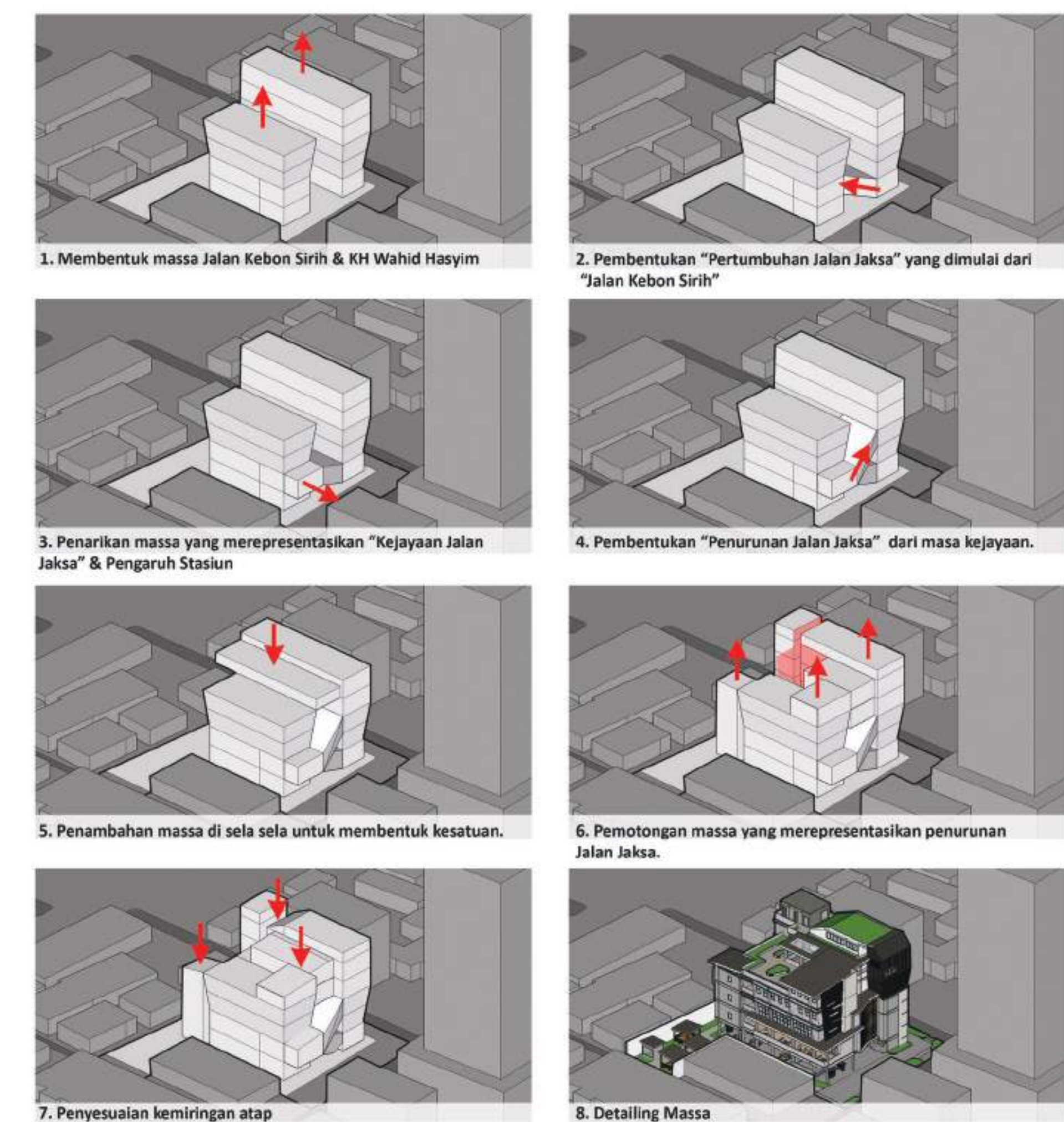


Proses Desain
Pembentukan Massa & Programming

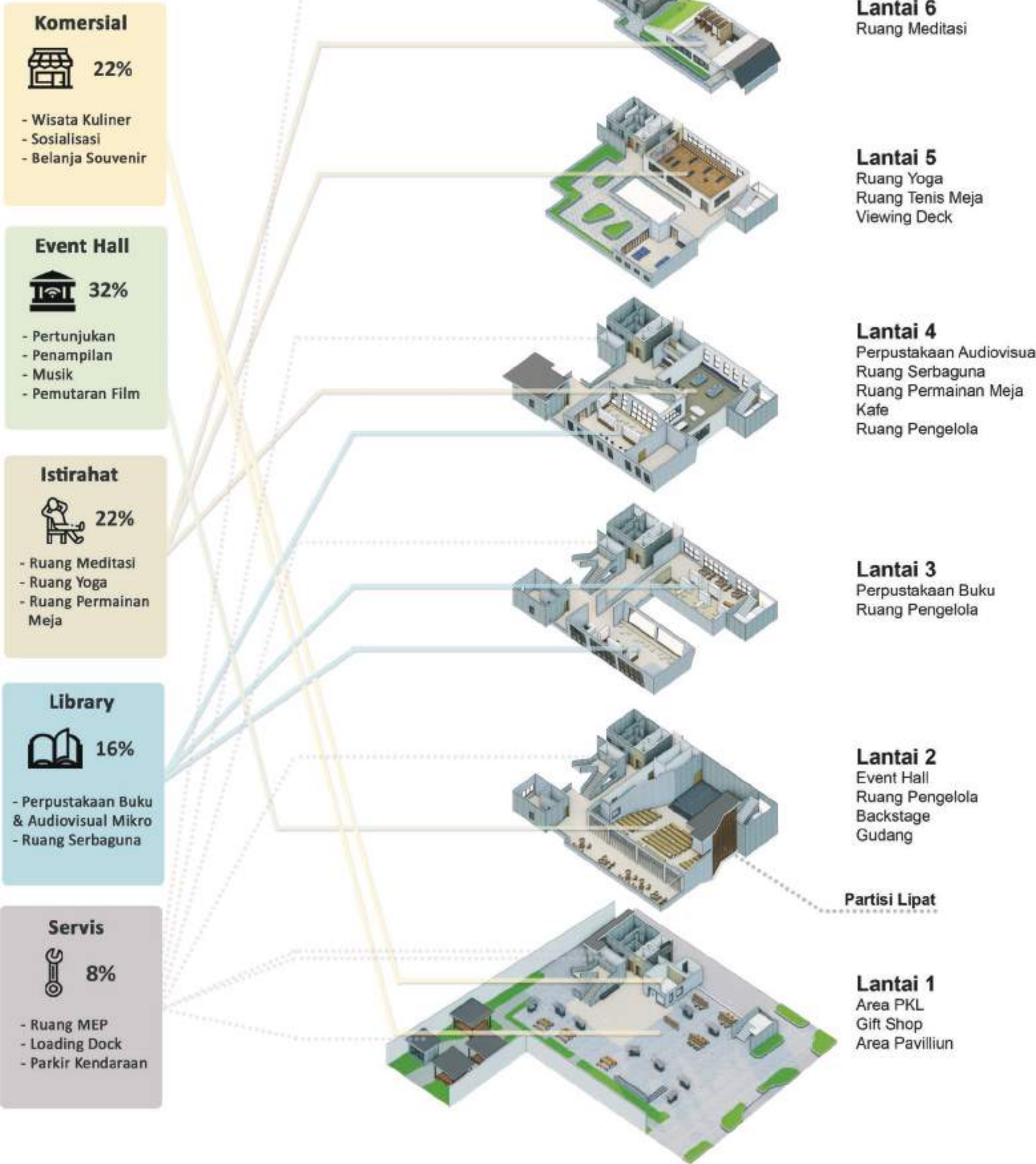
Narasi	Dasar	Awal Mula	Perkembangan	Puncak	Masalah	Resolusi
	Bertumbuhnya Hunian	Alih Fungsi Hostel Pertama	Bertambahnya fungsi Hostel & Kafe	Berkembangnya Acara Ikonik Festival Jalan Jaksa	Mengalami Krisis sehingga Bisnis Mulai Tutup dan Bangunan	Intervensi Degradasi dengan Proyek
Pembentukan Massa	LAHAN	LAYER 1	LAYER 2	LAYER 3	LAYER 4	LAYER 5
	Isometric and 2D diagrams of the initial land area.	Isometric and 2D diagrams showing the first layer of development.	Isometric and 2D diagrams showing the second layer of development.	Isometric and 2D diagrams showing the third layer of development.	Isometric and 2D diagrams showing the fourth layer of development.	Isometric and 2D diagrams showing the fifth layer of development.
Karakter	Hunian & Kebun	Adaptif	Berkembang secara adaptif / fleksibel	Jaya / Hiburan/ Festival/ Acara	Penurunan dengan Modernisasi	Ruang Istirahat
Program	Terbuka & Vegetasi	Komersil + Area PKL Terbuka (Semi Permanen)		Event Hall, Perpustakaan Buku	Perpustakaan AudioVisual, Permainan Meja	Ruang Yoga, Ruang Meditasi, Viewing Deck

Transformasi Massa

Pembentukan Gubahan Massa didasarkan konsep besar yaitu perjalanan perkembangan Jalan Jaksa yang meliputi naik turunnya kawasan, dampak dari kawasan sekitar dan krisis serta masa depan kawasan.



Programming



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