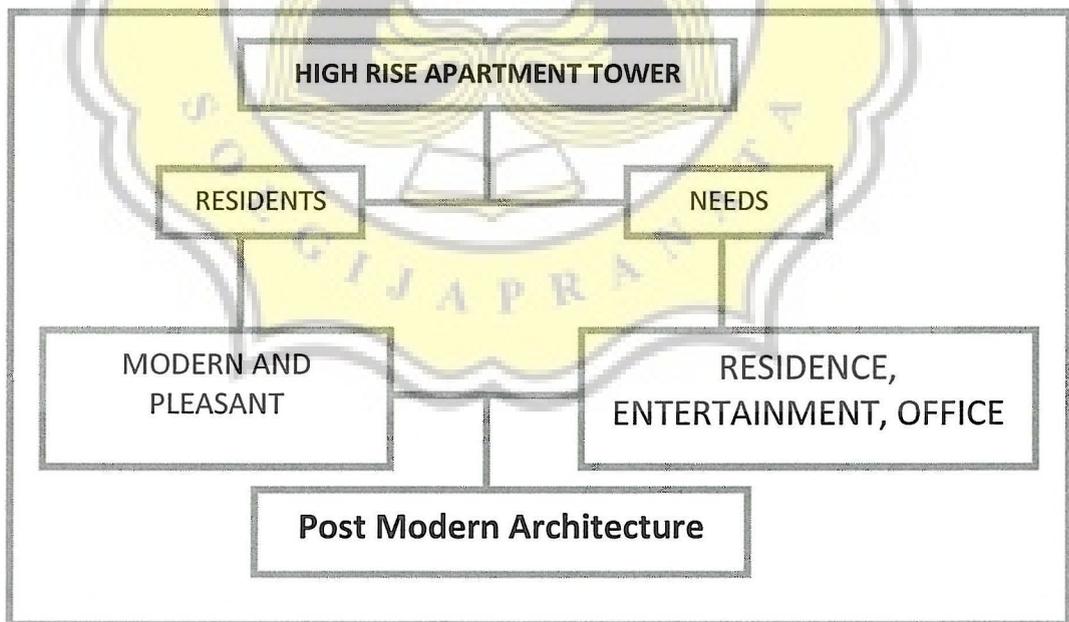


**CHAPTER V**  
**THEORY REVIEW**

**5.1. Study Design Theory Emphasis**

***Theory Emphasis → DECONSTRUCTION***

Development of High Rise style apartment towers with Post Modern Architecture,  
Apartment as a residential community dedicated to the high class economics demands modern and comfortable living place, in this case the unification of the three aspects of life that is residential, entertainment and economy into a region covered with post-modern look, hopefully can bring new taste in Semarang City.



Picture 5.1 : Theory Emphasis Scheme  
Source : Personal Document

## Interpretation and Elaboration Theory of Post Modern Architecture Design Emphasis.

The term Post Modern is already known since the 1970s. In the world of architecture the term Post-Mo does not mean that the revolutionary movement that wanted to loose and discard the values of modernism.

There are several causes of Post Modernism, which until now still be discussed so much. According to Charles Jencks, a prominent founder of the birth of Post Modernism mention that there are three reasons that underlie the new era of growth, including:

- This life has evolved from the world completely limited to the rural world (world village) are without limit. This development is due to the high power communications and human imitation (instant eclectism).
- The sophistication of technology has enabled the production of personalized products (personalized production); more than just mass production and mass imitation is the hallmark of modernism.
- There is a tendency to return to traditional values or areas; human desire to look back.

In the post-modern architecture has three types of style that is full of modern, neo-modern and deconstruction. Basic thoughts Post Modern architects used are:

### 1. Full Modern

What is communicated is a regional identity, cultural identity, and historical identity. The things that exist in the past is communicated, so that people can know that the architect was present as part of part of the human journey.

### 2. Neo modern

Communicate the capabilities of technology and materials to serve as artistic and aesthetic elements of the dominant.

### 3. Deconstruction

Communicated are:

- The elements of the most fundamental, essential, substantially owned by the architecture.
- Maximum capability for the architecture of the elements that are essential and substantial.

## **DECONSTRUCTION**

Deconstructivism, or deconstructivist architecture or commonly known as deconstruction is present in the 1970s complement various architectural styles that fall into postmodernism or post-modern style.

The architecture of deconstruction is an approach to building design which is an experimental efforts to see architecture from the other side. The architecture of deconstruction has also outlined some important principles about architecture:

- There are no absolutes in the architecture, so that no one style is considered the best so that all have equal opportunities to flourish.
- No prominent figure in architecture so that no repetition characteristic tendencies arise between the architect and the other one just because an architect who is considered the god of all kinds of work should be emulated.
- The dominance of the view and the absolute value in architecture must end, so that further architectural development should lead to a diversity of views and values.
- Prioritisation senses of vision as a measure of the success of a work in architecture should be terminated. Potential other senses should be used also in a balanced way.

Modern architecture is often referred to himself as the most rational architecture, architectural with the most high technology, and architecture that has a perfect functional system, so at that time no other alternatives in the architecture of thought other than 'thinking monotony' as well as understand the functional which is owned by modern architecture.

The influence of a phenomenon of the promised functions can be felt in the shape that occurs, resulting in formations that are not developed, such as the design is full of 'boxes' simple. The longer this situation lead to saturation, thus starting a conflict denial and attempts to break out of 'line' that exists.

Deconstruction is one way out that is worthy of consideration of the issues that will arise from the saturation of modern architecture. So that can be generated new insight and perspective on architecture.

In the deconstruction of architecture you'll enjoy the 3-D geometry rather than the projected 2-D so that they appear tilted and chaotic impression that points to the honesty that truthfully. The use of color as an accent is also highlighted in the composition of architectural deconstruction while the use of texture is less a role.

Buildings that use architectural style deconstruction has a display that impressed 'unreasonable', and has a contrasting abstract formations through the game fields and line the maze.

This means here that Deconstruction is a movement that wanted to break away from dependence on modern architecture, to escape from the confines of the doctrine of form follow function, emphasizing form rather than function, changing the slogan to function follow form, or there is also a form follow to replace it with fun, formation can be arbitrarily based on the concept of the architect, following the latter function space without compromising functionality and aesthetic value.

## The possibility Application of Design Theory Emphasis

Here a possibility application of the design ideas based on the concept of Post Modern Architecture design emphasis in terms of basic elements in the architecture:

- Form

Mass of the building is made different from the existing buildings around the site where the site which reflects a blend of deconstruction and beauty of the form:

- ✓ Appearance mazy fields and unregular lines.
- ✓ Domination abstract horizontal and vertical lines on the building facade.
- ✓ No more vernacular elements in materials, ornaments, and the motif on the building.
- ✓ The existence of open space to symbolize the displacement of which large scale to a more intimate scale with the main circulation corridor as an intervening.
- ✓ Utilization of new building technology in the form of concrete, steel to glass.

- Dimensions

There are dimensions of space and of building elements which exaggerated and has a vertical channel, this is to adapt the philosophy of the apartment building as a residential building to have a magnificent and memorable image of high class. The room dimensions are exaggerated in the public halls such as lobbying by

enlarging the vertical dimension of space, while elements whose dimensions are exaggerated as the column height of the building and the distance between the floor to the ceiling.

- Color

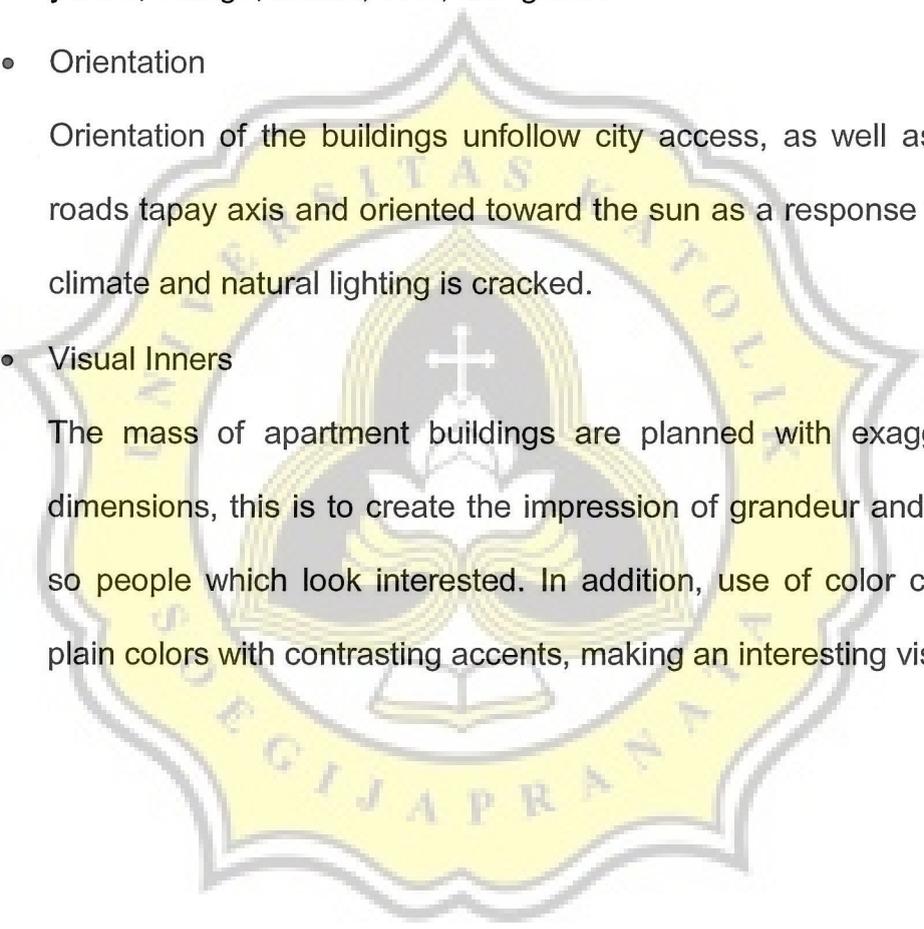
Selection of plain colors like black, gray, and white which balanced with other colors as accents contrast to buildings such as red, yellow, orange, brown, blue, and green.

- Orientation

Orientation of the buildings unfollow city access, as well as major roads tapay axis and oriented toward the sun as a response tropical climate and natural lighting is cracked.

- Visual Inners

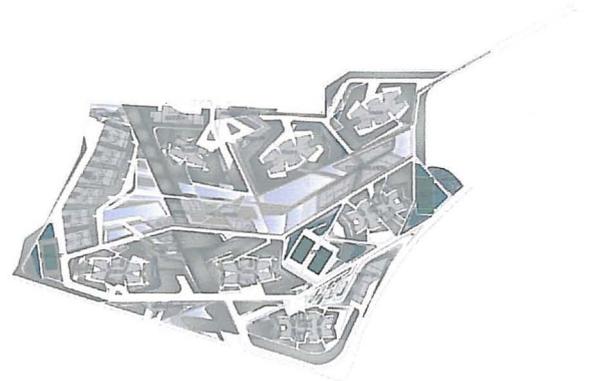
The mass of apartment buildings are planned with exaggerated dimensions, this is to create the impression of grandeur and luxury, so people which look interested. In addition, use of color combine plain colors with contrasting accents, making an interesting visual.



### 5.1.1. Precedent Study

#### d'leedon Singapore

d'Leedon occupies a strategic position within the residential zone of Singapore, close to the amenities of Holland Road and the Farrer Court MRT Station, dominating a prestigious area, devoid of other highrise buildings.



Picture 5.2 : d'leedon Singapore Plan  
Source : Phttp://www.zaha-hadid.com/architecture/farrer-court/#

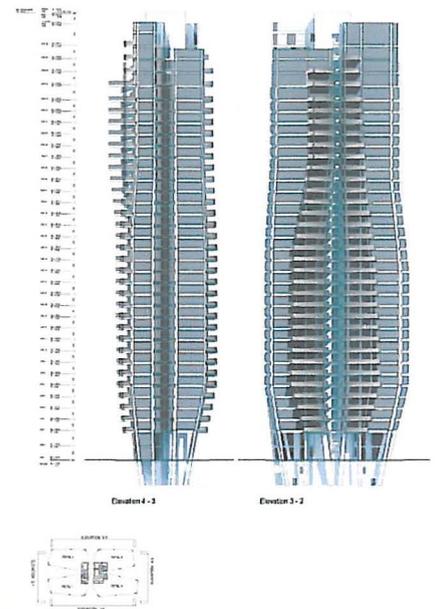
Seven residential towers occupy a site generated by the confluence of existing roads, buildings and natural landscape features, giving the development inherent 'connectivity' with its surroundings. Groundscape is visualized as a green layer, emphasizing the presence of florid vegetation, with terracing employed to maximize communal amenities. All seven buildings are orientated to optimize both sunlight and views across the surrounding city.



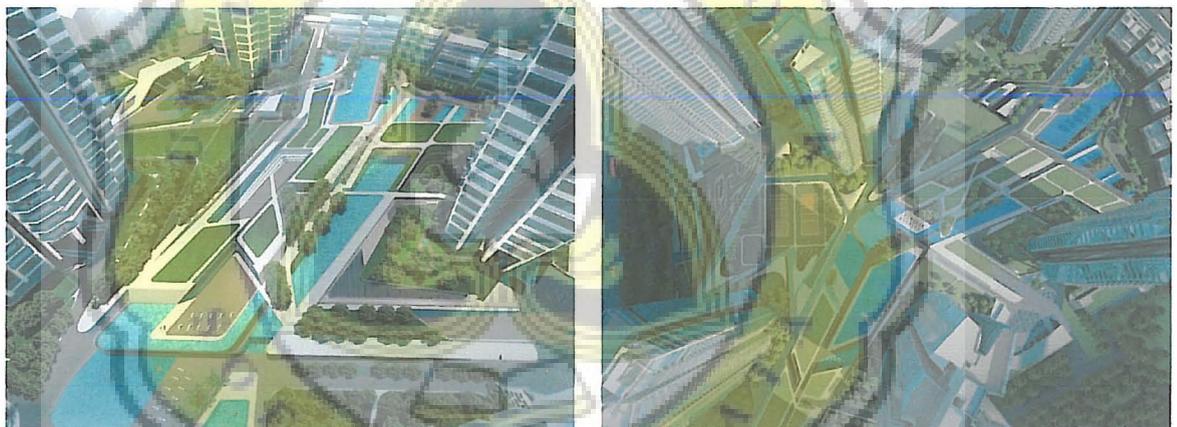
Picture 5.3 : d'leedon Singapore  
Source : Phttp://www.zaha-hadid.com/architecture/farrer-court/#

d'Leedon's seven towers grow from sunken gardens, their lower floors tapering in where each meets the ground to enable greater access and the creation of private gardens, quite unique in a development of this density and scale.

Each tower is divided into 'petal' sequences – defined by residential units and emphasized by vertical cuts within building facades – generating considerable diversity in each structure.

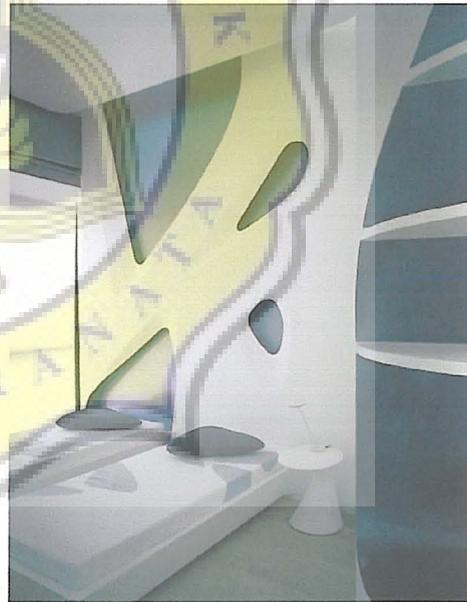
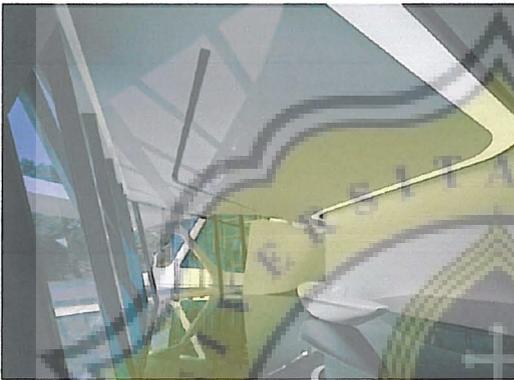


Picture 5.4 : d'leedon Singapore Section  
Source : [Phttp://www.zaha-hadid.com/architecture/farrer-court/#](http://www.zaha-hadid.com/architecture/farrer-court/#)



Picture 5.5 : d'leedon Singapore Site  
Source : [Phttp://www.zaha-hadid.com/architecture/farrer-court/#](http://www.zaha-hadid.com/architecture/farrer-court/#)

Each tower culminates at its pinnacle in a series of stepped fingers, blending the transition between architectural fabric and skyline.



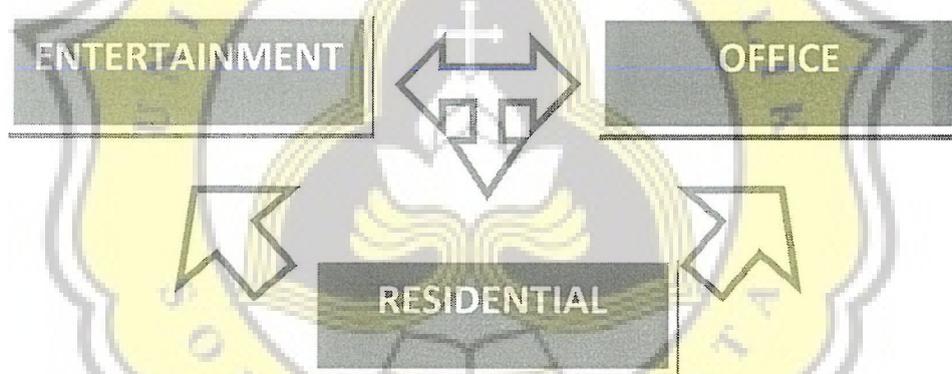
Picture 5.6 : d'leedon Singapore  
Source : [Phttp://www.zaha-hadid.com/architecture/farrer-court/#](http://www.zaha-hadid.com/architecture/farrer-court/#)

## 5.2. Theory Study of Dominant Problems

*“Combine a residential, entertainment, and office into a centralized area that prioritizes safety and comfort residents factor.”*

### 5.2.1. Interpretation and Elaboration Theory of Dominant Problems

The concept of this apartment is to provide a residential area that brings together residential, entertainment, and business in one centralized area. The problem that arises is how to process the site layout in order to separate between area residents and the area of entertainment and office.



Picture 5.7 : Site Layout  
Source : Personal Document

Entertainment and office area are placed in the front, because both part is a public area that does not require a high privacy.

This area also serves as a support area for apartment dwellers who want to relax in the surrounding area as well as entertainment for the residents who have jobs in the surrounding area office.

Residential areas are placed inside the site and through security gates that serves as a separator between the area of public and private areas, in this

area of security and privacy are much higher than the public areas, in this area of support facilities and residential areas are located.

In response to the comfort and safety of occupants following consideration of several factors:

### **Safety**

In general, security in are building has a meaning as a guarantee optimum security protection for the residents of the disorder and danger from both inside and outside.

Safety level of the building , among others ;

#### 1. Structure

Basic behind the selection of the structure :

##### ▪ Strength

The power structure in the burden associated with the nature of the materials used. Related to:

- The number of existing floors.
- Span space.
- Expenses that occur and is likely to occur.

##### ▪ Stability

- Buildings must be able to stand with sturdy and stable.
- Each is an integral part of the structure of mutual support related primarily to local physical conditions of the land to be built, including the carrying capacity of the soil, ground water level, hard soil depth, shape and mass volume, etc..

##### ▪ Service Ability

The structure also functions to serve the activities in a building, related to:

- The function and flexibility of building in anticipation of changes due to changes in activity / function.

- Safety

Structure must be safe, whether from disaster or danger from the burden of the building itself.

- Durability

The structure must be able to last long either material or system, is associated with ease of implementation and maintenance.

*( James C. Synder and Anthony J. Catanese, 1989, pgs. 372-373 )*

Structural requirements for apartment buildings are:

- Qualify building technical factors, including: strength, stability, security for the occupants against fire hazards.
- Flexibility of space is high in anticipation of changes due to increased activity.
- The aesthetic is able to support the overall aesthetic value of buildings and able to provide good visual quality.
- Able to support spatial functions and occupants comfortable in it as well as the placement of utility networks.
- In accordance with the physical state of the environment.
- Ease of implementation and maintenance.

## 2. Utility Building:

- Fire extinguishers

- Thunder Repellent

### 3. Security

- Manual

Form of care involving humans as a major factor as the security guard staff.

- Auto Electrical

Of using a tool that can monitor the situation inside the building and outside the building. Humans only act as monitors, for example the use of motion detection alarms, surveillance cameras.

#### **Privacy & Security support,**

Privacy of personal living conditions that provide the freedom for an individual or group to carry out activities without being disturbed and the interference of others.

By type of privacy can be divided into two groups, namely:

#### 1. internal Privacy

Freedom to do certain activities within the dwelling unit without interference from other parties.

#### 2. External Privacy

Freedom to use outer space in accordance with its function without interruption of other parties or other activities.

The nature of privacy in the architecture tends to be personalized with the support of presentations and information from the physical environment.

penghawaan arrangement of space, among others, by way of the natural and artificial.

- Voices

Apartment is a dwelling, so that comfort needs peace, free from noise disturbance that can be done by:

- Stop the source of the sound so it does not make any noise.
- Separating a room that has the potential as a sound source of the spaces in need of tranquility.
- Reduce / reduce noise bias interfere with occupant comfort.

- Colors

Color can be a factor affecting the psychological comfort of the room. The colors can be derived from the effects of artificial lighting or materials complement the room. Is therefore very important in the regulation of space, in order to achieve optimal room atmosphere.

## Facilities

The building is expected not merely to serve as a shelter only, but to create a dwelling that has the advantage of vertical completeness of the facility.

Completeness of existing facilities which are:

### 5. Main Facilities

- Bedroom
- Dining Room
- Family Room
- Bathroom

- Workspace
- Washroom
- Kitchen
- Terrace
- Storage

#### 6. Management Facilities

- Front Desk
- Staff Room
- Manager Room
- Secretary Room
- Rest Room
- Meeting Room
- Archive Room
- Storage
- Lavatory

#### 7. Support Facilities

- Lobby
- Parking Area
- Swimming Pool
- Money Changer
- Tennis Court
- Playground area
- Jogging Track
- Mini Market
- Café, bar, & Lounge
- Fitness Center

#### 8. Service Facilities

- Control Room
- Engine Room
- MEE Room
- Genset Room
- Electricity Room
- Gardener Room
- Security Room
- Cleaning Service Room

### 5.2.1. Precedent Study

#### Kelapa Gading Square

## Background

City of Jakarta is a metropolitan city with a very rapid rate of urban development, today the city of Jakarta has become a city with very high consumption levels, higher than other cities.

Similarly, the accretion rate the population, each year the population increasing, but not matched with the availability of adequate land. As a result the center of Jakarta has become an uncontrolled growth, many new buildings are constructed and cause tremendous traffic jams.

Current patterns of residential development the city is no longer horizontal but vertical, that is with the apartment. Expected by the apartments, the development of the city Jakarta residents more control and help reduce congestion.



Picture 5.8 : Jakarta  
Source : <http://www.google.com>

Kelapa Gading Square is a residential and commercial building with the theme "One Stop Living Concept", is a residential area which is supported by the commercial areas are integrated and complement each other by putting forward four aspects of living, business, shopping and pleasure in one integrated area. So that residents can meet all your needs with just one step to the commercial area of the Mall of Indonesia which is equipped by Carrefour, Italian Walk Shopping Arcade and office below the apartment. All self-contained and can be achieved without the need to waste

time stuck on the road. In addition, residents can enjoy the convenience of 20 five-star facilities like swimming pool, tennis court, squash, clinic, coffee shop, day care center, club house, jacuzzi, whirl pool, laundry, post office, mini market, play group, putting green , salon, spa center and atm. Truly a dwelling that offers completeness and convenience of life.



Picture 5.9 : Kelapa Gading Square  
Source : [http://agungsedayu.com/frame\\_kgs.htm](http://agungsedayu.com/frame_kgs.htm)



ONE STOP LIVING CONCEPT

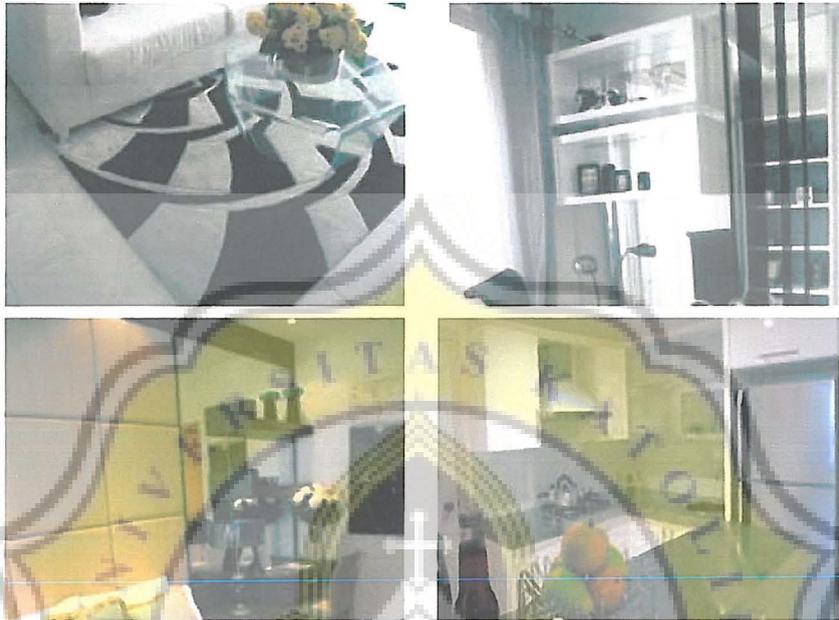
LOCATION

Picture 5.10 : Kelapa Gading Square  
Source : [http://agungsedayu.com/frame\\_kgs.htm](http://agungsedayu.com/frame_kgs.htm)

Kelapa Gading Square is a super-block area of + / - 17 acres and the largest integrated mixed use in Kelapa Gading, allowing the developer of this residential area complete with five star facilities that will provide convenience

for residents and enhance the investment value for all owners of the product in Kelapa Gading Square.

### Residents Area



FACILITIES

Picture 5.11 : Residents Area  
Source : [http://agungsedayu.com/frame\\_kgs.htm](http://agungsedayu.com/frame_kgs.htm)

### Entertainment Area



FACILITIES

Picture 5.12 : Entertainment Area  
Source : [http://agungsedayu.com/frame\\_kgs.htm](http://agungsedayu.com/frame_kgs.htm)

## Office Area

## FACILITIES



Picture 5.13 : Office Area

Source : [http://agungsedayu.com/frame\\_kgs.htm](http://agungsedayu.com/frame_kgs.htm)

