



The Typology of The *Kost* Shop Friendly Facades in The Reproduction of Social Interaction Space based on The Needs and Opportunities between *Kampung* and Campus

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Abstract One interesting phenomenon found in Indonesia is living and growing in a city with the characteristic features of a *Kampung* (urban village) with all of its distinctive faces, like the interdependent relations between the *Kampung Kemanggisan* around the *Syahdan* Campus of Bina Nusantara Jakarta. The students find their daily needs in the *Kampung* and the villagers find business opportunities and reproduce the Social Interaction Space long the *Haji Senin Street* (study location) which is dominated by buildings with the ground floor as a place of business and the upper floor as a *Kost* or the private housings with rented rooms which in this study was called the *Kost Shop* building. Variations of the Pedestrian-Friendly *Kost* Shop building grew and had an impact on the appearance of the facade. This study reveals and provides an understanding of typology of *Kost* Shop Friendly Facades that exists based on student Needs and the Opportunities. Therefore, this study was written with the title of *Kost* Shop Facades in the Reproduction of Social Interaction Space based on the Needs and Opportunities between *Kampung* and Campus. By using qualitative research methods; case study with indications of social, permeable, active obtained 12 types of *Kost* Shop Friendly Facades.

Keywords: typology, *Kostshop* friendly facades, reproduction of social interaction space, needs and opportunities, *kampung*, campus.

INTRODUCTION

An interesting phenomenon in Indonesia to date is the coexistence of an urban area in the city and *kampung* (urban village) adjacent to it [1] like the interdependent relations between the *Kampung Kemanggisan* around the *Syahdan* Campus of Bina Nusantara (Binus) Jakarta (figure 1).

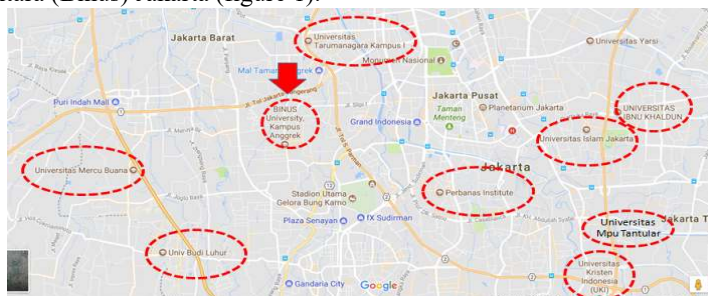


FIGURE 1. Map of the campus of Binus, Syahdan, Jakarta.

The relationships between the Campus and the *Kampung* (urban village), that we saw the *Kampung* and the University need each other [3], and also occurs in relations between the Campus of Binus and the *Kampung* Kemanggisan, the college students dominate the activities in along Haji Senin Street to fulfill their daily needs such as *Kost* (*Kost* is the type of private rental housing [2]), food, etc.

A phenomenon of the function change of residential buildings around the Campus in Bandung, that ever since the Campus of Parahyangan Catholic University (UNPAR) was built, the activities of local community gradually drifted toward trade or commercial activities, providing the students with their daily needs. In the long run, there were phenomenon triggered by this economic factor like the residential houses along this street had a functioning change as commercial units [4]. The phenomenon of land and building function changes along Haji Senin Street from simple housing to medium housing which was then perceived and built by villagers to be mixed buildings with the appearance of *Kost* Shop Friendly Facades which features the façade with the upper floor as *Kosts*, and the ground floor functions as a place of business.

The manner in which activity support and opportunities are developed, coordinated with, and integrated into the existing urban physical fabric appears to be the critical issue [5]. The needs of the students in the *Kampung* to meet their daily needs are responded by villagers by changing their buildings with pedestrian-friendly appearance with balconies and front yards as places of business opportunities that are attractive to passing pedestrians.

Based on the phenomenon of *Kost* Shop Facades based on Needs and Opportunities, the researchers conducted a study of The Typology of the *Kost* Shop Friendly Facades in Reproduction of Social Interaction Space Based on the Needs and Opportunities Between *Kampung* and Campus.

Kampung (urban village) represents the complexity of urban problems [6]. The facade of buildings plays a role in creating a balanced environment which is oriented towards those who use pedestrian-friendly buildings [7]. The significance of this study was that this study considered pedestrians as the dominant street users in the *Kampung* environment around the Campus, and facades are visual expressions of buildings that were first appreciated by the public [8], then the *Kost* Shop Friendly Facades display of the buildings can help maintain a balanced environment-friendly to pedestrians.

The benefits from this study are: Firstly, which occurred Reproduction of Social Interaction Space which is based of trading activity in the *Kampung* around the Syahdan Campus of Binus University on Haji Senin Street [9], that resulted in the appearance of the facades of the *Kost* Shop Facades. Secondly, the appearance of the *Kost* Shop Facades which has the public visual view space/PVVS (the spaces of building/place of business in front yard which can be visually reachable by pedestrian/public) on the facades also helps establishing environmental which is visually oriented towards pedestrian-friendliness on Haji Senin Street.

Several authors have written about *Kampung* around the campus [4],[5],[9],[10]. The novelty in this study was the theory of space production Lefebvre which revealed the processes of Reproduction of Social Interaction Space based on the Needs and Opportunities between *Kampung* and Campus, and production of 12 types of *Kost* Shop Pedestrian-Friendly Facades displays. This study was conducted to provide input to the Regional Government in controlling physical development, especially facades.

The questions in this study were formulated as follows: 1. How is the process of consumption, production and reproduction of public areas in the *Kampung* in reproducing social interaction space based on the Needs and Opportunities along the Haji Senin Street?, 2. How is the appearance of *Kost* Shop Friendly facades produced by social interaction space based on Needs and Opportunities along the Haji Senin Street?, 3. What type of *Kost* Shop Friendly Facades displayed in a social interaction space based on the Needs and Opportunities along the Haji Senin Street?

METHODOLOGY

This study was conducted with a qualitative research method (descriptive research as well as case study) and the triadic concept (Lefebvre) of social space production.

This study used a dominant analysis technique that contains important techniques; pattern matching, explanatory development and time series [11]. The pattern to be matched was the similarities in the function of buildings where there was a public visual view space the upper floors are utilized as *Kost* and the ground floors as place of business which had 3 characteristics in relation to public/private area; permeable, active, and social.

In this research, Unusual cases in the case studies were collected and used for maximum variations sampling. The maximum variations sampling as a sample strategy to represent a variety of cases and to describe various perspectives on these cases [12]. This approach began by determining some of the criteria: *Kost* on the upper floors, place of

business on the ground floor, and the internal space is directly visible to pedestrian/open (no obstruction) and through transparent glass medium.

Out of 63 houses on Haji Senin Street, there are 25 houses (see figure 2) that shortlisted houses have similar facade where the upper floors as *Kost* place (rental house) and the ground floor is used as business place.



FIGURE 2. Visualization of the research objects

RESULT AND DISCUSSION

Need and Opportunities

The Needs and Opportunities between *kampung* (urban village) and Campus approach in the production of social interaction space are an analysis of the balance between demand and supply in the relation between the buyer (needs of student of college) and the seller (opportunities of houseowner for business).

A well-rounded discussion about the function of soft edges in a residential context must include cultural and socioeconomic dimensions [13]. Relation between the buyer (student of college) and the seller (house owners/capital owners) in along Haji Senin Street is the relation of socioeconomic sustainable which were the college student (buyer) and the house owners (seller) are need each other. The spread of social interaction in along Haji Senin Street accordance with daily needs activities of student between *kampung* and campus.

Reproduction of Social Interaction Space

Space is produced, space as product is never final. Space is produced, consumed, and reproduced in never ending and iterative process [14]. *Kampung* area is built on land owned through informal mechanisms [15]. Informal development mechanisms on land along the Haji Senin Street can be expressed through a triadic concept (Lefebvre) of social space production. The three dimensions on the vertical axis of grid are drawn from Lefebvre's theory distinction between the experienced, the perceived and imagined : Material spatial practices refer to the interactions and physical flows that occurs in and across space as part of fundamental processes of economic production and social reproduction, Representation of Space include all of the signs, symbols, codifications, and knowledge that allow

material spatial practices to be talked about and understood, Space of Representation are mental constructs such as utopian plans, imaginary landscapes, paintings and symbolic structures that represent new meanings or possibilities for spatial practices [16].

Spatial Practice. Material spatial practices refer to the interactions and physical flows that occurs in and across space as part of fundamental processes of economic production and social reproduction [16]. In this study, spatial practice seen in the development of social interactions space in terms of the growth of the people density including social interaction activities in it.

The people density growth of *Kampung* Kemanggisan around Syahdan Campus of Binus starts from 201-300 people/Ha in 2005, 422 people/Ha in 2010 until now it shows that there is an increase in social interaction in *Kampung* Kemanggisan around Syahdan Campus of Binus.

Space is seen as a commodity [17]. Since Syahdan Campus of Binus was founded in 1985, Social Interaction along the Haji Senin Street around Syahdan Campus of Binus is dominated by trade activities for the daily life of the students. The production of social interaction space in the commodity space was produced by the relation between the aspects that effect of commodity space (density of student, there is optimization of land use for function for building/either vertically/horizontally, changes in land use (occupancy to mixed trade), dominance homogeneity of trading activities and heterogeneity/various of college student activities in *Kampung* with the main type activities such as to/from Campus, foraging (warung tegal, warung kopi, etc), looking for a *Kost*, laundry, typing, photocopying, binding, book store, and so on.

Representation of Space. Representation of Space include all of the signs, symbols, codifications and knowledge that allow material spatial practices to be talked about and understood [16]. Representation of space in this study can be seen from the representation of the concept or plan of land use area research conducted by the Regional Government of DKI Jakarta.

Social interaction activities in population density and the land use to produce new land allotment by the government. In this study, the production of social interaction space along the Haji Senin Street was initiated by the reproduction of land use *Kampung* Kemanggisan which is now around Syahdan Campus of Binus, which is from land use as a *kampung* or unplanned house (see figure 3A). After the establishment of Syahdan Campus of Binus in 1985, the area of the *kampung's* neighborhood around the Campus consumed by student activities to find temporary housing needs, food, and so on, dominated and produced a population density of 201-300 people/Ha and land use as a guesthouse and facilities in 2005 (see figure 3B) which then produces a population density of 422 people/Ha, land use for housing in 2010 (see figure 4A), and land use for middle housing in 2018 (see figure 4B).

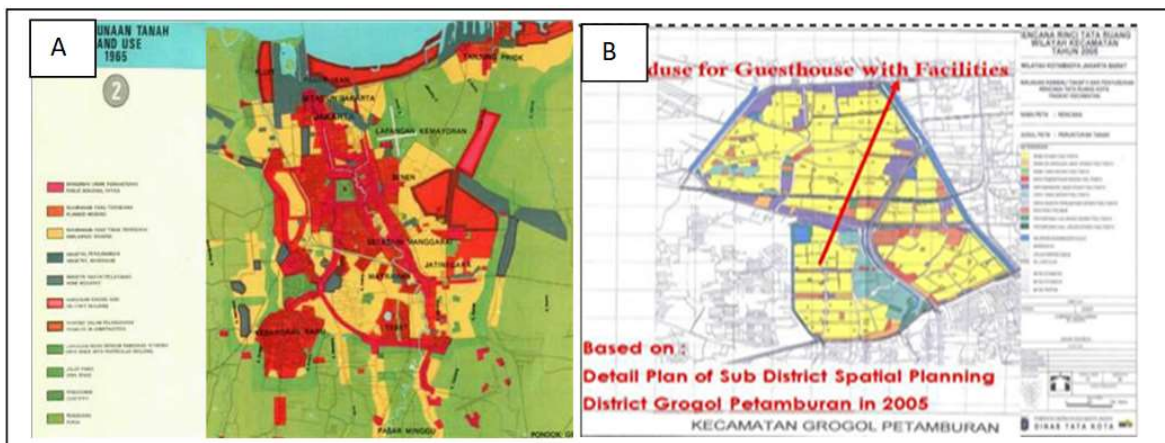


FIGURE 3. (A) Land use at West Jakarta (Master plan of DKI Jakarta 1985-1965), (B) Land use at West Jakarta in 2005. (Government of DKI Jakarta).

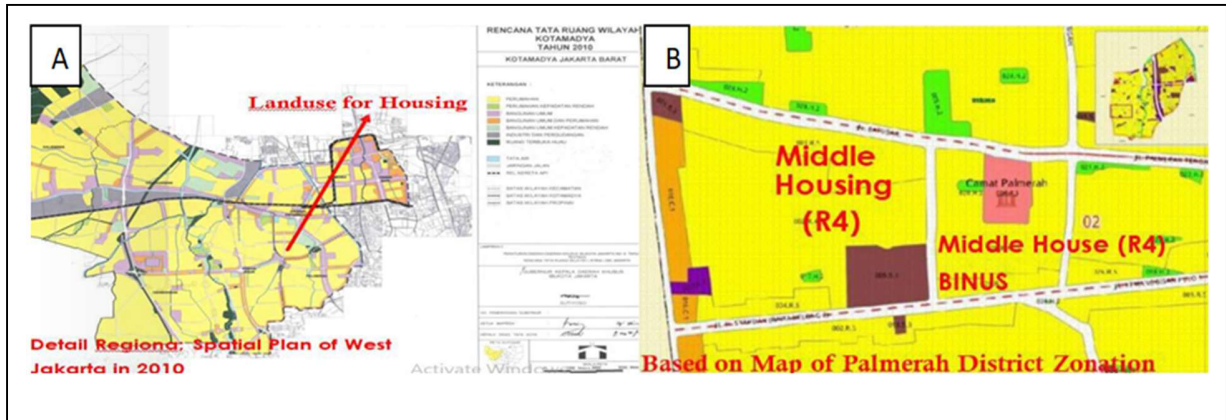


FIGURE 5. (A)Detail regional spatial plan of west Jakarta in 2010, (B)Zoning map of *Palmerah* district, west Jakarta in 2018). (Government of DKI Jakarta).

Space of Representation. Space of representation is a mental construct such as utopian plans, imaginary landscapes, paintings and symbolic structures that imagine new meanings or possibilities for spatial practices [16]. Many changes in building functions occurred along the Haji Senin Street around Syahdan Campus of Binus, “In the district of Palmerah a lot of changes occurred in the area around Bina Nusantara University. This was triggered by the need for supporting facilities for the university, such as housing, dining, and other facilities [18].

Space of representation of villagers is produced by the relationship between land use and the buildings as well as the daily needs of students for *kosts*, meals, laundry, and so on. Students daily living needs along the Haji Senin Street around Syahdan Campus of Binus are interpreted by the villagers/homeowners to make their house spontaneously as *kosts*, restaurants, stalls, laundry places, and so on. (see figure 5A).

Trading activities to provide daily student needs (such as *kost*, laundry, meals, etc.) spread and dominate the activities along the Haji Senin Street, and the function of the *Kost* Shop building dominates the building along Haji Senin Street (see figure 5B).



FIGURE 5. (A)The reality of space of representation which experienced in lived space; domination of *Kost* Shop building along *Haji Senin Street*. (B) Spread of economic activity on *Haji Senin Street* in 2018 (landuse : housing, but it is perceived and built by owner as a place of trade and *Kosts*. ((A) Google, (B) Government of DKI Jakarta and field survey.)

***Kost* Shop Friendly Facades Types**

The analysis and physical functions of buildings and their configurations taking place in a typological series [19]. The aspects that can be classified are in the form of functions, shapes, and styles [20]. The typology in this study is to classify and explain the facade of buildings along the *Haji Senin Street* into certain types based on the similarity of building functions.

Etymology of *kost* (private rental housing) according by Van der Sijs said that *indekos* in Indonesian means a boarder, and this came from Dutch term *in de Kost*. Moreover, in Dutch language, *kost* without the preposition *in* also means to have a *kost* room [21]. Meanwhile, in Indonesia. The familiar nature of *kost* in the past seems to have developed into a business-oriented facility. *Kost* is a rental facility paid on a monthly basis, and the fee may include other services depending on the arrangement [2]. In this study, a tenant of *Kosts* had to find food, laundry, etc which triggered the house owners to provide these facilities on the ground floor and it was found that *Haji Senin Street* was dominated by buildings with the upper floors as *kost* and ground floor as a place for other businesses (shops) which are named in this study as *Kost Shop*.

A *Kost Shop* in this study is a building that is pedestrians friendly or also called as *Kost Shop Friendly Facade*, which significantly effects people's behavior in the street [22]. Façade is a reflection of the internal space planning thus the appearance of building function and utilization of the space on the ground floor highly affects the appearance (characteristics) of facades of a building [8]. Direct interfaces are those where pedestrian enter directly into private space from the street, without an interstitial zone of semi-private space [23]. *Kost Shop Pedestrian-Friendly Facades* is a facade where between pedestrians and inner space can meet directly (open) or with transparent media (glass).

The buildings dominated by transparent space can give the impression of being friendly to the environment [8]. Visual permeability refers to transparency [24]. Facades that are transparent, healthy, and active give city space a good human scale in the most meaningful place [13]. Transparency is based on the visual judgement that the private interior is part of the visual field of the passing pedestrian [23]. The importance of transparency, indicating that the number of entrance as well as the ability to observe ground-floor activities from the street can help create active facades [24]. In along the *Haji Senin Street*, the function of the building is dominated by *Kost Shop Friendly* which features a façade with a balcony railing and open/transparent facades on the ground floor that are permeable, active, and social.

Permeable, if everywhere can be reached for everyone, physically or visually, there will be no privacy. Permeability that traverses public/private boundaries is mostly a visual problem [25]. In this study, permeability is needed to enrich public spaces/pedestrian street by displaying trade activities around the front yard/shops as a place of business, therefore the entrances that are placed around the street side/front yard-street/shop-shop boundary for entry has blurred the public and private space.

Active, In Benjamin and Lacis account of Naples, workshop, kitchens and living area open directly onto the street, which is hung with washing and overlooked by balconies at many levels. Every doorway, gateway and balcony become both a stage and box for urban theatre [25]. In this study, The *Kost Shop* which displays the balconies, gateways, doorways, space in front yard for the place of business, shops, and equipment that attracts and absorbs activities and there is a visual social interaction between public and private (active).

Social, Architecture is the interplay between form and life [26]. Visual contact between people in the buildings, particularly on the ground floors and in the public space in front are important to the experience of intensity and contact opportunities for everyone involved [13]. In this study, *Kost Shop Friendly Facades* have space and activities where people inside and the pedestrians can establish social interaction visually. Openness and trading activity in displaying public visual view space (the business space and the activities involved can be enjoyed visually by pedestrians/public).
















	<ul style="list-style-type: none"> Doors in upper floor Windows in upper floor → Balcony Railing → Window display → Open Facades in ground floor (Direct View)
	<ul style="list-style-type: none"> Doors in upper floor Windows in upper floor → Balcony Railing Transparent Facades in ground floor (Direct View) → Window display → Restaurant in frontyard
	<ul style="list-style-type: none"> Doors in upper floor Windows in upper floor → Balcony Railing Trading activities inside the shop in ground floor. → Doors entrance to the Kost place in upper floor.
	<ul style="list-style-type: none"> Stairs outside building to the "Kosts" place in upper floor. → Restaurant in frontyard → Window display

FIGURE 6. Visualization of the possibility of the *Kost* Shop Friendly Facades appearance produced in the reproduction of social interaction space along the *Haji Senin Street*.

Kost Shop Friendly Facades showing the public visual view space on the ground floor and the balcony railing space, the upstairs door/window openings, the entrance to the *kosts*, the stairs from the ground floor to upper floor which is placed outside the front yard can be seen directly by pedestrians (see figure 6).

From the 25 buildings along *Haji Senin Street* as the object of research, it can be grouped according to the possibility of the appearance of *Kost* Shop Friendly Facades produced in the reproduction of social interaction space along the *Haji Senin Street* (see also table 1).

TABLE 1. Analysis Relation Between the Needs and Opportunities in production of *Kost* Shop Friendly Facades

Object Case Study	Needs of College Student	Opportunities in Business	Building Function	1	2	3	4	5	6	7	8	9	10	P	A	S
	<i>Kost</i> Food Drink	<i>Kost</i> Place Restaurant	<i>Kost</i> Shop	V	-	-	V	-	V	-	-	-	-	-	-	-
	<i>Kost</i> Book Barbershop Food Drink Fotocopy	<i>Kost</i> Place Bookstore Barbershop Restaurant Copycenter	<i>Kost</i> Shop	V	V	V	V	-	V	-	V	V	-	-	-	-
	<i>Kost</i> Food Entertainm ent	<i>Kost</i> Place Restaurant Playgames Station	<i>Kost</i> Shop	V	V	V	V	V	V	V	-	V	-	V	V	V
	<i>Kost</i> Food Book	<i>Kost</i> Place Restaurant Bookstore	<i>Kost</i> Shop	V	V	V	V	-	V	-	-	V	-	V	V	V
	<i>Kost</i> Drink	<i>Kost</i> Place Juss Restaurant	<i>Kost</i> Shop	-	V	-	V	V	V	-	-	V	-	V	V	V
	<i>Kost</i> Laundry	<i>Kost</i> Place Laundry	<i>Kost</i> Shop	-	V	-	V	-	V	-	-	V	V	-	-	-
	<i>Kost</i> Barbershop Food Drink	<i>Kost</i> Place Barbershop Restaurant	<i>Kost</i> Shop	V	-	-	V	V	V	-	-	V	-	V	V	V
	<i>Kost</i> Barbershop	<i>Kost</i> Place Barbershop	<i>Kost</i> Shop	V	-	-	-	-	V	-	-	-	-	-	-	-
	<i>Kost</i> Food Drink	<i>Kost</i> Place "Warung"	<i>Kost</i> Shop	-	V	-	-	V	V	V	-	V	-	V	V	V
	<i>Kost</i> Entertainm ent	<i>Kost</i> Place Play games Station	<i>Kost</i> Shop	V	-	-	-	V	V	-	-	-	V	V	V	V
	<i>Kost</i> Food Drink	<i>Kost</i> Place Restaurant	<i>Kost</i> Shop	-	V	-	V	-	-	-	-	-	V	-	-	-
	<i>Kost</i> Food Mineral water	<i>Kost</i> Place Restaurant Mineral water Refiller	<i>Kost</i> Shop	-	V	-	V	-	-	V	-	V	-	-	-	-
	<i>Kost</i> Food Drink	<i>Kost</i> Place Restaurant	<i>Kost</i> Shop	-	V	-	V	V	V	V	-	V	-	V	V	V
	<i>Kost</i> Laundry	<i>Kost</i> Place Laundry	<i>Kost</i> Shop	-	V	-	-	-	V	V	-	V	-	-	-	-

	<i>Kost</i> Laundry	<i>Kost</i> Place Laundry	<i>Kost</i> Shop	-	V	-	-	-	-	-	V	V	V	V	-	-	-
	<i>Kost</i> Food Drink	<i>Kost</i> Place Restaurant	<i>Kost</i> Shop	-	V	-	V	V	V	V	-	V	-	V	V	V	V
	<i>Kost</i> Laundry Food	<i>Kost</i> Place Laundry "Kelontong's shop"	<i>Kost</i> Shop	-	V	-	V	-	V	-	-	V	-	-	-	-	-
	<i>Kost</i> Food Drink	<i>Kost</i> Place Restaurant	<i>Kost</i> Shop	-	V	-	V	-	V	V	V	V	-	-	-	-	-
	<i>Kost</i> Food Drink	<i>Kost</i> Place Restaurant	<i>Kost</i> Shop	-	V	-	V	V	V	V	-	V	-	V	V	V	V
	<i>Kost</i> Laundry	<i>Kost</i> Place Laundry	<i>Kost</i> Shop	-	V	-	-	V	V	V	-	V	-	V	V	V	V
	<i>Kost</i> Voucher phonecell	<i>Kost</i> Place Celluler shop	<i>Kost</i> Shop	-	V	-	V	-	V	-	V	V	V	V	V	V	V
	<i>Kost</i> Food Drink	<i>Kost</i> Place Restaurant	<i>Kost</i> Shop	-	-	V	V	V	-	-	-	V	V	V	V	V	V
	<i>Kost</i> Food Drink	<i>Kost</i> Place Restaurant	<i>Kost</i> Shop	-	V	-	V	V	V	-	V	V	-	V	V	V	V
	<i>Kost</i> Food Drink	<i>Kost</i> Place Restaurant	<i>Kost</i> Shop	V	-	V	V	V	V	-	-	V	-	V	V	V	V
	<i>Kost</i> Laundry Food Drink	<i>Kost</i> Place Laundry Restaurant "Warung"	<i>Kost</i> Shop	-	V	-	V	V	-	-	V	V	V	V	V	V	V

Figure description:

- 1= Showing the PVVS interior of the ground floor shop that the pedestrians can see (vice versa) through openings with transparent media or without media (Direct View).
 - 2 = Showing the PVVS interior of the ground floor shop that the pedestrians can see (vice versa) through openings without media.
 - 3 = Showing the PVVS interior of the ground floor shop that the pedestrians can see (vice versa) through openings with transparent media or without media (Direct View).
 - 4 = Showing PVVS at the frontyard on the ground floor.
 - 5 = Showing PVVS on the balcony railing space that can be seen directly by the pedestrian.
 - 6 = Showing the upstairs door/window seen by the pedestrian.
 - 7 = Showing the entrance to the *Kost* on the ground floor.
 - 8 = Shows trading activities on the soft edge.
 - 9 = Showing attributes of attractive equipment and displays at front yard shops that can be enjoyed visually by pedestrians.
 - 10 = Showing stairs from the ground floor to the upper floor (place *Kost*) that is placed outside the building/front yard.
- P= Permeable, A = Active, S = Social.

CONCLUSION

The needs and opportunities activities in the reproduction of the social interaction space along the *Haji Senin Street* triggered the changes in the function of land and the building originally carried out by the government from simple housing to middle housing and perceived by the houseowners as the place for business and *kost*.

The *kost* and trading places that spread along Haji Senin Street affect the appearance of building facades which were dominated by the appearance of *Kost* Shop Friendly Facades.

The characteristics of the *Kost* Shop Friendly Facades building are permeable, active, and social with the possibility of displaying public visual view space, the building elements such as doors (without media and with transparent media), windows (with transparent media), balcony railing, trade equipment and displays, as well as trading activities on the ground floor (inside the shop/front yard/the edge).

The changes of the building function is dominated by the upper floor turned into *Kost* and ground floor as a place of business (shop) which producing 12 types of *Kost* Shop Friendly Facades on Haji Senin Street, they are *Kost* Shop Friendly Facades type which shows :

1. the balcony and shop (open facade) on ground floor,
2. the balcony and shop (transparent facade) on ground floor,
3. the balcony and shop (transparent and open facades) on ground floor,
4. the balcony, stairs outside the building, and shop (open facade) on ground floor,
5. the balcony, stairs outside the building, and shop (transparent facade) on ground floor,
6. the balcony, stairs outside the building, and shop (transparent and open facade),
7. the *kost* entrance on the upper floor, balcony, shop (open facade) on ground floor,
8. the *kost* entrance on the upper floor, balcony, shop (transparent facade) on ground floor,
9. the *kost* entrance on the upper floor, balcony, shop (transparent and open facade) on ground floor,
10. the *kost* entrance on the ground floor, balcony, shop (transparent facade) on ground floor,
11. the *kost* entrance on the ground floor, balcony, shop (open facade) on ground floor,
12. the *kost* entrance on the ground floor, balcony, shop (transparent and open facade) on ground floor.

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