Revitalization of Kerta Niaga Kota Tua building in Jakarta as a boutique hotel

K Rahmayanti¹, I Rachmayanti¹* and A A A Wulandari¹

¹Interior Design Department, School of Design, Bina Nusantara University, Jakarta, Indonesia 11480

Email: ikarachmayanti@binus.ac.id

Abstract. Kota Tua Jakarta is a Dutch colonial heritage that has to be a part of tourism in Jakarta with Dutch architecture characteristics. It has been protected in Ali Sadikin’s government era in 1972. However, many buildings were abandoned and recently held a revitalization after Basuki Tjahaya Purnama’s government era in 2016. This research aimed to give the insight to revitalize old buildings in this area, and one of them was the Kerta Niaga boutique hotel. This research was a qualitative method by using primary data and secondary data. It finds that the revitalization of the Kerta Niaga Boutique Hotel is by planning adaptive re-use with the additional public facility of the coffee shop. It aims to attract tourists to Kota Tua, and to re-introduce Batavia’s ambiance through the Hotel’s interior design.

Keywords: revitalization, Kota Tua building, Kerta Negara boutique hotel

1. Introduction

1.1. Background of study

The Kota Tua of Jakarta, known as the Old Batavia (Oud Batavia), is a small area in Jakarta, Indonesia. This special area has an area of 1.3 square kilometers across North Jakarta and West Jakarta (Pinangsia, Taman Sari, and Roa Malacca). The VOC built a new city called Batavia in honor of Batavieren, the ancestor of the Dutch. The city is centered around the east bank of the Ciliwung River, currently Fatahillah Square [1]. In 1972, the Governor of Jakarta, Ali Sadikin, issued a decree that officially made Kota Tua a heritage site. The governor's decision is intended to protect the city's architectural history. Although the governor's decree was issued, Kota Tua remained neglected and little was done to protect the legacy of the Dutch colonial era. One of which was the Kerta Niaga building built by architect Ed Cuypers en Hulswit in 1912, which was then occupied as the colonial insurance office Zee en Brand Assurantie Maatschappij.

Revitalization is an effort to revitalize the Kerta Niaga building by replacing the building’s function into a boutique hotel while maintaining the architecture of the building, an improvement in the physical aspects of the space that experienced a setback and degradation that affected the atmosphere of the Kota Tua. Revitalization is intended to encourage an increase in long-term economic activity. Productive use is expected to create an attractive environment and restore the identity of the atmosphere of the city of Batavia that is almost gone [2] [4].
The boutique hotel is a luxury hotel and has a unique or different concept of building or interior. It can also be a hotel with an antique, historic building type with luxurious equipment with not so many rooms. This hotel can be 3, 4 or 5 stars. This hotel is luxurious in terms of hotel facilities and amenities, both in the lobby, rooms, restaurants, and supporting facilities. The purpose of planning the interior of the hotel is to re-feel the atmosphere of the city of Batavia in the interior of the boutique hotel, to attract tourists to the old city, revive old buildings that are not used by changing as a boutique hotel and making natural lighting sources (SkyLight) and voids [3][5].

1.2. Problem formulation
- How to create good lighting in a room with a building condition that only has natural lighting from one side of the building?
- How to create the atmosphere of the city of Batavia in the interior of the hotel with design restrictions that must be maintained the authenticity of the building?

1.3. Scope and limitation
- The addition of space and changes in space, walls/insulation is possible without changing the existing formations globally
- Interior Design which is focused on the lobby, restaurant, and bedroom areas
- Maintaining the design of the building's facade and ornaments
- Arranging the placement and design of furniture in the room
- Treatment of floors, walls, and ceiling in the area that has been focused
- Furniture selection and arrangement
- Selection of interior support accessories

2. Research methods
2.1. Research stages
Data collection stage, including:
- Primary data is obtained directly from the original source or the first party by making observations, interviews, and documentation. This data is needed so we can understand the problems and environmental conditions that have been studied.
- Secondary data is a source of data obtained indirectly through intermediary media. It is obtained by collecting the necessary literature data as data obtained from various sources on the internet, books, and others in accordance with the design title.

2.2. Stages of design
Design Methods, Including:
- Literature Study, observation, programming, and design concepts
- The stage of collecting working drawings and presentation drawings
- Working drawing collection methods, including site plan, layout plan, furniture layout, floor plan, wall plan, ceiling plan, pieces, looks, and perspectives
- Presentation drawing collection methods, including color furniture layout, colored pieces, schematic material, moodboard, and market

3. Results and discussion
The boutique hotel design concept is "Efforts to restore the identity of the city of Batavia" with the theme of The Dutch Colonial. It was adapted to suit the local environment with the climate and material availability at that time. Its features include: symmetrical, tropical floor plans. It is applied to the interior elements, namely walls, which use wood material and use much glass because the shape of the building only gets natural light from one direction, namely from the building facade. Other buildings flank both
sides of the building. The use of glass is expected to provide light to space to the depth of the building. The theme used by each room is different, getting as old as the period; new indies, art deco, neo-gothic, and neoclassic.

The characteristics of The Dutch Colonial are symmetrical floor plans, many columns with high application design on the walls, the columns only use coated with a wood panel with original wood color finishing, and wall paint with broken white color. The ceiling's design concept is up the ceiling, using a classic profile of white and brown wood is quite simple (not much measurement). Lighting is made of lots of glass, so natural light can enter the building colors of lights used yellowish-white to add an old impression but face to look luxurious. Colors like this can also make a warm and calm impression on animated interiors [6].

The following is the interior concept of the interior of the Kerta Niaga boutique hotel:

Figure 1. Mood Board Lobby
(Source: Karina Rahmayanti, 2018)

Figure 2. Mood Board Coffee Shop
(Source: Karina Rahmayanti, 2018)
Figure 3. Mood Board Restaurant
(Source: Karina Rahmayanti, 2018)

Figure 4. Mood Board Bedroom
(Source: Karina Rahmayanti, 2018)

Figure 5. Perspective Drawings from Interior Lobby
(Source: Karina Rahmayanti, 2018)
4. Conclusions and suggestions

4.1. Conclusion
Kerta Niaga Building is an old and unused building in the Kota Tua area, Jakarta. It will be revitalized by reactivating an unused building into a boutique hotel. The boutique hotel itself is a hotel that is not too big but has a unique concept. Designing this hotel requires much analysis related to the condition of the buildings included in the protected building class.

4.2. Suggestion
The importance of paying attention to the arrangement of the room, circulation, and good lighting in hotel design provides comfort to hotel guests. By paying attention to comfort both physically, visually, ergonomics, and psychology in designing hotel interiors will give a positive impression to hotel guests.

References
[1] Merrillees S. 2014 Greeting from Jakarta postcards of a capital 1900-1950 (London: Equinox Publishing)
[2] Anggrahini S 2012 Srau Hotel Resor di Pacitan dengan pendekatan arsitektur (Surakarta: Universitas Sebelas Maret)
[3] Disa T and Wardoyo R A 2017 Desain interior hotel Alila dengan langgam modern luxury nuansa budaya Jawa Jurnal Sains & Seni ITS 6 272-276
[4] Hidayati R 2009 Cara pemanfaatan bangunan kuno dan bersejarah sehingga layak menjadi bangunan Cagar Budaya (Depok: Universitas Indonesia)
[5] Selenia N, Djimontoro I and Sumintardja A 2015 Adaptive reuse pada gedung PT Cipta Niaga di kawasan Kota Tua Jakarta (Jakarta: Universitas Bina Nusantara)
[6] Sholeha A. 2008 Pelestarian bangunan karya arsitektur, antara Arkeologi dan Arsitektur (Depok: Universitas Indonesia)