The new of *Pasar Lama*: new design with new normal life concept

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Abstract. The Pasar Lama Area of Serang City is one of the strategic areas of Serang City, based on the Serang City Regional Spatial Plan (RTRW) for 2010-2030. But unfortunately, the existing condition of the area is not conducive, because there are many shop stalls and abandoned buildings, and traditional markets that are not well-ordered. This study aims to compile the design of buildings and areas in the Pasar Lama Area of Serang City with the concept of a new normal life that is responsive to the COVID-19 pandemic, so that the quality of the area increases by its designation as a strategic area of the city, and is expected to become a pilot building that is responsive to a pandemic. This research is important because there have not been many building designs that are responsive to the COVID-19 pandemic, especially in traditional markets, even though the market is a vulnerable location to the COVID-19 transmission cluster. The research method uses descriptive qualitative methods, with data collection techniques through observation, interviews, and study of literature. The redesign of the building focused on the Serang Plaza block IV building which was a former cinema building that was redesigned into a clean market (ground floor and 1st floor) and small business and creative industries gallery, mini cinema, and co-working space (2nd floor). The redesigned part of the area is the pedestrian and the ex-slaughterhouse area, which is a typical culinary centre of the City of Serang, with an open system that rotates morning and evening. The recommendation that needs to be done is to explore a collaborative building management scheme and the area, and before starting construction, it is necessary to examine the condition of the existing strength of the building to be redesigned, so that it can be determined to be rebuilt or only partially.

1. Introduction
The Pasar Lama area in Serang City is one of the strategic areas of the city, as stated in the Serang City Spatial Plan for 2010-2030. This area consists of shops, markets, services, and banks. But unfortunately, the current regional conditions are not conducive. The market is not neatly arranged, dirty, inadequate sanitation, air circulation is not smooth, and lack of sun exposure. Street vendors are not organized and are not clustered, there are also empty and abandoned buildings. Congestion always occurs in this region. This condition causes a decrease in the quality of the region as a strategic area of the city.

During the pandemic, the market became one of the COVID-19 transmission clusters in Indonesia. Structuring the market so that it is more adaptive to the pandemic situation needs to be done as a form of implementing a new normal life order that has been campaigned to the public so far. This research
is important because the design of buildings and areas that are based on the principles of the new normal life (using health protocols, building designs, and healthy markets, as well as environmental insight) is still minimal in Serang City. Besides, the arrangement of the region with a new normal life is expected to improve the quality of the area so that it can further enhance the regional economy. This research is also important because there is still a lack of research or market design that is responsive to COVID-19 so that it can be used as a reference or example for other regions that want to build traditional markets that are responsive to COVID-19.

This study aims to analyze the plan for structuring areas and buildings in the Pasar Lama area of Serang City. The research method used is descriptive qualitative through observation, interviews, and literature studies. Observations were made in the Pasar Lama area, which consists of several buildings, shops, private homes, and traditional markets. Interviews were conducted with the community and elements of the Serang City Government regarding the condition of the area in the past and the current one. A literature study was conducted to obtain references related to the arrangement of buildings and areas that are environmentally sound and prioritize safety factors or health protocols on the COVID-19 pandemic.

We structure the buildings and the Pasar Lama area by using the principles of the new normal life that is responsive to COVID-19 and the principles of a sustainable city that can improve the quality of the area during the COVID-19 pandemic. The design of the building uses adequate infrastructure to implement the health protocol but still seeks to meet the needs of community space. The operational system of buildings and areas also follows the new normal life order principles, so that the safety factor is put forward. We strive to implement the principles of a sustainable city in the design of buildings and areas through the use of environmentally friendly materials, the use of waste for renewable energy sources, and designs that can optimize the use of natural resources.

2. General Overview

Serang City was determined as the capital of Banten Province with Law Number 32 Year 2007 concerning the Establishment of Serang City in Banten Province. The city of Serang has a population of 652,192 people, with an area of 266.74 km$^2$. Apart from the total population, the city of Serang has urban characteristics from the sectors that dominate the Gross Regional Domestic Product (GRDP) at Current Market Prices of Serang Municipality. There are wholesale and retail trade, car and motorcycle repair, construction, real estate, accommodation and food service activities, public administration, defence, and compulsory social security [1].

![Figure 1. Serang City as the capital of Banten Province.](image-url)
The Pasar Lama area is located along Jalan Maulana Hasanuddin, Kota Baru Village, Serang District. This area is surrounded by Jalan Mayor Syafei, Jalan Jiwantaka, and Jalan Terminal Buang, and formerly called the Chinatown area, because it is inhabited by residents of Chinese descent. Almost all of these Chinese descendants work as traders, so the allotment of the area in the past was a trading area.

In the area, there is a large abandoned building next to a traditional market. According to residents, the building was once a movie theatre, but the building was later abandoned. This building will be redesigned along with its surrounding locations in the Pasar Lama area by following the concept of the new normal life.

**Figure 2.** Pasar Lama Area.

**Figure 3.** Ex-Cinema Building, Serang Plaza Block IV, Pasar Lama, Kota Serang.
3. Research Methods
This study uses descriptive qualitative methods with data collection techniques through observation, interviews, and literature studies. Observations were made by observing the location of the building and the Pasar Lama area as well as building site measurements using GPS. Interviews were conducted with Serang residents and the Serang City Government regarding the history, current conditions, and plans for buildings and areas. The design is focused on one of the abandoned buildings (ex-cinema) and its surroundings. There is also an ex-slaughterhouse area. Literature studies include searching for references related to the design of buildings or areas according to the concept of new normal life.

4. Literature Review
Urban planning cannot be separated from the history of its development from time to time. In the XIX-XX century, the City of Serang was divided into 3 (three) regions, namely settlements, offices, and trade. Since the colonial period, the Pasar Lama area is a trading area, marked by the presence of typical colonial shop buildings and Chinese architectural shop houses [2].

Research shows that the arrangement of the area can be viewed from several points of view. The arrangement of the area cannot be separated from the facades of the buildings within it because it is a building facade that forms the visual character of the area to maintain the image of an area [3]. The concept of structuring Kota Lama Kendari area based on the image and identity of the city can be based on several planning objectives, regional arrangement (building and environment), improving the quality of the area (strengthening the character and identity of the area), increasing the economic vitality of the region, and integrating all regional components [4].

The design concept that is in line with the new normal life during the COVID-19 pandemic means to realize the design of buildings and areas that can prevent the proliferation or spread of COVID-19. The key concept of a healthy and economical house that is responsive to COVID-19 lies in good ventilation and lighting systems, in addition to modification of human design and behaviour (design and social engineering) [5]. The design of buildings and areas in accordance with the new normal life must take into account the conditions of limited space, so that efforts are made to optimize existing conditions, including the re-functioning of abandoned buildings contained in the area. A study in Bali showed that the existence of abandoned land can have an impact on the decline in land use potential and the city’s image of the Renon Area, Denpasar [6].

A market is a place for buying and selling of goods for human needs, especially basic daily needs, which makes the market always crowded. During this pandemic, the transmission of COVID-19 was very easy to occur in conditions of crowds and very close interactions between people, thus making the market one of the clusters of COVID-19 transmission in Indonesia. A market design that is responsive to COVID-19 needs to be done so that people can shop safely and comfortably. According to Diana Budds in her article entitled “Design in the Age of Pandemic”, the existence of space in relation to a pandemic is not only a quarantine problem but also a design problem, which can be seen from human efforts to redesign its physical space in response to infectious diseases [7].

The literature on the concept of adaptive market design to COVID-19 is still very minimal because the COVID-19 pandemic has only occurred in early 2020, so there has not been much research on building designs that are adaptive to the pandemic, especially market buildings. Thus, the concept of a market building that is adaptive to COVID-19 is based on the concept of healthy buildings: adequate lighting, smooth ventilation, a balance between building area and occupants, and existing facilities. Besides, it is based on regulations related to the standard of the traditional markets, namely SNI 8152-2015 concerning the People's Market. As a response to the pandemic, the Indonesian Ministry of Trade issued a Form Letter of the Minister of Trade Number 12 Year 2020 concerning the Restoration of Trade Activities carried out during the COVID-19 and New Normal Pandemic (published at 28 May 2020), which is used as a reference in designing a market that is responsive to COVID-19.
5. Building Design and Pasar Lama Area

This research includes building design and the Pasar Lama area. The building design is focused on one of the abandoned buildings in this area, which is a former cinema building, precisely in Serang Plaza block IV. The design of the area includes an area next to a former cinema building that is now a traditional market, ex-area of the slaughterhouse, and the arrangement of the pedestrian area.

From the results of interviews with officials at the Dinas Perdagangan Perindustrian Koperasi dan UMKM Kota Serang, data related to the number of buildings, the number of traders, and the ownership status of several buildings in the Pasar Lama area, in particular, the 4 (four) building blocks of Serang Plaza and former slaughterhouse were obtained. The data from the Dinas Perdagangan Perindustrian Koperasi dan UMKM Kota Serang, Serang Plaza’s block I to IV in the form of Building Use Rights (HGB), they are used on behalf of individuals, companies, and the government of Serang Regency. Serang Plaza Block I was used for banking, rice shops, and shoe stores. Serang Plaza Block II is used for banking, food stalls, notary offices, furniture, and drinking water refills. Serang Plaza Block III is used for banking, minimarkets, grocery stores, doctor's practices, notary offices, salons, and ceramic shops. Serang Plaza Block IV (ex-cinema) is almost entirely empty; there are only a few stalls on the ground floor that are used as tailors and warehouses.

Table 1. Stalls at Serang Plaza (Source: Dinas Perdagangan Perindustrian Koperasi dan UMKM Kota Serang, 2017).

| Block | Number of stalls/kiosks | Used | Not used |
|-------|-------------------------|------|---------|
| I     | 29                      | 6    | 23      |
| II    | 29                      | 9    | 20      |
| III   | 29                      | 13   | 16      |
| IV    | 111                     | 0    | 111     |
| Total | 198                     | 28   | 170     |

Figure 4. Serang Plaza and Ex Slaughterhouse.
5.1. Serang Plaza block IV (ex-Cinema)
Information obtained from interviews with the public regarding the function of the Serang Plaza block IV building stated that this building used to function as a cinema, which was built around the end of 1980. At that time, it was still part of the administrative area of Serang Regency, because Serang City was formed in 2007. This cinema is quite adequate. It was crowded as it is the first cinema in town, and there were also games station for children. Gradually, the cinema began to be rarely visited, but no definite information was obtained about the cause of the abandoned building. One of the reasons for this is the bankruptcy of the building management company.

Based on observations, the Serang Plaza block IV building is currently not maintained, many rooms/kiosks are not filled, there are lots of garbage scattered, and the building looks gloomy, dark, and shabby. The building construction is still standing upright, but the wood material looks rotten, the glass is broken or missing. The environment around the building is still dominated by non-permanent buildings located in the traditional market beside the buildings, as well as residential buildings for the lower middle class. In general, it appears that the buildings and areas do not reflect their status as a strategic city area. Optimizing the functions of the buildings in the area by designing and rebuilding is expected to change the facade and increase the value of the area so that it is in accordance with its designation as a strategic area.

Building designs that are responsive to COVID-19 follow guidelines on healthy homes and buildings that are established through legislation and references from journal articles on building lighting and maintenance systems. Government Regulation Number 36 Year 2005, Article 31 states that the requirements for building reliability include safety, health, comfort, and convenience requirements. Article 38 states that health requirements include the requirements for the air conditioning system, lighting, sanitation, and the use of building materials [8]. The determination of the lighting system can refer to SNI 03-2396-2001 concerning the Procedures for Designing a Natural Lighting System in Buildings [9].

Coinciding with the COVID-19 pandemic, the building design concept that will be applied to buildings and the Pasar Lama area uses the concept of the new normal life order. The COVID-19 pandemic forces all aspects of life to change for the better, especially in terms of creating a cleaner and healthier environment and living habits. Thus, the design concept is based on the principles of health protocols during the COVID-19 pandemic and the concept of healthy buildings that can prevent the spread of COVID-19.

The building to be redesigned is an abandoned building located in Serang Plaza Block IV, next to a traditional market. Based on measurements and observations using GPS, an estimate of the size of the building footprint was obtained. This building is quite large, consisting of 3 (three) floors with a circumference of 182 m, and an area of about 1845.25 m², with 60.5 meters in length and 30.5 meters in width. Currently, the ground floor consists of stalls filled with rice traders, groceries, and some tailors. But not all stalls are filled, so many stalls are still empty. Floors 1 and 2 of the building are empty and abandoned. Meanwhile, next to the building there is a traditional market with conditions that are not conducive so that the redesign of the building is intended as a clean market where traditional market traders can relocate to. The building is expected to be a model market building that is responsive to the COVID-19 pandemic in Serang City.

The ownership status of the Serang Plaza building (blocks I - IV) is in the form of Building Use Rights (HGB) with various contractual agreements (up to 2021, 2022, and 2023). Although these buildings have not become assets of the Serang City Government, the optimal use of existing buildings in an area must continue to be pursued. An abandoned land and/or building will have a physical (reduce the aesthetic value of the area), social (potential for disputes or conflict), legal (vulnerable to unilateral claims, unauthorized use), and economical (decrease in locally-generated revenue from the property tax sector, or building permit retribution, and reduced potential employment opportunities) impacts [6].
Figure 5. Front view of the ex-cinema building.

The facade of the building will not change much, but the building's completeness functions are more optimized. The main door is made bigger and wider to increase the openings of the room. Glass walls on each floor will be converted into windows with wide openings to facilitate air circulation and lighting.

Figure 6. Side view.

5.1.1. Ground Floor Design. The ground floor will be the location of a fish, meat, and similar commodity market. Waste or waste generation from market activities will be put into biogas reactors and become a source of renewable energy. Research results showed that the reactor with fuel composition from the cypress (kiambang) plant and cork fish offal waste produced high volumes of biogas and methane [10], so that waste from fish trading activities on this floor could be utilized as a renewable energy source. The energy from the biogas reactor will then be used as an energy source at the culinary centre in the ex-slaughterhouse area.

This ground floor will be redesigned so that it meets the requirements as a clean and responsive market to COVID-19 pandemic, with optimal air conditioning and lighting settings, and handwashing, bulkhead, and distance between traders are provided. The market requires an optimal lighting and ventilation system because sub-optimal lighting will disrupt the buying and selling process and lack of ventilation will cause the market to become damp and smelly, making it uncomfortable for visitors. An evaluation of the lighting system at Beringharjo Market, Yogyakarta shows that natural lighting at
the Beringharjo market still does not meet good lighting standards, because the average level of light distribution is below 20 lux \[11\], so this Pasar Lama building must also pay attention to the lighting system. A shophouse natural lighting design proposal in Lhokseumawe using the Useful Daylight Illuminance (UDI) metric with simulation strategies for mass composition modification, window wall ratio (WWR) with openings design, daylight shafts and skylights, double sheaths and shading devices can increase the optimal illumination value of 22 to 73\% \[12\]. Based on this literature, this ex-cinema building will also use the UDI metric concept so that the natural lighting is optimal.

SNI 8152: 2015 states the standard requirements of a market, namely general requirements, technical requirements, and management requirements \[13\]. The application of technical requirements in each type of market is shown in Table 2. The form of design that is responsive to COVID-19 is indicated by the difference in the number and function of standard facilities on the market. In the new design, the number of facilities was increased from the standard, such as handwashing facilities, disinfectant rooms, toilets, wheelchair access, nursing rooms, and places of worship.

Table 2. Market Criteria and Technical Requirements (Source: Cited of SNI 8152:2015).

| No | Criteria | Type 1       | Type 2       | Type 3       | Type 4       |
|----|----------|--------------|--------------|--------------|--------------|
| 1.  | Number of registered merchants | >750 people | 501-750 people | 250-500 people | <250 people |
| 10. | Toilets (separated between male and female) | Minimal at 4 (four) different locations | Minimal at 3 (three) different locations | Minimal at 2 (two) different locations | Minimal at 1 location |
| 11. | Number of the toilet at 1 location | Minimal @ 4 toilets for male and female | Minimal @ 3 toilets for male and female | Minimal @ 2 toilets for male and female | Minimal @ 1 toilet for male and female |
| 13. | Hand washing facility | Minimal at 4 (four) different locations | Minimal at 3 (three) different locations | Minimal at 2 (two) different locations | Minimal at 1 location |
| 14. | Breastfeeding room | Minimal 2 rooms | Minimal 1 room | Available | Available |
| 16. | Prayer Room | Minimal 2 rooms | Minimal 1 room | Available | Available |
| 21. | Disinfectant room | Available | Available | Available | - |
| 25. | Disability access | Available | Available | - | - |

Table 3. Recapitulation Data of Kiosks, Stalls Trader, and Street Vendors in Each District of Serang City (Source: Dinas Perdagangan Perindustrian Koperasi dan UMKM Kota Serang, 2020).

| District | Location               | Kiosk Trader | Street Vendor |
|----------|------------------------|--------------|---------------|
| Serang   | Royal (Jl. Sa Tirtayasa) | -            | 99            |
|          | Jl. M Hasanudin        | -            | 87            |
|          | Jl. Juhdi              | -            | 122           |
|          | Serang Plaza Blok IV   | 28           | -             |
|          | Taman Sari             | -            | 100           |
According to SNI 8152: 2015, with a total of 115 traders, the market type in the Pasar Lama area is Type 4. Thus, the standard technical requirements follow the standard Type 4 market. The design of the former cinema building will place facilities that are responsive to COVID-19. Above standards, such as hand washing facilities and disinfectant rooms. Table 4 shows the comparison between the number of facilities according to SNI 8152: 2015 with the number of facilities in the new design.

Table 4. Comparison of Number Facilities between SNI 8152:2015 and Design Plan.

| Technical requirements                  | Number of Facilities based on SNI 8152:2015 for Market Type 4 | Number of Facilities on Design Plan |
|-----------------------------------------|---------------------------------------------------------------|-------------------------------------|
| Toilets (separated between male and female) | Minimal at 1 location                                        | 2 location each floor               |
| Number of the toilet at 1 location      | Minimal @ 1 toilet for male and female                       | @ 3 toilets for male and female     |
| Hand washing facility                   | Minimal at 1 location                                        | 10 handwash facilities each floor   |
| Breastfeeding room                      | Available                                                    | 1 big room                          |
| Prayer Room                             | Available                                                    | 2 rooms (1st and 2nd floor)         |
| Disinfectant room                       | -                                                            | 1 room each floor                   |
| Disability access                       | -                                                            | 1 lift/ramp for disability          |

This building is trying to serve all groups, including people with disabilities and the elderly. A lift/ramp for the disabled is provided in the corner of this floor. Escalators are provided specifically for going up to floors 1 and 2, facilitating the elderly so they don't get tired. Regular stairs are still provided to go down from the 1st and 2nd floor. The stairs which are located in the middle of the room are one of the structures that are maintained as well as the void position of the building. Sunlight coming in from the roof can be transmitted until to the ground floor. The position of the stairs in the middle can also make it easier for visitors to reach all of the facilities on each floor so that all traders get the same opportunity to sell their wares.
Figure 7. Layout Ground Floor of Serang Plaza Blok IV.

5.1.2. 1st Floor Design. The 1st floor will be the location of the vegetable, fruit, and coconut market. As on the ground floor, waste or waste generation from this floor will become a source of fuel for biogas reactors or be recycled. Each floor of the building will be equipped with health protocol facilities, such as handwashing facilities, barriers or gaps between traders, and toilets. There are goods ramp/lift facilities for traders, making it easier for the freight transportation system. There is also a prayer room, a breastfeeding corner, and also provides many chairs for visitors to take a rest.

Figure 8. Layout Design 1st Floor Serang Plaza Block IV.
5.1.3. 2nd Floor Design. The 2nd floor which is the top floor will be a gallery of creative industries and the small businesses in Serang City (UMKM), a mini cinema that displays the old Serang City films and photos, and co-working place. The creative industry in Serang City requires a joint gallery as a promotional media as well as an information exchange among creative industries. Mini cinema to remind the original function of this building and to show photos or documentaries related to Serang City and/or Banten Province. The top floor has the potential to obtain optimal natural lighting through the use of translucent roofing materials, such as glass or fibreglass tiles.

In addition to facilitating the disabled and elderly, children also get a place in this building with a children's playground and a mini-library. The existence of children's playgrounds in public facilities is one indicator of child-friendly cities, and Serang City is committed to achieving this title. The mini library is also provided to increase public interest in reading, increase knowledge, and become a reference source for small and micro-businesses or creative industries.

Another interesting part of this floor is the area of co-working space for people in need, as is the trend that has occurred in recent years. A free internet connection is provided so this area can be optimally useful. At present, there are no locations that provide co-working space facilities in Serang City, so it is expected to facilitate the people of Serang City who have flexible working systems.

Figure 9. Layout Design of 2nd Floor Serang Plaza block IV.
5.2. *Traditional Market Area (next to the ex cinema building)*
The traditional market area next to the ex-cinema building is an environmental road about 4 (four) meters wide so that this function will be restored as before, with the addition of street lights, pedestrian, and drainage system improvements.

5.3. *Ex-Slaughterhouse Area*
The ex slaughterhouse area is located next to the Serang Plaza building in Block IV. When the slaughterhouse was still actively operating, this area consisted of the slaughterhouse block itself, and the slaughterhouse stall/booth, a place to sell meat from slaughterhouses. The existing condition of this area consists of small kiosks and merchant stalls, not all of which are occupied (Table 5). The land ownership status of this area is already in the name of the Government of Serang City, but there are several stalls on the land that is private-owned or community-owned.

Table 5. Stalls at ex Slaughterhouse Area (Source: Dinas Perdagangan Perindustrian Koperasi dan UKM Kota Serang, 2017, with modification).

| Block                      | Number of Stall/Kiosk | Used | Not used | Percentage (not used) |
|----------------------------|-----------------------|------|----------|-----------------------|
| Slaughterhouse             | 49                    | 18   | 31       | 63,27%                |
| Kiosk at Slaughterhouse    | 98                    | 2    | 96       | 99,75%                |
| Total                      | 147                   | 20   | 127      |                       |

The area arrangement in the ex slaughterhouse area is planned to become the culinary centre of Serang, public space, and a biogas reactor. Existing merchants in this area were relocated to the redesigned Serang Plaza Block IV building, then this ex slaughterhouse area was built with culinary tents, public spaces, and biogas reactors. Culinary tents are planned to be used with a shift system or alternately. Morning shift is to sell traditional snacks in Serang City, such as *ketan bintul*, *cuwer*, *jojorong*, and various breakfast items. While the afternoon to the evening to sell special foods of...
Serang City such as *nasi bakar sumsum, rabeg, bubur setan, sate bandeng, sate bebek, pecak bandeng*, etc.

This area is expected to facilitate all groups and community needs. Public space in the middle can be a space of expression for young people of Serang City. In the corner of the area, there is a small flower garden that can be a photo corner. A biogas reactor is a form of a regional zero-waste concept that accommodates market waste (waste from selling fish and meat, leftover vegetables, and fruits) and/or leftovers from culinary centres. This biogas reactor will produce renewable energy which can be used as a substitute for gas for cooking in this culinary centre.

New normal life adaptation equipment is also provided. There are toilets, and several places to wash hands. The distance between the chair and the dining table is calculated so as not to jostle and maintain the air circulation.

![Figure 11. Culinary Center (ex Slaughterhouse).](image1)

![Figure 12. Public Open Space and Culinary Center (ex Kiosk of Slaughterhouse).](image2)

5.4. **Pedestrian**

The area pedestrian path along Jalan Maulana Hasanuddin was reorganized by incorporating the concept of a new normal life. Facilities to be built in the pedestrian area are chairs, garden, street lighting, hand washing facilities, and ornamental plants. Structuring the pedestrian is done at the same time as structuring the drainage system in this area.
If the pedestrian, buildings, and areas have been reorganized, the area's facade will change. Changes in the area of the facade should also be followed by the renewal of the facades of existing buildings within the area, but because they are privately owned, the renewal of the building facade cannot be drastically carried out, because it can burden the owners. Thus, the owner is only recommended to renew the facade of his building to fit the new concept of the area, but it is done in stages and according to the ability of the building owner.

6. Conclusion
The rearrangement of the Pasar Lama building and area uses the concept of a new normal life that is responsive to the COVID-19 pandemic and the principle of sustainable cities. The Serang Plaza block IV building was redesigned using building materials and layouts that were responsive to the COVID pandemic 19: the distance between visitors and between traders, barriers between traders and buyers, hand washing facilities, lighting systems, and optimum ventilation. Building materials on the roof using glass or fibreglass tiles that make sunlight enter optimally. The number of windows and doors is increased so that air circulation runs smoothly because rooms with non-smooth circulation are very vulnerable to COVID-19 transmission. The utilization of waste for renewable energy sources using biogas reactors is a form of implementation of sustainable city principles.

The structuring of buildings and the Pasar Lama area is expected to improve the quality of the area and revive the original function of the region in the past by adapting to the concept of new normal life. The concept of structuring buildings and areas planned at the Pasar Lama is expected to become a pilot structuring of buildings and areas that are responsive to the pandemic.

7. Recommendation
Buildings in the area need to be reviewed regarding ownership status, future forms of cooperation, and building feasibility. The ownership status needs to be ensured so that more intensive asset management is needed in this region. The form of building utilization cooperation must be reviewed considering that this area is strategic, so it has the potential to become a source of regional income. The building to be redesigned, namely Serang Plaza block IV, needs to be tested in terms of the strength of the building before reorganizing. If there has been damage to the building column, then it needs to be restored. After the construction is finished, it is also necessary to conduct a building worthiness test to obtain a functional certificate.

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