SEARCHING THE CONCEPT OF LOCALITY ON HIGH-RISE BUILDING

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ABSTRACT

This article is an attempt to provide an introduction to the understanding of the local concept that can be implemented on high-rise building. It started from an issue on an actual development condition that cannot be avoided, i.e., to build verticality. The increasing price of land, the smaller land area, and the distance of central city to the residential neighborhood are some of the reasons of the development of vertical building as the best solution today. The trend today even leads to the development of skyscraper buildings. Unfortunately, the phenomenon of high-rise building leads more to universality form, which lacks of urban identity in terms of local characteristic. Therefore, the implementation of local characteristic needs to be addressed. This article explores the possible local aspects that can be implemented, and created at the high-rise building, specifically apartment. Through the review of literature and experiences from other countries, understanding on local aspects whose implementation is possible for high-rise building is to be obtained. The result is in the form of a stipulation of a working framework on the understanding of local aspect.

Keywords: highrise building, skyscraper, apartment, locality, distinctiveness, uniqueness

ABSTRAK


Keywords: bangunan highrise, skyscraper, apartemen, lokalitas, keberbedaan dan keunikan

1. INTRODUCTION

Without mentioning the name of the cities in the pictures above, can we name those cities? The highrise building closely related to the typological design, a building that is full with economical and functional
considerations that should be very accurate, considering the selling values contain within. But, is capitalistic consideration is so gripping that locality aspect cannot be dug up? Although the influence of globalization is very strong in the constellation of economics and information network, this does not mean the disappearance of construction culture tradition, implemented in the construction design activity, i.e. building art and city development. Locality in the context of a place where the place is located needs to be closely tracked to obtain full understanding of the locality.

without a thorough understanding of place as it has human significance, one would find it difficult to describe why a particular place is special and impossible to know how to repair existing places...(Relph 1981 in Seamon and Sower, 2008).

Modern architecture comes with an objective to settle various problems occurred in the previous era, where architecture was only for a handful of elite group, while the poor was marginalized and was not touched by architecture. In the end, the offers from modern architecture were finally able to present architecture and settle problems such as: 1) the problem of land that is more expensive and getting smaller, can be presented with technological findings capable of presenting vertical building that can save land; 2) Expensive and ornament-filled building, in the end it can present in a massive and simple ways that is affordable for every society; 3) the invention of glass and steel has made the face of the building varies and is brave structurally; 4) in the end, vertical housing is the best solution thus far to deal with land deterioration as a result of declining environmental quality, unmet land availability, the distance between housing and workplace whose proximity is sought after.

On the other hand, modern architecture created an inevitable new side effect, such as: 1) since it is made easy by mass production, modern building also arrives in massive way. We can find similar face that eliminate its characteristic and uniqueness, 2) The presence of glass buildings does not take into account the appropriateness with the condition in Indonesia, so that the building is not pleasant; 3) The presence of high rise buildings in such a way, close to each other without taking into consideration of the surrounding, will create dark and humid atmosphere especially for the relatively lower building; 4) Although the building comes with such sophistication, it still requires the presence of air conditioner because at such height wind is unavoidable, therefore it needs to be arranged that will create new problems; 5) the effect that mostly felt is : architecture that used to present to settle the problem of humanity, seems “lost” in its humanity: no more emotional touch, attachment, togetherness, space sharing, etc.

Recently, the locality theme has been presented in various scientific domains in relation with the emergence of the concern on the disappearance of local value as a result of globalization that is unavoidable. Locality in various terminologies such as: local wisdom, back to nature, back to the village, etc. are presented to provide awareness on the “existence of unique wealth” that we possess that is feared to be lost due to conveniences offered by the modern era.

This theme of locality is re-explored by some thinkers. If it is to be perceived wisely, locality is not only nostalgia of the past if it wanted to be represented without trying to give the current nuance. We have to realize that it is impossible to go back to the past, but what was in the past still have the meaningful values and living norms appropriate to be ‘rescued’, in the contemporary context capable of adapting with the new era.

The theme of locality is tempting to be raised in the topic (related with the issue of highrise building that is unavoidable in the current condition), looking at the phenomenon of the development of large cities in Indonesia that lead to urbanism globality that starts to leave behind local strength. Skyscrapers began to replace horizontal buildings with faces that lead to uniformity in the form that occur almost in major cities of the world.

2. LITERATURE REVIEW

The Highrise building era, began when Louis Henry Sullivan started his debut in his bold work around 1900, so he was named as the father of skycrappers and at the same time as the father of modernism. Together with Henry Hobson Richardson and Frank Lloyd Wright, the three are known as trinity in American architecture who in their era were capable of creating highrise building. In the beginning of the 20th century, the birth of highrise building was meant to respond to the new industrial era, technology, mobility and political pressure which result in the emergence of International Style.

In this era, the emergence of highrise building was more the result of two things:

a. The culture of commerce. Architecture presences as the result of consumer’s needs, market opportunity, and business agenda. The manifestation is in the form of iconic building form, sky-crappping towers, hotel with famous operator’s name, classy apartment, franchise restaurants, and shopping mall filled with brand stores images, and rented offices (Figure 1)
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b. The culture of design. In this category, the architecture that presence is a competition of work among famous designers. All of them are competing with each other in attracting attention by presenting building in the current concept. However, they also share and criticize each other in magazines, journals, etc. Usually the existing building is possible to appear with locality strength, or even it is a direct imported design where the architect did not provide local content in the characteristic of the place (Figure 2).

Figure 1. Highrise exists as a result of commercialism culture

Dubai Building, UEA Architecture
Bank of China Tower, IM Pei
Gherkin Building, Norman Foster
Burj Al arab, Tom Wright

Figure 2. Highrise exists as a result of design culture among designers

2.1 Locality as a knowledge

Locality as an understanding where the relation between man and the environment is a harmonious relation where; 1) The Physical context: relation between man and the environment related to place, district (small scale until city) that shows a power, spirit, sense of place, sense of belonging, which in the end provides a unique identity showing differentiation with other place; 2) The Non-physical context: relation of man with the environment related to cultural aspect, habit, social, economy and no less important is relation between man and other person. The strength of this relation will provide a good strength of community relation so that it can produce uniqueness that in the end will provide a good dwelling aspect that provides a sense of feeling at home, a sense of pride toward the place itself.

An architecture of the everyday may be banal or common. It does not seek distinction by trying to be extraordinary, which in any case usually results in a fake or substitute for the truly extraordinary. In its mute refusal to say “look at me” it does not tell what you think. It permits you to provide your own meaning... An architecture of the everyday may therefore be quiet ordinary. It is blunt, direct, and unselfconscious. It celebrates the potential for inventiveness within the ordinary and is thereby genuinely “of its moment”. It may be influenced by market trends, but it is resist being defined or consumed by them. (Berke, 1997)

From the Berke’s statement, it can be said that architecture can look ordinary in daily basis; however it can be understood deeply by the recipient. In the ordinary day to day basis “inner beauty” will appear. So architecture with local character doesn’t have to appear excessively in order to look Indonesian. It is not only the “face” that appears, there are values behind it that can be taken the essence as local character.

Locality as mentioned by Lewi Mumford (in Tzonis and Lefaivre, 1990) areas follows:

a. Related to history. Locality will be related to complete understanding of the spirit of the era, not merely transferred in the current context. The essence of the object in its era should be understood comprehensively and when it will be adopted for the current context, can not immediately be applied.

b. A place has personal touch different from other places, there is a sense of place from the characteristic of the place that makes it strong and it has spirited locality since they differ.
c. There are social, politics, and economical strength of the place which in the end posses different soul with other place and building.

d. Related to the utilization of sustainable technology where the value of tradition (past) must be able to be transferred to new tradition, so that it synchronizes with the spirit of the era. In this case, there should be an effective technology that does not damage the environment.

e. Related to the users. There is a benefit for the building users that should be appropriate with the building function. There is aspect of needs in this case.

f. There are values of regularity, cooperative, strength, sensitivity, also on character of community.


g. There is cultural value, but on the other side, it is also related to universalism value.

h. Globalism accomodate the needs of capitalist machines, whereas locality accomodates community value. Locality should be the first in universality value. Learning on history, material, social background, conservation issues and building construction.

2.2 Locality: A Distinctiveness and Uniqueness

In the 1990’s, the concept of locality begin to be introduced theoretically. In proposing the idea for locality character assessment, Dower (1993) summarized his assessments on locality as a distinctiveness and uniqueness as follows:

- **Folk** - people, language, custom and culture, their way of life.
- **Work** - the unique way of people working – with local materials, traditional food, clothes and housing, and for the fulfilment of other necessities which, for generations, has formed man, community and their living environment.
- **Place** - someone’s view points and feeling toward places, that forms and color local character of the region with a combination of man and nature (Dower, 1993).

Therefore, in the end, locality as a distinctiveness and uniqueness aspect is a unity of relation from relation (Figure 3):

![Figure 3. Locality as a distinctiveness and uniqueness aspect](image)

A place possesses a uniqueness, will give a sense of place. Sense of place itself is defined as tangible and intangible characteristics, showing distinctiveness and uniqueness of a place, identity and originality in a long period of time. Distinctiveness and uniqueness might work in global, regional, or national scale or perhaps only local, community or private interests. This distinctiveness will in the end give an identity to a place.

The first principle of identity is willingness to defend personal uniqueness. Distinctiveness is related to perception toward a place (Hummon, 1992), and the use of place to distinguish it with other part of the city (Lalli, 1992). Distinctiveness will show identity character different from one to another (Twigger-Ross and Uzzell, 1996). Local distinctiveness is basically a relation between man and their place. This relation is not only in the realm of things on the surface, but also in the deepest relation.

More detail than what was said by Dower, the United Nations (2004) gave a detail on the aspect of local uniqueness of a neighborhood, región, city. Basically, state can be made based on:
a. Human asset: man capability to live and grow healthy and be productive in a good neighborhood, good nutrition, strong kinship, equality in the rights in the neighborhood at various social stratum, gender, and education
b. Social asset: kinship neighborhood, self-supported organization capable of being established by the community themselves.
c. Cultural asset: physical heritage and cultural wealth.
d. Intellectual asset: the wealth of community thinking which reflected societies: artist creative, academic experts, etc.
e. Environmental aspect: quality of physical environment
f. Natural asset: natural wealth, mountain, beaches, landscape, forest, swamp, etc., productive or recreational.
g. City asset: city infrastructure, transportation, city and building utilities.

3. METHODOLOGY

This article is an effort to find certainty on the understanding of locality aspect that enables to be presented at high rise buildings. The understanding was obtained through literature review.

4. RESULTS AND DISCUSSIONS

4.1 Locality can be created and presented

Agnieszka Kiera (2011) in her article: The Local Identity and Design Code as Tool of Urban Conservation, A Core Component of Sustainable Urban Development – The Case of Fremantle, Western Australia argued that locality in urban context can be presented through a rule: The Local Identity and Design Code (LI&DC). This rule consists of two parts:

a. The Rule of Urban Identity (The Source Code)

It is derived from urban analysis on the existing city character in the form of geometric numbers that provide identity and character of urban parts. Each area is given a certain number and certain code. The explanation includes: urban element, city map (road part and form, public spaces, urban ‘grain’), streetscapes (urban interiors) all the way to architectural detail part (scale, facades), and also completed with the specific needs of the city such as part of the city that needs to be protected, rehabilitated or preserved. This rule also provides inputs on the detail of the city such as material and color. Each building to be constructed in a certain area should take into account this rule, so that locality aspect of each region can be always protected (Figure 4)

Figure 4. Rule of Urban Identity that gives Locality Touch in Fremantle
Source: Dr Jacek Dominiczak and Monika Zawadzka – extracts from the Local Identity & Design Code for Central Fremantle, 2008, selected by Agnieszka Kiera
b. Design Code.
It contains more specific rules on building height and proportion at city parts. In the end, the city parts have the power and character of each different place (figure 5).

<table>
<thead>
<tr>
<th>inland areas</th>
<th>recommended</th>
<th>accepted</th>
</tr>
</thead>
<tbody>
<tr>
<td>area 001</td>
<td>zone 1a - High St.</td>
<td>15.5 m</td>
</tr>
<tr>
<td></td>
<td>zone 1b</td>
<td>12.5 m</td>
</tr>
<tr>
<td>area 002</td>
<td>zone 2</td>
<td>12.0 m</td>
</tr>
<tr>
<td>area 003</td>
<td>zone 3a</td>
<td>14.0 m</td>
</tr>
<tr>
<td></td>
<td>zone 3b (measured at Cantonment St.)</td>
<td>17.5 m</td>
</tr>
<tr>
<td>area 004</td>
<td>zone 4a - High St.</td>
<td>15.5 m</td>
</tr>
<tr>
<td></td>
<td>zone 4b</td>
<td>10.5 m</td>
</tr>
<tr>
<td>area 005</td>
<td>zone 5a</td>
<td>wall: 6.3 m</td>
</tr>
<tr>
<td></td>
<td>zone 5b</td>
<td>outside the study area</td>
</tr>
<tr>
<td>area 006</td>
<td>zone 6</td>
<td>outside the study area</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>waterfront: riverfront areas</th>
<th>recommended</th>
<th>accepted</th>
</tr>
</thead>
<tbody>
<tr>
<td>area 007</td>
<td>zone 7</td>
<td>wall: 8.0 m</td>
</tr>
<tr>
<td>area 008</td>
<td>zone 8-9</td>
<td>6.5 m</td>
</tr>
<tr>
<td>area 009</td>
<td>zone 10a</td>
<td>for special buildings: 12.0 m</td>
</tr>
<tr>
<td>area 010</td>
<td>zone 10b</td>
<td>9.0 m</td>
</tr>
<tr>
<td>area 011</td>
<td>zone 11a</td>
<td>west side of Marine Terrace: 10.0 m</td>
</tr>
<tr>
<td>area 012</td>
<td>zone 11b</td>
<td>9.0 m</td>
</tr>
<tr>
<td>area 012</td>
<td>zone 12</td>
<td>north bay shore of Fishing Boat Harbour: 7.0 m</td>
</tr>
</tbody>
</table>

Figure 5. Detail Rule of Urban Design that gives locality touch in Fremantle
Source: Dr. Jacek Dominiczak and Monika Zawadzka – extracts from the Local Identity & Design Code for Central Fremantle, 2008, selected by Agnieszka Kiera

Apparently, locality aspect in relation to place is possible to be presented through some rules. This rule should be developed and explored in its context on the power of place in the city. The power of place should be explored from the neighborhood, habitat, community, and district where the architecture presents. Urban Plan shows part of urban areas with its own uniqueness (Figure 6).

Figure 6. Urban Plan in Fremantle
Source: Dr. Jacek Dominiczak and Monika Zawadzka – extracts from the Local Identity & Design Code for Central Fremantle, 2008, selected by Agnieszka Kiera
4.2 The Power of Place in the context of Physical Space

Power of place in architecture is a correlation between building, neighborhood, social, political, cultural factors and economic environment where the architecture presents in the neighborhood (Burden, 2001; Oxford Dictionary of English). A place can have a power if the placement of the building, site, position, natural environment and neighborhood are well integrated and symbiotic with man (Burden, 2001). A locality which based on the power of a place, will have a “power” if the architecture that presents is “fit in” with urban plan, take into consideration a city as a totality and be aware that parts of city have its own power and space experiences …… All architecture must fit into, respond to, and mediate its surroundings (Burden, 2001).

The power of place will show a “personality of a location” (Hayden, 1995). How the power of site, topography and environment emanate a uniqueness that differs from one place to another. Some leading figures and their topics of discussion can be summarized as follows (Table 1):

<table>
<thead>
<tr>
<th>No</th>
<th>Source</th>
<th>Topic of Discussion</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Capon (1999)</td>
<td>Building will communicate itself together and at once (quoted from Le Corbusier), while on the other hand, building will talk to each other in the same or different neighborhood (quoted from Kahn)</td>
</tr>
<tr>
<td>2</td>
<td>Capon (1999)</td>
<td>The presence of aesthetic in architecture is needed to harmonize with the surrounding (quoted from Otto Wagner)</td>
</tr>
<tr>
<td>3</td>
<td>Johnson (1994)</td>
<td>Building will have power of place if it presents contextually with the surrounding environment.</td>
</tr>
<tr>
<td>4</td>
<td>Thomas &amp; Garnham (2009)</td>
<td>Architecture and place are inseparable; they are attached one with another.</td>
</tr>
<tr>
<td>5</td>
<td>Capon (1999)</td>
<td>In the end, building and its place as a unity will communicate with other neighborhood (quoted from Charles Moore)</td>
</tr>
</tbody>
</table>


If we look at figure 7, is the presence of a context of location impossible to be considered? Market aspect, economy, and the demand of needs are so powerful that the locality aspect does not have “a chance” to be present.

4.3 The Power of Place in Human Appreciation

A place in its relation with human relation is often mentioned with the word ‘place’. Place has deep meaning, not only related to the aspect of place, but also with the aspect of human sense within the word. Place exists not only physically but also in people’s minds as memories (Tuan, 1977; Relph, 1976; Dovey, 1985; Casey, 1993; and Schulz, 1982). Certain places can provide memory, impression, certain meaning to people through experience. In the phenomenological assessment, environment is called place. Place itself is not only a concrete thing related to substance of material, shape, texture, and color, but also integratedly will provide a form of neighborhood with character and provide interesting atmosphere and provide an impression.

Tuan (1977), Relph (1976), Dovey (1985) dan Casey (1993) have given an insight to the theories of place and sense of place. A place is often associated to provide a meaningful experience through kinesthetic experiences through human senses. Experience on place will provide a power of place that gives memorable and meaningful imagining for man in the context of place.
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Moore (2000) based on Schumaker and Taylor (1983); Giuliani and Feldman (1993); Altman and Low (1992), initiated ‘place attachment theory’ which is a theory that shows human relation and attachment (touches aspect of feeling) with a place. Man will have an attachment with a place through: community involvement, social network, satisfaction aspect, cultural elements, and time. Although the aspect of emotional attachment with a place tends to be personal, actually it can be an objective impression which together can provide attachment to the community.

Place itself is a quite complicated concept (Easthope, 2004). There are some assessments from experts regarding place, as follows (Table 2):

<table>
<thead>
<tr>
<th>No</th>
<th>Leading figure</th>
<th>Topic of Discussion</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Heidegger (1962)</td>
<td>place is a relation between mind, body, and outside world</td>
</tr>
<tr>
<td>2</td>
<td>Relph (1976)</td>
<td>sense of place and placelessness</td>
</tr>
<tr>
<td>3</td>
<td>Tuan (1977)</td>
<td>Attachment of man with place through topophilia and the sense of being home (rootedness)</td>
</tr>
<tr>
<td>5</td>
<td>Altman and Low’s (1992)</td>
<td>work on place attachment were all significant milestones in research literature regarding place.</td>
</tr>
<tr>
<td>6</td>
<td>Norberg- Schulz (1982)</td>
<td>spirit of place</td>
</tr>
<tr>
<td>7</td>
<td>David Simon (2011)</td>
<td>place identity</td>
</tr>
<tr>
<td>8</td>
<td>Altman (1992)</td>
<td>place attachment</td>
</tr>
</tbody>
</table>


A place with power is a place which is meaningful for someone (Tuan, 1977; Relph, 1976; Dovey, 1985; and Casey, 1993). In addition, Tuan (1977) distinguished place with space in: place is security in nature and space is freedom in nature and both are interconnected. Place is a position or location where someone interprets space. The power of a place will influence man in terms of memory and identity (Casey, 1993). For Casey, place can associate and influence someone positively or negatively. We can feel a place comfortably or fearfully, proudly or shamefully, maintaining or destroying, etc. Place will also give an appreciation which relating context of time: either the past or the future.

Easthope (2004) stated that someone’s sense of place can lead to the form of sense of belonging if someone feels attached to the place in their daily lives, and in the end, automatically, will create a sense of security. Sense of belonging is an important key in understanding a place and the understanding will be obtained through man, object and memory. Elements in a place or neighborhood will produce important contribution which in the end will give a power of place that can be felt.

Sense of belonging is closely related to identity of places with certain characteristics. Moore (2000): place identity is basically similar to place attachment in the aspect of “relation between man and place” and has similarity in sense of belonging. Place is a part of “self-identity” aspect. Sense of belonging to a place can be applied in the form of: attention, maintenance, care, security feeling, and pride feeling. Sense of belonging in a community can be applied in the form of identity to a place.

In the end, sense of belonging will give a feeling aspect to a place (Shamai, 1991) that can be elaborated as follows: 1) Ownership of a place; 2) Attachment to a place; 3) Sense of responsibility and commitment to a place. These three things can be elaborated in detail in the category to the level: 1) Knowledge of the place: familiarity. Knowing the place and the presence of a symbol, but does not have emotional aspect that integrates himself to a place; 2) Sense of ownership of a place: emotion is there, respect to symbol is also there; 3) Attachment to place: emotion started to be strong and meaning has already appeared and is important to the subject. Place has unique identity and character through certain symbol; 4) Identify place: united with the place. The objective of a place is known by the subject, is loved and has deep meaning; 5) Involvement of place: playing role in place. Started to begin the understanding of investment: money, time, expertise, power, etc.; 6) willing to sacrifice: the deepest commitment toward sense of place → prosperity, freedom, and even live.

5. CONCLUSION
REFERENCES