

# Study Of Changes In The Environmental Function Of The Gegerkalong Girang Road Corridor, Bandung City

Muhammad Syahrizal<sup>1</sup>, Heru Wibowo<sup>2</sup>

Architecture Study Program, Faculty of Civil Engineering and Planning, Universitas Kebangsaan

Email: muhammadsyahrizal30@gmail.com,

---

**ABSTRACT** : The city of Bandung has a special attraction for migrants from other regions to carry out various activities. This is because the city of Bandung was made as a center for education, tourism and culture, a trade center, and also as a center of government in West Java Province. The need for economic improvement in an urban area that was originally not developed and is now developing indirectly there are changes in land use or land use in various ways including by changing the function of the original home to a shop house and even turning into a shop or land commercial. This is influenced by the existence of activities or activities of an educational and religious tourism area where this occurs due to the large number of requests to support activities in the area.

**Keywords** : Function change, Land use, Commercial activity

---

## INTRODUCTION

One of the largest metropolitan cities that become the capital of West Java province is Bandung City. The city of Bandung is designated as one of the city centers for National activities in 14 other cities. Bandung City is a city that is one of the centers of economic growth in West Java Province which has the potential for very dynamic economic development. This is inseparable from the role and function of the city of Bandung itself as a center for education, tourism and culture, industrial center, trade center, and the center of government of West Java Province. With the level of economic growth in West Java, the City of Bandung has become a city that has its own charm for migrating residents from other areas to carry out various activities that make Bandung City one of the most populous cities in Indonesia.

Conceptually, the development that occurs in the city of Bandung in its spatial layout, it has been formulated that the development towards the north is controlled by urban activity centers. Lack of encouragement and because of its limitations and topography, the northern city of Bandung should have become its control from various urban activities. Development towards the north continues to be monitored and controlled, especially for housing with a large plot size. This is related to protecting the northern part of Bandung City which has become a conservation area.

The need for economic improvement can be felt in an area that was originally not developed and has now become vibrant with changes in land functions or land use in various ways, including changing the function of residential buildings, namely by selling, renting existing land and land for value. added economy. The formation of this function is a goal of development carried out as a means to meet the needs of all human activities that exist or are in the vicinity, standard planning guidelines are tools to neutralize the realization of time and space so that human activities can take place.

The area which is one of the developments in the development of commercial or trading activities and services which is quite rapid is located in the Gegerkalong Girang Street Corridor. The development of the corridor area of Jalan Gegerkalong Girang can be affected by several existences, one of which is the existence of an education area and a religious tourism area as a new growth center in Sukasari District, especially Isola Village. The rapid development of the Jalan Gegerkalong Girang Corridor could have been due to the large number of demands to support human activities and activities for certain commercial functions. In addition, the development of this road corridor can also be a supporter of the main activities of the area, namely educational activities and religious activities, in this case the most dominating the existence of the Indonesian Education University Campus and Daarut Tauhid Islamic Boarding School.

With the existence of educational and religious areas, this can lead to a lot of land use or function changes, such as the function of non-built land into built-up land, this is what can trigger a lot of shops to appear, so that it becomes a densely packed area with buildings that take turns. and simultaneously built, with the improvement of the quality of existing infrastructure and the number of mix-use buildings with the function of residential buildings.

## METHODS

The method of analysis uses a qualitative descriptive method through a phenomenological approach by describing the phenomena that exist in the field. Data collection is formed into two parts, namely primary data and secondary data. Primary data were obtained from field observations, taking pictures of the corridor situation, conducting interviews or distributing questionnaires. Meanwhile, secondary data obtained from literature studies and literature studies also perform data processing using descriptive data analysis to create a description of the collected data without making generalizations from the research results. This research was conducted in the city of Bandung, precisely in the North Bandung area which is located in the corridor of Jalan Gegerkalong Girang, the initial boundaries of the study were at the entrance to the corridor up to the junction of Jalan Terusan Pak Gatot Raya.

The center of growth is also defined as a form of geographic emphasis that comes from all the activities that exist on this earth. Some theories explain that in some places or regions, it is more preferable because the location of labor, resources, markets and so on are economically more attractive and more profitable. These places then form natural growth poles and develop more rapidly than other regions. With this space utilization control is if there is a mismatch in space utilization. Spatial use control can also be interpreted as an effort to maintain and monitor the suitability of existing space utilization with spatial functions that have been and have been determined by the spatial planner. In Article 1 number 15 of Law Number 26 of 2007 concerning Spatial Planning, it is explained that the control of this space utilization is part of the effort to create and form a neat or orderly spatial layout.

According to D.A. Tisnaadmidjaja, what is meant by space is "a physical form in an area or area in the form of geographic and geometric dimensions where this is a place or place and space for humans to carry out an activity of life in a quality of life so that it can be said to be feasible". Spatial planning is a form of spatial structure and spatial patterns. The spatial structure is an arrangement of existing residential centers and a network system in which the functioning infrastructure and facilities are used to support the socio-economic activities of the community, which hierarchically has a functional relationship. Spatial planning is a system in which the process of urban spatial planning, and the utilization of city spatial planning is also a control of the use of city space. Spatial planning is part of a process in determining spatial structures and spatial patterns which includes one of them is the preparation of spatial plans and the determination of spatial plans.

A commercial corridor can be interpreted as a road that has on its right and left is filled with mapped or plots of land for commercial property where this is usually in the form of offices or other commercial activities. The existence of trade activities that grow and develop can affect the environment in the road corridors around the trade. The existence of an educational area and a religious tourism area in the area can give its own color to the changes in the function of the building in the corridor of this Gegerkalong girang road. This general development pattern can be found in road corridors, namely in the development ribbons pattern where in this case the development pattern has been found so that the spread of various activities along the road corridor which are sometimes unplanned or unpredictable in their growth and usually depend on existing road traffic flows (Verbeek, Boussauw, & Pisman, 2014).

Commercial activities are the activities of exchanging or selling and buying goods and services to get a profit by trading and all of these supporting activities such as means of transportation, means of communication, banking, and so on (Seriously, 1992). This commercial activity can be in the form of a shop according to Balchin and Kieve (1982) commercial activity is defined broadly into five categories including the following:

1. Convenience shop this is where consumers who buy goods at this type of shop are usually regular.
2. This shopping shop is located where the goods purchased at this type of shop are usually less regular.

3. Specialty shop where in this type of shop, the interval or pause for consumers in buying goods is quite long and sometimes the intervals are not clear.
4. Department and multiple stores where in one department store building contains several or a combination of the many types of shops that exist.
5. Service shops, which are usually in the form of a workshop and sometimes also wholesale venues.

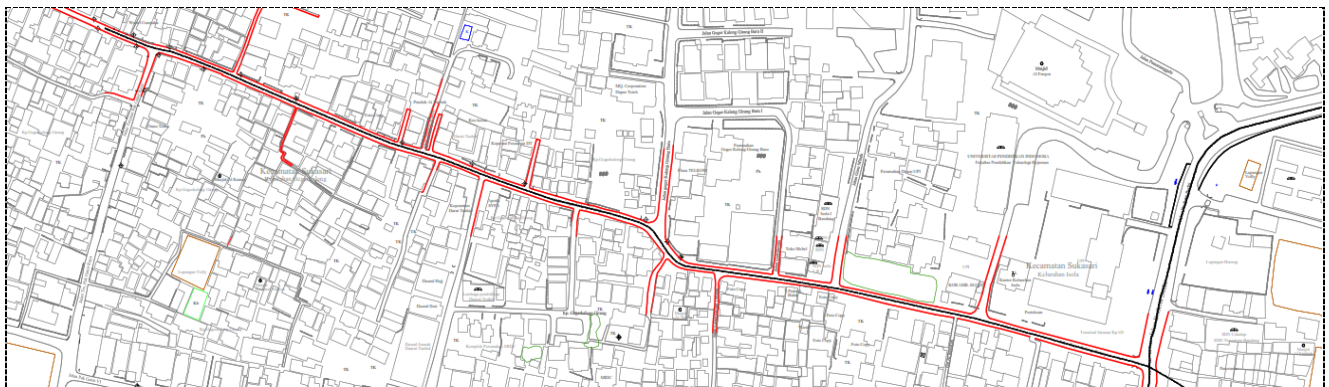
## RESULTS AND DISCUSSION

Bandung City as a metropolitan city where the central government area of West Java Province is located in Bandung City. The city of Bandung has a function and role as the capital city of West Java Province where this makes the city of Bandung the center of economic growth in the region and the city of Bandung is also mentioned as a cultural city which is judged by the various community and cultural activities that develop in the city.

Based on the Bandung City Regional Spatial Plan 2011-2031, the City of Bandung has or has a strategic plan direction to carry out various developments and improvements to the quality of transportation infrastructure and facilities based on integrated and controlled public transportation by monitoring and maintaining functions and hierarchies. existing roads, increasing the capacity of the road network in the city of Bandung through the construction of road improvements and widening, management and traffic engineering can eliminate existing roadside disturbances by providing parking facilities or public facilities adequate and integrated in relation to various activity centers, this can optimize the control and operation or implementation of the urban transportation system, while based on the urban spatial pattern strategy, the City of Bandung is developing a urban spatial pattern compact, neat, structured, with incentives and disincentives and this pattern is oriented towards the transportation network pattern by arranging, controlling, supervising and obliging the provision of land and public facilities as well as adequate parking facilities for various activities in other designated areas. However, at this time it can be seen in the existing conditions, the City of Bandung has complex and complicated transportation problems, where this can happen due to the high rate of land use activities or land use change or land use so that this has an impact on decreasing service levels. Bandung city street.

Urban development is a process of changing from a situational urban area to a new urban area in a different time period. This situational change also occurred in the Gegerkalong Girang area, Bandung city. At the beginning of its development, this area was known as an education center that supported educational activities based on the activities of the oldest universities and settlements in North Bandung. However, because the Daarut Tauhid (DT) Islamic Boarding School was built and developed in 1990, this area has become phenomenal.

The presence of the DT Pesantren has changed the physical form of the environment around the area, which is basically a place for thousands of IKIP Bandung students to live since the 1950s. This research also concerns how the concept, behavior, and value of the morphological architectural color areas in the location.



**Figure 1.** Research Locations for the Gegerkalong Girang Road Corridor

Image Source: Processed from Bandung Map 2013

The results showed that the approach to economic development and welfare for the community that was initiated by AA Gym as the founder of the DT Pesantren had a significant effect there. This change

appears in the function and facade of the building. The function and building facades, which originally had a residential function, turned into a commercial function. In doing so, it affects architectural forms and the environment. There are dualistic functions of the regions, namely (1) the education area and the religious area; (2) Student huts and student dormitories. These two functions complement and strengthen each other in increasing economic activity. Islamic boarding school activities, trade, and education (Asep Yudi Permana, 2018). Jalan Gegerkalong Girang is one of the secondary collector roads where this road can connect Bandung City with West Bandung Regency. Based on the existing conditions along Dr. Setiabudhi in the research object area, there are several activities, including housing or settlements (houses, rented / boarding houses), commercial buildings (financial institutions, caring / repairing services for vehicles, hotels / guest houses, health facilities, professional institutions / offices. , Retailers, photocopy, supermarkets and modern markets such as yogya griya, borma, and so on), public services in the form of educational areas both schools or campuses such as (SLTPN 12, SLTPN 15, Pasundan University, Indonesian Education University, Bandung Tourism College), there are also government buildings where there are Post Offices, Military, Terminals, and Places of Worship) where all of the above objects can indirectly provide opportunities for those who do or build or lease land and buildings used as shops or services other.

The rise of various conversion activities originating from residential houses to business premises or commercial buildings in Bandung City that do not have a permit from the Bandung City Spatial Planning and Cipta Karya office or Regional Apparatus around this residence can trigger and cause several new problems such as the function of a house that is not suitable for habitation as well as a means of fostering a family will not be maximally achieved. The existence of this function transfer activity must be reported immediately so that it will have an impact on government data where there are changes to the initial licensing, the purpose of the building being built where this is stated in the Building Construction Permit (SIMB) which in fact the surrounding community is taking advantage of the situation and existing conditions do not meet these requirements.

Basically, this activity of changing the function of buildings and land does not violate the law but in carrying out the business of changing the function the house owner has completed the permits or it can follow after a change in function occurs. This (regulation) still applies even though the residential or residential building in its original form remains the same, but the main function of the dwelling is partially changing its function to become a place of business so in this case the license is no longer the same as the existing designation.

This study aims to analyze and identify patterns of functional changes in the built environment on this Gegerkalong Girang street. Where this is related to various aspects of spatial planning and including environmental aspects, buildings and site of an area or this area. The researcher also intends to provide education regarding the advantages and disadvantages of changes in land use or function that occur.



Figure 2. Changes in the Function of the Gegerkalong Girang Road Corridor

Image Source: Processed from Bandung Map 2017

Data Sources: Field Observation Results

- : Shops
- : Boarding house / rented house
- : Education, Government, Religious Area

Based on the results of research and field observations, the corridor of the Gegerkalong Girang road has its own charm, especially for students and the general public who want to visit the Daarut Tauhid mosque. The object of this research focuses on changes in building functions that occur in the Gegerkalong Girang area so that it can affect various aspects, especially the economic aspects of the surrounding community.

After grouping the functions of the existing buildings, there are results that are not in accordance with the detailed spatial planning map of the North Bandung area, especially in the research object area. It can be seen from the results of the grouping above, the spatial pattern of the Gegerkalong Girang road corridor has undergone significant changes. This change occurred due to the large influence of the education area and the religious area, both of which contributed a lot of influence from changes in the function of the building.

From the results of field observations, the researcher counted and classified the buildings in the corridor of the Gegerkalong Girang road into 3 types, namely:

**1. Residential**

There are 11 houses that have not changed function on the corridor of the Gegerkalong girang road, including the following:



**Figure 3. Rumah Cemara**  
Image Source: Personal Documentation, 2019



**Figure 7. Residential house**  
Image Source: Personal Documentation, 2019



**Figure 6. Residential House**  
Image Source: Personal Documentation, 2019



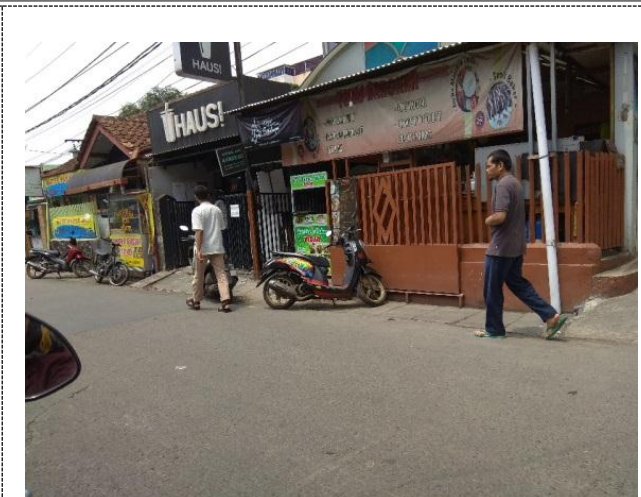
**Figure 7. Residential House**  
Image Source: Personal Documentation, 2019

**2. Shop Houses**

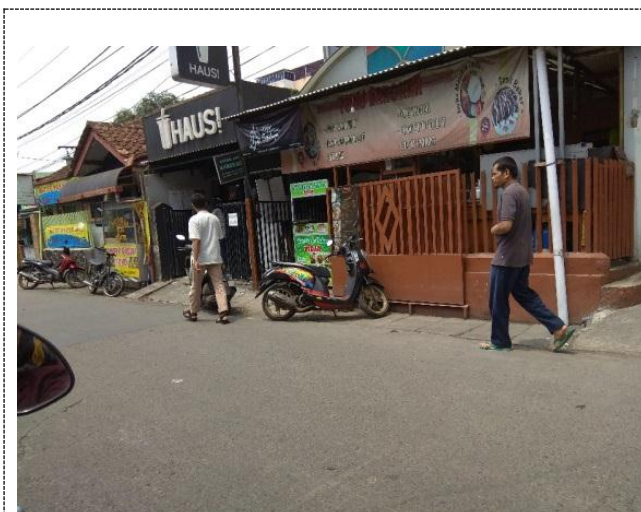
This building underwent a change in function, which came from a residential house to a half residential and half commercial building totaling 59 buildings, including the following:



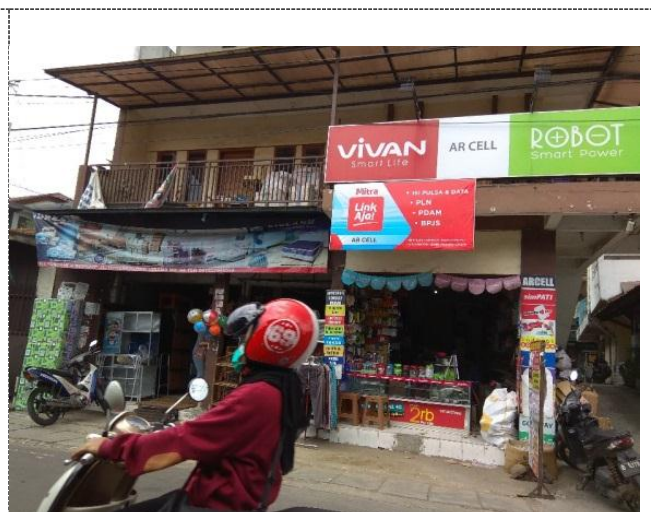
**Figure 6. Residential House**  
Image Source: Personal Documentation, 2019



**Figure 7. Residential House**  
Image Source: Personal Documentation, 2019



**Figure 6. Residential House**  
Image Source: Personal Documentation, 2019



**Figure 7. Residential House**  
Image Source: Personal Documentation, 2019

### 3. Shop, Kiosk, Retail

This building undergoes a change in function from a residential house to a commercial building amounting to 38 buildings, including the following:



**Figure 6. Residential House**  
Image Source: Personal Documentation, 2019

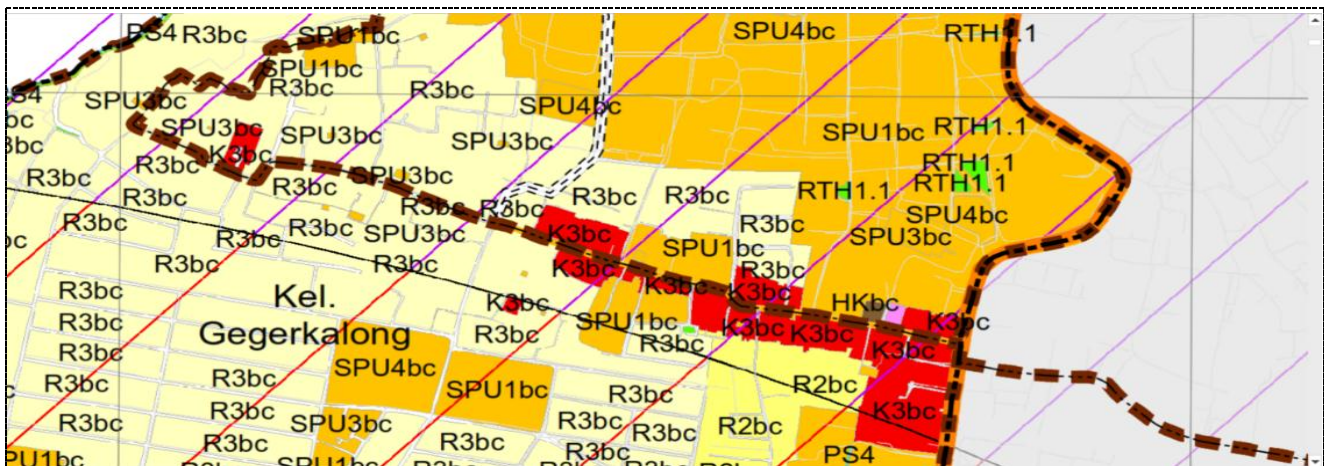


**Figure 7. Residential House**  
Image Source: Personal Documentation, 2019



**Figure 6. Residential House**  
Image Source: Personal Documentation, 2019

**Figure 7. Residential House**  
Image Source: Personal Documentation, 2019



**Figure 5. Detailed Spatial Planning Map**  
Image Source: Processed from the Bandung City SWK Bojonegara RDTR Spatial Plan Map

- : Shops
- : Boarding house / rented house
- : Education, Government, Religious Area

It can be seen from the map of the spatial pattern plan above that the spaces allocated for linear trade and services are only a few in this case which becomes the object of the research object of the Gegerkalong Girang road corridor, namely the T-junction between Jalan Gegerkalong Girang and Jalan Terusan Pak Gatot Raya. Changes in spatial planning patterns that occur at this time should be reported by the building owner or the local government, so that with the changes in government related, especially city spatial planning, it can re-plan the spatial pattern in the corridor of the Gegerkalong Girang road so that it does not affect other aspects.

To strengthen the data obtained, the researcher also conducted interviews with several owners / tenants / shopkeepers or buildings in the Gegerkalong Girang area. Researchers took random sampling in conducting interviews. This is related to limited research time.

The following are the results of interviews obtained from field observations in the corridor area of the Gegerkalong Girang road including:

1. Perfume shop La coga, seen that there has been a change in the function of a residential building, where the house is used as a shop by the owner. According to the shopkeeper, this change occurred

due to a profitable business opportunity, seeing that no one has opened a perfume shop along the corridor area. The ownership status of this shopping area is fully rent / contract. Rental / contract costs per year reach > 11-15 million. The target market of shopkeepers is students / students and does not rule out the other general public.



**Figure 5.** Residential Building Function Change  $\frac{1}{4}$  part to become a Perfume Shop  
Image Source: Personal Documentation, 2019

## CONCLUSION

The development of the area in the built environment in the corridor of the Gegerkalong Girang road has great potential. This happens because the surrounding community still needs it to support their activities. This consumer or community demand is greatly influenced by the existence of religious activities, which come from the Da'arut Tauhid Islamic Boarding School and the people who visit the Da'arut Tauhid Mosque. Changes and utilization of land functions in the corridor environment of the Gegerkalong Girang road have a major influence on various aspects including environmental aspects, building aspects, and site aspects.

The conclusion from the results of this study shows that changes in the function of residential buildings in the corridor of Jalan Gegerkalong Girang Kota Bandung are as follows:

1. There has been a shift and a change in the function of residential buildings from residential buildings to commercial buildings totaling 38 buildings.
2. There has been a shift and a change in the function of the building into  $\frac{1}{2}$  dwellings and shops (shop houses) totaling 59 buildings.
3. There is a pattern of changes in building functions that occur in the corridor of the Gegerkalong Girang road, which is intended for housing, which changes to linear trade and services.
4. Lack of comfort when passing the Gegerkalong girang road corridor, this is due to the lack of supporting facilities so that it can have an impact on the smooth flow of traffic.

Suggestions and recommendations for the local government on the object of this research, namely:

1. Outreach to owners of houses or land located on Jalan Gegerkalong Girang to be able to report changes in building functions.
2. Make public facilities for the community or visitors who pass through the corridor of the Gegerkalong girang road, in this case sidewalks for pedestrians.
3. Tidy up the visual of the existing road (advertisement / shop banner) so that it can increase comfort when passing through the corridor of this Gegerkalong Girang road.

## BIBLIOGRAPHY

- Balchin, P. N., & Kieve, J. L. (1982). *Urban land economics*. London: The Macmillan press.
- Darmawan, E., Sari, S. R., & Soetomo. (2005). *Space Parttern of The Street Corridor (Case Study: S. Parman Street, Semarang, Central Java, Indonesia)*. *International Journal on Architectural Science*, 6(2), 70-81.
- Kaiser, E. J., Godschalk, D. R., & Chapin, F. S. (1995). *Urban land use planning*. Illinois: University of Illinois Press.
- Kukliński, A. (1972). *Growth poles and growth centres in regional planning (Vol. 5)*: Mouton and Co.
- Nattapon, S.-A. (2012). *Development of regional growth centres and impact on regional growth: A case study of Thailand's Northeastern region*. *Urbani izziv*, 24(1), 160-171.

- Suryani, T. A., & Rahdriawan, M. (2013). Kajian Perkembangan Fisik Dan Tipologi Kawasan Permukiman Di Pusat Pertumbuhan Kecamatan Tembalang, Kota Semarang. *Jurnal Pengembangan Kota*, 1(2), 108.
- Verbeek, T., Boussauw, K., & Pisman, A. (2014). Presence and trends of linear sprawl: Explaining ribbon development in the north of Belgium. *Landscape and Urban Planning*, 128, 48-59.
- Wijaya, K. (2017). Perubahan Fungsi Lingkungan Terbangun Di Koridor Jalan Cigondewah Kota Bandung. *Jurnal Arcade Vol. I No. 1*.
- Wijaya, K. Wibowo, H (2018) Fungsi Lingkungan Terbangun di Koridor Cigondewah Sebagai Identitas Kawasan Industri Kreatif di Kota Bandung . *Jurnal Arsitektur Zonasi Vol.2 (3)*, 193
- Wardhana, Indra Wisnu; Haryanto. Ragil (2015). Kajian Pemanfaatan Ruang Kegiatan Komersial Koridor Jalan Taman Siswa Kota Semarang. *Jurnal Pengembangan Kota. Vol 4 (1): 49-57*.