

ABSTRAK

Proyek akhir sarjana ini bertujuan untuk merancang kembali XT Square Yogyakarta dengan berbasis Wayfinding dengan pendekatan Indoor Air Health & Comfort. Permasalahan yang akan diselesaikan adalah bagaimana merancang tata massa bangunan, tata ruang, dan selubung bangunan XT Square Yogyakarta berkonsep wayfinding dan Indoor Air Health & Comfort.

Penyelesaian permasalahan diselesaikan dengan metode perancangan yang terbagi melalui delapan tahap: pertama penelusuran isu, kedua penelusuran variabel permasalahan, ketiga menyusun kerangka berpikir perancangan, keempat menyusun rumusan permasalahan desain, kelima menyusun pemecahan masalah, keenam analisis konsep skematik desain, ketujuh uji desain menggunakan Space Syntax dan kriteria GreenShip dari Green Building Council Indonesia, kedelapan masuk ke pengembangan desain.

Hasil dari proses rancangan didapatkan luas lahan 19.000m² dengan KDB 39%, KDH 14%, GSB 12 meter, TB 16 meter, ROW 26 meter. Desain bangunan terdiri dari 4 massa, berupa bangunan G1 yang berisi zona hiburan dan zona kuliner, bangunan G2 yang berisi zona kerajinan, zona hiburan, dan zona layanan, bangunan G3 yang berisi resto & cafe, dan bangunan Gedung Serbaguna yang dicirikan oleh; (1) orientasi massa mengikuti hasil Space Syntax yang merespon terhadap arah matahari di azimuth 58,21° – 113,33° dan 241,7° – 313,16°. (2) Tata ruang bangunan diatur dengan program ruang dilihat dari kedekatan ruang dan alur pengguna, ruang-ruang dengan fungsi hiburan dibagi pada bangunan G1 dan G2 agar terjadi pemerataan kunjungan. Bangunan kantor pengelola ditempatkan di bangunan G2 disisi timur agar lebih mudah terlihat dan mendapat cahaya matahari langsung. (3) Selubung bangunan menggunakan jendela pivot dengan ventilasi pada lobby utama dan bangunan Café & Resto. Secondary skin menggunakan ACP dan batu alam, pada ruang kantor menggunakan shading dengan kisi-kisi kayu. Keberhasilan desain ini dilakukan dengan menguji menggunakan Space Syntax dengan hasil lebih baik dari bangunan eksisting, dan berdasarkan hasil uji desain dari parameter Indoor Air Health & Comfort, rancangan dinyatakan sudah memenuhi standar tolak ukur.

Kata Kunci: *XT Square, Wayfinding, Indoor Air Health & Comfort, GBCI, Space Syntax*

ABSTRACT

This Final Bachelor Project aims to redesign the XT Square Yogyakarta based on Wayfinding with an Indoor Air Health & Comfort approach. The problem to be solved is how to design the building mass layout, spatial layout and building envelope of the XT Square Yogyakarta concept with the wayfinding concept and Indoor Air Health & Comfort.

Problem solving is solved by the design method which is divided into eight stages: the first is the issue tracker, the second is the search for problem variables, the third is designing the design thinking framework, the fourth is formulating the design problem formulation, the fifth is composing problem solving, the sixth is schematic concept design analysis, the seventh is design test using Space Syntax and Greenship criteria from the Green Building Council Indonesia, the eighth one goes into design development.

The results of the design process are 19,000 m² of land area with 39% KDB, 14% KDH, 12 meters GSB, 16 meters TB, 26 meters ROW. The building design consists of 4 masses, in the form of a G1 building containing an entertainment zone and a culinary zone, a G2 building containing a craft zone, an entertainment zone, and a service zone, a G3 building containing a restaurant & cafe, and a Multipurpose Building building characterized by; (1) mass orientation follows the results of Space Syntax that responds to the direction of the sun at azimuth 58.21 ° - 113.33 ° and 241.7 ° - 313.16 °. (2) The spatial structure of a building is regulated by a spatial program judging by the proximity of the space and the user's channel, spaces with entertainment functions are divided into buildings G1 and G2 so that there is even distribution of visits. The manager's office building is located in the G2 building on the east side to make it easier to see and get direct sunlight. (3) The building envelope uses pivot windows with ventilation in the main lobby and Café & Resto buildings. Secondary skin uses ACP and natural stone, in the office space using shading with wooden lattices. The success of this design is done by testing using the Syntax Space with better results than existing buildings, and based on the results of the design test of the Indoor Air Health & Comfort parameters, the design is declared to have met the benchmark standards.

Keywords: XT Square, Wayfinding, Indoor Air Health & Comfort, GBCI, Space Syntax