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Adaptive Reuse as a Sustainable Approach to Heritage Conservation: A Case Study of Bunga Rampai Restaurant in Menteng, Jakarta

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Abstract- The demolition of abandoned buildings is often justified by their perceived lack of functionality and poor condition. However, the adaptive reuse approach offers a sustainable alternative by repurposing old structures with minimal alterations, thereby preserving their social, cultural, and historical significance. The Menteng area in Jakarta, originally designed as the first Garden City in Batavia during the Dutch colonial era, hosts numerous historical buildings that embody this potential. One such example is the Bunga Rampai Restaurant, a structure initially built as a residential home and known as the first local dentist's residence in Batavia. Over a century later, this building has been transformed into an Indonesian restaurant while maintaining its historical essence. The façade of the building remains largely unaltered, preserving its original shape and materials, with only minimal changes in color. A notable feature of the structure is its Mansard roof, a characteristic element of residential architecture in the area. This study aims to analyze the architecture and interior design of Bunga Rampai through a qualitative research method, involving data collection via direct observation and interviews with interior designers and experts in building conservation. The findings indicate that adaptive reuse not only extends the lifespan of historical buildings but also enhances their cultural value by integrating them into contemporary urban contexts. Nonetheless, the application of adaptive reuse presents certain limitations due to the constraints imposed by conservation regulations and the need to balance modernization with historical preservation. This study contributes to the discourse on sustainable heritage conservation by demonstrating how adaptive reuse can serve as a viable strategy for maintaining the architectural and historical integrity of heritage buildings.

Keywords: Adaptive Reuse, Heritage Conservation, Historical Buildings, Sustainable Architecture, Menteng, Jakarta.

I. Introduction

The adaptive reuse method is defined as the process of repurposing underutilized or vacant buildings by assigning them a new function. This transformation is driven by societal changes, evolving perceptions, and shifting social demands, serving as a strategic approach for urban regeneration and sustainable development while extending a building's operational lifespan. This method is commonly applied to office buildings converted into residential spaces or industrial structures repurposed for commercial or residential use [1].

A place that is capable of adaptation can create associations between the past and the future, establishing connections across time and space. As human lifestyles continue to evolve, the need for and sense of belonging to a place underscore the significance of cultural construction within the built environment. The identification with specific places and communities is considered beneficial for overall well-being and quality of life. The juxtaposition of past and present can stimulate creativity, serving as a catalyst for growth and further development [2]. The success of a project utilizing the adaptive reuse method depends on maintaining a balance between preserving historical elements and integrating new components that fulfill contemporary functional needs. Adaptive reuse is not merely an act of conservation but also a form of sustainable innovation, contributing to the reduction of construction waste and carbon emissions [3].

Creative and innovative design can be utilized to adapt existing buildings to meet contemporary needs. However, the process of building reuse presents several challenges, including

technical, economic and regulatory issues. Implementing a flexible design approach and fostering collaboration among various stakeholders can provide effective solutions to overcome these challenges [4].

Indonesian Colonial-era buildings posses a distinct identity, characterized by their timeless design and historical significance, particularly those constructed during the Dutch colonial period. Some have been well-preserved and repurposed, some others have deteriorated and have been demolished due to poor conditions. Demolition negatively impacts carbon emissions, making the preservation and adaptive reuse of existing buildings a more sustainable solution. This method helps reducing environmental harm and also provides social and economic benefits by extending the lifespan of historic architecture.

Menteng is a prominent residential area in Jakarta, serves some significant example of Indonesia's colonial architectural heritage. Designed in the early 20th century as a garden city [5], Menteng was planned with wide boulevards, a concentric street pattern, an abundant green spaces, aligning with the principles of sustainable urban planning of that era. These design elements not only enhanced aesthetic and environmental quality of the area but also addressed functional urban planning concerns. A notable case of adaptive reuse within Menteng is a restaurant called TuguKunstkringPaleis, originally established in 1914. Over the decades, the building underwent multiple functional transformations before being restored in 2011. The intervention demonstrates how heritage buildings can be revitalized for modern use while maintaining their cultural and architectural identity.

Another significant case is Bunga Rampai Restaurant, a colonial-era building that has been transformed into a renowned restaurant in Menteng. The structure retained its original Dutch colonial architectural features, including high ceilings, intricate detailing and a classic façade. Through adaptive reuse, Bunga Rampai Restaurant not only preserves its historical integrity but also enhances Jakarta's cultural and culinary landscape. The successful transformation of this building illustrates how adaptive reuse can provide economic and social benefits while safeguarding architectural heritage.

This research aims to analyze adaptive reuse as a sustainable approach to heritage conservation, using Bunga Rampai Restaurant in Menteng, Jakarta as a case study. By examining the balance between preserving historical elements and integrating contemporary functions, this study explores how adaptive reuse contributes to sustainability, prolongs a building's lifespan, and enhances it cultural and economic value. The findings are expected to provide insights into best practices for heritage conservation through adaptive reuse, offering a framework for future projects that seek to maintain historical integrity while meeting contemporary functional needs.

II. Method

This study employes a qualitative research approach, utilizing primary data collection methods such as direct observation and in-depth interviews. Observation was conducted in 2024 at Bunga Rampai Restaurant to analyze the building's architectural features, spatial organization and adaptive reuse interventions. This method allowed for an in-depth examination of how the colonial structure has been preserved and repurposed for contemporary use.

Interviews were conducted with key stakeholders involved in the adaptive reuse process to gain insight into the design decisions, conservation strategies and challenged encountered. The participants included:

1. Mrs. Mulia Jayabhakti – Owner of Bunga Rampai Restaurant, providing perspectives on the motivations and business aspects of adaptive reuse.
2. Mr. Agam Riadi – Interior designer, offering insights into the design modification and aesthetic considerations.
3. Mrs. Nadia Purwestri – conservation building specialist, discussing the technical and heritage preservation aspects of the project.

The combination of direct observation and expert interviews ensures a comprehensive understanding of Bunga Rampai's adaptive reuse process, contributing to broader discussions on sustainable heritage conservation in Jakarta.

The Scope of the Research

Parameter	Variable	Indicator
Façade Element of Buildings	Windows	The shape, figure of the window and divider
Façade Element of Buildings	Entrance	Position
Façade Element of Buildings	Roof	The Shape of the roof
Façade Element of Buildings	Walls	Material and Finishing
Interior Element	Layout	Function and Pattern
Interior Element	Shape of the Building	Volume and Structure

3. Result and Discussion

Bunga Rampai Restaurant

Menteng was the first garden city in Batavia, designed by Pieter Moojen in 1901 and further developed by Thomas Karsten in 1918. This area is known for its collection of modern colonial-style buildings, commonly referred to as the Indische style, which represents an architectural acculturation between European design principles and local Indonesian influences. One of the buildings that retains this distinctive style is Bunga Rampai Restaurant, located at Jl. Teuku Cik Ditiro No. 35.

FIGURE (1). Façade of Bunga Rampai Restaurant
Source: Bunga Rampai Restaurant

Established as a restaurant in 2007, Bunga Rampai is recognized as an Indonesian Signature restaurant, offering a diverse selection of traditional dishes from various regions across Indonesia. The building was originally designed as a residential home for Raden Soenaryo, the first local dentist in Batavia. The adaptive reuse of this colonial structure was led by Agam Riadi, who redesigned the interior while preserving its historical character.

FIGURE (2). The first owner of building Jl. Teuku Cik Ditiro No. 35.
Source: Bunga Rampai Restaurant

The name Bunga Rampai derives from a traditional mix of aromatic flowers, including pandan leaves, orange leaves and flower petals, commonly used in Indonesia culture celebrations such as weddings. This floral arrangement symbolizes love, prosperity and welcoming atmosphere, aligning with the restaurant's thematic identity. Before its transformation into a restaurant, the building remained a residential property. While structurally sound, renovations were required to reinforce certain architectural elements and enhance the building's durability. The adaptation process carefully balanced historical preservation with modern functionality, ensuring that the colonial architectural essence was maintained while accommodating contemporary hospitality needs.

FIGURE (3). Façade of Bunga Rampai Restaurant
Source: Agam Riadi Interior

Architecture and Design Analysis of Bunga Rampai Restaurant

The façade of Bunga Rampai restaurant has been carefully preserved to maintain its original appearance, reflecting its colonial architectural heritage. The building, constructed in 1925 retains one of its most distinctive features- the Mansard roof. this roof style, names after the 17th century French architect Francois Mansart, commonly referred to as a French or curb roof. Its presence in Bunga Rampai reflects European architecture influences that were integrated into the Indische style prevalent in Menteng. The original color was a soft yellow, complemented by dark wood on the windows and doors. During the building's adaptation into a restaurant, the interior layout remained largely unchanged, with modifications primarily focused on color adjustments to enhance the ambience and align with the restaurant's aesthetic vision.

The mansard roof [5] features a distinct break in its slope along the horizontal plane, creating two sections with different angels of inclination. This roof extends over a spacious, polygonal terrace- commonly hexagonal or octagonal- supported by round columns. Naturally, the terrace roof follows the geometric shape of the space beneath it, resulting in vertical breaks corresponding to the number of angles. The unique combination of the terrace, columns, and roof structure significantly enhances the aesthetic appeal of this architectural type. Positioned at the center of the house, the front terrace serves as a visually striking and inviting reception space.

A key architectural feature of colonial buildings in Menteng, also present in Bunga Rampai, is the use of natural stone on the façade. This choice of material was particularly suitable for Batavia's tropical climate, as it helped to cool the interior spaces by providing thermal insulation- an essential consideration in an era before air conditioning was widely available. The adaptive reuse of Bunga Rampai demonstrates a sensitive approach to heritage conservation, ensuring that its historical and architectural integrity is preserved while adapting the space for contemporary use. This case highlights the broader significance of sustainable conservation practices in Jakarta's historic neighborhoods.

FIGURE (4). Illustration of natural stones on typical villas in Menteng
Source: Heuken& Pamungkas (2001)

Adaptive Reuse Method at Bunga Rampai Restaurant as Sustainable Design Approach

The application of adaptive reuse in historical buildings plays a crucial role in supporting sustainable design by balancing social, environmental and economic considerations. Preserving and repurposing existing structures rather that demolishing and constructing new buildings is more environmentally responsible approach, reducing construction waste and minimizing carbon emissions. However, adaptive reuse often requires structural reinforcement and material upgrades to ensure that historical buildings meet contemporary commercial standards while maintaining their architectural integrity.

FIGURE (5). Façade of Bunga Rampai Restaurant
Source: Agam Riadi Interior

In the case of Bunga Rampai Restaurant, the original structure, door and windows were carefully preserved, with only color modifications made to enhance the ambiance suitable for a restaurant setting. The use of river stone as the base structure and foundation exemplifies a sustainable material choice, as it provides structural strength without requiring significant renovations. This durability ensured the building's stability while aligning with sustainable conservation principles.

The fundamental layout and shape of the building were preserved, respecting its colonial origins. The spatial arrangement was adapted to accommodate the needs of the restaurant without altering the original proportions. The existing rooms divisions were maintained, ensuring the building's historical flow remained undisturbed. However, minor adjustments were made to enhance accessibility and circulation, improving the guest experience while retaining the architectural heritage.

The transformation of the building into a restaurant provided an opportunity to optimize space utilization. The flexibility in furniture arrangement allowed for efficient space management, catering to different dining experiences while preserving the building's unique characters. The adaptive reuse approach successfully maintained the original spatial patterns while introducing

modern elements that enhance functionality without compromising the historical value of the structure.

FIGURE (6). Façade of Bunga Rampai Restaurant
Source: Agam Riadi Interior

The natural stone on the façade was retained but also repainted in white to seamlessly blend with the overall design. The mansard roof was preserved in its original form, with renovations made to reinforce its structure for safety and comfort in its new use as a restaurant. Structural elements, including beams and columns, were also strengthened to ensure stability and durability.

FIGURE (7).windows are adorned with leaded glass featuring geometric patterns.
Source: Agam Riadi Interior

FIGURE (8). windows are adorned with leaded glass featuring geometric patterns.
Source: Agam Riadi Interior

The doors and windows have been preserved in their original form, with only minor renovations undertaken to reinforce structural integrity. The walls were repainted white, aligning with the ambiance of Bunga Rampai Restaurant. The designer paid meticulous attention to every detail, ensuring a cohesive aesthetic throughout the space.

Given the age of the building, structural reinforcements were necessary to support its new function. The beams and columns were strengthened to improve load-bearing capacity, ensuring the buildings' safety for public use. Despite the interventions, the overall volume of the building remained unchanged, maintaining its historical silhouette.

FIGURE (9). Doors are adorned with leaded glass featuring geometric patterns.
Source: Agam Riadi Interior

The challenges of implementing the adaptive reuse method in this building include the need to strengthen the structure due to the aging condition of some of the materials. Additionally, upgrades to essential systems such as electrical wiring, air conditioning, and lighting were necessary. Renovations were carried out with minimal alternations, particularly the façade, to preserve the building's historical integrity while ensuring functionality and safety. However, the interior designer successfully addressed these challenges, ensuring stability and functionality while preserving the building's historical character. The transformation into a restaurant allowed a more flexible furniture arrangement, optimizing the use of space and enhancing its overall functionality.

IV. Conclusion

The adaptive reuse of colonial structures in Menteng underscores the potential for sustainable heritage conservation. By repurposing rather than demolishing historical buildings, environmental impacts such as construction waste and carbon emissions are significantly reduced. Furthermore, adaptive reuse contributes to social and economic sustainability by integrating historic buildings into contemporary urban life, ensuring their continued relevance. These case studies highlight the importance of preserving Jakarta's colonial architecture through thoughtful and sustainable interventions.

This research emphasizes that adaptive reuse is not only a conservation strategy but also a means of revitalizing urban spaces while maintaining cultural identity. The successful adaptation of heritage buildings, such as Bunga Rampai Restaurant, demonstrates how historical structures can be preserved without compromising contemporary functionality. Moreover, the study provides valuable insights into the challenges and strategies involved in balancing preservation with necessary

upgrades. Moving forward, adaptive reuse should be encouraged as a key approach to sustainable urban development, promoting harmonious coexistence of historical and contemporary architectural elements.

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Author's Biography

Katherine Suteja is the interior design program director at LaSalle College Jakarta and a doctoral candidate at the Indonesian Art Institute (ISI) Bali, specializing in the adaptive reuse method. Her current research focuses on The Hermitage Hotel and Restaurant Bunga Rampai in the Menteng area of Jakarta, exploring their transformation and historical significance. With a strong academic background, she earned her Bachelor's degree from Universitas Tarumanagara and Master's degree in Interior Design from Northumbria University, the UK. Katherine's expertise lies in interior design education and research, particularly in universal design and revitalizing heritage spaces through adaptive reuse.

I Nyoman Artayasa is a prominent academic in the fields of interior design and ergonomics. He is recognized as the first permanent professor at the Interior Design Study Program, Faculty of Fine Arts and Design (FSRD), Institut Seni Indonesia (ISI) Denpasar. Artayasa completed his undergraduate studies at Udayana University and later pursued both his master's and doctoral degrees in ergonomics at the same university. He is renowned for his contributions to advancing interior design concepts that prioritize comfort, effectiveness, and productivity while maintaining harmony with local culture and character. In addition to teaching, Artayasa is actively engaged in research and international seminars, and he has worked as an interior designer for various projects in Denpasar.