



Urban design brief – The old town – Johor city center

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ABSTRACT

The purpose of this Development Brief is to co-ordinate future development proposals in this area. It reflects wider visual, building use, use of urban space, building character and landscape considerations as well as site-specific opportunities. This document will also inform for any future Local Plan produced by the City Council of Johor Bahru, Malaysia. The City Council's vision for this site is to development of small-scale mixed-use space, together with enlarged activities provision for this part of the town, and allowing clear pedestrian links into or from the site to surrounding areas as slept out in the Johor Bahru structure plan (1997) (2nd amendment).

Keyword: Brief, Johor City Center, Urban Design.

1. INTRODUCTION

To provide the old town center (Johor Bahru), an image with quality shopping, quality housing, a quality environment, and opportunities for pedestrian movement and use of the sheet. The vision is to create a vibrant new street that contributes to the old town's to be an area of commercial and cultural activities. It is anticipated that the street will also be a leading example of how successful development can be. A mixture of activities and high-quality design and materials are to be used to ensure sustainable and diverse development.

1.1 Objectives

The purpose of this Development Brief is to co-ordinate future development proposals in this area. It reflects wider visual, building use, use of urban space, building character and landscape considerations as well as site-specific opportunities. This document will also inform for any future Local Plan produced by the City Council of Johor Bahru. The City Council's vision for this site is to development of small-scale mixed-use space, together with enlarged activities provision for this part of the town, and allowing clear pedestrian links into or from the site to surrounding areas as slept out in the Johor Bahru structure plan (1997) (2nd amendment).

- To re-integrate this sheet as part of Trus street with the other area of Johor town center.
- To expand the footprint of the area to the town center.
- To prepare guidelines for prospective developers to develop (or redevelop), upgrade (adaptive reuse).
- To highlight salient elements as to conserve, as well enhanced the quality of the sheet of Trus street.
- Explore vibrant use of urban space.

2. LITERATURE REVIEW

Referring to counter structures on a more general level than urban space morphology, Lengkeek states that the more we are faced with rapid change and rationalized worldly affairs, the more we look for our other possibilities desperately reconstructing (a) what has gone and (b) what actually never existed [1]. Building on this basis, one can attempt to both interpret why certain forms of urban space seem to actually 'work' as counterstruck- trues attracting urban tourists as well as investigate which other forms of urban space may also have the potential to perform as counter structures in the context of contemporary urban environments. The tourists' attraction to theme parks such as Disneyland and the like can be regarded as are acting the individual 's nostalgia for both 'what has gone' and 'what never existed' using Lengkeek's words: On the one hand, such theme parks meet the individual needs for fantasy and play as a vehicle to personal growth, gone with childhood[2]. On the other hand, they also satisfy the tourist's quest for authenticity—in this case, not in terms of existing reality but in terms of the unreal world: spectacles offered by such Theme parks, are clearly stated as articular and consciously conceived by (adult) tourists as articular. In such contrived tourist experiences, according to Feinstein and Gladstone, the quest for authenticity is replaced in the tourist's consciousness by the quest for stage-authen- ticity [4]. In spatial systems shallow in syntactic depth, the core of the best-connected spaces—the 'integration core'—tends to be relatively extended, including many parts of the spatial system. On the contrary, spatial systems with high syntactic depth tend

to generate fragmented integration cores including only a few parts of the system. Research7 has pointed out that spatial systems which are shallow in syntactic depth and characterized by continuous and extended integration cores, tend to encourage 'by-chance-encounters' among individuals on their way from one space to another within the system. Moreover, there is a positive correlation between the degree of integration of space and the use-density of space by individuals; in other words, the relatively more integrated spaces tend to have relatively higher Use-densities by individuals [3]. This relationship has been tested and found accurate also in the case of tourists—a special category of users, To the visitor multiple choices in terms of sight and movement, also Ž ts better into the concepts of diversity and individualization that are core aspects of contemporary urban tourism. Besides, in terms of Hillier's space syntax [5]. 'successive arrangement' corresponds to spatial systems characterized by high syntactic depth whilst 'simultaneous arrangement' corresponds to spatial systems that are shallow in syntactic depth .Investigating Spatial and Formal Patterns Fitted into the Concept of 'Leisure' . In order to investigate spatial patterns that can be attractive to urban tourists, Boerwinkel approaches the idea of 'leisure' in relation to the concepts of 'creativity' and 'stimulation'. According to Boerwinkel, 'creativity' can be deŽ ned as the ability to come up with rather divergent associations; and it is encouraged by those physical environments that can provide individuals with intensive sensory stimulation. 'Stimulation' has to be absorbed in a climate relatively free from pressure. On this basis, 'freedom' appears as one of the core aspects of leisure and thereby, it can serve as a main concept in the analysis and evaluation of which spatial patterns or do not into leisure activities [6].both historic urban cores and Disneyland-like theme parks: the former can be seen as formal fragments of the city which, in the course of history, have become rich in meaning and can be interpreted again and again in different contexts [7]. In this sense, they can allow themselves to be divergently interpreted by individuals and tourists in particular. On the contrary, the latter are not rich in meaning neither by form, nor by history; though they can become meaningful to tourists due to their huge variety of spaces in terms of both form and function; thus, they allow individuals to make their own (different) choices

3. SITE LOCATION

The site is shown on figures1, 2 and 3, and covers a small area, South of Ungku Puan Street and, North of Dhoby Street, located in the old part of the town centre.



Figure 1 Site



Figure 2 The Site



Figure 3 Aerial Photograph

3.1 Surround Land Use

The site is located in the City Centre of Johor Bahru, with residential and commercial development along Trus street. A mixture of shops and offices predominated along the Street, and the new mall located in the South of Trus Street.

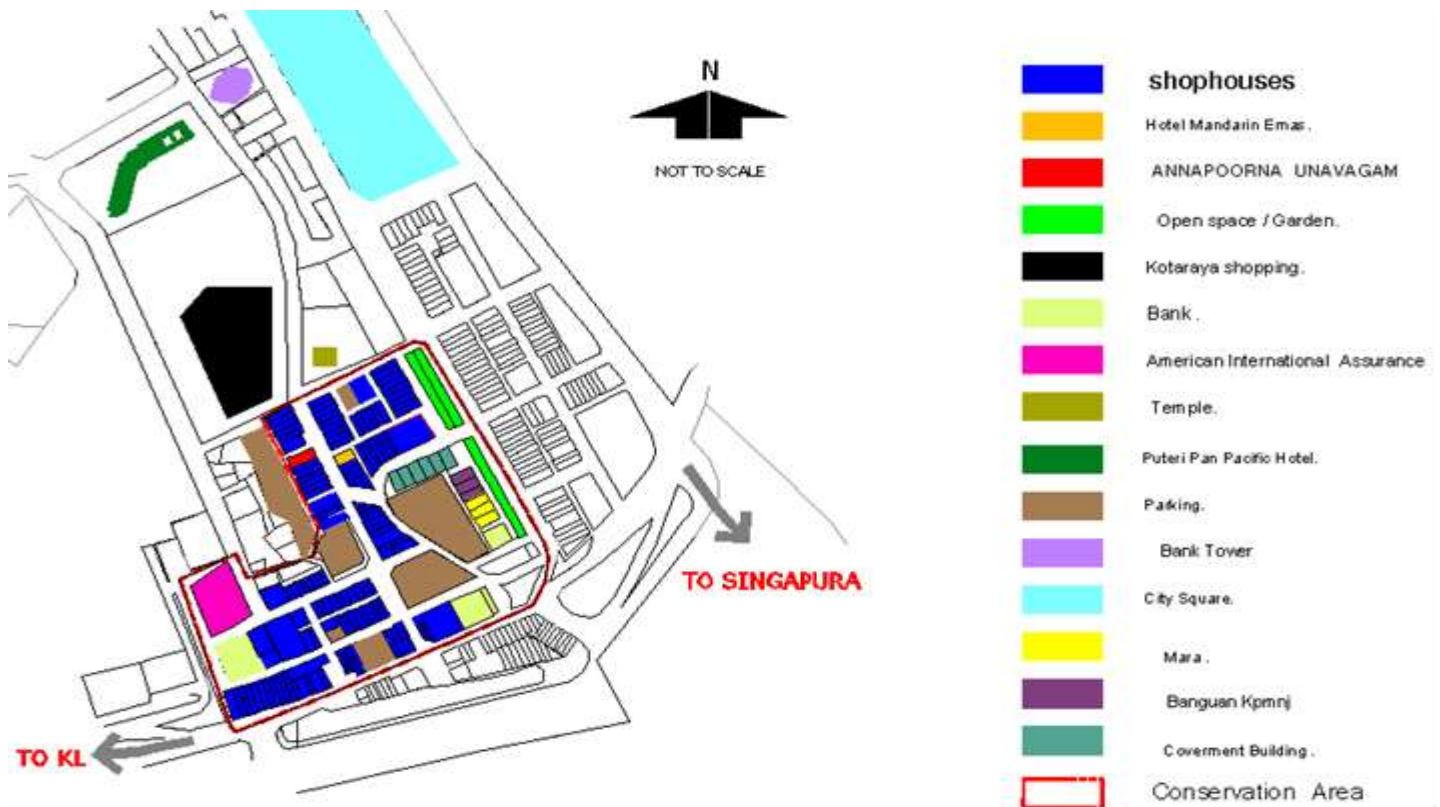


Figure 4 Land Uses

The shop's categories

Shop category	Percentage	Shop category	Percentage
Beauty	4%	Jewelry	9%
Clinic	5%	Restaurant	9%
Clothes	9%	Residential	18%
Electronics	9%	Store	20%
Hotel	2%	Tailor	3%
Others	12%		

3.2 Landscape Character

The site contains some attractive trees along the southern boundary, including Willington and group of Sycamores and some open spaces. These have the potential to create an attractive backdrop to development in this area. (See figure 5).



Figure 5 Tree Survey

3.3 Building Height

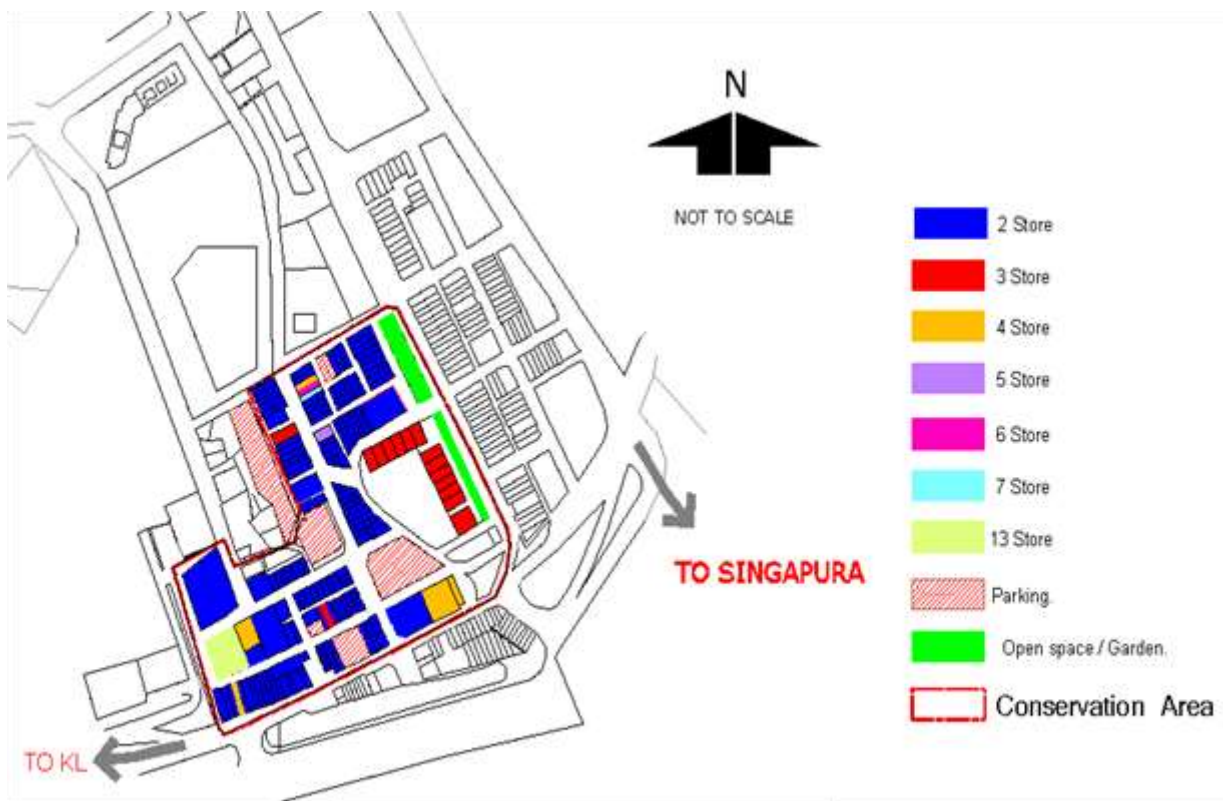


Figure 6 Buildings Height



3.4 Roads and Footbaths

The site is surrounded by town center roads and footbaths.

Ungku Puan Street is a very busy road, and there is often standing traffic at the junction with Trus street.

Trus street is the main artery to the South, from Ungku Puan Street to the main road.



Figure 7 Trus street

4. DEVELOPMENT CONCEPT AND STRATEGY

- The old town as a center in sub-regional center development and having the vision to improving at Johor Centre becoming autonomous and self-contained area; industrial, job opportunity and high commercial center.
- To improve and strengthen service.
- The old town as the center to create the hierarchy of development center.
- To improve the old town to providing 'higher order goods' service.



5. OPPORTUNITIES

Building on the information and analysis provided in the preceding parts, a number of key opportunities can be identified, based on site characteristics and reinforced with good urban design principles.

5.1 Design Principles

Based upon the analysis of the existing site area, the principle aims of redeveloping this area can be summarized as follows:-

Improve the quantity and quality of car parking in this area.

Enhance the setting of the buildings.

Redevelop the important corner site currently used as a key focal building for the town.

Create a new attractive and safe pedestrian routes/link to the town center from the public car park.

5.2 Integration and linkages

New development should complement the existing road, pedestrian and cycle networks and movement patterns. It should provide safe and convenient pedestrian and cycle links to the surrounding areas and to the town center. The site should be able to 'plug into' the wider movement networks, and provide a number of direct connections.

5.3 Access points

A small amount of vehicles will be able to continue to use the existing access to the south of Trus street.

New pedestrian accesses will be created to Trus Street, providing a pedestrian route through to Street from the car park.

5.4 Built character and architectural responses

The form of any new buildings must allow for a clear vision and 'sense of place' to be created in this part of town, particularly in providing an attractive space around Trus street and amongst the retained trees on site.

6. Urban Design Guidance

Recent Government guidance on urban design revolves around eight basic principles and should be applied to any development proposals on this site:

A. Character

New developments should have an identity of their own. Their specific character should derive from specific site features such as the presence of structural landscape, adjacent land uses and built forms. When a site lacks strong natural features, a man-made feature can provide the basis of its distinctive character.

B. Continuity and enclosure

Buildings should be laid out along routes and around spaces so as to provide a coherent street frontage and a clear definition of which spaces are private and which are public. Property walls and landscaping also contribute to the enclosure of spaces.

C. Environmental quality

The public realm should be of high quality and provide the local residents with outdoor spaces and routes that are attractive, safe, uncluttered and easily identifiable.

E. Ease of movement

New developments should be permeable, accessible by various modes of transport, especially by non-car options, and well connected to the existing networks. This means that new vehicular routes should merge with any existing network and that places should be directly linked to one another.

F. Legibility

New developments should have a clear hierarchy of recognizable spaces, routes, nodes, and features to orientate residents and visitors. The presence of a strong focal point to any development, for example, an entrance gateway, a central green or grand avenue will help articulate the scheme and create a strong mental image of the place.

G. Adaptability

New developments should be able to adapt to changing economic and market conditions. House types that allow for live-work, for example, can be adapted quickly to respond to changing needs.

H. Diversity

New developments should offer a range of house types, sizes and modes of tenure to satisfy the needs of families, couples and single person households of various levels of income.

I. Efficiency

The new developments should make efficient use of limited resources such as land, energy, and fuel. They should maximize the opportunity for non-car modes of transport (walking and cycling) and public transport. The layout and building design should optimize passive solar gain hence reducing the need for artificial lighting and space heating.

6.1 Urban Design Policies

A. General Guidelines

B. Buildings Facade.

C. Buildings Height

D. Signage

E. Buildings use

F. Roofs

G. Buildings Material

H. Doors and Windows

I. Fascia Boards

J. Landscaping

I. Hardscape

- All hardscape materials in the form of paving materials, lamp-post, information signage, seats and another hardscape shall follow the theme of the area as a Conservation Zone.
- All lamp-post and banner-post shall be the traditional style.
- The positioning of the hardscape materials shall encourage walking as well retain environment.
- An idea of a pedestrian priority zone should be read by vehicular drivers in any attempt to enter the area.

II. Softscape

- A row of low-medium-high trees with the wide crown is encouraged to provide shade for the area to encourage pedestrian street activities.
- Pop plants such as flowers or small palms are encourage to beautified and introduce colours into the area.

7. SUMMARY

The Trus Street contains several numbers of buildings with several activities, commercial and residential, it is located in the old town city centre of Johor Bahru which has good value of historical character, and perhaps with this sample project can be more interactive to continue keeping the value of character.

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