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The Green Aspects of Adaptive Reuse of Hotel Penaga

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Abstract

Heritage provides a commodifiable resource for sale on tourism markets, contributing towards the shaping of unique senses of place for tourists and hotel residents. Hotel Penaga is an adaptive reuse hotel in Penang’s capital, Georgetown, has been accorded a listing under UNESCO. This study is to identify the green aspects that are used in Hotel Penaga. It include the usage of (energy efficiency), Indoor Environmental Quality, material and resources, water efficiency, and innovation. This study is expected to improve the quality of life of people in terms of promoting sustainability by the new sustainable heritage building, and green technology adaptation.

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Keywords: Adaptive reuse; built heritage; green aspects; hotel sustainable

1. Introduction

“Heritage building means and includes any building of one or more premises or any part thereof and/or structure and/or artifact which requires conservation and / or preservation for historical and / or architectural and / or artisanary and / or aesthetic and/or cultural and/or environmental and/or ecological purpose and includes such portion of land adjoining such building or part thereof as may be required for fencing or covering or in any manner preserving the historical and/or architectural and/or aesthetic and/or cultural value of such building.” (India Central Public Works Department, 2013). “Green buildings, often defined as those featuring natural ventilation capabilities,

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i.e. low energy or free-running buildings, are now at the forefront of building research and climate change mitigation scenarios.” (Deuble & de Dear, 2012, pp. 21-27). Penaga Hotel was listed as Gold in the GBI rating, no doubt this building has achieved between 76 to 85 points. From 15 pre-war shop lots, it was converted into a boutique hotel which is Green Building Index rated. According to (López & Frontini, 2014), once fronting a retrofitting development which attempts to recover the energy performance of a cultural heritage building it is essential to consider cautiously dissimilar features such as: energy efficiency, innovation and ease. These energy developments are anticipated, but are not constantly conceivable without cooperation. (Fabbri, 2013) said that energy and sustainability are a tough experiment in building heritage, both the practical resolutions in order to resolve influence of energy conservation and aspect of conservation and maintenance of architectural heritage, and also the larger aim: sustainable growth of human action. (Wan Hashimah Wan Ismail, 2013) stated that the practice of using the traditional or heritage buildings can avoid them from being demolished and replaced by new buildings. The practice is one of a way to preserve the building’s identity or values.

2. Aim and objective of study

The aim of this study is to identify green features that were implied to adaptive reuse heritage buildings in order to promote the best practice for the sustainable cultural built heritage that meet present needs without compromising the future generation. The objective of the study is to identify the green aspects that are used in adaptive reuse of Hotel Penaga.

3. Literature review

(Yıldırım & Turan, 2012) said that the adaptive re-use of buildings is a method for emerging historical areas, and it spreads the life of historical configurations. However, adaptive re-use is practical to development projects in dissimilar means comprising compatible re-use and most appropriate re-use, both of which subsidize to the sustainability of historic areas. (Dian & Abdullah, 2013) stated that there are accelerating records of deterioration and abandonment in most heritage locations cases in Malaysia. Although Malaysia has brought together the heritage and planning legislation to cope with heritage sites conservation, it is appropriate that the public joins and consensuses full protection of the heritage sites. Based on (Yung & Chan, 2012), the adaptive reuse of old buildings is a new kind of maintainable rebirth of city, as it covers the building’s lifetime and evades destruction waste, encourages recycles of the embodied dynamism and also delivers substantial social and economic profits to the world. Hence, it grips the different scopes of sustainability. Yet, the disputes over which sustainability features are the key, and how to address them all in practice, continue uncertain. (Yung, Langston, & Chan, 2014) said that conservation experts and government authorities admit that adaptive reuse of historic buildings contributes to city sustainability. As example, Traditional Chinese shop houses are a foremost historic building typology establish in the ancient regions of Asian towns. In Hong Kong, the small numbers of remaining shophouses are commonly deteriorating and are gradually beneath risk of demolition for urban regeneration. Nevertheless, adaptive reuse of these buildings has made numerous public alarms. In light of these concerns, valuing adaptive reuse potential needs to incorporate a much wider sustainability context than simply physical building circumstances. Based on (Abe Kruger, 2012), there are eight (8) principles of green building comprises of energy efficiency, resource efficiency, durability, water efficiency, indoor environmental quality, reduced community impact, homeowner education and maintenance and sustainable site development. However, according to (Adler, 2006), the green aspects in building basically have ten rules which is cultivate design plans for the building itself, which is position and design building to site desires, climate and weather, and local circumstances, maximize the usage of natural daylight, inspect building resources, reuse present materials, use less materials, and use building materials that are considered to be environmentally friendly, design for fit indoor air quality, set high lighting-efficiency standards, select machines that are energy efficient and water efficient, design for ease of maintenance and use of environmentally friendly cleaning products and sustain structural and building methods for maximum energy and environmental efficiency. According to López and Frontini (2014), there are several examples of building integrated Photovoltaic system (green technology) on historical buildings that is Hotel Industrial, Paris (France), tourist office, city of Alès (France), and Sala “Nervi”, Vatican City (Italy), and Reichstags building. Hammam buildings which are a heritage building at

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