

ABSTRAK

Perubahan gelombang ekonomi menjadi ekonomi kreatif saat ini serta perkembangan teknologi telah membawa pengaruh besar terhadap respon dan perilaku bekerja tiap generasi. Di Jakarta, ekonomi dalam bentuk kewirausahaan, startup, dan *freelance* tumbuh pesat merespon pergeseran paradigma bekerja masyarakat ke arah yang lebih fleksibel dan digital. Kondisi pandemi juga berkontribusi pada pertumbuhan tersebut dan melahirkan model bekerja *hybrid* yang diprediksikan menjadi model bekerja di masa depan bahkan hingga masa pasca pandemi. Pola kerja *hybrid* dan pola hidup di era new normal mendefinisikan kembali rumah tidak hanya sebagai tempat berhuni namun untuk bekerja dan bersosialisasi. Sayangnya, keterbatasan lahan di Jakarta belum mampu mengakomodasi kebutuhan tersebut sepenuhnya ditambah pandemi telah menambah jarak interkasi nyata antar manusia. Sebuah wadah yang dapat menggabungkan fungsi-fungsi tersebut secara efisien perlu dihasilkan dengan memberi perhatian lebih terhadap produktivitas, kenyamanan, dan kesehatan penggunanya. Perancangan hunian-kantor multifungsi dalam bentuk *Small Office/Home Office* (SOHO) dianggap sesuai karena mampu menjawab tantangan-tantangan yang telah disebutkan.

Kondisi iklim setempat dapat memengaruhi kenyamanan penghuni yang berdampak pada tingkat produktivitas dan kesehatannya sehingga teori bioklimatik digunakan untuk merespon kondisi iklim dan permasalahan terkait iklim di Kota Jakarta. Hunian juga diharapkan dapat beroperasi secara maksimal tanpa pemborosan energi serta meminimalisir dampak buruk terhadap lingkungannya.

Terdapat beberapa permasalahan utama dalam perancangan sebuah SOHO, yaitu (1) bagaimana membuat desain ruang kantor dalam hunian yang dapat meningkatkan produktivitas penghuni sekaligus merespon pergeseran paradigma bekerja masyarakat? (2) bagaimana menedain hunian dan kantor yang merespon pola hidup dan pola kerja masyarakat pasca pandemi? (3) bagaimana menggabungkan fungsi dengan merespon iklim lokal dan mengurangi penggunaan energi?

Berdasarkan permasalahan tersebut, konsep “Reconnect Home” terpilih lalu diterjemahkan menjadi beberapa konsep perancangan yang meliputi: (1) konsep fungsi terkait ruang huni-kerja, ruang sosial, dan ruang terbuka hijau (2) konsep perancangan meso dan mikro dengan memenuhi kriteria bioklimatik (3) program ruang dalam bangunan dan unit SOHO yang mamacu produktivitas dan cara bekerja antar generasi beserta pertimbangannya.

Kata Kunci: *Small Office/Home Office*, paradigma bekerja, era *new normal*, bioklimatik

ABSTRACT

The change in the current economic wave into creative economy and technological developments have greatly influenced the response and work behavior of each generation. In Jakarta, the economy in the form of entrepreneurship, startup, and freelance is growing rapidly as a response to the paradigm shift of the concept of working towards a more flexible and digital way. Many of these economic activities are growing in the form of home-based businesses. Current pandemic condition also contributed to this growth and gave birth to a hybrid working model which is predicted to become a working model in the future even in the post-pandemic period. Hybrid work patterns and lifestyles in the new normal era redefine the home not only as a place to live but also to work and socialize. Unfortunately, the limited land in Jakarta has not been able to fully accommodate these needs; furthermore, the pandemic has created a gap between physical human connection. Therefore, a space that can combine these functions efficiently needs to be created by paying more attention to the productivity, comfort, and health of its users. The design of multifunctional residential offices in the form of Small Office/Home Office (SOHO) is considered appropriate because of its ability to answer the challenges that have been mentioned.

Local conditions can affect the comfort of residents which have an impact on their level of productivity and health. Bioclimatic theory is therefore used to respond to the local climatic conditions and climate-related problems in the city of Jakarta. The residence is also expected to operate optimally with minimum energy consumption and minimize negative impacts on the environment.

There are several main problems in the design of SOHO. Those problems are (1) how to design an indoor office space that can increase productivity while responding to the paradigm shift of working? (2) how to create housing and offices that respond to the urban lifestyle and work patterns of society after the pandemic? (3) how to combine functions by responding to local climate and reducing energy usage?

Based on these problems, the concept of "Reconnect Home" was chosen and then translated into several design concepts which include: (1) functional concepts related to living-work space, social space, and green open space (2) meso and micro concept design by meeting bioclimatic criteria (3) spatial layout and programs of the overall building and SOHO units to achieve productivity while considering the different ways of working between generations.

Keywords: Small Office/Home Office, working paradigm, new normal era, bioclimatic