

B. Architecture

AR 6016

ARCHITECTURAL CONSERVATION

UNIT-5, URBAN CONSERVATION

LECTURE - 11

Welcome to UGC lecture series, this for Bachelor of Architecture. The subject you look into is architectural conservation, the topic we are discussing is conservation planning. We will be discussing the case study of the Pondicherry and the new one is conservation project management.

Case study – Pondicherry:

The project implemented in the case of Pondicherry, 1. Listing, documentation and intervention it is very important to understand and what kind of heritage building actually exist. What is the documentation of the scene? And what is the level? What is in the good condition, not very good condition all are has to be documented. The legal protection of the heritage building endangered architectural heritage, restoration, new buildings in heritage precincts. The Asia-Urbs Programme: Model Street Restoration Project, Matching Grant Scheme, Building Plaques and Street Signboards, Heritage awareness programme and finally Project Proposals. So the Asia-Urbs programme was the major break that happen the Pondicherry because it got funding from another place. It was the currency made really difference to a city like Pondicherry. Now you look at the particular map of the Pondicherry you can see there are four categories of historical buildings category I, IIA, IIB and

finally III. You can see the number of buildings, we have lost over of period of time especially in the Tamil quarter and finally, you look at the majority of the buildings in the Tamil quarter about the central Boulevard entire region of the Tamil quarter we have the majority of the great three buildings which is not actually considered is very important. But it is very crucial for an entire streetscapes that is there. This entire area is very important and we had about 294 buildings grade two and five buildings only a grade one. And the French quarter the seen is not much better and grade one and you have only seven buildings grade IIA and IIB is in majority with 126. Again the French quarter was initially given because is the richer part of the top and the richer spent the money on the own and look after the properties. Was it's the Tamil quarter had large packets especially is here Muslim quarter and this is the Christian quarter and the entire area here the northern portion is the Hindu quarter. So what happen here in the government intervention is more prevalent is needed because there was lack of funding. Was it's the French quarter actually didn't require too much funding. But ironically it is only because of the French quarter which we got the affiliated department from the France to the viewer's funding for the same. So this is the first step that taken for the Asia-urbs programme and document what are the building are reliable in the Pondicherry? Now what was the central part of the entire city, the first step is preparation of measure drawings and second photo documentation. This is the basis for the carrying out the various activities is related to the preservation of the build heritage. This activity is included in restoration, adaptive reduce and designs of new buildings, new buildings in heritage precincts, preparing publications and conducting awareness and conducting programs. So we look at the status of architectural heritage over here. This is the Vysiol Street in the Tamil quarter. See how badly demolished the building all this the main reason

is to build higher something higher, the Asia-Urbs program was happen in the right time and the street was actually made up of model street and entirely changed.

So what is the basic attitudes associated with the destructions of heritage. 1. Developmental pressure in the scene the value of the land increases. So you have pressurised to get more productivity from the land. Next division of property: If a man has four sons and two daughters something the property has to be essentially be divided. Lack of maintenance: and this is the other reason is lack of once. If i don't have money to maintain the property then the property is to be disrepair. changing life styles and tastes, sell the house in the Tamil quarter to someone else who might not relish it's importance. And he might decide I do want the house and change it and all these discussed topics is because of lack of heritage awareness. They don't know the importance either the buyer or the seller doesn't realize the importance of the heritage value owning the house in the particular streets. Now if you look out the image here see how it is been drastically changed the entire character of the street is being altered and look at the original over here and look at the after image over here. Unnecessarily projection into the street the house and the opposites sides are decides and projects so much in carriage with the street character obviously change. Over seven hundred houses have been lost past over the ten years alone and most of them are unfortunately in the Tamil sector. These have been replaced by structures that are aesthetically jarring to the traditional streetscapes, leading to the loss of identity, again it had to the right to the prime example. This building doesn't have exist in Pondicherry. This can be planned anywhere in Pondicherry and it's going to look the same. Was this the building if i take up the pictures of the shade building and shows the belongs in Pondicherry. So that is the difference how

the change are being made. This has to be aided in the current way such that the scene of place and identity is never lost. With no legal regular heritage buildings. The demolishing obviously can't be prevented. Either some ones property destroyed they can decide to rebuild it. We need legal regulations only then can the heritage value and the building be saved. The preparation of the detailed development plan (DDP), with the assistance of INTACT, to provide legal protection as well as the financial and other incentives to heritage owners. Under the DDP, the old Boulevard and town of Pondicherry are declared as Heritage Zones comprising of the Tamil and French precincts. Now after the Asia-Urbs programme such article became commonplace. Everyone started taking interest in what was happening in Pondicherry government? Because, of interference and in-tag happen, 25 government buildings was also put up for restoration which was never done before and the cost of restoration the government matched what franked was giving 1.1 crore and signed 42 crore was given by the government at the later date. So the what actually happened was extracted by getting notice entire by the country not just Pondicherry is the union territory? And because it is the union territory it's funding actually comes from the central government. And because France was the protect the identity of the country that it was very much respected that to place. Now restoration of heritage buildings and streetscapes: The first priority is to restore heritage individual buildings so that they can be provided with modern facilities and the owners and users are not given the back sheets. The building is need to important and you don't need to the modern convenience. That is wrong. All the emeritus are have to be provided in a sustainable manner. Under the tagline after the use old houses can be converted in to shops, restaurants, hotel and also such purposes, cafe centre. If we look at the streetscapes over here, this is the mansion colembani,

you can see how it be made. Before how it work and now how it made. Certain addition works are to be made. So how if the things will be removed this is the residences of the Anita and these two husbands are suited to the current way was it is to be supposed constructions. All the later addition haphazard development when removed when the corners over here and the colour and everything has to be altered accordingly. So how you know about new and heritage precincts.

The construction in finish of the building has to be followed traditional method. Brickwork and plastering preferably in lime-cement plaster. You need to integrate the concept of thalvaram in the design. Avoiding the placing bathrooms and staircases in the front because the facade will disrupted, you need to prevent any thing units in the front if at all you needed the air conditioning the compressor should be placed in the sides. Placing the doors and windows in the side proportion, they should be symmetrically in wall panels delineated by pilasters and cornices. You would have been used wood for all doors and windows and if possible you have to recycle the old doors and windows of the demolished property. Using traditional finishes and colours shades like yellow, green, blue, ochre is that particular district. Especially in the French quarter there was a quite blue scene and terra cotta and red and you need to avoiding cladding with stone or tiles. No Alco panelling nothing like that using traditional patterns for window shades, balconies, gates, garage doors, orinings etc., and Modern materials can be used but it should be with care and sensitivity. Now you can look at the particular building over here certain demolish property. This is what the owner actually suggested and this in-tag does, you want to G+2 house the owner come about saying I have two son's and I want to give two floors and one, one to each and I shall live in the ground floor. In tag games are alternate suggestion to suit that particular

streetscapes. Similarly over here in the French quarter and Tamil quarter suitably designs are altered by in-tag and if you are not able to prevent the domination the heritage building. In-tag will help owners come up with the new plans to actually help the owner with the good property at the same time not compromise the heritage value of the building. Here you have all of these are new buildings. But you actually look at the entire streetscapes you will not think it is new at all. Now, what actually is the procedure for building plan approval? If you follow the flowchart you will see first the applicant is need to submits the plan to the Pondicherry planning authority. Then the planning authority first it follow does it direct to the conservation cell for the opinion. If it is harmonious, character of the precincts is easy. Conservation cell forwards its clearance within three days and then the PPA (Planning Authority of Pondicherry) will precede back to the owner. What happens if it is not harmony with the streetscapes? The conservation cell will forwards suggestions for improvement and an alternate façade will be given to the owner or the PPA within five days. And then the applicant has to make these changes no choice. He has to resubmit these plans again to the PPA and the hole process will start again. So this is what happens. Now the details of the Asia-Urbs program and the main reason how the Pondicherry actually changes completely. This is the initiative of the European commission to assist Asian cities in improving urban environments in partnership with European cities. So the collaboration this happen with Urbino in (Italy) and France as well. So what would be the objectives? The main objective was to achieve economic and environmental goals through heritage preservation technics. Main projects that took about is model street restoration. A matching grant plaques and street signboards, installations of buildings blocks and street signboards, solid waste management and battery charging station. So these would be the main

station projects they took about. So the rear streetscapes with traditional continuous were under subs arrive in the Tamil quarter is the Vysiol street. For this reason, this was chosen to the modern street. What is the restoration project entail? The project was showcase in the Tamil streetscape and to persuade the house owners to appreciate their heritage homes. The total cost was about 50000 Euros, which went a long way in rupees when the project was done in 2002. Again I like to mention again a lot of National and International importance it was given a confess to the UNESCO Asia Pacific heritage award should was given actually got a lot of influence from the west and the International influence and the result of this the lot of International tourist started coming to Pondicherry. And because people start coming to Pondicherry you look at the streetscapes in Pondicherry finally in 2009 and how it was before it was definitively something people were attract to come and if people decided to come to Pondicherry. The main thing would happen is Chennai receives importance, India received importance and tourist started to visit neighbouring places like chithambarum, picthavaram all of these places started gaining a lot of popularity in the world heritage map because of Pondicherry.

So, the Asia-Urns project put Pondicherry and not only Pondicherry but also the neighbouring cities in a great position. Now what actually happened with the matching grand scheme? And how helpful was it. With the objective improving the survival rate of all the listed building the scheme was provided to give financial resistance to ten owners. So what did actually did was? Assuming the maximum to 5000 Euros to every owner. 50% of the cost was given by them. A 50% was taken by the owner. So lot of the owners they didn't have the too much money decided this is the best opportunity to increase the value of their houses. So they went about doing it. Heritage walk like the fast

walk, the best way to analyse and appreciate a place through a heritage walk and this was the most respective way to highlight the heritage and bring a sense of prides among the residents. This was designed by INTACH to highlight the rich architectural heritage. And there was an introductory video which helps the residence as well as the tourist, development appropriate signage was the most important thing that come about plaques were mounted in 20 noteworthy private and public coding is given so brief information is given about the background and the architecture. Now this is the map that was actually that given to all the tourist and local people. So this contain the legend the map and the lines marked out for different kinds of marks that is recommended. Museums and galleries are marked landmark heritage buildings and shops and different services. So this was one quisve guideline given to map everyone in the city. So what was the result in packets? The project influence city planning ideas and now serves as a role model for many other projects in the city. The project has significantly lifted the feeling of ownership and pride among the residents and the demonising rate come down. The project was instrumental in creating jobs related to increase restoration activity. Also to tourism, retail and hospitality industry increased that several because of folds of the Asia-Urbs programme. The approach process, experience and information related to the project were shared with various stakeholders. Emphasis was given to public-private partnerships such interest group develops, government benefits and private effective and practical solutions are the end result.

CONSERVATION PROJECT MANAGEMENT:

Conservation project management, Basic project management is an application of knowledge, skills, tools, and techniques to project activities to

meet project requirements. This is accomplished through processes, project management knowledge, tools and skills and techniques to generate great output. So you need to have the management of scope, procurement and integration is important. You need to decide what is the scope and risks and how you are go about to doing. So you look at the flowchart is very important planning, organising then next stage is leading and motivating, controlling and labour issues, controlling what kind of material is going to be used, and making sure it is going to use, objectives are being the end results. What are the functions of management? Planning, organising, coordinating, staffing with respect to labour issues. Communicating with the labourers especially through the contractors or the conservation architecture all that is very crucial. Controlling and motivating are another important thing and controlling all the materials are going to use motivate towards the better conservator because conservation may not understand by all labour. So project management terms, the job, the stake holders. What are the goals and objectives? What is the end result is looking in terms of requirements? Materials, labour what kind of storage is required. Deliverables and milestones: So fund raising is very important you need to work with the client and make sure with the schedule for the project. You need to create the check list of the tasks, you need to factor training issues, you have to factor and risk and risk management and planning in the event of disasters like floods, excessive rains and all of that. So, when scheduling is done you need to be realistic with respect to labour issues how flexible and there are very important festival and absences, research, documentation any kind of excellent like HVAC, electrical, fire management etc.,? A schedule for different kind of purchase orders, purchase distributions how you going to go about executing about that particular plan? And the it should be very much noted that during the execution process, issues

will come about especially with respect to material and labour that will require re-planning. These all about especially the material or labour issues is the best effective communication is best means to promote a healthy relationship and a healthy project final result. And another thing is project execution you need to have a corrective action should be taken immediately to be made you don't want the mistakes to be piling up with the very end. conservative should take a very active role in this phase very regular meetings to be set up developing space should be their specification should be followed, the material planning details should be followed.

SUMMARY:

So very end of this we come to we need to learn about a case study of Pondicherry, in detail and seen how the Asia-Urbs programme and has helped. And we have to see how the city was actually developed and how tourism as well as urban conservations can go hand in hand and demolished not done and in end results and the conservation project management we have deeply seen and what is the steps involved in the conservation projects.

