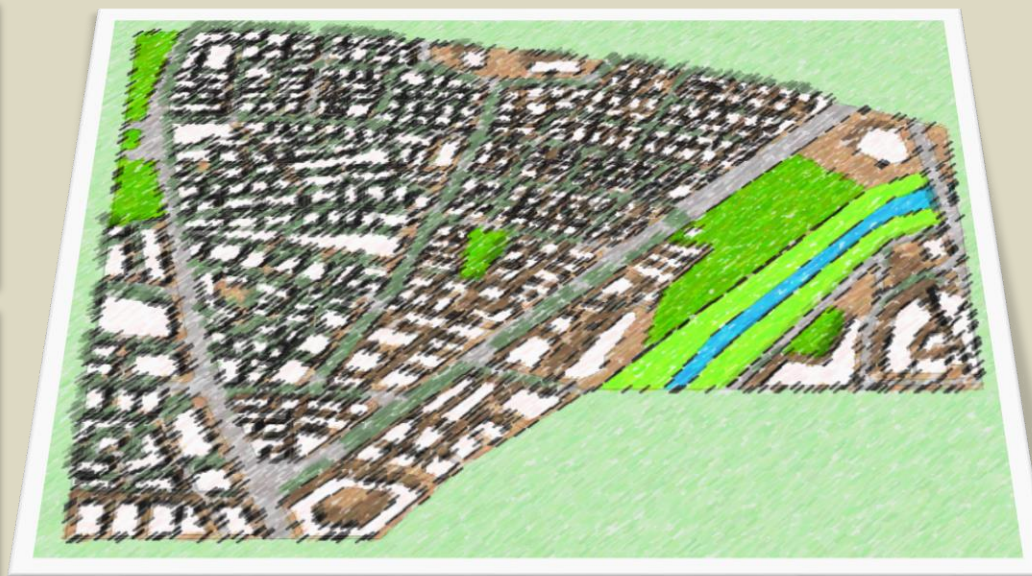
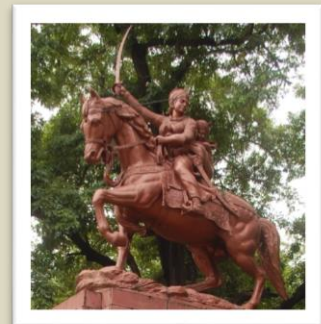


PLACE MAKING PROJECT AT SHIVAJINAGAR AREA IN PUNE, INDIA



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1.1 Study Area:

The Area chosen for the study purpose is located on western part of Indian subcontinent. It is located in the historic town of Pune (Fig. 1.1), surrounded by hill and mountains, on the banks of Mula and Mutha River. It is 150km away from the financial capital of Indian, Mumbai.

The study area known as Shivajinagar (Fig.1.2) chosen is 400000 Sq.M. and the site which is a public garden is 15000 Sq.M. (Fig. 1.3). Study area is a combination of some old heritage colonial houses and some modern development with huge trees flanking the avenues. It has diverse building uses which include school, shops, offices, hospital, bus stop, museum, temple, performing arts theatre at walking distance.



Fig.1.1Pune City Map

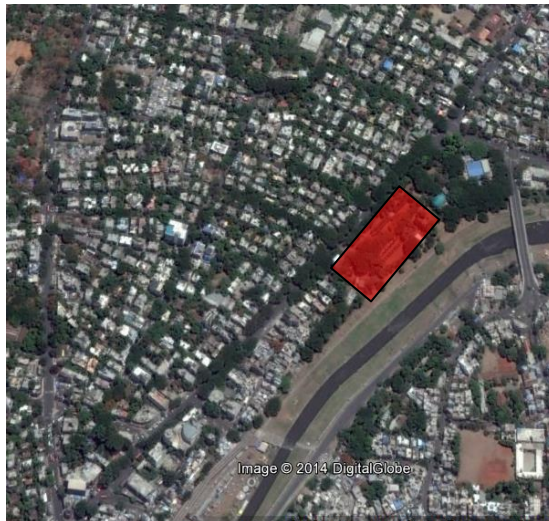


Fig.1.3 Satellite Image with Area and Site Location

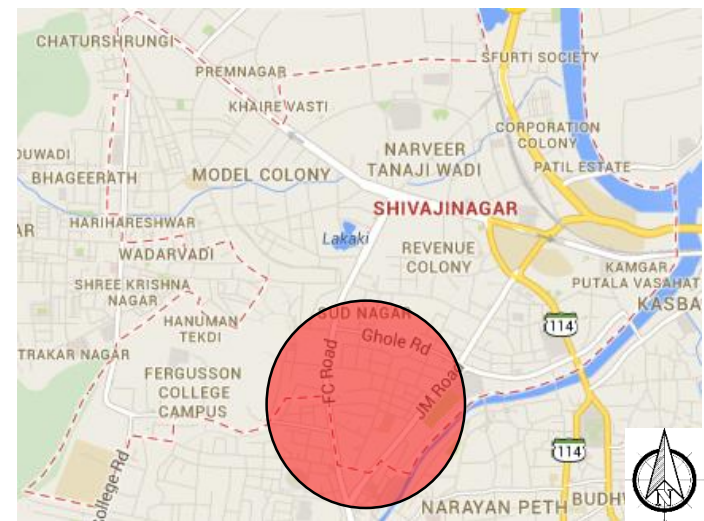


Fig.1.2 Pune Shivajinagar Area

1.2 Historical Context:

Long standing bastion of the Maratha empire and home to the legendary Raja Shivaji, the Pune district is marked by magnificent Land and forts, testimony to its glorious past.

After Shivaji, the early 18th century saw the emergence of the Peshwas, a Maratha family that grew from being ministers at the court into a major political power over the next few decades. They have the major contribution in architecture of the town. The dwelling shown in the (Fig. 1.4) known as 'wada' was a typical residential building type of that period.

Pune was taken over by East India Company in 1818. With efforts of some Indian reformers in town it became the educational hub of the country. Deccan Education Society was formed in 1884 and Shivajinagar area started growing with a famous college called Fergusson college in 1885 (Fig. 1.5), on the western side of the study area on the foothills of 'Hanuman Tekdi'. Later further educational institutes such as Ranade Institute 1910, Bhandarkar Institute 1917, Gokhale Institutes 1930 (Fig. 1.6) were established and more number of residents started living in this area. The development was generally of small individual bungalows growing towards eastward and JM road was constructed in 1939 on the banks of Mutha river.

Today, just into the 21st century, these old stone structures are making way for glass and concrete towers and malls are taking over everything in sight. Just like the rest of the country, as armies of young knowledge workers storm the old citadels. The small – town landscape of yesteryears has become a sophisticated metropolitan stretch marked by swanky residential blocks integrated townships, chic malls, glass and chrome offices, and sprawling info – tech parks.



Fig.1.4 Vishrambaug wada 1807



Fig.1.5 Fergusson College 1885



Fig.1.6 Gokhale Institute 1930

1.3 Study Methodology:

Introduction:

Study area (Fig. 1.7) chosen is a dynamic model of urban design with diversity of spaces including old heritage buildings to ultramodern buildings, Residential use to commercial office spaces and shops, recreational spaces such as gardens and parks, old city centre and newly planned development across the river. It includes bridges and landmarks (Fig. 1.8). To analyse such a diverse area one cannot use a single method of analysis. Therefore a combination of different analytical methods are use in this study, including different approaches from Gordon Cullen and Kevin Lynch.

The Purpose:

The Purpose of the study is to analyse critically the townscape and to give socio-economically viable solution to problem areas.

The Method:

Gordon Cullen's technique uses following four parameters: Serial Vision and Vista, Place, Content, Materials.

Kevin Lynch Social Survey method is not adopted here as the analysis will influence the individual observation seen from a town planner's perspective.

However analysis of physical form is done with his five elements. i.e. Paths, Edges, Districts, Nodes, Landmarks.

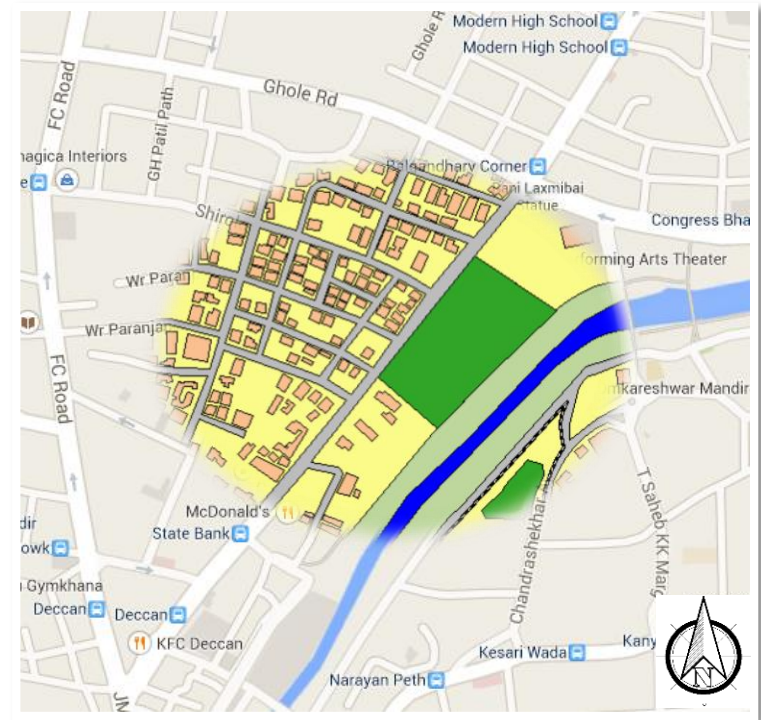


Fig.1.7 Study Area



Fig.1.8 Landmarks and Bridges

2.1 Visual Analysis:

(Gordon Cullen Method)

Serial Vision, Place, Content and materials

The selected area is divided into old town and the new town. They are connected by Sambhaji Bridge (1) over Mutha river. As soon as one enters the old area there is an old 'Omkareshwara' temple which goes back to 17th century 'Peshwa' style (2). As one goes further on south side there are some old 'Wada' (Residential) buildings which are in a dilapidated condition (3)(4) made out of wood. The streets are narrow and unplanned. As one goes further inside turning west there is 'Navin Marathi school' building (5) which is a colonial structure built in black stone with sloping roofs. This is a standalone building unlike other buildings which are built with no setbacks. As one moves further through narrow lanes back towards the bridge there are some redevelopment projects which are in completely different from traditional buildings, however merging with the urban context in terms of height of the building and facades which are covered by foliage of trees (6)(7). Finally after coming back to the bridge there is an island with a water fountain and in the background there is an ultramodern commercial tower (8). Thus while moving in the old town, we can see the complete transition from traditional architecture to modern architecture and experience the historical character and morphology of the town.



Fig.2.1 Serial Vision Analysis for Old Town

2. TOWNSCAPE APPRAISAL

As we come on the other side of the Mutha river we can see a complete contrast in the townscape of the new town area. Modern architecture starts paving its way towards the strictly planned grid iron pattern of roads slightly curvilinear creating interesting vistas. The roads are wide and are flanked with large tropical trees like 'Samania Saman'. The large canopy of trees create interesting boulevards (5). The heights of the buildings follow human scale not more than 4 to 5 storied throughout with one or two exceptions.(6)

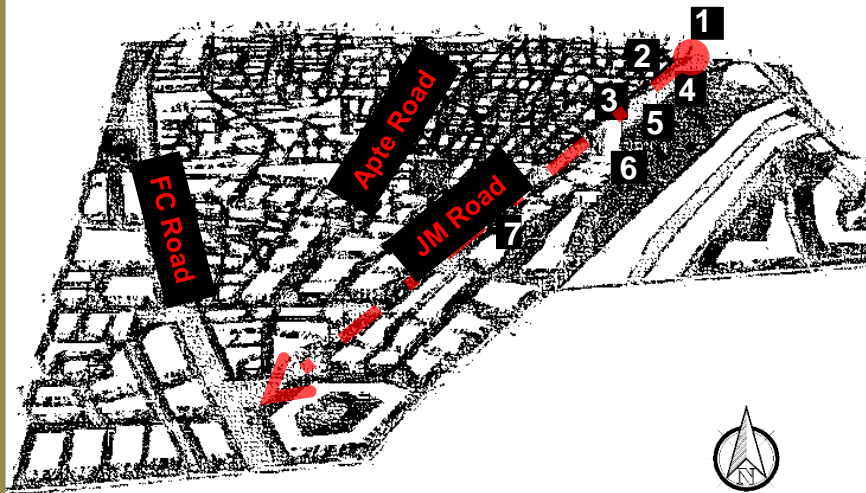


Fig.2.2 Grid Iron Pattern of Roads



Fig.2.3 Serial Vision Analysis for the New town

2. TOWNSCAPE APPRAISAL

Along JM road there are variety of commercial properties with ultramodern glass elevations (1)(2). glass does not actually create any urban offence as such , rather it merges with the surroundings reflecting the images of tall trees. There are some heritage properties as well which are enhanced by the colour of the buildings and the background trees. (3)(4)

Having said that, there are some places where the advertisements have really taken over the buildings (5) and all the beautiful stone building heritage is hidden behind the advertising boards (7) and the temporary arrangements made to protect the rain (6).

As far as street furniture is concerned it is not lacking in something or the other rather it is completely missing.

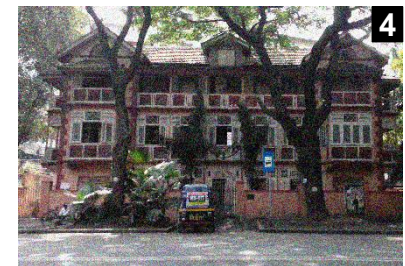
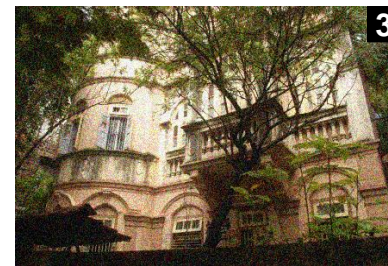
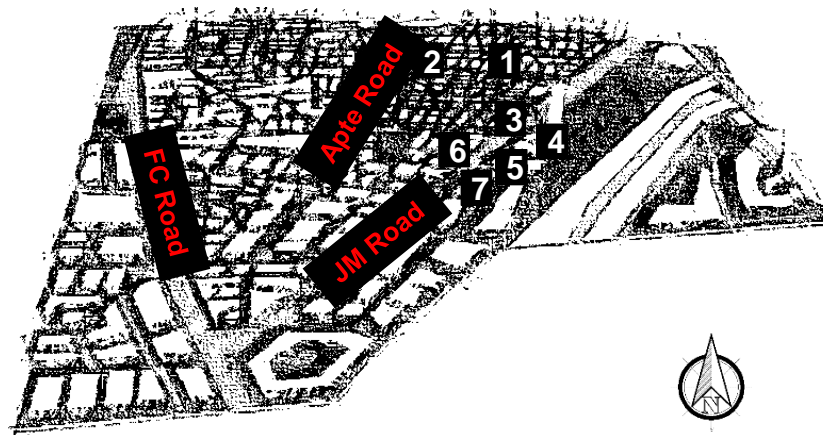


Fig.2.4 Serial Vision Analysis for the New Town

2.2 Form:

Overall development is a harmonious development with beautiful conical shaped urban form with two main streets, JM road and FC road merging at a single point (Fig 2.5). The Large tropical trees with huge canopies flanking the streets form a tunnel effect creating a beautiful vista. The scale and proportion of the buildings are in harmony with street widths and height of the trees creating a well balanced urban form.

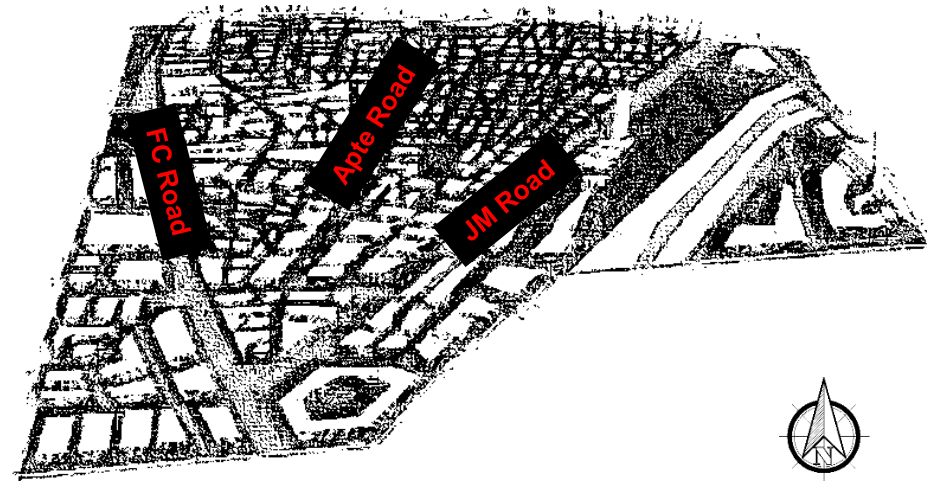


Fig.2.5 Townscape Form

2.3 Movement:

JM road and FC roads are one way and the central Apte road is two way. They are interconnected with network of grid iron pattern of small lanes. There is a heavy traffic and pollution on all these three main roads. Pedestrian pathways are full of unorganised street shops and is flooded with people at peak hours pushing people to walk on the streets (Fig 2.6).



Fig.2.6 Townscape Pedestrian Movement

2.4 Use:

Shivajinagar area has a mixture of different uses ranging from Residential, Commercial, Bus station, Hospital, Car park, School, Performing art theatre, Museum, religious places like temple, every thing is at a walking distance.



1

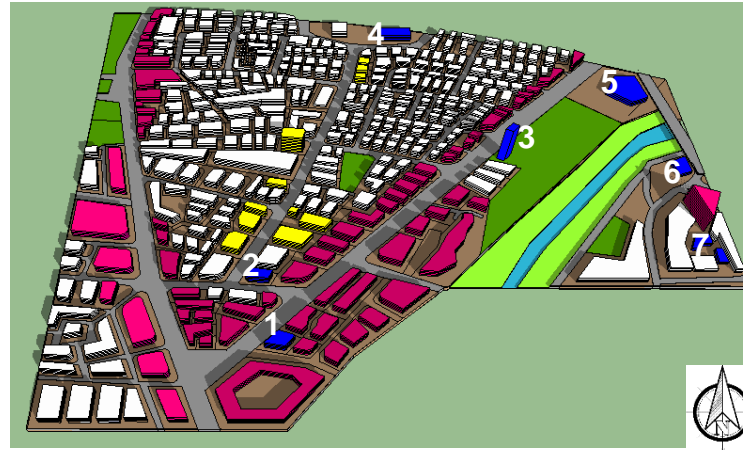


Fig 2.7 Landuse Analysis



4



5



3



2

LEGEND

- Commercial Area
- Residential Area
- Hotels and Marriage Halls
- Amenities
- River
- Road
- Parks and Gardens
- River Bed



6



7

- 1. Bus Station
- 2. Hospital
- 3. Parking

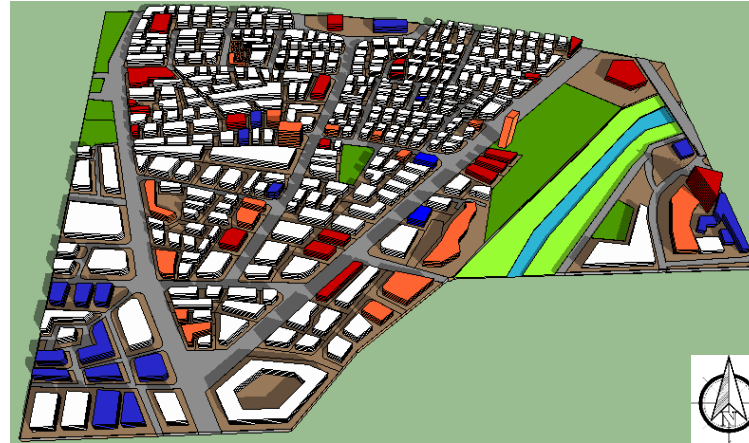
- 4. Museum
- 5. Performing Arts Theatre
- 6. Temple
- 7. School

2.5 Space:

Shivajinagar area in Pune is a vibrant and has most expensive properties in the property market . It is covered with beautiful green foliage of tropical trees all over. It has a mixture of some of the old heritage colonial buildings and modern buildings representing its history and its progress.



Heritage Buildings



Good Modern Buildings



- Good Modern Buildings
- Heritage Buildings
- Ordinary Buildings
- Ugly Buildings



These are Ugly buildings in the context of urban design

2.6 Paths, Edges, Districts, Nodes, Landmarks: (Kevin Lynch Method)

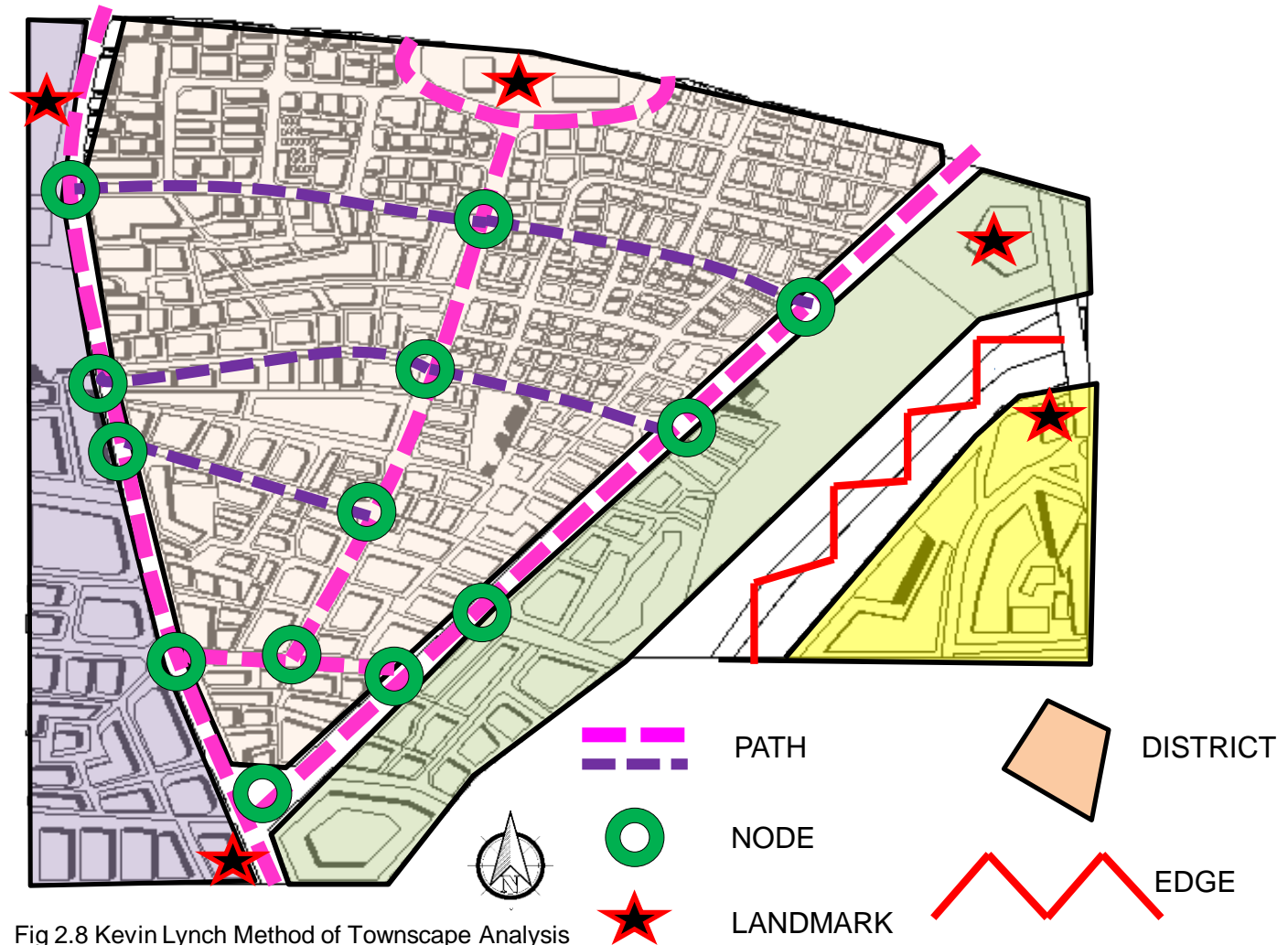


Fig 2.8 Kevin Lynch Method of Townscape Analysis

2.6 Paths, Edges, Districts, Nodes, Landmarks: (Kevin Lynch Method)



Fig 2.9 Paths



Fig 2.10 Edges



Fig 2.9 Paths



Fig 2.10 Edges



Fig 2.11 Nodes



Fig 2.12 Landmarks

Paths: Grid Iron Pattern Internal Lanes connecting JM road to FC road via Apte road form the paths. These are narrow lanes with residential buildings on both sides. It is covered with beautiful foliage of tropical trees. (Fig.2.9).

Edges: The main edge of the area is the Mutha river itself it divides the area into old part and the new part of the area (Fig.2.10).

Nodes: Internal roads connecting JM road and FC road form the nodes. Most prominent node is the Garware bridge which connect both FC and JM road at a point(Fig.2.11).

Landmarks: As it is a historic town and it has many landmarks such as Rani Lakshmibai statue (Fig.2.12).

3.1 Design Brief:

- The site chosen in the Shivajinagar Area is Currently being used as a public garden (Fig. 3.4). It is certainly a very good idea to have a public garden for the said area if it is put to use, however most of the time this public garden Area is underutilised and is a huge chunk of passive Landscape which is being separated by a wired compound from JM Road. (Fig. 3.2)
- On the other hand there are many unorganised street shops on FC Road and JM road as well. Pedestrian pathways are flooded with people pushing them to walk on the busy road. (Fig. 3.1)
- The area is a very vibrant place with lots of eating joints, and shops for college going students and families. (Fig. 3.3). The greatest challenge in this place making is to channelize and segregate these spaces from the main traffic.
- Therefore the area demands a 'Public Plaza' with decent shops and eating joints without cutting and chopping of existing trees. However passive lawn areas which are slippery in rainy season will be replaced by paving. Some street furniture like garden lights, benches, liter bins will be provided, which are currently absent. There will also be a jogging track which is proposed along the bank of the Mutha river as shown in sketch design scheme. At the same time this will make the traffic on JM road and FC Road free flowing.



Fig. 3.1 Street shops pushing pedestrian on streets



Fig. 3.2 Compound and Passive Landscape Site



Fig. 3.3 Eating Joints and Shopping



Fig. 3.4 Existing Entrance to Site



Fig. 3.5 Relocating Unorganized Street Shops

3.2 Design Guidelines:

- **Purpose:**

The purpose of the design should consider socio-economic factors and environment sustainability.

- **Character (Sense of place and History):**

Place should respond to locally distinctive patterns of development and landscape. It should use the natural topography and features of the place. The Buildings should have a distinctive character with unchanged skyline and use locally available material for construction which reflects local culture and tradition.

- **Continuity of enclosure (Clarity of Form):**

There should be a place where private and public spaces are clearly distinguished.

- **Quality of the public realm :**

Public places and routes that are lively and pleasant to use, should be carefully detailed integrating the public art. It should have a well designed street furniture and landscape lighting inviting people to use it. The existing large canopy trees to be maintained merging with buildings and the landscape.

- **Ease of Movement (Connectivity):**

Place should be easy to get and move through, accessible by public transport and connected with roads, footpaths and easily accessible routes.

- **Legibility:**

Place should have a clear image and easy to understand. Proper well designed signs and signstand. Proper well designed signs and signage should be in place where ever required.

- **Advertisement Control:**

Advertisement boards for the commercial areas should be minimum in number and building elevations along with advertisement boards should be sanctioned from the local authority.

- **Adaptability:**

Place should have a flexibility to change its use in case required.

- **Diversity:**

Ease of choice, with variety of uses, with diverse communities and cultures and architectural style.



4.1 Design Scheme:

- As we have seen in the site analysis the existing Public Garden is underutilised. (Fig. 4.1)
- By removing the compound and making the level of the garden same as the footpath which is 1.5m above the garden level (Fig.4.2) we are making the garden open for the public and changing its use as public plaza. Total level difference from footpath to lowest level of the garden is 4m to 5m (Fig. 4.3)
- This plaza will be facing the main JM road viewing the large canopies of Tropical Trees and the mix of modern and traditional architecture in the background. (Fig. 4.4)
- Behind the plaza , continuing with the octagonal flooring pattern will be shopping areas carved out in levels with access from landscaping steps. This will end with a jogging track towards river view. (Fig. 4.4)
- However view from JM road we can only see the plaza with street furniture and shops will be hidden behind, keeping harmony with the existing landscape. The Pattern is done in such a manner that it can be repeated several times. Thus achieving flexibility in design. (Fig 4.4)



Fig. 4.1 View of Existing Garden



Fig. 4.2 Level Difference from Footpath

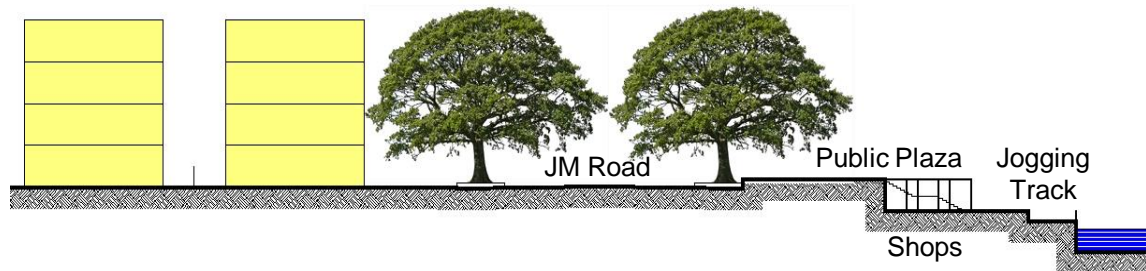


Fig. 4.4 Schematic Section Through Site



Fig. 4.3 Further Level Difference

4. SKETCH DESIGN SCHEME

4.2 Proposal:



Fig 4.5 Site Photograph From the footpath (Before)



Fig 4.6 Site Photograph From the footpath (After)

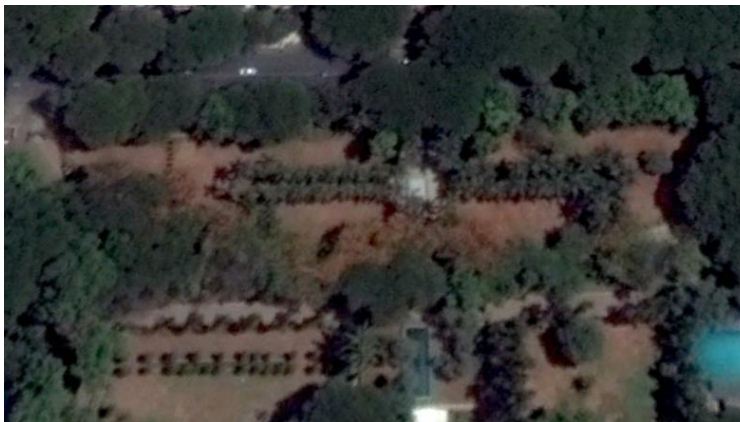


Fig 4.7 Site Photograph Aerial view (Before)



Fig. 4.8 Site Photograph Aerial view (After)

Note: For the presentation purpose some trees are not show. There is no cutting or chopping of trees involved.

4. SKETCH DESIGN SCHEME

4.2 Proposal:

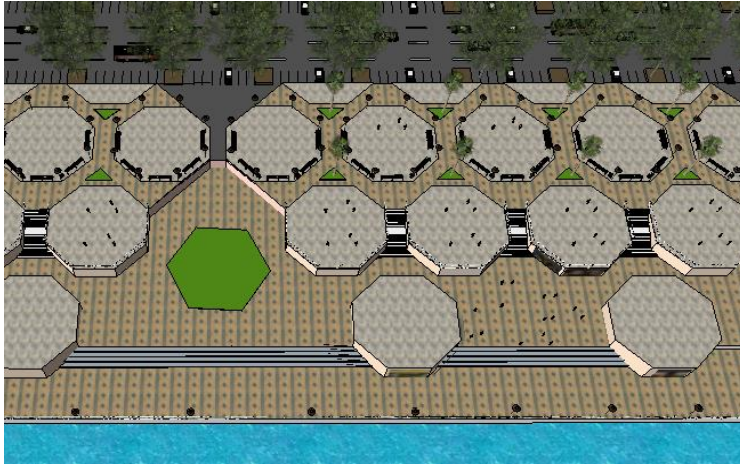


Fig 4.9 Areal View of the Public Plaza On JM Road



Fig. 4.10 View of Street Furniture Designed in Plaza



Fig. 4.11 Use of Levels to create a decent shopping area Facing the river

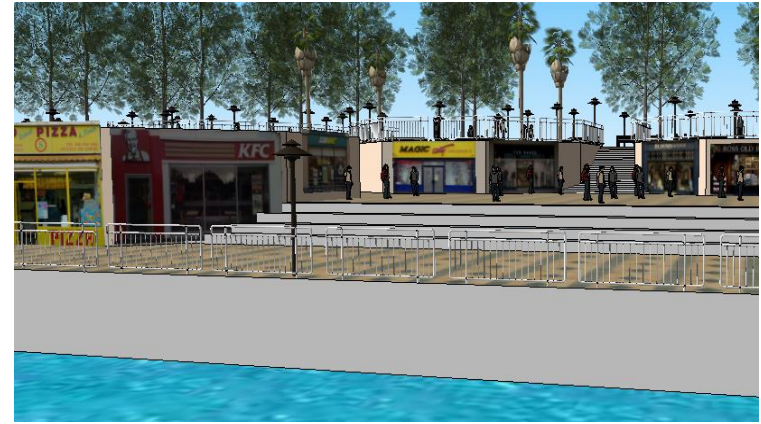


Fig. 4.12 View of jogging track with railing towards the river

5. REFLECTIVE EVALUATION

- The exercise started with a basic question of selection of site. After lot of thought and quick decisions, I chose the area in Indian city of Pune which is historically and architecturally closely connected with UK. Also it was easily accessible to me for the survey.
- Townscape analysis was really an interesting exercise to do. It involved seeing spaces where you live, work and play with a different perspective. During study I found this area more beautiful than ever. By adding the old part of the town in the study area I could take the reader through the history of the town and its morphology. The changing styles of architecture from local 'Peshwa' style to colonial to modern was really an interesting journey on foot and is reflected in serial vision analysis.
- I had a clear picture of what I was proposing on site. However putting it in words under the heading Design Brief and Guidelines was kind of difficult task.
- Finally, the sketch design scheme rather than describing it in words I was more inclined towards presenting in the form of sketches which would explain it better.

If I have to take similar assignment again, I would do following things:

- In Townscape analysis I would have done more detailed survey and gathered more information of the inner parts of the area.
- Design guidelines could have been more prescriptive. It should refer planning policies.



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