



MEREWETHER TOWER PRECINCT
URBAN RESEARCH AND DESIGN

Deliverable 3

URBAN DESIGN PROPOSAL FOR MEREWETHER TOWER PRECINCT

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1. THE VISION: An integrated transit oriented high density development responding to market demands and addressing heritage potentials which are socially and economically viable

An integrated approach was undertaken to achieve the above outlined design strategy. (Figure 1)

Integrated Approach

The approach ties all three precincts together to define a cultural precinct. The over crowded precinct has been exposed to such a large number of different exercises which are not enough up-held by old infrastructure of the area, prompting numerous social, ecological risks, well-being and security issues, traffic congestion, noise and air-contamination and social degradation. This concept covers the idea of upgradation within context to stabilize the transit orientation, public open spaces and small scale interventions to reduce the stress on an environment.

Legend



Key corner sites



Developed public street



CBD precinct

The Central Business District precinct includes major offices and corporate sector, settled along I.I. Chundrigar road. It caters to high influx of people within the area.



Market precinct

This precinct includes major known markets of the city namely Memon masjid market, Jodia Bazaar and other old markets.



Mixed use precinct

Majorly residential and commercial area including few retails and markets nearby



Cultural precinct

This precinct ties mixed use, retail and CBD together to create a focal point within the area to improve the contextual design.



Proposed heritage walk route

Figure 1: Explaining the integrated approach

3. The Heritage Walk

A heritage walk is proposed which ties the three precincts together. It initiates at the Merewether Tower and covers retail, monuments and food street in the area (Figures 3-6)

Heritage Walk

- The idea of Heritage Walks promotes the tourism that can be developed in the precinct.
- Indicating the routes and identifying the target groups
- Certain time zones can be decided to attract students and professionals
- Organizations like Super Savari Express and Pakistan Chowk Community Centre can be invited to develop programs incorporating the Merwether tower precinct in their tourism programs.
- The walk can be divided into three categories highlighting the heritage of Retail, Monuments and Food throughout the precinct.

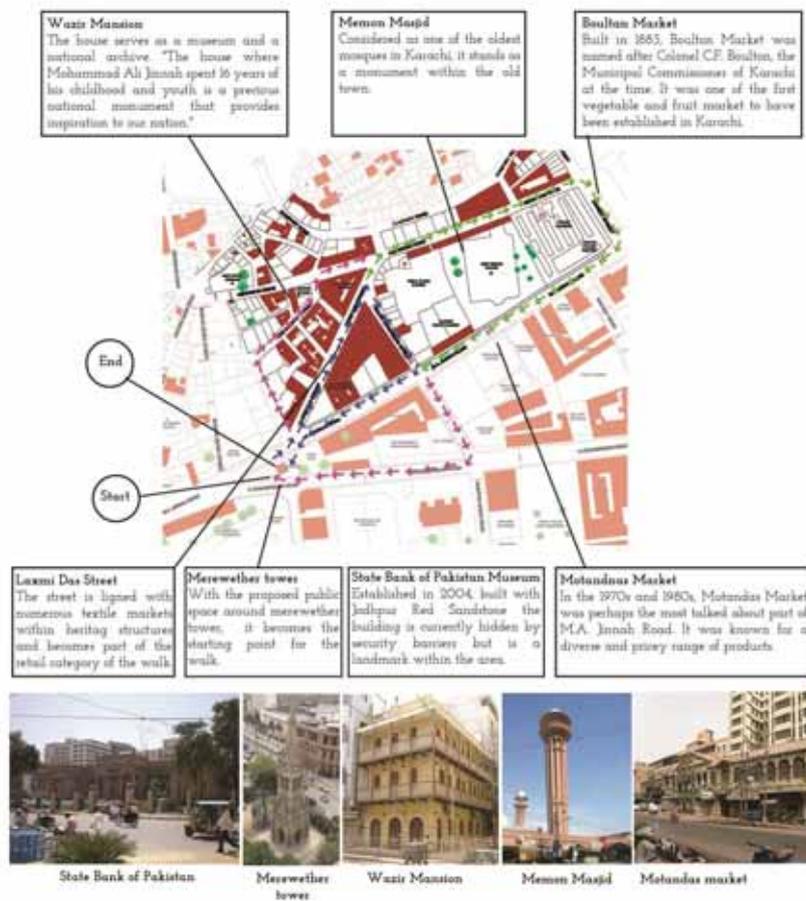
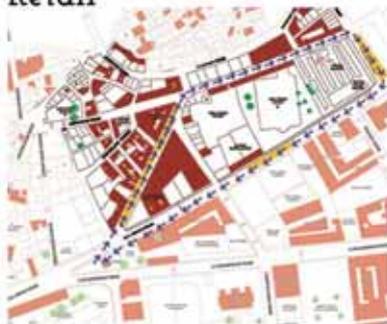


Figure 3: Various locations covered in the heritage walk



the walk ties the three precincts together, and can be divided into three categories:

Retail



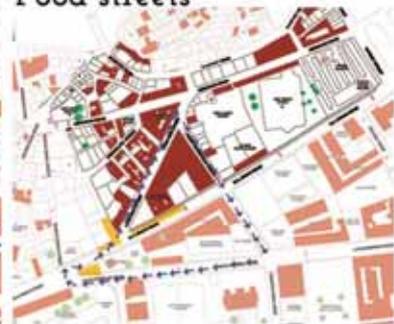
Markets like Motandas market, coochinwala market and mutiple textile markets lined on Laxmi das sstreet define the first category of the Heritage walk

Monument



Merewether tower, memon masjid wazir mansion and State Bank Museum stand out as prominent monuments in the defined route. The walk can be categorised specially for the monuments as an awareness program as well.

Food streets



Gastronomy is a part of the street culture in the old town, the wal can be categorised to focus on the types of food culture. Lined outside the commercial areas, infront of the Merewether tower the dhaabas and hawkers are an important part of the urban fabric

Figure 4: Details of the Heritage Walk

Legend

- Heritage buildings
- Retail Walk
- Monuments Walk
- Food Street Walk

1. Wazir Mansion
The house serves as a museum and a national archive. "The house where Muhammad Ali Jinnah spent 16 years of his childhood and youth is a precious national monument that provides inspiration to our nation."

2. Memon Masjid
This post-partition mosque with its red minaret stands as a monument within the old town.

3. Boulton Market
Built in 1853, Boulton Market was named after Colonel C.F. Boulton, the Municipal Commissioner of Karachi at the time. It was one of the first vegetable and fruit market to have been established in Karachi.

Merewether Tower

START

END

4. Lazmi Das Street
The street is aligned with numerous textile markets within heritage structures and becomes part of the retail category of the walk.

5. Merewether tower
Designed by James Strachan, present at the intersection of two main arteries. Its surroundings hold a potential to be developed as a public square.

6. State Bank of Pakistan Museum
Established in 2004, built with Jodhpur Red Sandstone the building is currently hidden by security barriers but is a landmark within the area.

7. Motandas Market
In the 1970s and 1980s, Motandas Market was perhaps the most talked about part of M.A. Jinnah Road. It was known for a diverse and pricey range of products.

Heritage Walk
Merewether Tower Precinct

Designed by
F&S Department of Architecture and Planning

Timetable schedule for the walk

1 hour of walk with two 10 minute break at food places

20 minutes walk with 10 minutes break at food places

Figure 5: Heritage Walk Brochure (Front)

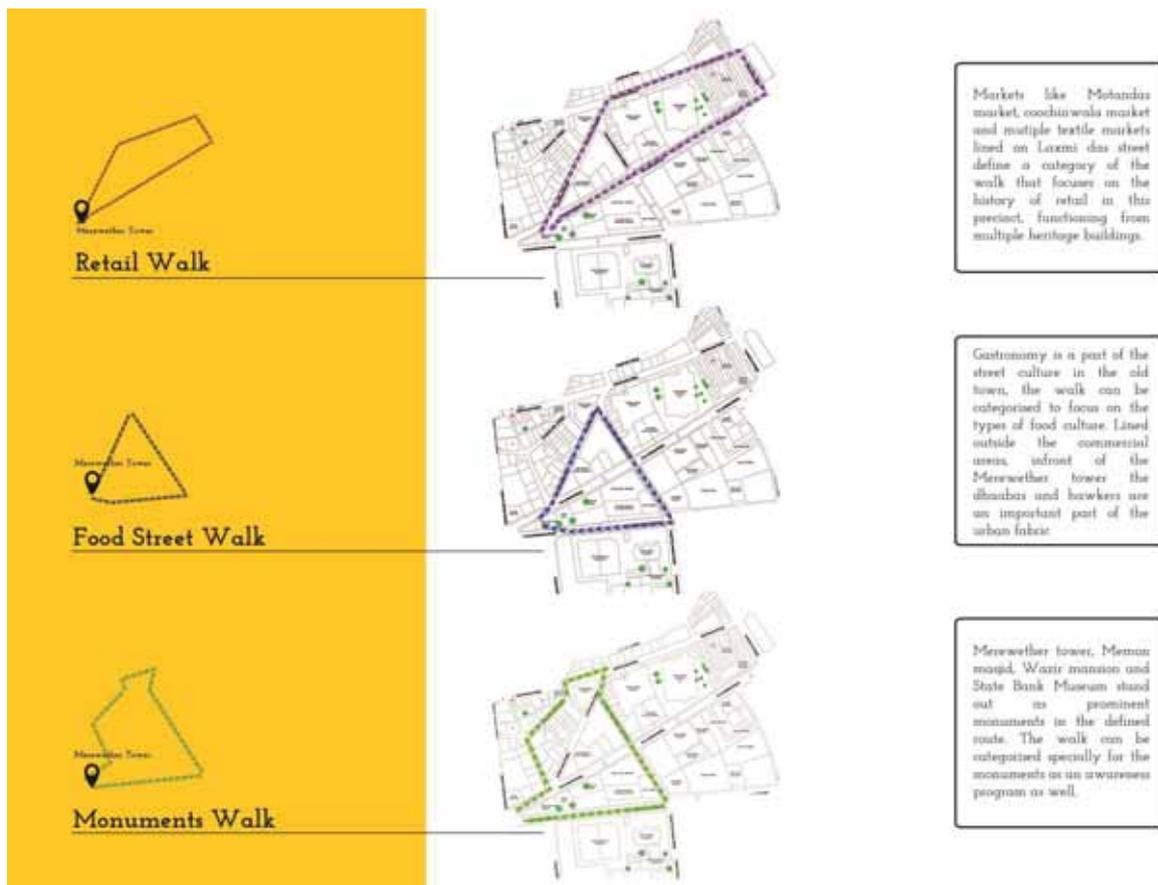


Figure 6: Heritage Walk Brochure (Back)

4. Conceptual Urban Design Outline for the Merewether Tower Precinct

Merewether Tower is the junction point of the city where meet the major primary roads of the city. Its biggest problem is the chaos and traffic congestion that completely negates its historic and landmark value. The urban design of the area aims to retrieve its 'place' value, through creating a pedestrianized space.

The latest urban design works internationally give priority to the pedestrian by creating spaces for movement at the ground level, with landscape, shade, sitting, meeting and waiting spaces along with connections to small scale commercial spaces and other major landuses of the area. These facilitate the creation of 'place' giving appreciation value to the historic identity of the area. The other modes of transport are shifted to lower levels interconnecting with the traffic flow and parking spaces.

Following this, the modal analysis drawing outlines the movement pattern of the various modes of transport in the area. The conceptual urban design drawing then reorganizes the various modes of traffic through the incorporation of an underpass at II Chundrigar Road going toward Jinnah Bridge. It is proposed to use the Railway property at this junction for incorporating the bus stop and rickshaw stop in the old buildings present at site (Building 1 and 2). The cargo movement and truck activity may be restricted on the site on an area of around 4 acres. Connecting the traffic movement at the second intersection after Merewether to the Railway property, this is proposed to be made into a main

traffic signal. Building 1 which is marked as heritage (2nd degree), may be developed as a waiting space for the passengers for rickshaws and taxis. Within this, stalls for small scale commerce may be incorporated with permits, with priority given to hawkers located around the two intersections selling eatables. The long building 2 may be used as a waiting space for passengers for buses, incorporating bus stop currently present at the intersection. BRT stop may also be designed alongside. Buses may be organized using this space. Through an underpass lane, the buses, taxis and rickshaws can join through one way movement to the II Chundrigar traffic flow. A traffic signal will need to also be incorporated underground for safe crossing.

The space behind Building 2 may be subdivided into plots to incorporate a multi-storey car and bike park along with multistory commercial next to it. The green shade on the design map shows the pedestrian pathways connecting the Proposed KCR station, car and bike park, Bus stop in building 2 and rickshaw stop at Building 1, pedestrian access to II Chundrigar and MA Jinnah Road. These spaces may be shaded through some designed structures that do not obstruct the view of the Merewether tower, and offer better connectivity.

Guided tours may be available of the old city areas from the Merewether Tower property itself. Little glass cabins may offer tickets for this purpose. Benches, street lights and dustbins may be added along the pedestrian spaces proposed, when detail design is developed.

The Merewether Tower is representative of the heart of Karachi city. Its pedestrian image will be a major positive image creation for the city itself. The conceptual urban design proposes the development of this space through a reorganization of the traffic modes using the railway property alongside. The Railway department may charge for parking and movement of public transport through its site, as well as rent its space for small scale commerce. Multistory commercial development may also be developed behind this. Together these will be an additional income for the railways department (Figures 7-12).

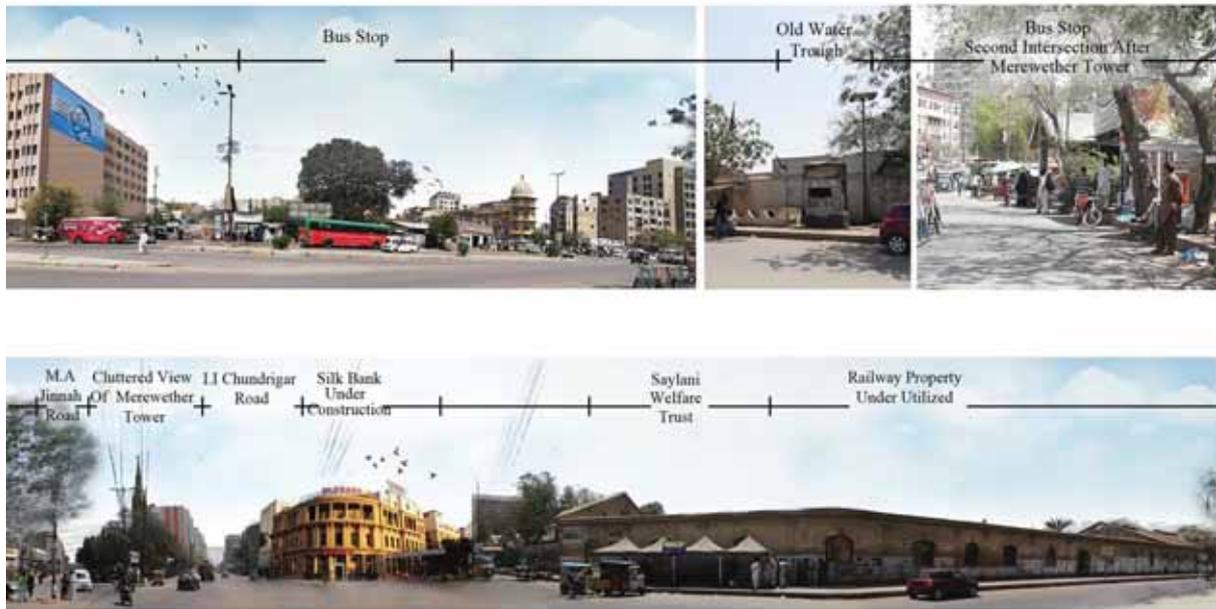


Figure 7: Documentation: Street Sections



Figure 8: Documentation of case study area

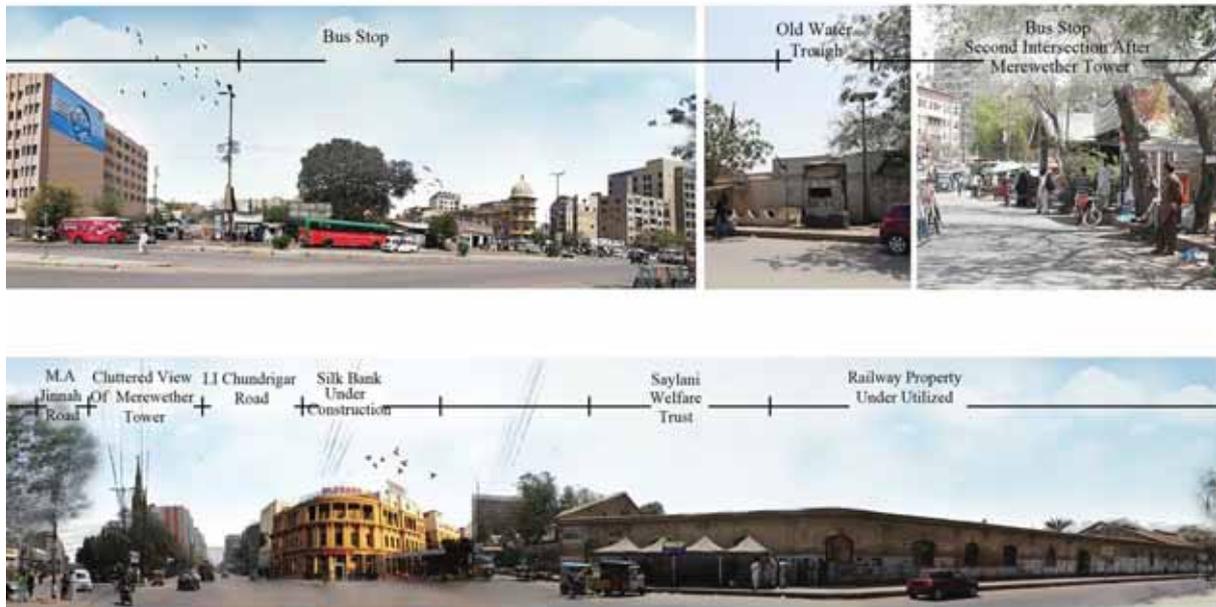


Figure 9: Documentation: Street Panoramas

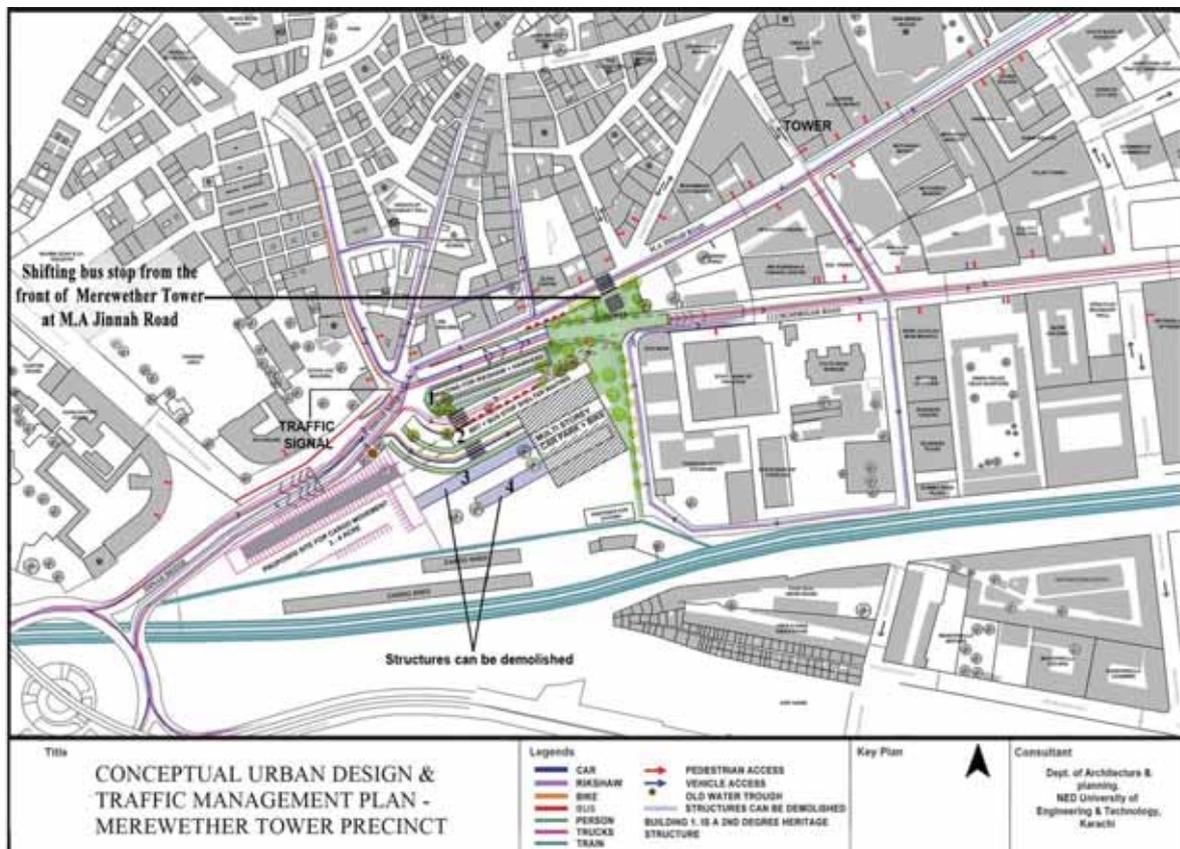


Figure 10: Urban Design Proposal Map

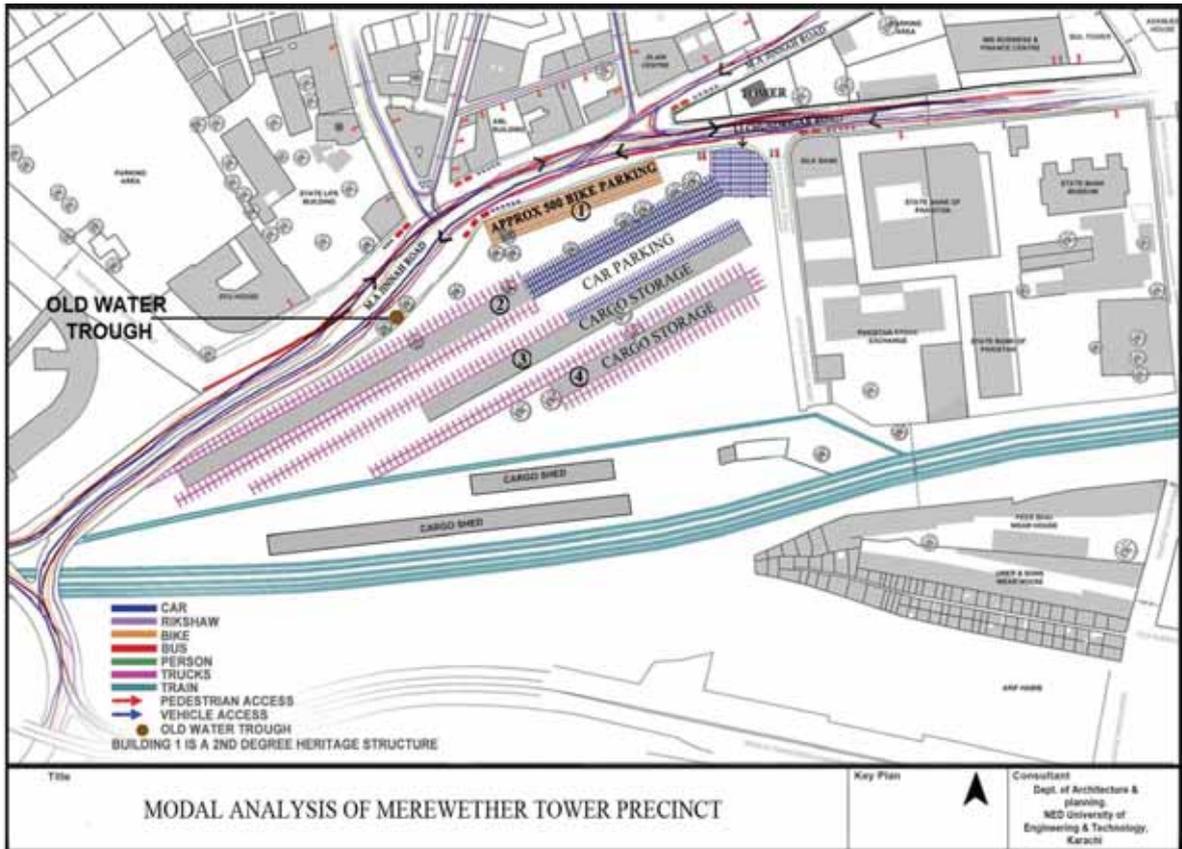


Figure 11: Modal Analysis of Merewether Tower Precinct

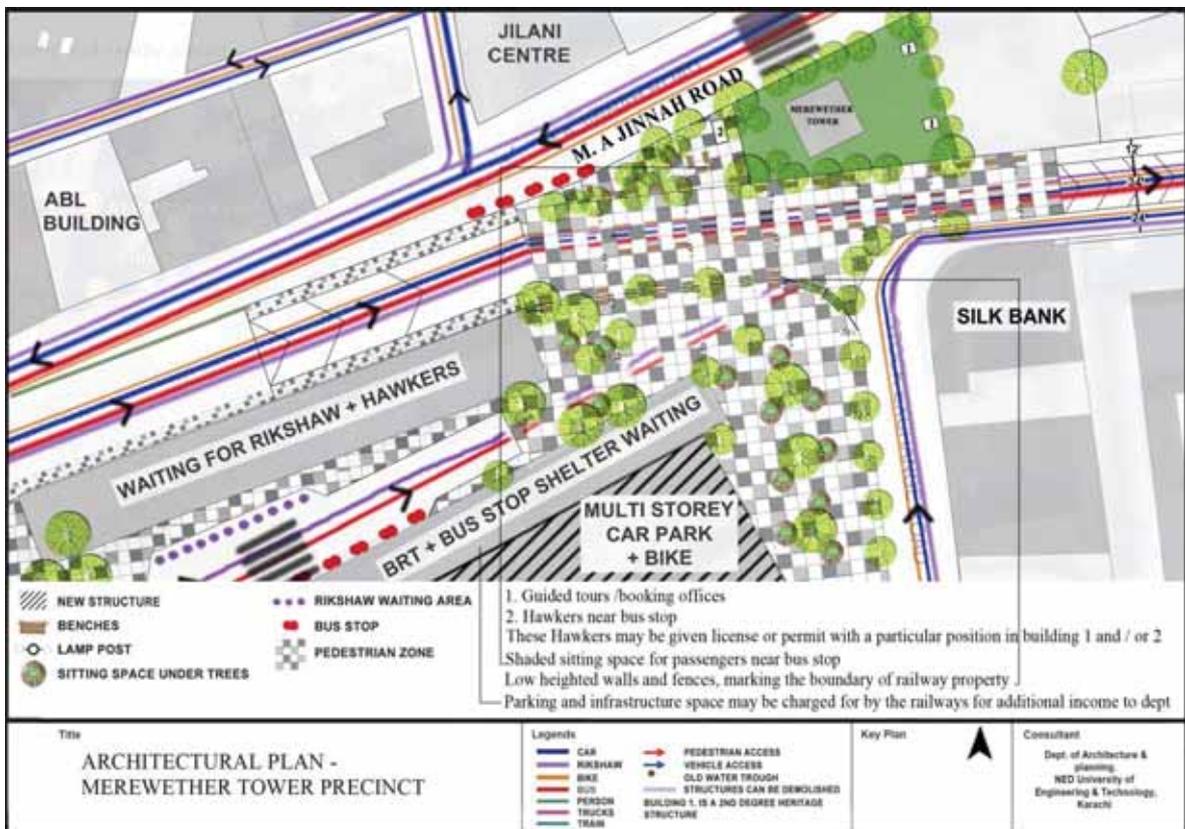


Figure 12: Architectural Plan: Merewether Tower Precinct