



GARDEN MARKET

Revitalizing Commercial Spaces
In Post-Colonial Delhi Imperial Zone

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Submitted for Thesis titled

The Garden Market
Revitalizing commercial spaces in
post-colonial Delhi Imperial Zone

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POLITECNICO
MILANO 1863

“This thesis is dedicated to the loved parents we lost this year“

Abdul Aziz Chowdry

Ayesha Chowdry

Simmi Bahl

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Abstract

A city's fabric is ever changing and evolving depending on the needs of the hour, climatic factors, political interventions, and the necessity for development. In India, very few cities have had the opportunity to be planned and executed at a certain time by a single architect. The capital city of Delhi, though being the result of multiple invasions and ruled by different kingdoms, bears within it one such planned zone – Lutyen's Delhi.

But with the passage of time, the initial ideas of the planner were overlooked and unplanned alterations, extensions and additions were made thus leaving behind a disordered "planned" city. While development always aims for the greater good in most scenarios, it tends to overlook the core concepts and understanding implemented by the architect.

Lutyens' Delhi is one of a kind being the few garden cities in the world and plays the role of the "lung space" of the city. Filled with large garden spaces and very less built volumes, Lutyens' Delhi became iconic for the country. But, post-independence, as bureaucracy took over the capital, one witnessed the erection of large compound walls around these gardens and a heavy privatization of the green spaces started to occur as the residences were handed over to bureaucrats and

government officials. The public green spaces that were planned were let out for development and over a period of years, a heavy decline of the gardens to be replaced with built masses was witnessed.

The thesis questions the possibility of sensitive and contextual development and aims at the revival of these public green spaces with an added layer of functionality in the fragmented remains of post-colonial Delhi. The thesis focuses on the Delhi Imperial Zone – a part of Lutyens' Delhi that has been excluded despite being planned by the architect and where the maximum change of character and development occurred post-independence. It questions the existing plans and commercial proposals by the government and proposes an alternative concept of a Garden Market that would include the same functional layers but with enhanced sensitivity to the context and incorporating inferences from the concepts of a Garden City.

Key Phrases

Garden City ; Privatization of Public Gardens ; Heritage Conservation ; Garden Market ; Lutyens' Delhi

Making of a City

A. Introduction

Delhi is the most historically rich region of India as it has been the epicenter of important events that drafted the history of the country spanning across various empires and dynasties.

The major events took place geographically on the triangular patch of land with River Yamuna on one side. Delhi is also located along the major silk route that runs along the Gangetic plain. **(Delhi - A Heritage City)** and the northern Aravalli ranges on the other sides.

The British East India Company captured New Delhi in the year 1803 after the second Anglo-Maratha War. **(History of Delhi, n.d.)**

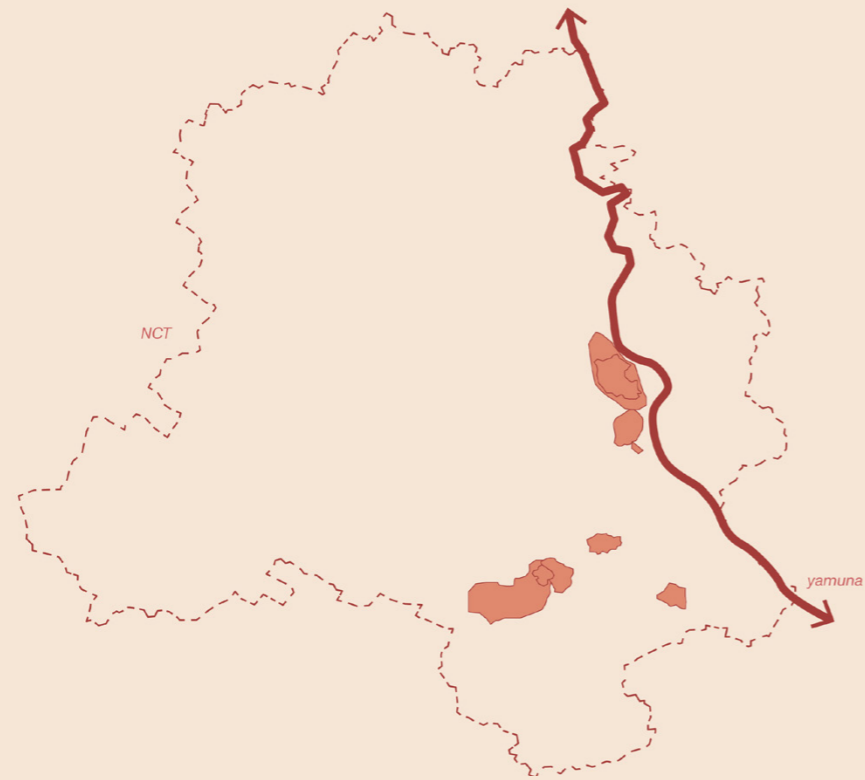
B. Formation of New Delhi

On today's date, Delhi is divided into Old and New Delhi. The formation of New Delhi occurred after the capital of India was shifted from Calcutta in December 1911 by the British Raj who felt it would be easier to administer from the central location of Delhi. The foundation for the viceroy's residence was laid in the Coronation Park, Kingsway, and the declaration of the shift of capital was made during the Delhi Durbar. **(Brittanica, 2018)**

The design for the new Imperial city was given to Edwin Lutyens and Herbert Baker, both leading architects of the 20th century and the contract for the same was given to Sobha Singh. Multiple sites were considered and the initial one being the construction inside the Tughlaqabad Fort, but this plan was not implemented as the Delhi-Calcutta trunk line passed through the Fort. **(History of Delhi, n.d.)**

Multiple site proposals were given by the Delhi Town Planning Committee, but they were all rejected by the viceroy owing to the cost of acquiring the necessary land for construction. Furthermore, the plans for an extensive Imperial Delhi were drastically reduced before the commencement of its construction due to the war in Europe in 1914.

These constraints are evident in the architecture of the new city where the public buildings were allowed all the grandeur, but the compromise was made on the housing complexes that form the bulk of the city. Finally, the current site was selected, and the construction of the new capital began in 1912 and the capital was formally established in the year 1931 by King George V of Britain. The newly designed Imperial City was termed as "Lutyens Delhi" on its inauguration in 1931.



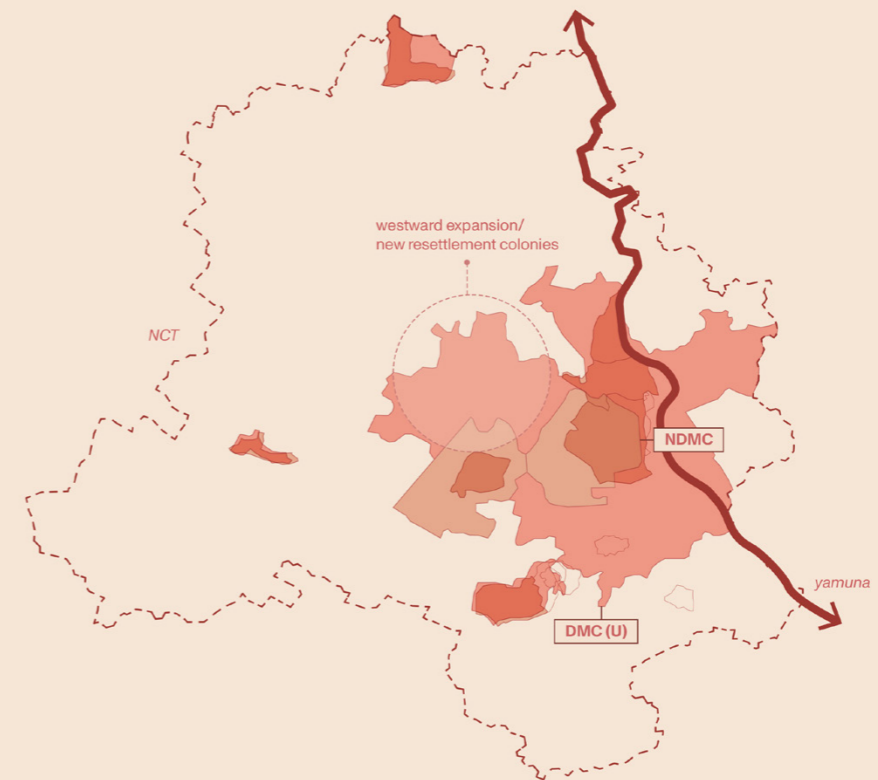
THE SEVEN CITIES
BEFORE BRITISH OCCUPATION



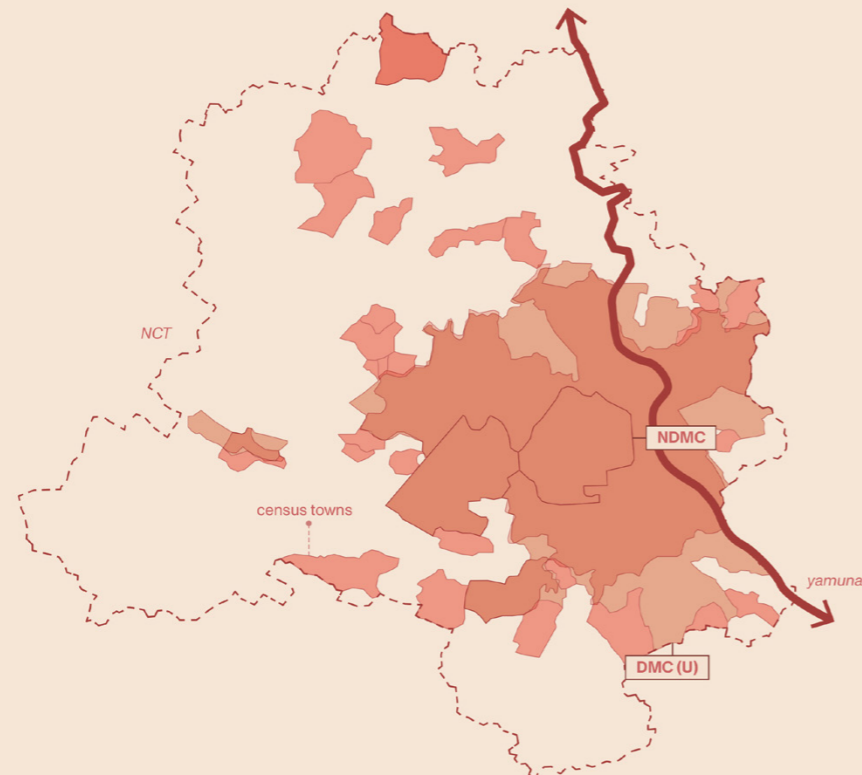
THE BRITISH RAJ
MAJOR TRANSFORMATIONS UNTILL 1921



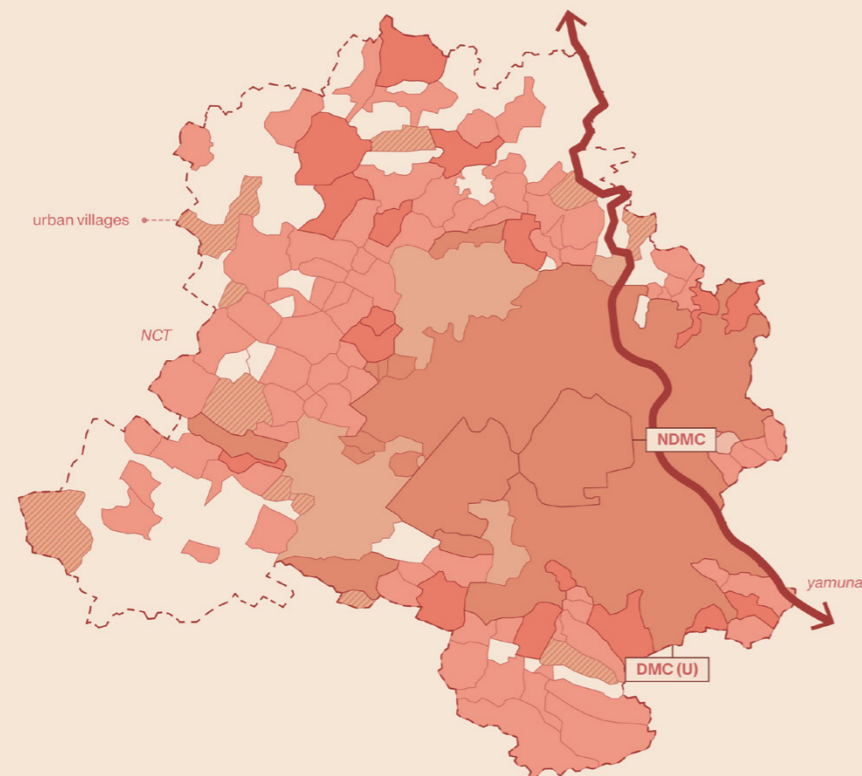
THE SEVEN CITIES
WAR TIME : 1940s



POST INDEPENDENCE
VISIONS OF PLANNED CITY 1947-1961



CREATION OF CENSUS TOWNS
A CITY IN BOOM : 1961-1981



NEW DELHI NOW
2011 - ?

C. Current Statistics

(i) Demographics

Delhi covers an area of approximately of 1484 square kilometers and has a population density of about 29,259.12 people per square mile making it one of the highest in the world. Keeping the 2001 census as a reference, the total population of Delhi is 13.8 million people, and the city is highly urbanized with about 93.18% of the city's population living in urban areas in comparison to the national average of 27.81%. The 2016 evaluation estimates Delhi population to be around 18.6 million. By 2020, Delhi is expected to be the third largest populous city in the world after Tokyo and Mumbai. **(Delhi Population 2021) (Authority, 2007)**

(ii) Climate

The climate of New Delhi is an overlap between the monsoon influenced humid subtropical (Köppen climate classification Cwa) and semi-arid (Köppen climate classification BSh), with high variation between summer and winter temperatures and precipitation. **(Climate of Delhi, n.d.)**

New Delhi is 215m above sea level. The climate in New Delhi can be termed as a local steppe climate. During the year, there is little rainfall in New Delhi. This location is classified as BSh by Köppen and Geiger. The temperature here averages 24.6 °C | 76.3 °F. The annual rainfall is 700 mm | 27.6 inc **(New Delhi Climate, India, n.d.)**

Summer starts in early April and peaks in late May or early June, with average temperatures near 38 °C although occasional heat waves can result in highs close to 45 °C on some days and therefore higher apparent temperature.

The monsoon starts in late June and lasts until mid-September, with about 797.3 mm of rain. The average temperatures are around 29 °C (84 °F), although they can vary from around 25 °C on rainy days to 32 °C (90 °F) during dry spells.

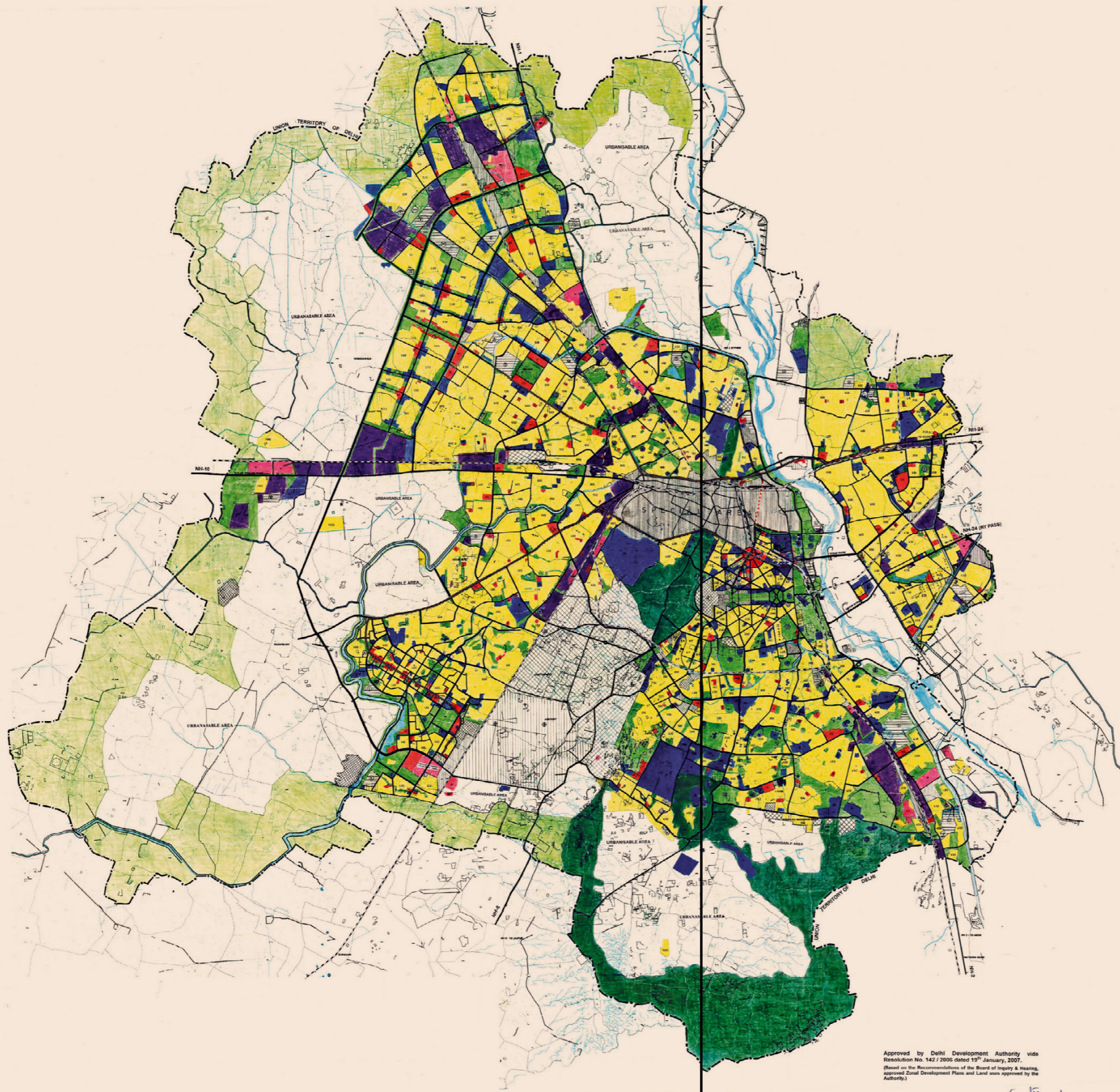
Although winters are cold, Delhi's proximity to the Himalayas results in cold waves leading to lower apparent temperature due to wind chill. Delhi is notorious for its heavy fogs and haze during the winter season. In December, reduced visibility leads to disruption of road, air and rail traffic. Winter ends by the first week of March. Extreme temperatures have ranged from -2.2 to 48.4 °C **(Climate of Delhi, n.d.)**

(iii) Masterplan

The current in-use masterplan for the city is MPD 2021 which was formulated in 2007 with the ideology of Vision 2021 in mind. One of the most important aspects of planned development pertains to the provision of adequate well-planned shelter and housing for the different categories of inhabitants of the city.

The quantitative and qualitative shortages and deficiencies in this regard have been observed while formulating the MPD-2021. The NCT of Delhi has been divided into 15 Zones from A to H and J to P, of which 8 Zones are in the urban area, **(Authority, 2007)**

The India State of Forest Report (ISFR) released in 2019 states that the green cover for Delhi (forest and tree) is roughly 329 square kilometers which accounts to 21.9% of the total area. There has been an increase from 2017 which marked a green cover of 20.6% **(Delhi Green Cover, 2020)**



RESIDENTIAL	
	RD RESIDENTIAL AREA
	RF FOREIGN MISSION
COMMERCIAL	
	C1 RETAIL SHOPPING, GENERAL BUSINESS AND COMMERCE
	DC DISTRICT CENTRE
	C COMMUNITY CENTRE
	NC NON-HIERARCHIAL COMMERCIAL CENTRE
	W WAREHOUSE
	D COLD STORAGE AND OIL DEPOTS
	H C3 HOTELS
INDUSTRIAL	
	M1 MANUFACTURING, SERVICE AND REPAIR INDUSTRY
RECREATIONAL	
	P1 REGIONAL PARK
	P2 CITY PARK, DISTRICT PARK, COMMUNITY PARK
	M P3 HISTORICAL MONUMENTS
TRANSPORTATION	
	T1 AIRPORT
	T2 TERMINAL / DEPOT - RAIL / MRTS / BUS / TRUCK
	T3 CIRCULATION- RAIL / MRTS / ROAD
UTILITY	
	U1 WATER (TREATMENT PLANT ETC.)
	U2 SEWERAGE (TREATMENT PLANT ETC.)
	U3 ELECTRICITY (POWER HOUSE, SUB-STATION ETC.)
	U4 SOLID WASTE (SANITARY LANDFILL ETC.)
	U5 DRAIN
GOVERNMENT	
	G1 PRESIDENT ESTATE AND PARLIAMENT HOUSE
	G2 GOVERNMENT OFFICE / COURTS
	G3 GOVERNMENT LAND (USE UNDETERMINED)
PUBLIC & SEMIPUBLIC FACILITIES	
	PS1 HOSPITAL
	EDUCATION AND RESEARCH UNIVERSITY/UNIVERSITY CENTRE, COLLEGE
	SOCIAL - CULTURAL, SOCIO-CULTURAL COMPLEX / CENTRE
	POLICE / POLICE HEADQUARTER / POLICE LINES, FIRE STATIONS / DISASTER MANAGEMENT CENTRE
	RELIGIOUS
	BURIAL GROUND / CREMATION
	PS2 TRANSMISSION SITE / CENTRE
	PS3 SPORTS FACILITIES / COMPLEX / STADIUM / SPORTS CENTRE.
AGRICULTURE / GREEN BELT AND WATER BODY	
	A1 PLANT NURSERY
	A2 AGRICULTURE / GREEN BELT
	A3 RIVER AND WATER BODY
	URBANISABLE AREA



ECOLOGICAL COVER
DELHI

Lutyen's Delhi

A. Formation of Imperial City

The Imperial City was not enjoyed for long by British empire as India gained independence in the year 1947. The Imperial New Delhi Capital city (henceforth to be mentioned as LBZ) was designed on the concept of a "garden city" with inspirations taken from similar planned garden cities like the French Palace of Versailles and The Infant City for Washington DC.

The design of this area boasts to be a fine blend of classical with modern architecture and is laid out on the garden city principles of Ebenezer Howard. **(Ganju, 1999)**

The LBZ corresponds to the Zone D of the MPD 2021 comprising of an area of about 28.73 sqm approximately 2% of the overall area of the city. The major differentiation between the LBZ with the rest of the city is the large expanse of green cover that contributes in being the "lung space" for New Delhi.

Geographically, the LBZ area is located on the slopes of the Raisina Hill, which is a part of the Aravallis. the oldest mountain ranges in the world. One of the prominent ridges of the Aravallis culminates on the Raisina Hill, behind the Rashtrapati Bhavan which is the House of the President. This ridge is known as the "central ridge".

The LBZ is the home for all the important offices for the Government of India including the Parliament House, the North and South Block, The India Gate (War memorial), the Prime Minister's Office, the residences of all the ministers and bureaucrats and the defense officers. The entire stretch of the government buildings is located along the Central Vista that links India Gate to the Rashtrapathi Bhavan.

The key characteristic of the Lutyens Bungalow Zone, as indicated in the name itself, are the bungalows of the area. The bungalows are the primary reason for the LBZ to be a high security area as the VVIPs and the government functionaries reside here.

Approximately the number of residential bungalow plots are about 600 in number spread across LBZ. These bungalows have been designed by multiple architects from Great Britain like WH Nicholls, CG Bloomfield, Walter Sykes George, Arthur Gordon Shoosmith and Henry Medd. **(Commission, 2015)**. The bungalows too follow the concept of a garden city where less than 1 FAR (Floor Area Ratio) is allowed per plot to maximize on the green spaces for the region. All these green spaces are secured by high compound walls and access is restricted to the public. **(Authority, 2007)**

B. Change in LBZ Boundaries

The formation of the Delhi Development Authority in 1958 resulted in the preparation of the MDP which immediately led to rapid urbanization of parts of Delhi. The rate at which this occurred was extremely rapid that the need for the conservation of this central area became a priority. In 1974, The New Delhi Redevelopment Advisory Committee (NDRAC) put forth the recommendation to the demolition of old barracks and horse stables to open new areas for development within the LBZ.

These recommendations caused developments within the LBZ at an alarming rate. Majority of these developments started around the Gole Market Area and then proceeded around the Connaught Place. Due to this, in 1988, the boundary of the LBZ was revised and a new boundary was introduced which excluded many of these zones from the LBZ. But the

change in boundaries have been quite vague and resulted in excluding many of the zones designed by Lutyens himself from the LBZ. Furthermore, a second and third boundary change occurred in the years 2003 and 2015, respectively.

The LBZ area originally comprised of an area of 25.88 square kilometers and in today's date comprises of 28.73 square kilometers after the removal of some originally planned areas and addition of other spaces.

There is no evidence of any rationale for including modern colonies viz. Golf Links, Bengali Market, Panchsheel Marg, Sardar Patel Marg, Mandir Marg, Jor Bagh and Sunder Nagar in the Lutyens Bungalow Zone as these colonies were not envisaged by Lutyens at all. Lutyens Delhi was built from 1912 to 1932 while these colonies came up in the '50s. And moreover, all these localities are privatized. **(Commission, 2015)**

“Why have the colonies that were originally planned by Lutyens and included in the LBZ 1940 boundary been excluded from the zone? And what is the relevance of adding modern colonies to LBZ?”



C. Landuse

As discussed earlier, the idea behind the LBZ is the vast presence of the large green spaces. The Central Vista in essence have a large expanse of open green spaces. Even the privatized land has development regulations to ensure the presence of optimum open spaces within the boundary.

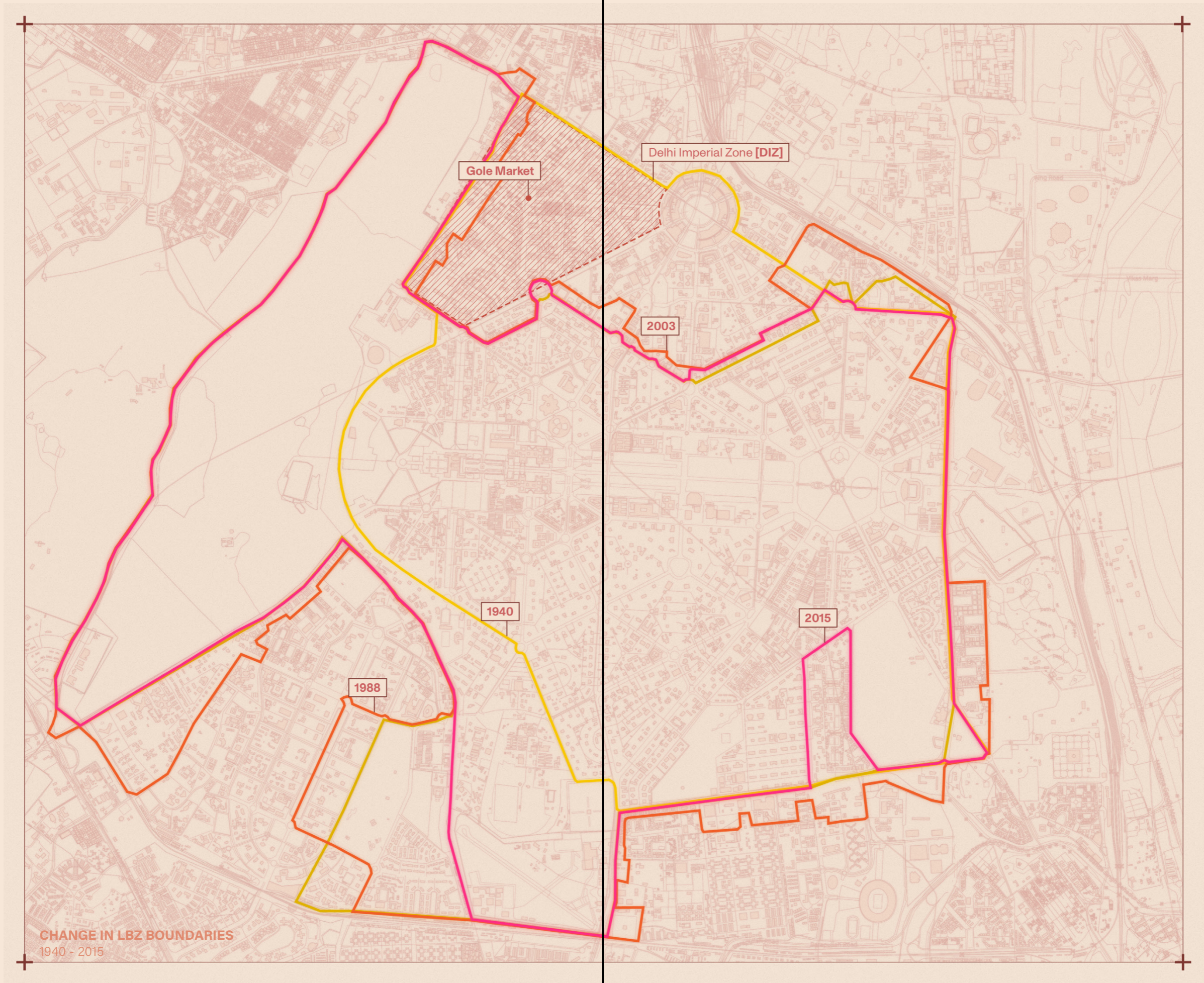
The Ministry of Urban Development, Government of India has been under pressure from external parties and

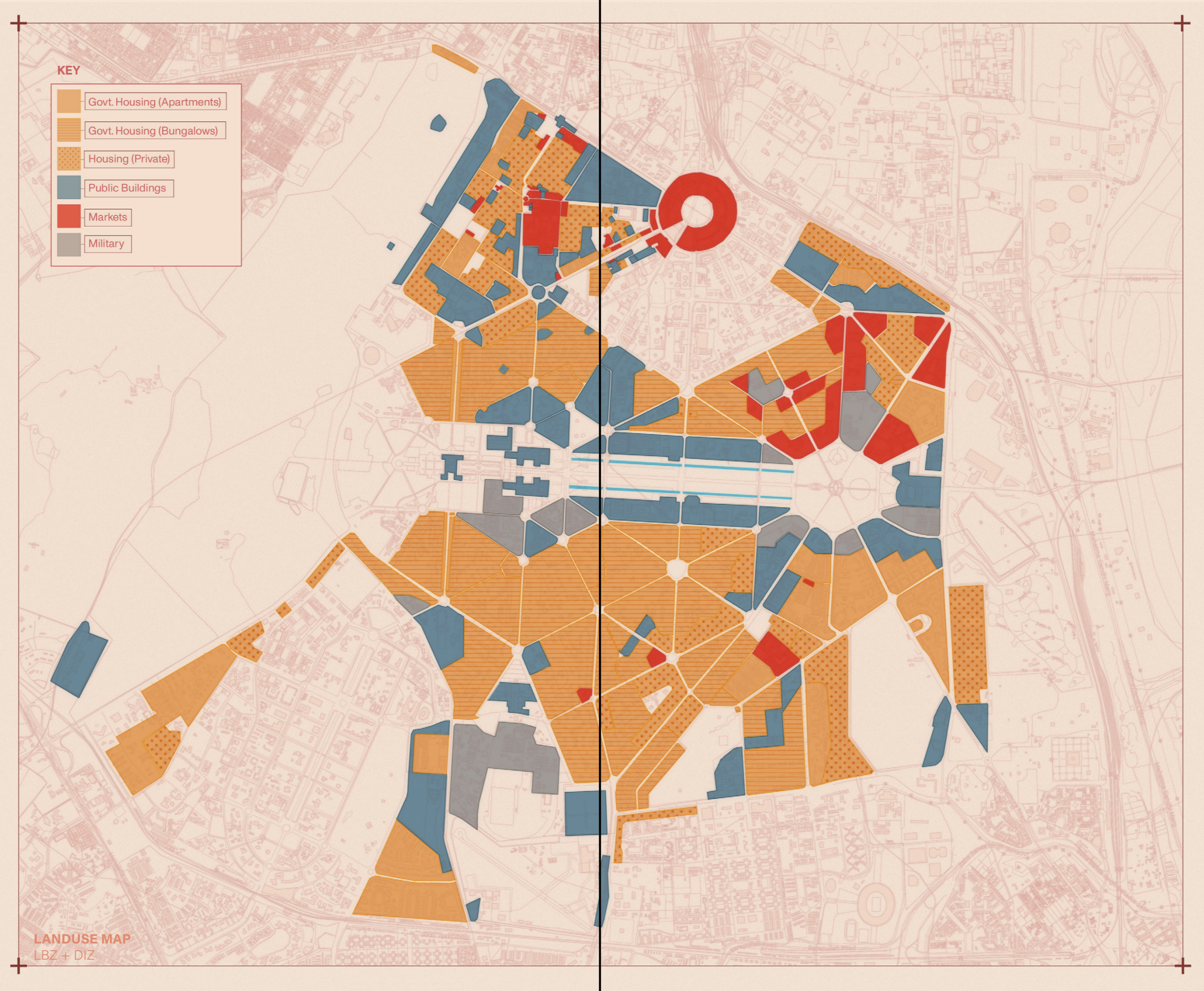
residents to establish some relaxations in the regulations by allowing high rise structures, creation of basements, and increasing the FAR.

Majority of the functional land zones inside the LBZ are residential in nature. Within these, most of the residential plots belong to government officials and bureaucrats. Though the maps indicate plenty of open green spaces, the green spaces made available to the public are quite scarce.



Does the garden city of Lutyen's Delhi still have the conceptualized vision in today's date? Why are the garden's privatized for the bureaucrats and where are the public spaces?





Delhi Imperial Zone

A. Formation of DIZ

In 1988, a major chunk of land in the Northern side of LBZ was removed from the boundary. As mentioned earlier, the exact reasoning and justification for the removal of these areas remains unclear as many historical locations are present within it. The Gole Market, a prominent market hall designed by Lutyens, the New Delhi general post office designed by Robert Tor Russel, the Connaught Place designed by WH Nicholls are some of the historical landmarks present in this locality. **(Gole Market, 2021) (Connaught Place, 2021)**

The refugee movement due to the partition in 1945 resulted in an increase of an alien, distraught, and destitute population transforming the city's physical and social structural landscape. Urban development projects were planned and executed at a rapid pace, at extensive costs to the government. Large portions of the forested ridge were developed as governmental enclaves in a southward expansion of colonial New Delhi.

This area that was removed from the LBZ, was termed as the Delhi Imperial Zone. Extensive redevelopment started to occur around the Gole Market area and several multistorey buildings were constructed around the Connaught

Place. But due to the startling rise in development and the elaborate transformation, a ban was placed on the development that occurred in the DIZ.

After the conceptualization of the MPD 1988, new set guidelines were given for Delhi Imperial Zone which were different from LBZ and the rest of Delhi. Though these design guidelines did halt the large amount of construction to a certain extent, over the period of years the area changed its character completely from the initial vision of Lutyens **(Commission, 2015)**

The DIZ falls under Zone D5 of the New Delhi masterplan. It includes the government of India headquarters, private housing, the Central Business district, and prominent institutional areas. The projected population of the area for 2021 is 4.19 lakhs.

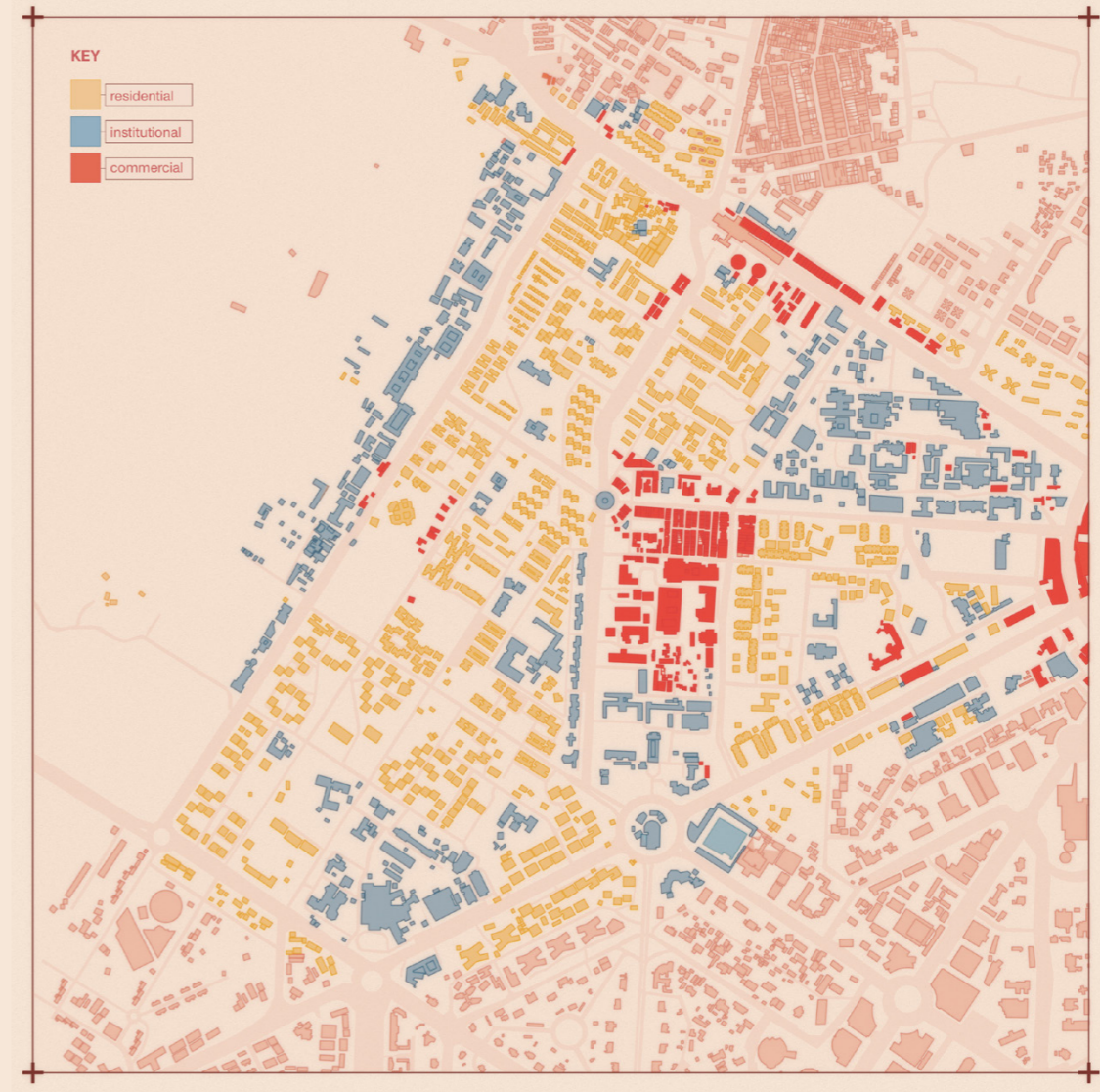
In the beginning, the DIZ was dominated by the Bengali community (near mandir Marg) as majority of the staff for the new capital had shifted from Calcutta. The residential quarters of the DIZ were also created in a hierarchical manner in terms of status, seniority, and importance - similar to the likes of LBZ. The quarters were large scale housing structures consisting of small to mid size units to accommodate families. **(Mamoria, 2019)**



MORPHOLOGY
DELHI IMPERIAL ZONE (DIZ)



GREEN SPACES (OWNERSHIP)
DELHI IMPERIAL ZONE (DIZ)



BUILDING USE
DELHI IMPERIAL ZONE (DIZ)



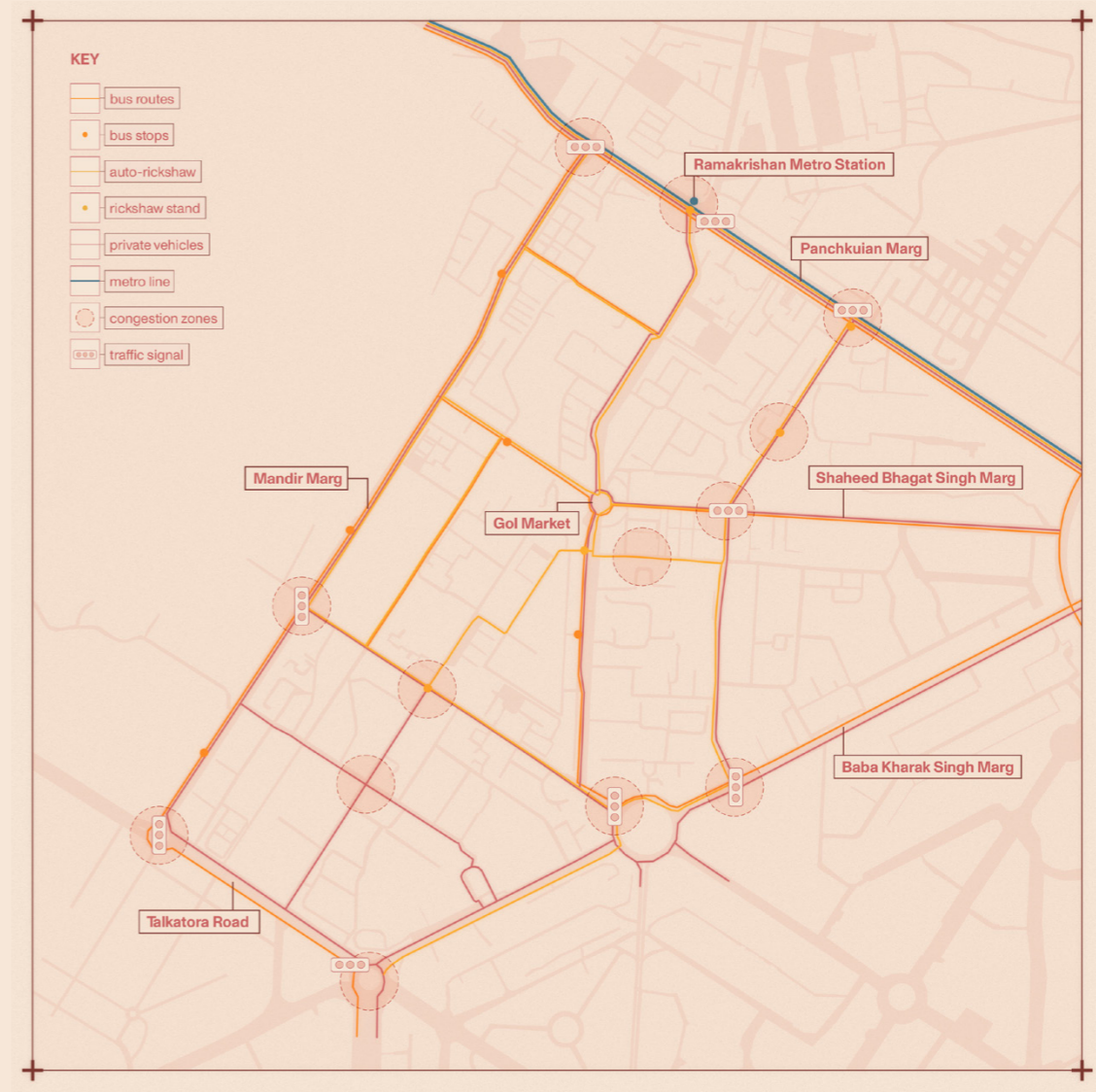
BUILDING HEIGHTS
DELHI IMPERIAL ZONE (DIZ)



ROAD NETWORK
DELHI IMPERIAL ZONE (DIZ)



PEDESTRIAN MOVEMENT
DELHI IMPERIAL ZONE (DIZ)



TRANSPORTATION
DELHI IMPERIAL ZONE (DIZ)

B. Urban Analysis and Inferences

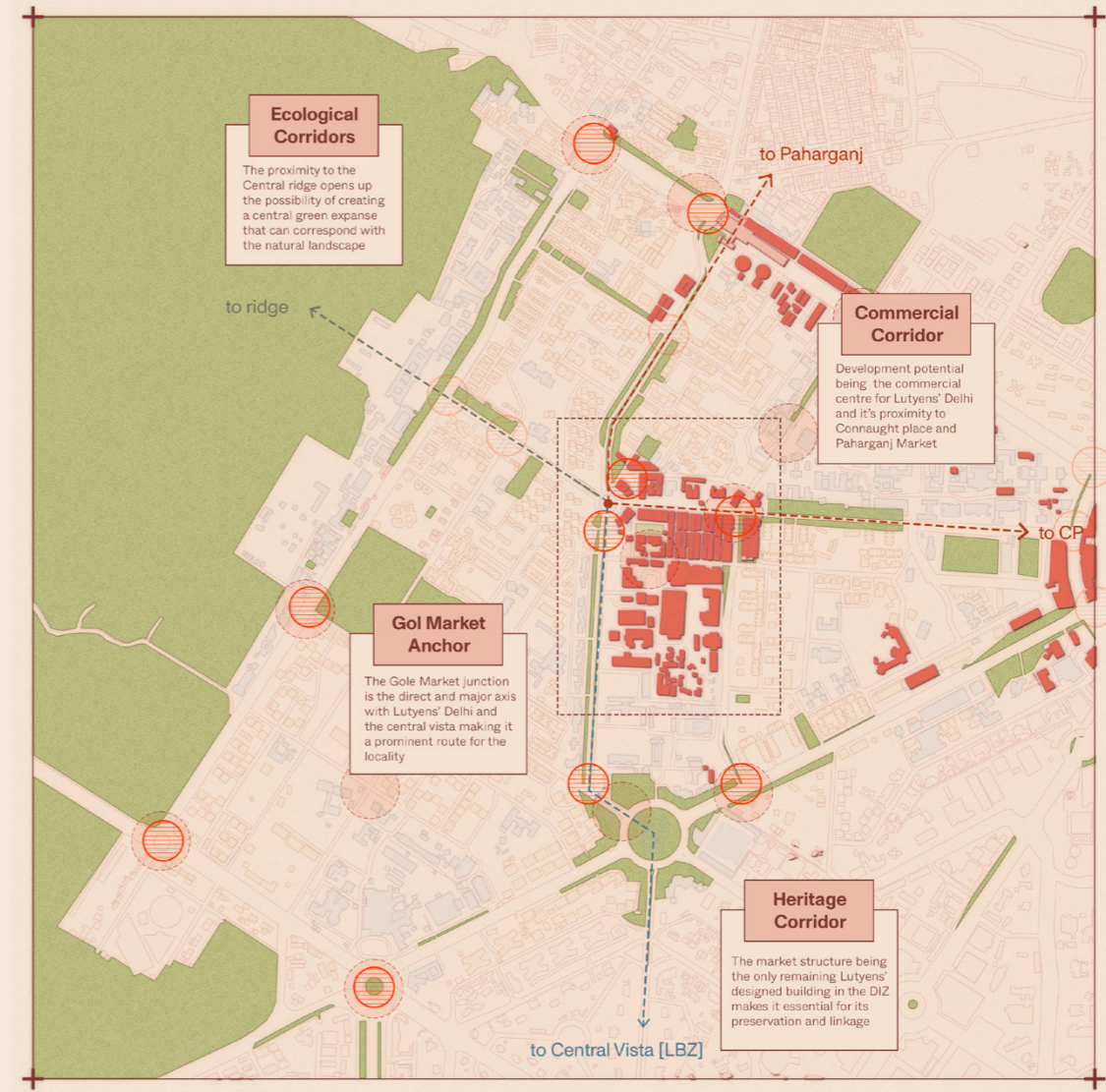
The preliminary inference from the studies done show that the layout done by Lutyens for the locality remains the same to a large extent. The density of built spaces within the DIZ is much lesser in comparison to the density near the Connaught Place junction. But the major difference one can note between LBZ and DIZ is the extreme reduction of green spaces spread across the neighborhood. But while the green spaces seem to be lesser in comparison to LBZ, the accessibility of green spaces to the public is much higher within the DIZ. Majority of the green spaces are shared by residential neighborhoods. The original plantation of trees remains as per Lutyens plans.

Predominantly the land use is residential in nature (gated government control along with a few private

residences). The commercial districts enclose from the northern side of the Paharganj market along with the Bhagat Singh Market and the colonial Gole Market structure. The religious districts are located on Mandir Marg around the Gol Dhak Khaana. Towards the east, the LHMC hospital stretch also hosts a range of commercial activities. **(Mamoria, 2019)**

The Gole Market junction is the prominent traffic crossover point for vehicles coming from Connaught Place and Central Vista, thus making it a high congestion point even with respect to pedestrian traffic. A clear lack of pedestrian infrastructure routing is evident in the major axis of the locality. Furthermore, this is the only commercial zone that services the entire LBZ too apart from the Connaught Place which has a direct link to it.

The Garden Market



Part 2 | Delhi Imperial Zone

“The DIZ still contains traces of it’s originally planned Lutyen’s Delhi neighbour but has been infiltrated with excessive alien construction resulting in loss of character. ”

INFERENCES
DELHI IMPERIAL ZONE (DIZ)

Gole Market Neighbourhood

A. The Gole Market

One of the few spaces designed by Lutyens himself, the Gole Market neighbourhood takes its name from the significant architectural structure built on a traffic roundabout. Built in the year 1921, it is one of the oldest surviving colonial markets and its name is derived from the dodecagonal shape

The market is located on an axis that connects itself to the Central Vista. The location of the Gole Market structure was a part of the larger urban plan by Lutyens creating another axis to Connaught Place – a large shopping area. Together, these two would cater to the daily and commercial needs of the government employees, the bureaucrats, and the largely residential neighborhood of Lutyens Delhi. Putting bluntly, the LBZ was the quiet, homely area whereas the Gole Market was the busy bustling locality of Lutyens Delhi. **(Gole Market, 2021)**

There are several tales and poems written about the colorful evenings that would occur within the Gole Market. There are rumors that being a fan of Sherlock Holmes, Lutyens designed the Gole Market after taking inspiration from the Shakespeare's Global Theatre. But the atmosphere here would be starkly different as the Gole

Market catered to the Sethjis (Sirs) and Memsahibs (Madams) of Delhi. Home to several meat shops, confectionaries, and restaurants – the market also had a dark side where several fights would break out in the space by drunken lords and local Indians. **(Smith, 2013)**

The most interesting part of Gole Market's history is after partition of India in 1947. The market became the center for refugees hosted by painter BC Sanyal and his wife Snehlata who was a ghazal singer. They converted the abandoned market into a refugee studio and taught the refugees there the crafts and soon enough the Gole Market structure came to be known as "Gallery 26". This movement grew rapidly and gave birth to the Delhi Shilpi Chakra which was founded by Sanyal along with some artist friends.

After this, the building again took its role as a market and multiple stores and fast-food restaurants cropped up within it. The commercial facility extended beyond its domain to form the Bhagat Singh Market which now hosts legendary stores like the Kaleva, Bengali Sweet Shop and Karachi Sweet Shop

1913 — **EDWIN LUTYENS' VISION****1935** — **THE ELITE MARKET**

Open to the Public as a Market. Used as a "rendezvous" for the Sahibs and Memsaahibs of Delhi. Stores included poultry, bakeries, garments, antiques and food outlets.

1948 — **A REFUGEE STUDIO**

Post Independence and partition of India with Pakistan, the market was abandoned. Painter BC Sanyal and his wife Snehlata moved to Gole Market and turned it into a refugee studio. It then turned into a hub for artists and students and was later known as "Gallery 26". The studio later gave rise to the Delhi Shilpi Chakra, which Sanyal founded with several of her artist friends.

Late 90s — **RETURN OF THE MARKET**

Returned into original state of market as confectionaries, sweets and poultry shops.

2007 — **NO LONGER SAFE**

In 2007, the building was declared as "unsafe". Lengthy court proceedings begin between the government and shop owners.

2013 — **SHOP OWNERS EVICTED**

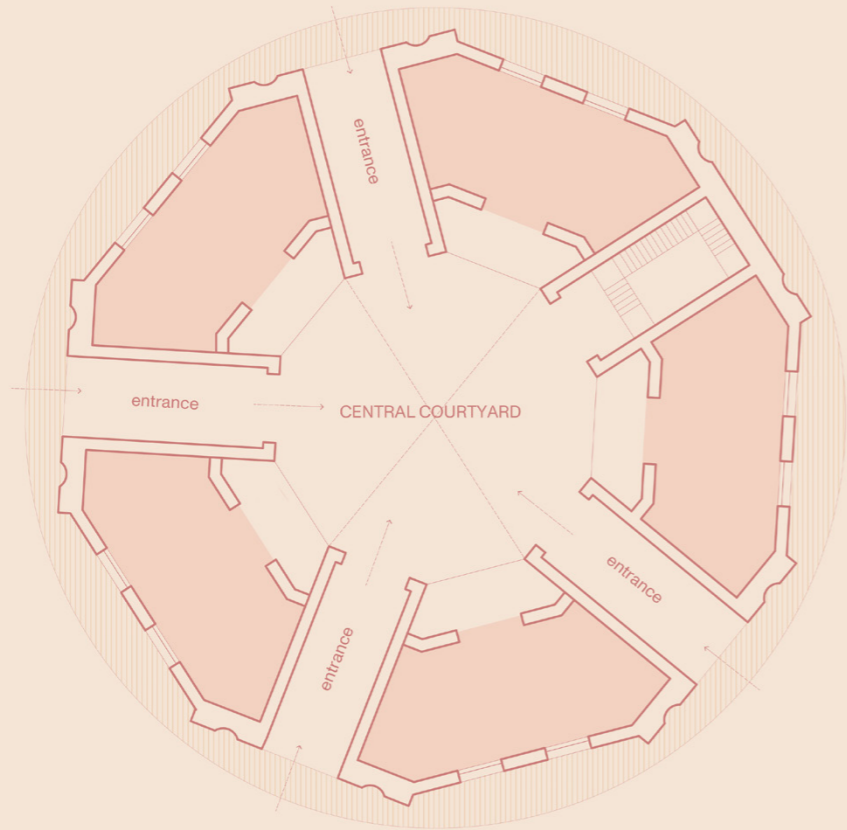
After court ruling, the shop owners were evicted and the building was cleared. Barricades are constructed around the building.

2017 — **A HERITAGE MUSEUM ?**

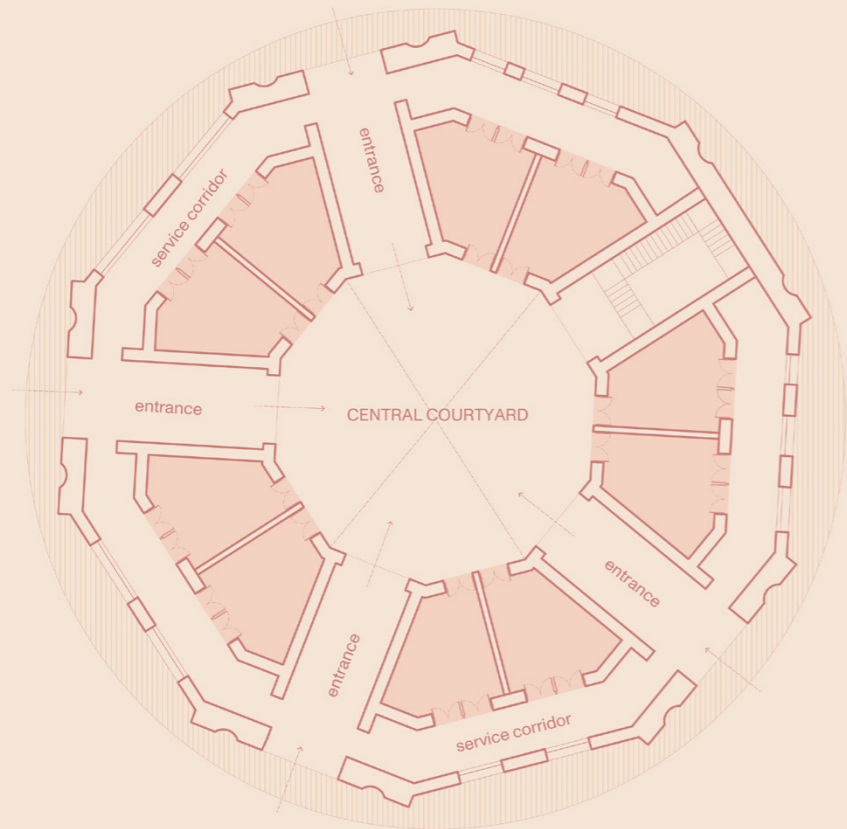
NDMC announces plan to convert Building into a Museum. However, plans remain shelved as Gol Market, till today, lies vacant and barricaded.

HISTORICAL TIMELINE
GOLE MARKET

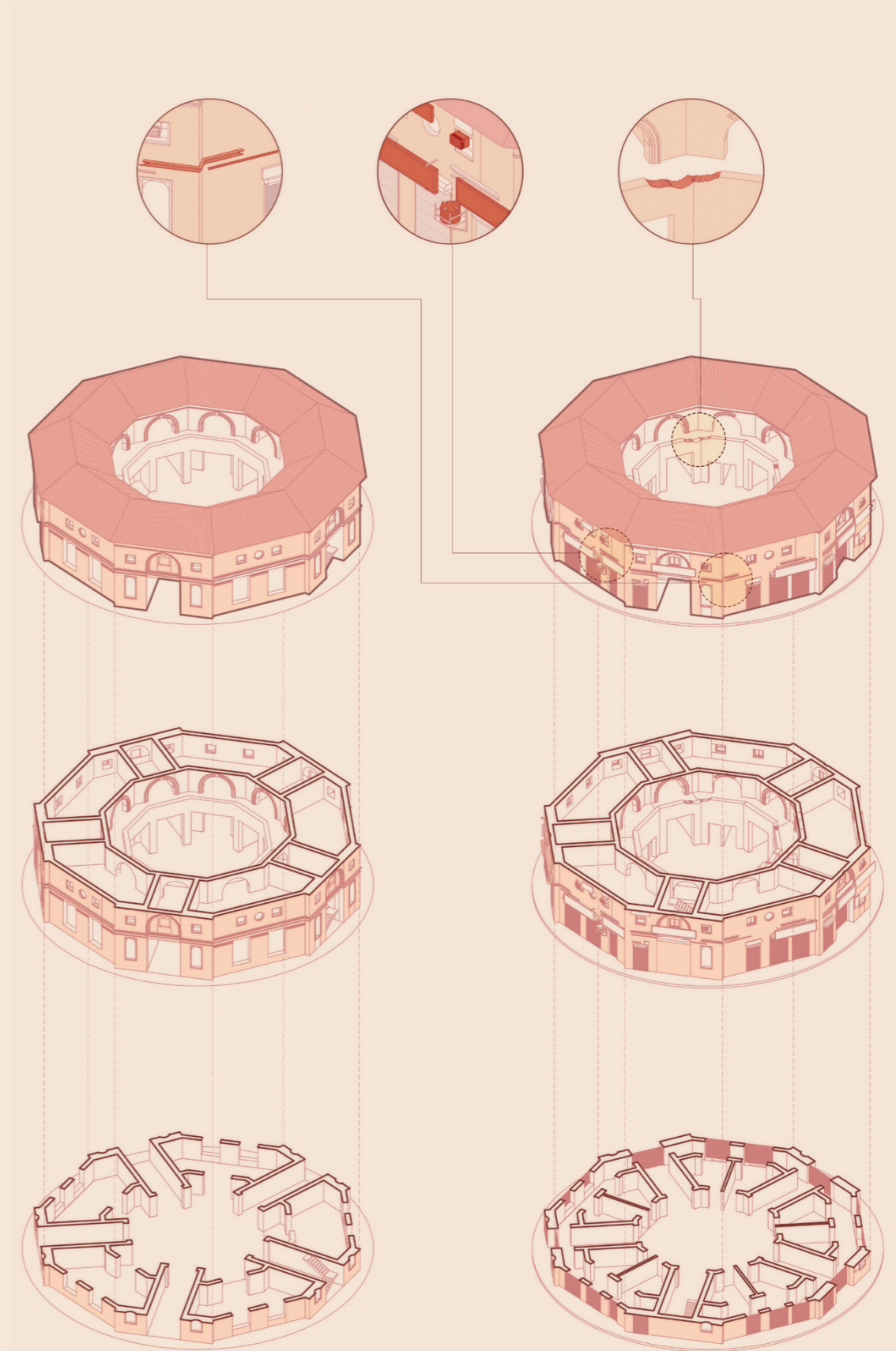




1935 FLOOR PLAN
GOLE MARKET

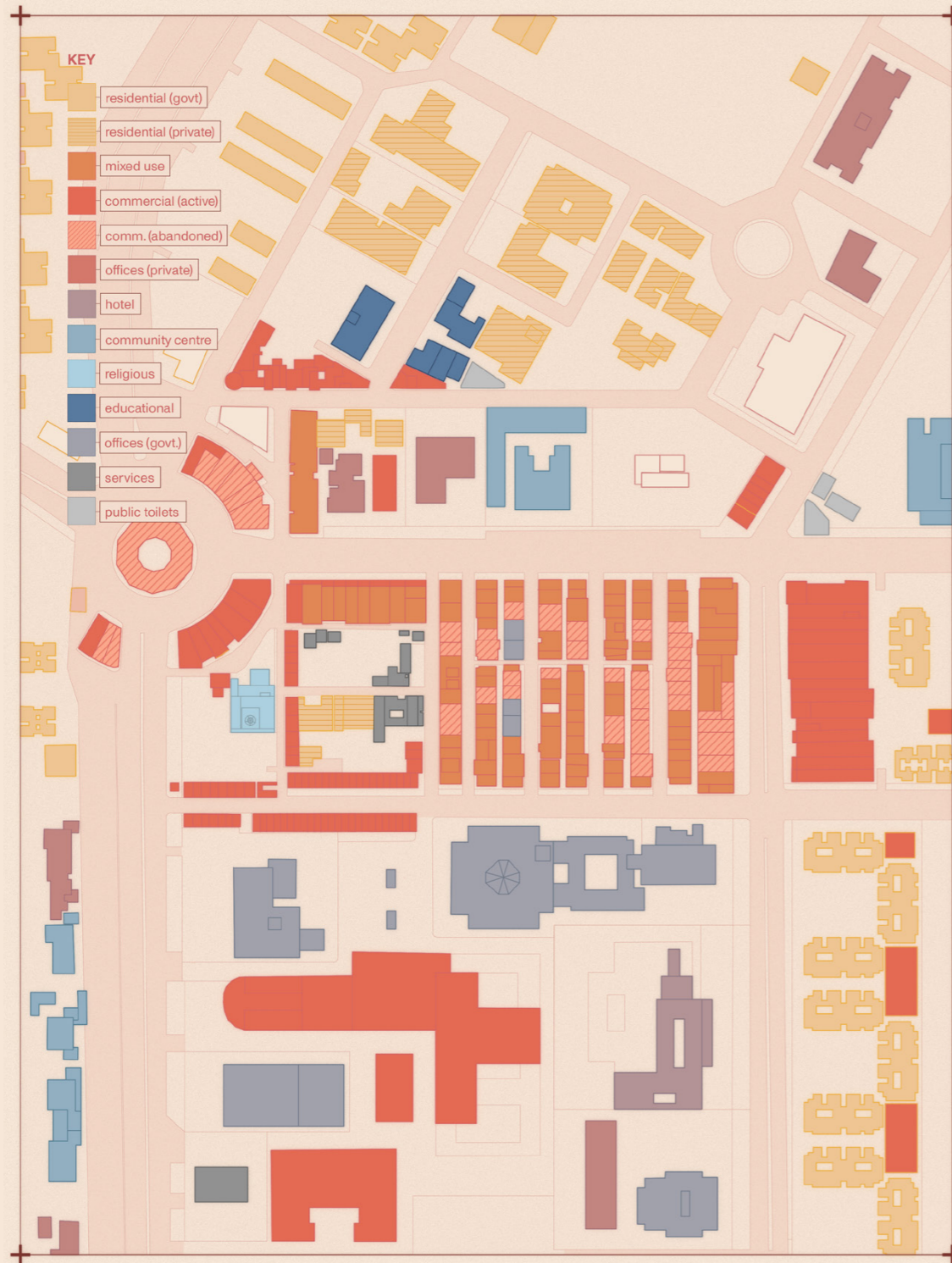


EXISTING FLOOR PLAN
GOLE MARKET

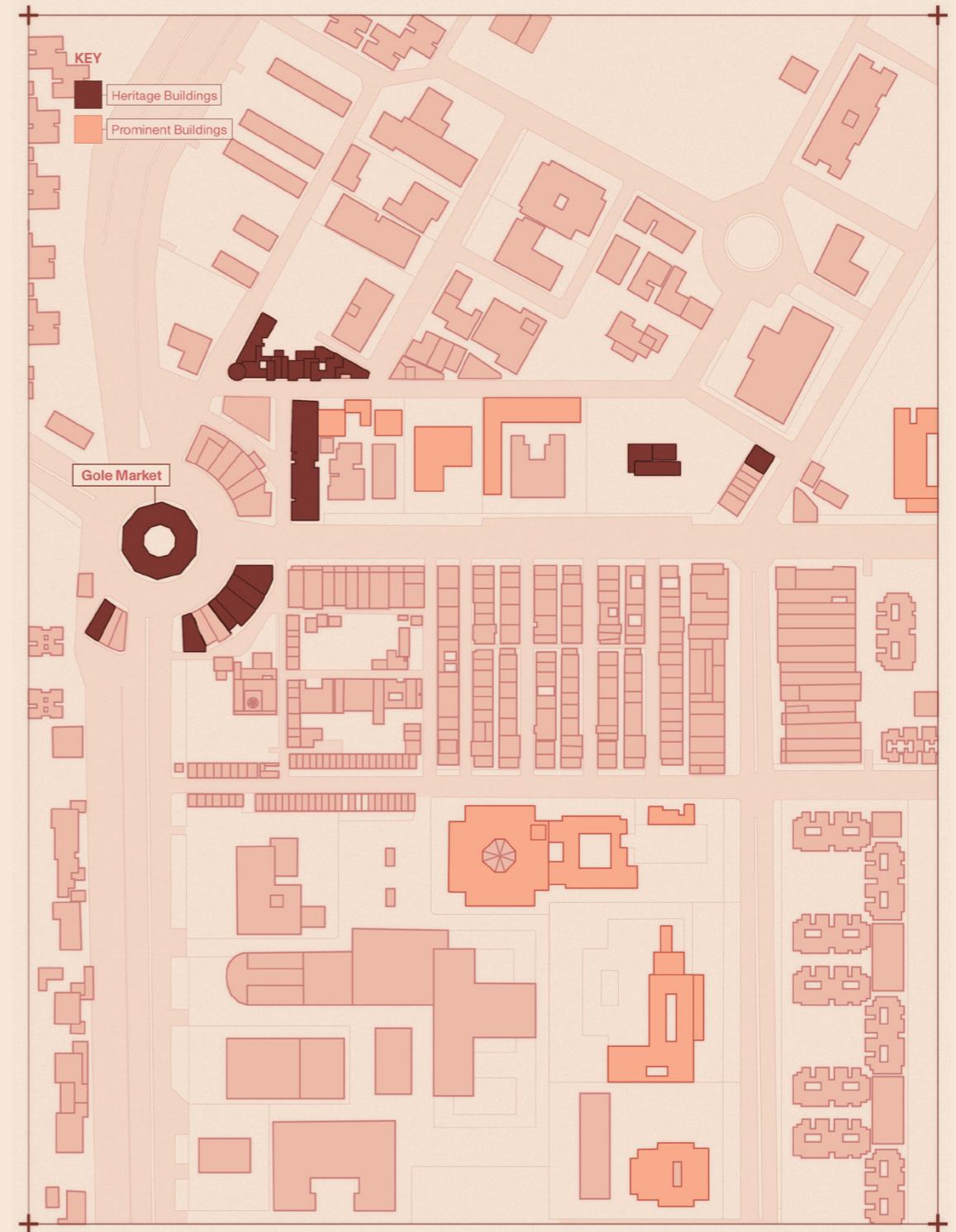


STRUCTURE TRANSFORMATION 1935 | 1990
GOLE MARKET

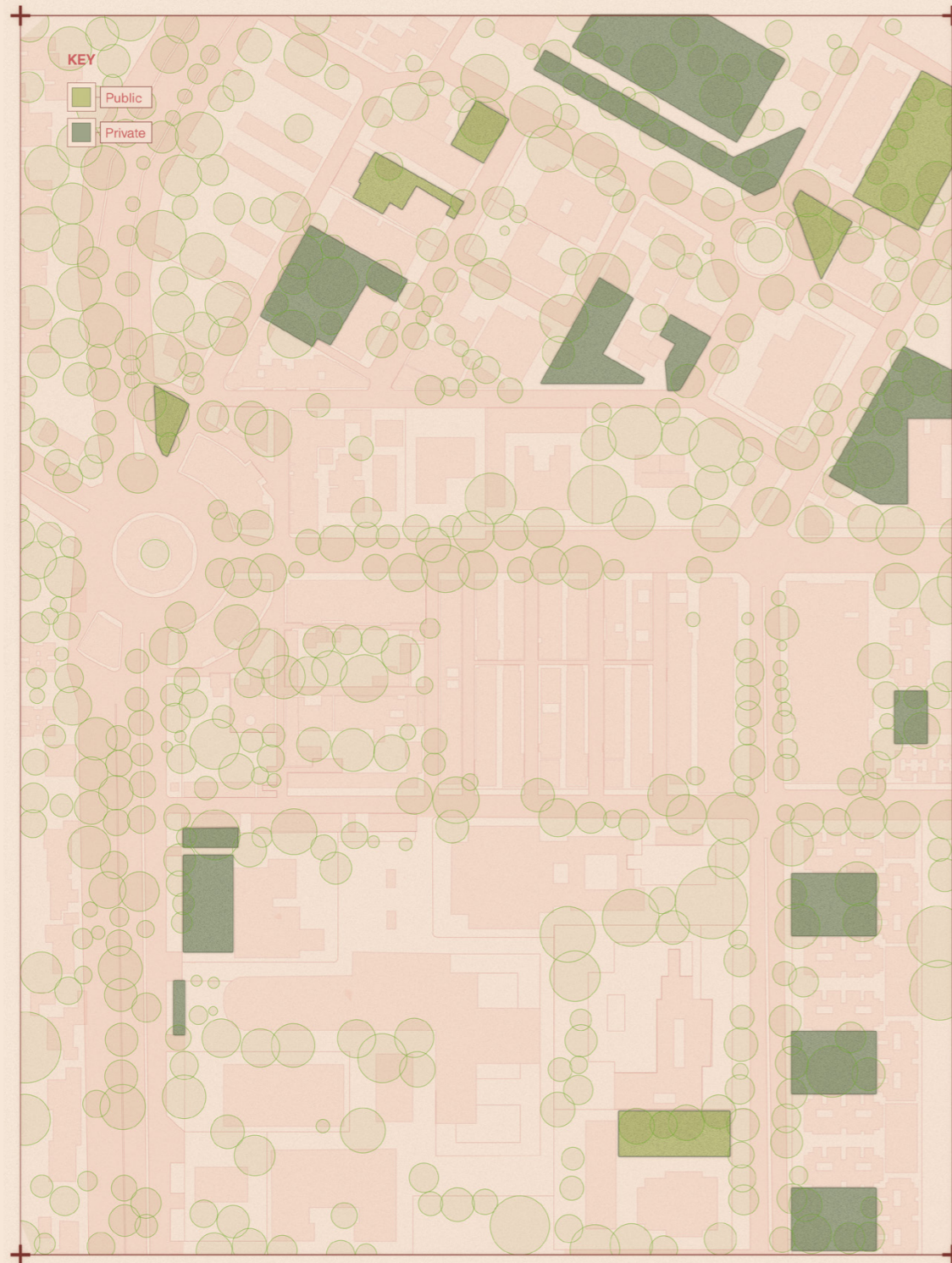




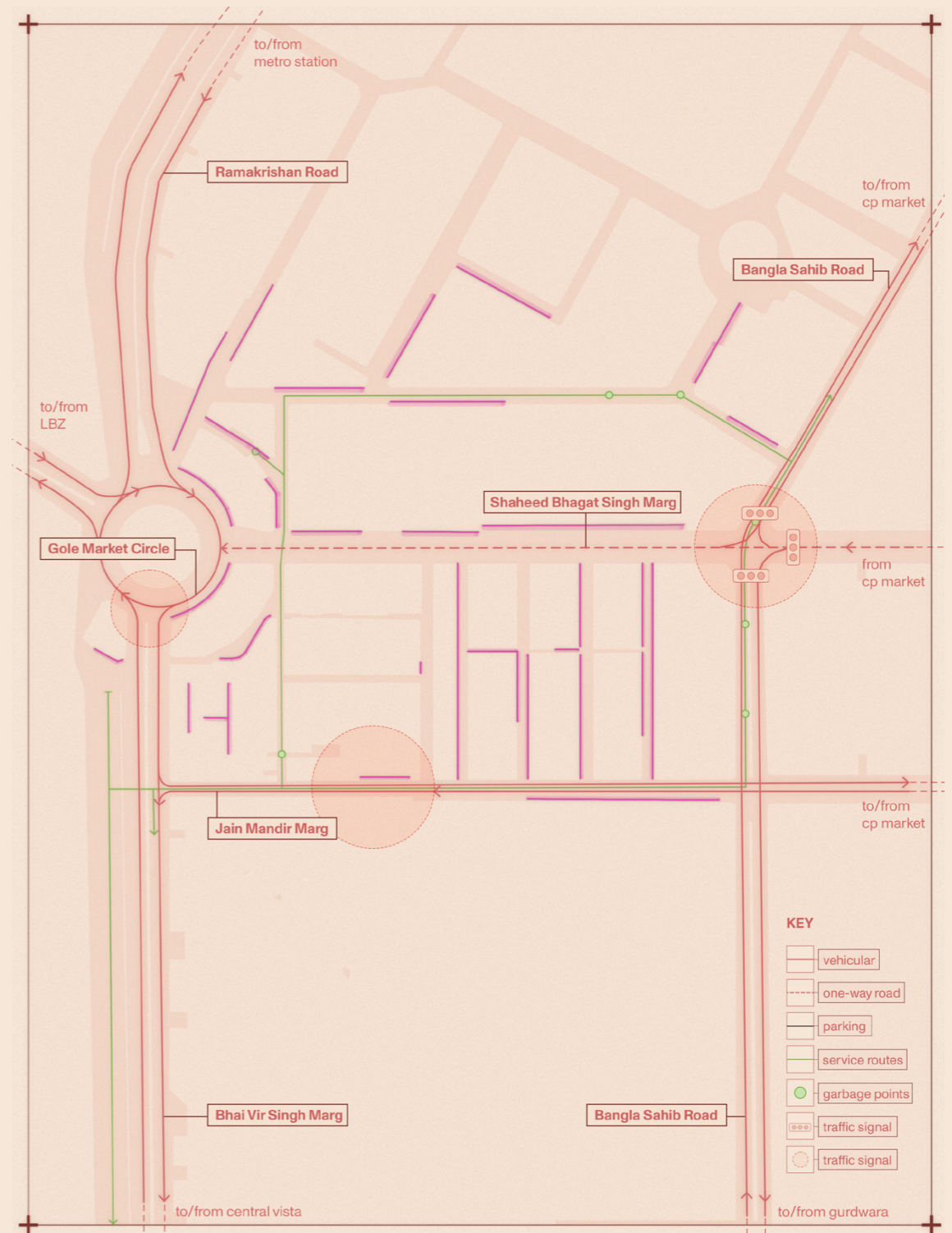
BUILDING USE
GOLE MARKET NEIGHBOURHOOD



HERITAGE STRUCTURES
GOLE MARKET NEIGHBOURHOOD



GREEN SPACES + TREE NETWORK
GOLE MARKET NEIGHBOURHOOD



MOVEMENT (VEHICULAR/PEDESTRIAN)
GOLE MARKET NEIGHBOURHOOD

B. Urban Analysis and Inferences

Currently, the Gole Market circle is one of the busiest traffic roundabouts of New Delhi. Flanked by vehicular ways on all sides, the accessibility to the market is close to none. To add to this, the NDMC declared the building as unsafe in the year 2007 and a notice was sent out to the shopkeepers to evacuate. After several court cases, the occupiers were evicted in 2013.

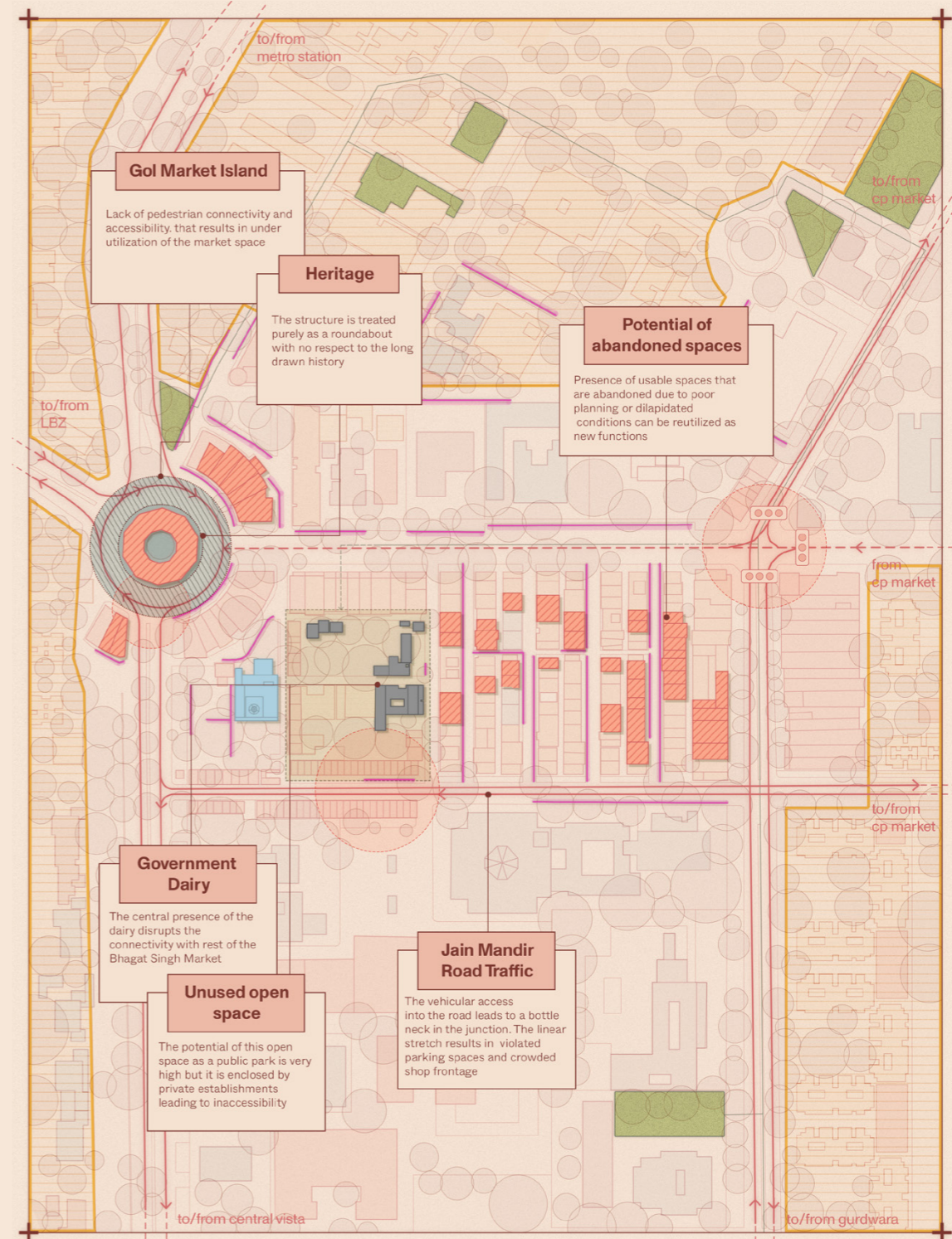
Many insensitive additions to the building led to the deterioration of the building façade and its aesthetic. The road widening scheme of 1970, demolished a part of the circular ensemble of the market and now there are only two usable entrances into the courtyard. The severe unhygienic conditions resulting from the poultry and meat shops have resulted in the market becoming a dump yard. **(Gole Market, 2021) (Lambha, 2017)**

The urban study of the neighbourhood entailed finding out what the current function of each building around the Gole Market is, especially within the

Bhagat Singh Marg. The market stretch was predominantly mixed use in nature with the lower levels consisting of the commercial functions and the upper levels consisted of small to mid-range housing units. The built morphology was linear in nature with the major shop fronts accessible from the inner lanes rather than the main road.

The major active fronts are around the Gole Market junction, whereas the inner lanes become underutilized and almost dead in terms of activity. The two prominent government structures within this zone are a Temple, adjacent to the Gole Market and a Government dairy manufacturing unit. The major transportation axis is present on the Shaheed Bhagat Singh Marg, linking the Gole Market to Connaught place, hence the pedestrian zones on this stretch has no demarcation from the vehicular traffic. The major pedestrian activity occurs parallel to this road on the back lane that hosted daily grocery stores.

“The Bhagat Singh Market is heavily underutilized and despite having a large built area of commercial facilities, lacks any form of public infrastructure and spaces for other activities. Due to this, the major customer base is attracted more towards Connaught Place and other neighborhood areas thus creating a large void within the DIZ”



INFERENCES
GOLE MARKET NEIGHBOURHOOD

Gole Market Proposal

A. Live Proposal and NDMC Plans

The NDMC currently has plans to revamp the Gole Market, Bhagat Singh Market, Connaught Place and Khan Market to make it a tourist and shopping hub for the neighborhoods.

The following proposals are given by the government.

1. In 2017, the NDMC revealed plans to convert the Gole Market into a museum and a full heritage status was granted to the market. The contract was handed over to Architect Abha Narain Lambha of ANL Associates, Mumbai.

The official designs and plans were released but to this day, the structure lies abandoned, and without any change. **(Gole Market, 2021)**. The museum at Gole Market will present the history of Lutyens' Delhi and will include photographs and artifacts. **(NDMC to revamp Khan Market and Gole Market, 2014)**

The program as handed over to the architects has been listed below:

- Removal of encroachments and insensitive additions to the building.
- Structural Consolidation of the Roof.
- Architectural Restoration and Treatment

- Restoration of Arcades, Built Fabric and Street Facing Facades.

- Provision of sensitive signage within the ensemble.

- Upgradation of Services and Illumination of the facade.

- Provision of sensitive Street Furniture.

- Restoration and Reuse of the Internal Courtyard with a MS dome structure partially covered with fabric. **(Lambha, 2017)**

2. The proposal for the Bhagat Singh Marg includes the demolition of the entire area and the construction of a ten-story night bazaar. This large multi-story structure would include a shopping complex and would take inspiration from Mustafa Centre in Singapore – a 24x7 shopping mall.

The idea behind the shopping mall is also to include “bazaars” or vendors to use some of the open spaces to make sales. **(NDMC to revamp Khan Market and Gole Market, 2014)**

B. Feasibility of the Government Proposal - Comparison with extracts from 'Think India, Think Retail' Report 2015 by Retailers Association of India

A report on the shopping and commercial needs of people within Delhi was referred to and the study was focused more towards the area of Central Delhi, where the Delhi Imperial Zone is located, and the following points were considered to better draft the architectural brief.

Approximately 59 per cent of the modern retail stores in NCR are on shopping streets. The Central Delhi zone is almost entirely represented by shopping streets like Connaught Place, Chandni Chowk, Janpath and Karol Bagh

A substantial 61 per cent of Central Delhi modern retail stores are operated by local retailers. It is observed that the presence of local retailers in malls is reduced significantly when compared to shopping streets. This decline can be attributed either to higher rentals or the location preference of these retailers for shopping streets. A prominent 68 per cent of the stores in NCR malls are in the range of 500-2,000 sq ft, while only 10 per cent of the stores are less than 500 sq ft in size.

Shopping streets can be organic, like Khan Market, or planned, like Connaught Place, and their store sizes

are smaller than those of malls.

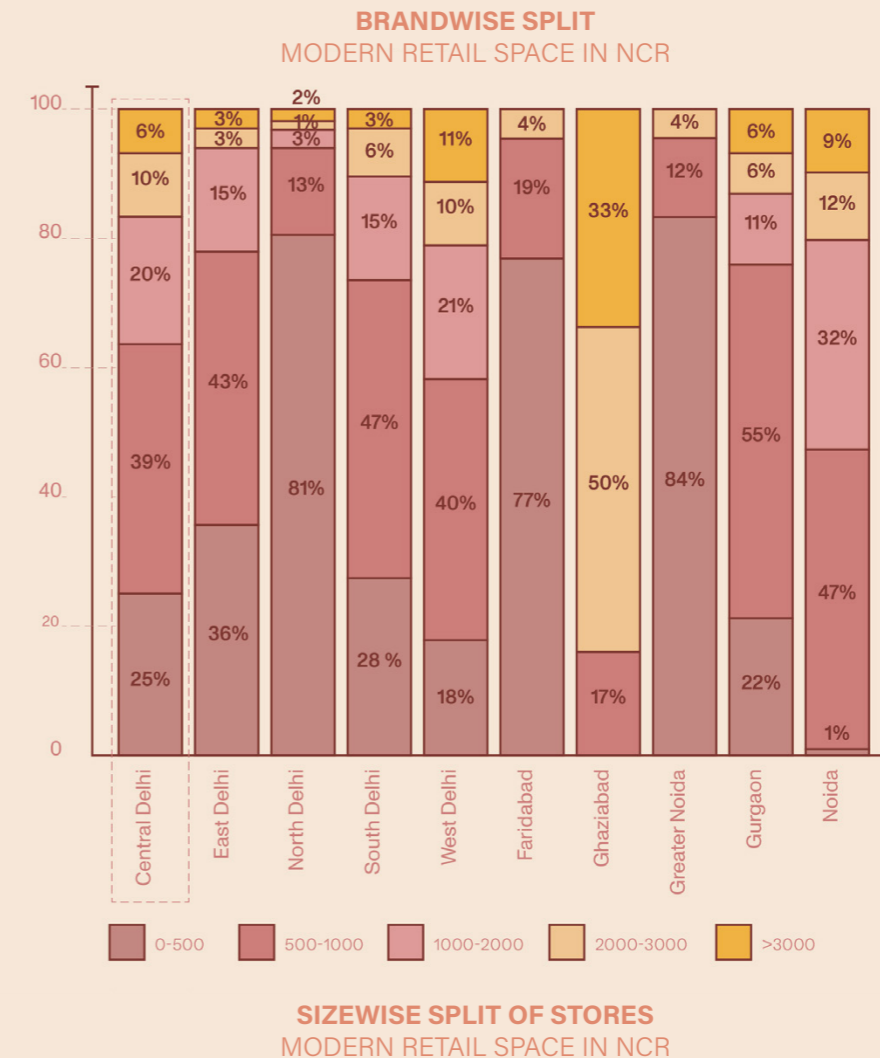
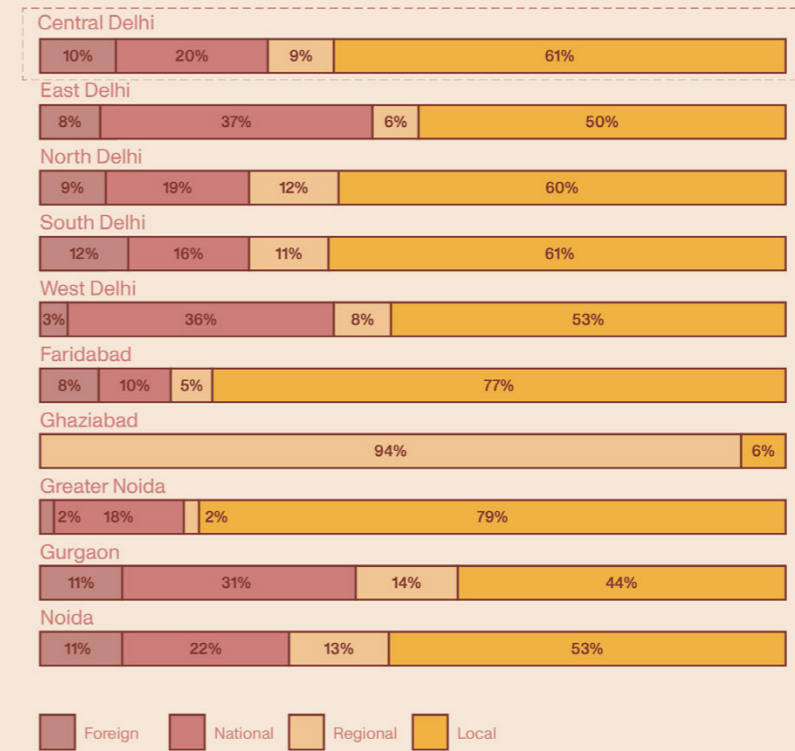
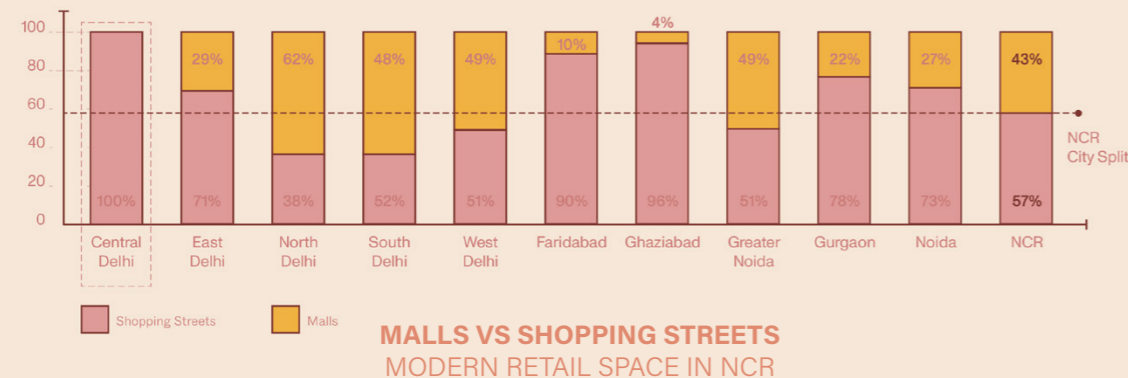
The retailer either takes up a single shop or combines two or more shops to create a store. This is evident from the fact that 75 per cent of the total stores in NCR's shopping streets are less than 1,000 sq ft in size. Stores that are larger than 3,000 sq ft in size on the shopping streets of NCR are either stand-alone buildings or a combination of small stores for a single brand. Only 5 per cent of the stores on shopping streets in NCR are above 3,000 sq ft in size. The future trends are as following.

-Central Delhi, like the other zones in NCR, is seen to transcend towards E-tail by 2019, but retail spending in the modern brick and mortar formats will continue to act as a magnet for the other zones of NCR.

-Since Central Delhi is an administrative zone, modern brick and mortar retail will continue to flourish on the shopping streets of Connaught Place, Khan Market and Karol Bagh.

-Large-format categories like hypermarkets, family entertainment centers and department stores will continue to have a negligible presence in Central Delhi due to the lack of availability of such large spaces.

-Rental values in shopping streets like Connaught Place and Khan Market will see an upward trend due to the non-availability of quality shopping street options in Central Delhi.



NDMC's Gole: Market facelift by 2017

Mayank Manohar / TNN / Updated: Sep 6, 2016, 00:54 IST

FACEBOOK TWITTER LINKEDIN EMAIL

ARTICLES

1 NDMC's Gole: Market facelift by 2017

2 Supreme Court to examine letter about Amity students



PLANS OF LUTYENS' DELHI
 THE FACELIFT OF CP, NEW DELHI MUNICIPAL COUNCIL WILL NOW REVAMP THE GOLE MARKET AREA

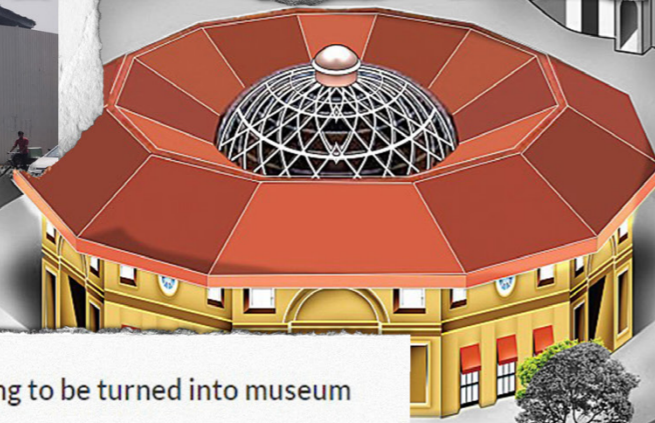
THE PERIPHERY
 The main market will also be main with the shopkeepers. had encroached upon the shifted to the nearby Shaheed

Gole Market to store history's delights

Yasha Chitlangia / TNN / Apr 26, 2014, 05:02 IST



Historic Gole market will be converted into a 3D museum and will chronicle the important events that took place in Lutyens' Delhi



History of the market

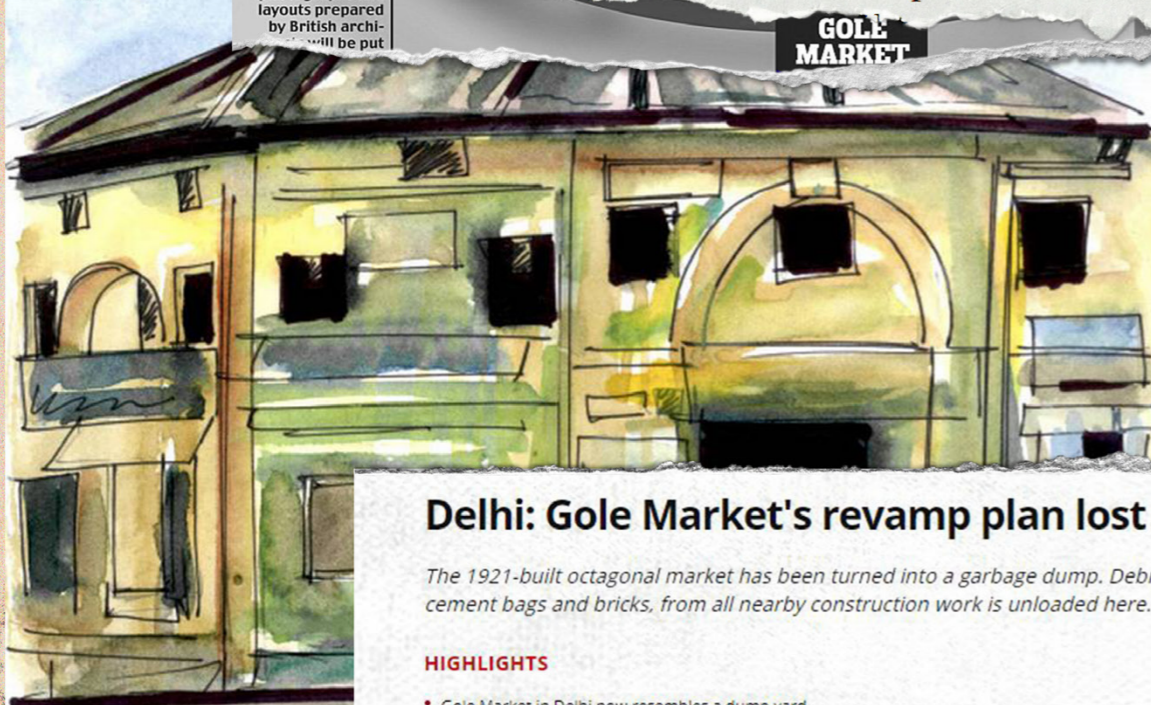
Gole market, designed by Edwin Lutyens, was built in 1921. But as the facade deteriorated over the years, the NDMC declared the building unsafe in 2007 and offered new shops to shopkeepers which they rejected. It also proposed granting full heritage status to the building. By May 2009, eviction notices were served to the shopkeepers but they were against the move.

Gole Market revamp, pre-Independence building to be turned into museum

Chanchal Singh | New Delhi | August 4, 2017 10:33

After CP, NDMC to revamp Khan Mkt and Gole

photographs and layouts prepared by British archi- will be put



Delhi: Gole Market's revamp plan lost in time

The 1921-built octagonal market has been turned into a garbage dump. Debris, including cement bags and bricks, from all nearby construction work is unloaded here.

HIGHLIGHTS

- Gole Market in Delhi now resembles a dump yard.
- In 2006 a revamp plan was made ready.
- But all one sees there is vandalism and vacant shops.

C. Counter Proposal

Though the current proposal by the government might bring the Gole Market back to life and bring a centralized commercial complex, these two proposals are quite alienated to the context and to each other. The current proposal by Abha Narain for the Gole Market does not solve the issue of accessibility to the Gole Market and a museum in an island traffic roundabout would not attract the users as much.

Furthermore, no foreground or public spaces are created that can work in conjunction with the museum.

The 10-story shopping complex is insensitive to the initial vision of Lutyens for the neighborhood. This solid built mass would be much higher than its surrounding buildings and would bring all the activities indoors with a verticality that would not create large public spaces. In theory, it may work but

Would this be the right solution for a former Lutyens Delhi site?

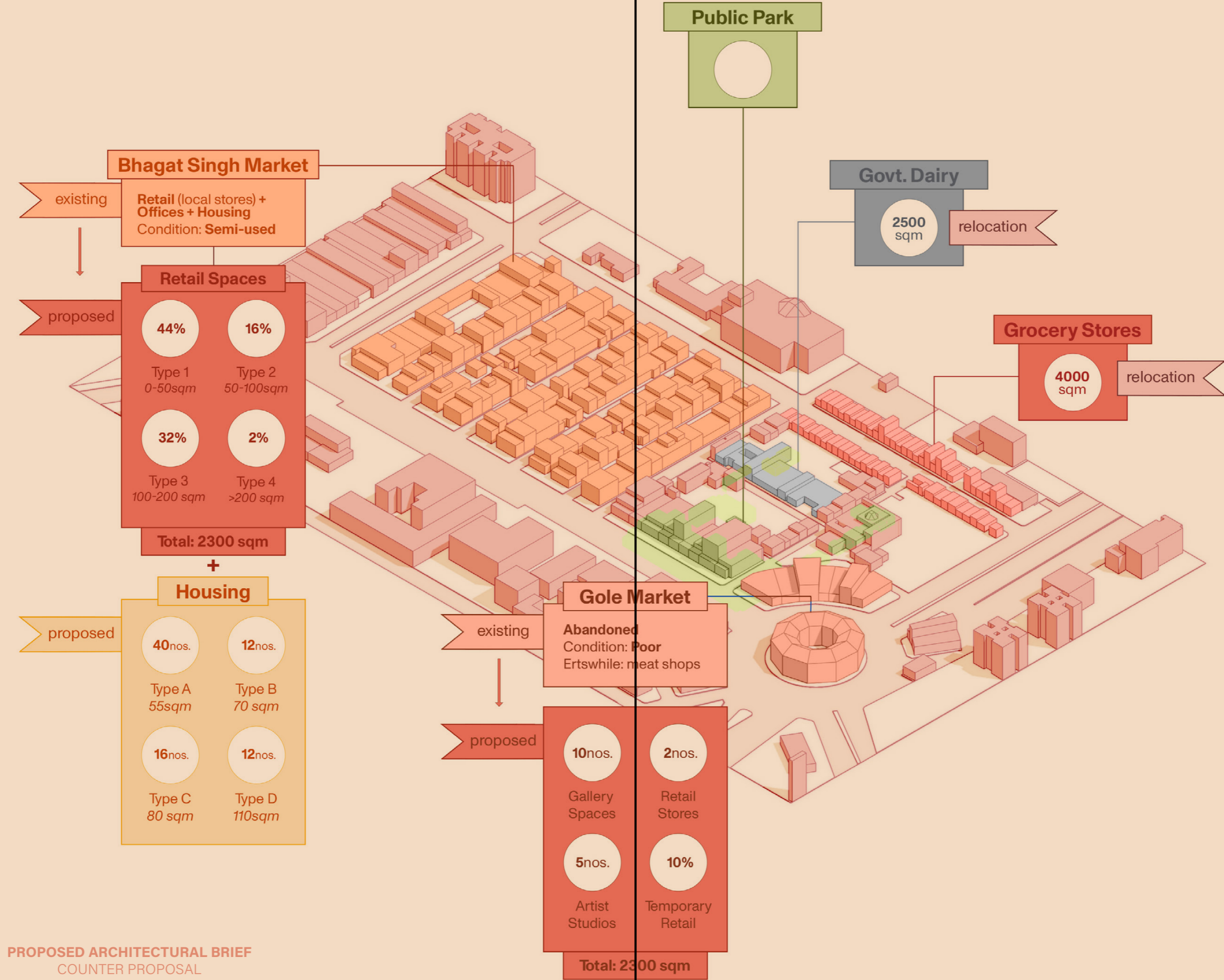
The current stature of the Bhagat Singh Market and the Gole Market locality pose a big question on the vision set by Lutyens for the public nature of the area and its current functioning. And the proposal by the NDMC does not necessarily solve these issues. Therefore, the counter proposal stems from the following question.

If Lutyens Delhi was planned with the principles of the Garden City, can the Gole Market be reimagined as a Garden Market?

The aim of the proposal is to revive the usage of the Gole Market building and transform the Bhagat Singh Market by creating a clear connection with the Gole Market and forming a unified commercial centre for the Delhi Imperial Zone.

The entire region of the Bhagat Singh Market would be cleared to redesign the market with the principles of Lutyens Delhi. While the same facilities in terms of usable area would be achieved to keep the norms intact, the proposal would look at creating large public garden spaces interspersed with commercial facilities.

The project would aim at creating more gardens that the commercial facilities become complementary functions to the gardens, rather than the other way around.



The Garden Market

A. Urban Intervention

As mentioned earlier, the key issue is the interconnectivity of the Gole Market with the Bhagat Singh Market. This is since the roundabout is a major traffic junction servicing vehicles from four directions.

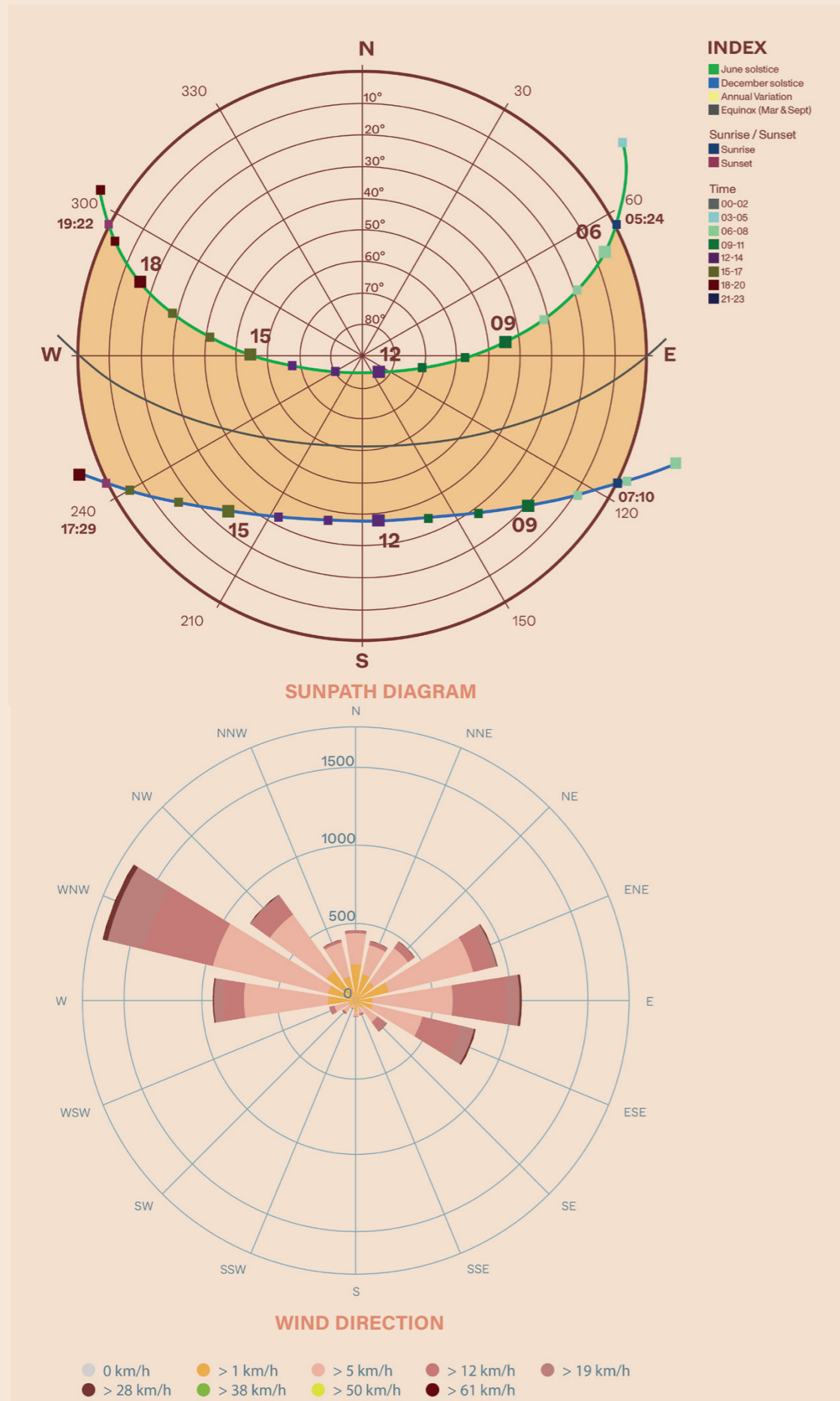
To solve the issue of traffic congestions, a proposal is made to demolish the existing structures - northeast to the Gole Market to facilitate an expansion of the round around the market. By doing this, a clear pedestrian plaza can be created connecting the Gole Market with the Bhagat Singh market - and a wider vehicular connection is established to service the vehicles coming from Connaught Place towards the site. This new junction would also host new public and soft mobility nodes. The Jain Mandir Marg is proposed to be semi pedestrianized with only access given to service vehicles. By doing this, two clear horizontal transportation axes are created for the site.

B. Climatic Strategy

Delhi is hot for a major part of the year; hence, the primary goal is to create well shaded spaces for public activities. Currently, many of the Delhi's shopping districts comprise of narrow alleys sandwiched in tall structures that create these shaded spaces. Examples

of these can be seen in the Hauz Khaus village - a popular shopping and public space within Delhi. With the core concept of the project being the creation of large public plazas along with the commercial activities, relevant care is to be given to how these plazas could be shaded. The sunpath indicates that the sun would cover the sky range between an azimuth of 60(NE) - 300(NW) during the summer solstice and at angle of 120(SE) - 240(SW) during the winter solstice. Considering that the major operating times for the commercial areas would range between 09:00 - 19:00 hrs, the critical altitudes vary between 40 to 10 degrees. Hence, the open spaces and the plazas created must be shaded to form comfortable public areas. Since, the entire project is low rise - low density in nature, the use of volumetric overhangs and mutual shading of masses is necessary. If the roofs are to be accessed and utilized, then it is necessary to shade them as well.

The prominent wind direction in the area is NW/W - SE/E. Hence the structures located towards the SE quadrant may receive lesser inflow of wind due to the masses present in front. Keeping this in mind, it would work well to keep structures taller towards the SE quadrant and create a gradation of masses towards the NW quadrant. The average wind speed is about 8mph.



C. The Garden Market Concept

The Garden market concept aims at creating large public spaces around the stores so the user is provided an experience of a shop in a park. The existing streets that connect the Bhagat Singh Marg with the Jain Mandir Marg are retained to become vertical grids to enter the site. The horizontal grid is conceived to create a gradual transition from the Gole Market towards the stores.

Working on a grid of 9x9m, the stores are laid out in a manner so as to increase the density of built form as one moves further away from the Gole Market. Hence, as the density increases, the number of green spaces gradually decrease as one reaches the other end of the site. The density is increased in terms of verticality, but the roofs of the building in front become the foreground/garden spaces for the taller structures.

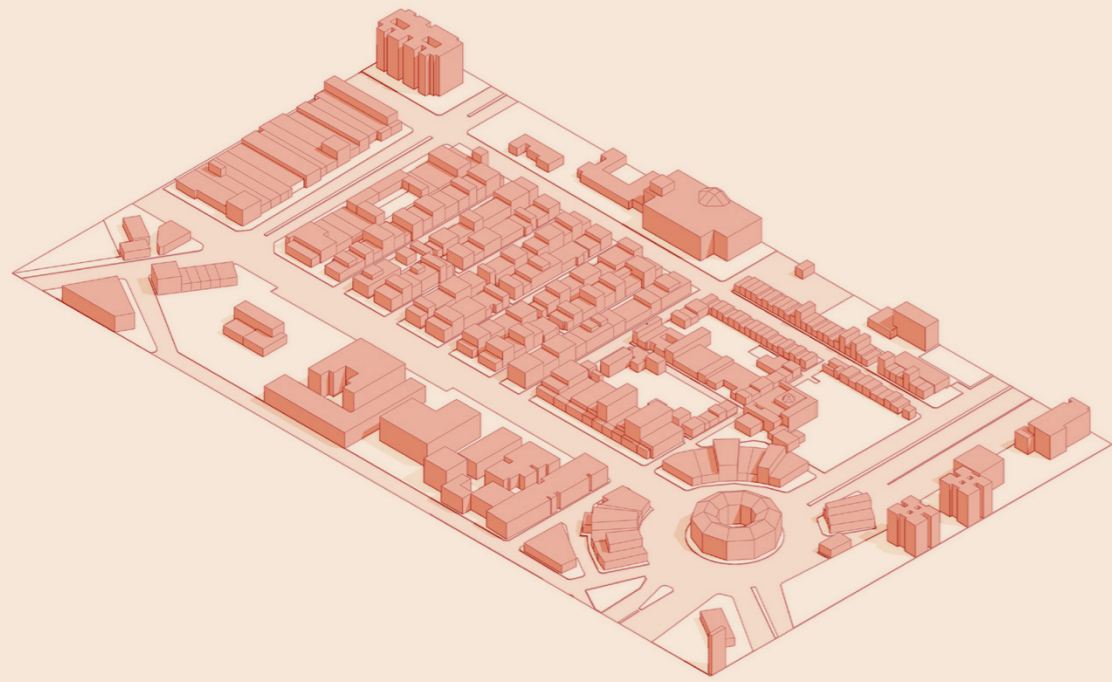
Thus the masterplan is envisioned not only in plan but also volumetrically to create a smooth transition. The intermediate spaces between the building become gardens and courtyards for public utility. The largest structures are located towards the other end of the Gole Market and become the housing blocks with their own access. These work well with the climatic strategy of opening the structures towards the NW quadrant. The roof garden spaces are also shaded thus making them usable for street hawkers and vendors.

The temple structure is retained, and the government dairy is relocated to the western edge of the site. These parts remain the only vehicular accessible part of the project.

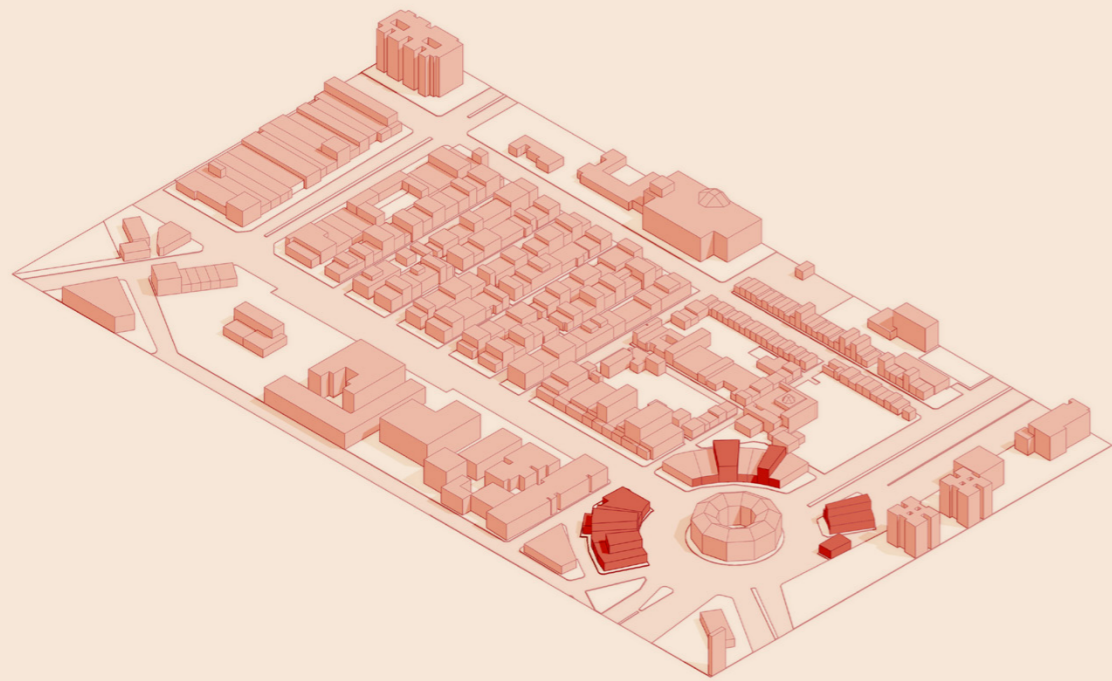
Essentially each block consists of stores inside and the number of stores and their sizes increase proportionately as one moves away from the site. The first zone of the site consists of small stand-alone kiosk stores that can be rented out only weekly or monthly basis by local retailers and these are loosely scattered across the park. So, in the first zone, one sees larger garden spaces in comparison to the stores. The second layer consists of G+1 structures – each block containing 3 stores each. And as one moves further away the heights, and the number of stores increase proportionately.

An important aspect to be designed was the interaction of the user with the store fronts. Instead of doing this in the intermediate garden spaces, each block consists of a large gallery space. These covered, double volumed spaces become shaded, foreground spaces for the users to directly access these stores. The location of galleries in each block are worked out in a manner than interconnectivity between each block is direct and they became interlinked volumes.

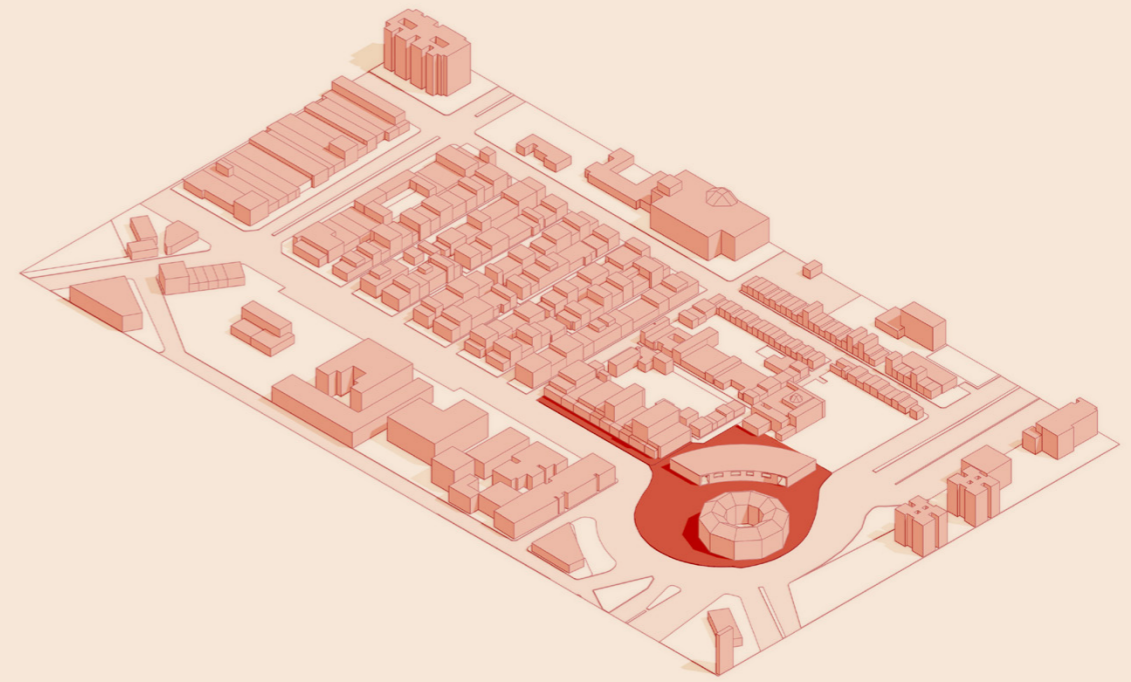
While all these structures remain separate from each other at ground level, the roofs at different levels connect with each other to form interlinked terraces. These terraces create shaded walkways and courtyards at ground level and unify the entire set of blocks and as a result of which accessibility and connectivity is enhanced. The terraces are landscaped to become elevated garden spaces. These terraces would also be functional in nature for daily vendors to set up sales and to create a dynamic atmosphere at both ground and roof level.



EXISTING BHAGAT SINGH MARKET
STEP 01



DEMOLITION OF DILAPIDATED STRUCTURES
STEP 02



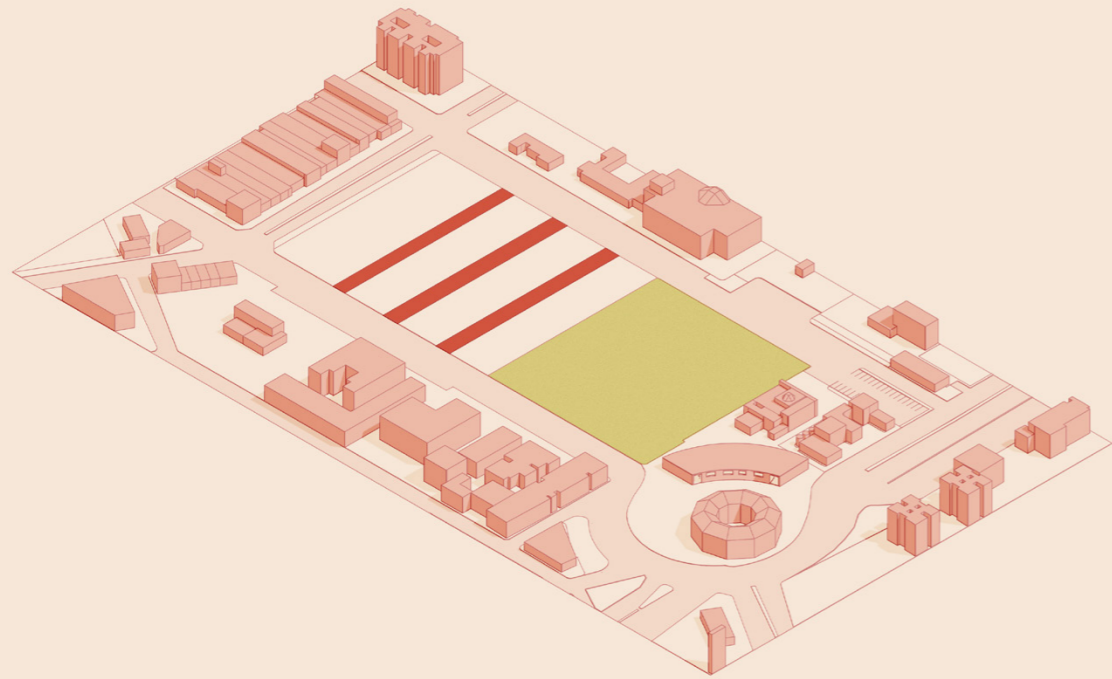
ROAD WIDENING AND PEDESTRIAN CONNECT TO GOLE MARKET
STEP 03



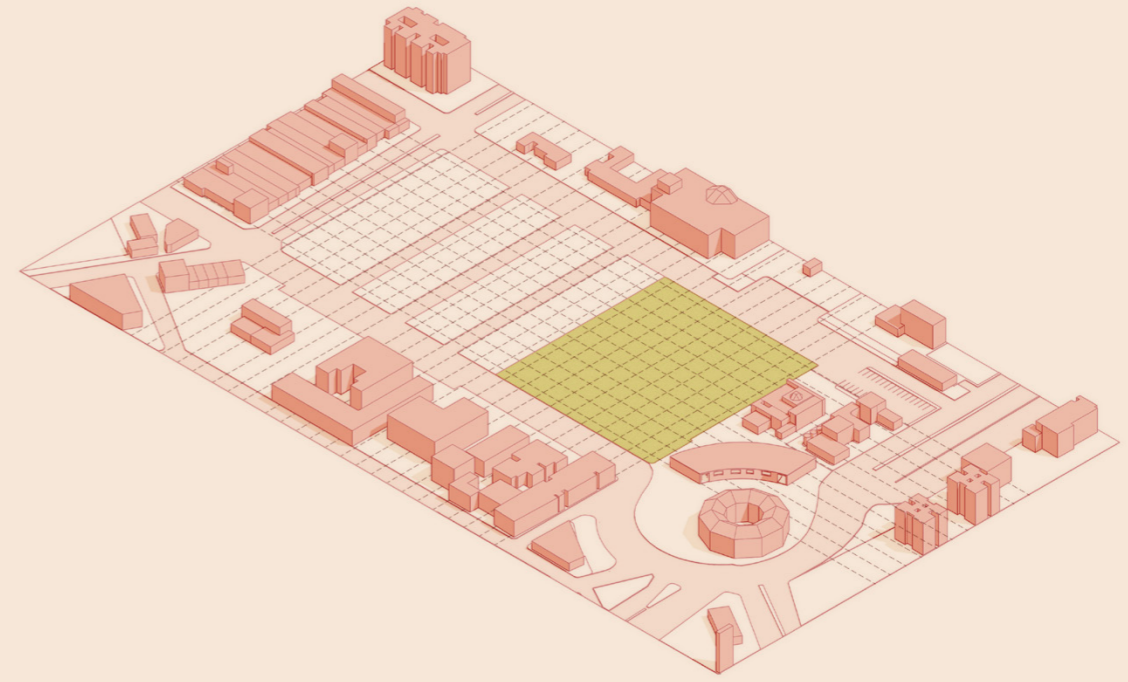
RETAINING TEMPLE AND RELOCATING GOVT DAIRY
STEP 04



CLEARING FIRST STRETCH TO CREATE PARK
STEP 05



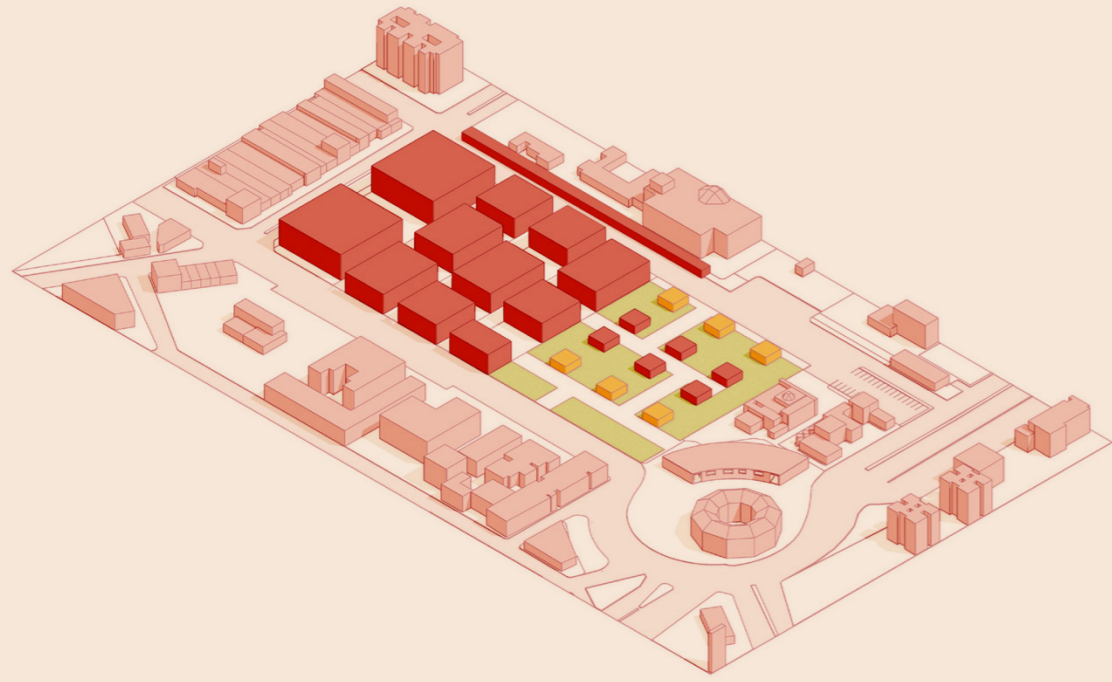
RETAINING EXISTING STREET AXIS
STEP 06



ARCHITECTURAL GRID OF 9X9M
STEP 07



PRELIMINARY MASSING
STEP 08



CREATING HIERARCHIAL GREEN COURTYARDS
STEP 09



MASSES WITH INCREMENTAL VOLUMES
STEP 10



STEPPED MASSES WITH ROOF GARDENS WITH COURTYARDS
STEP 11



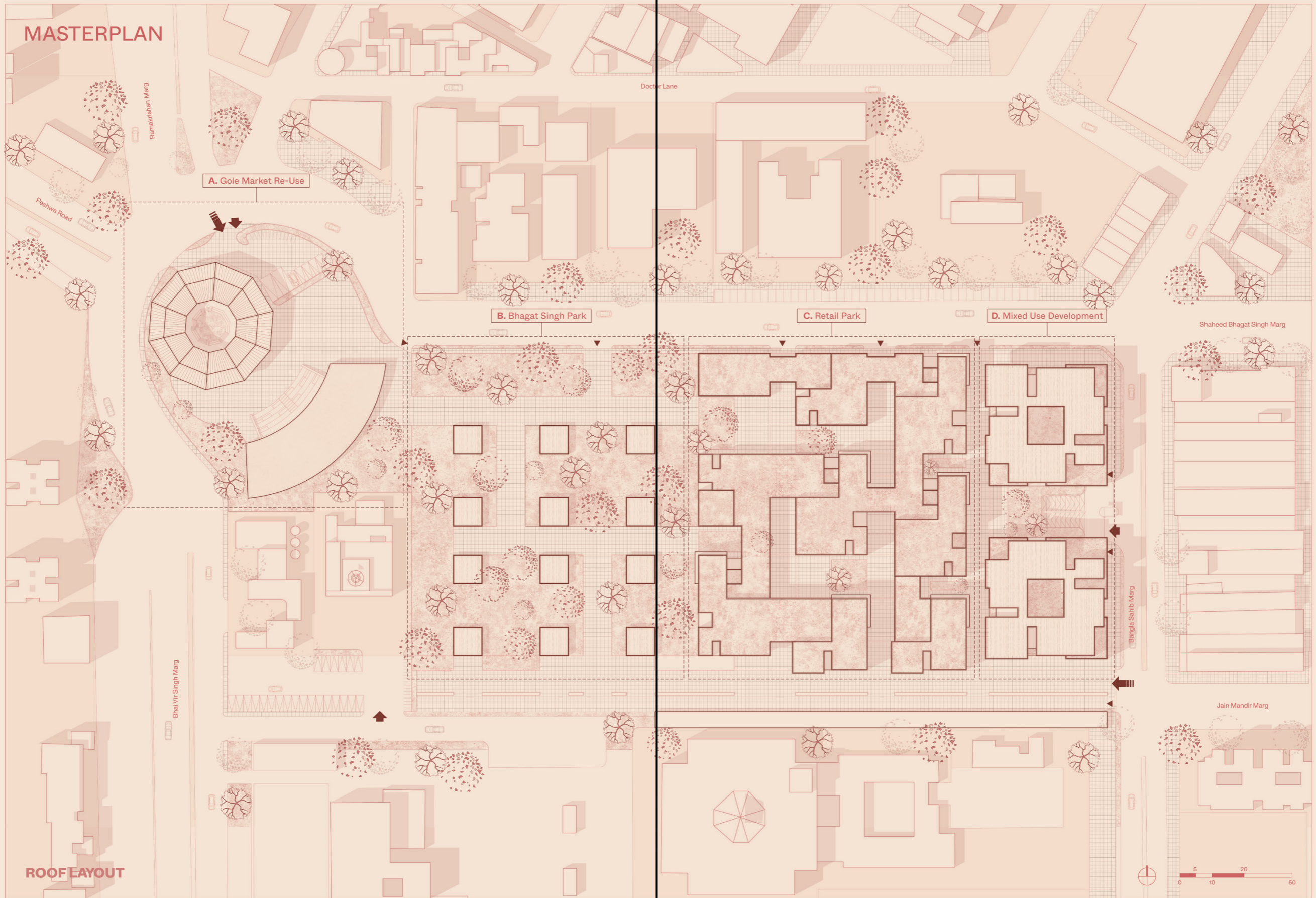
INTERCONNECTED MASSING CREATING SHADED COURTYARDS
STEP 12







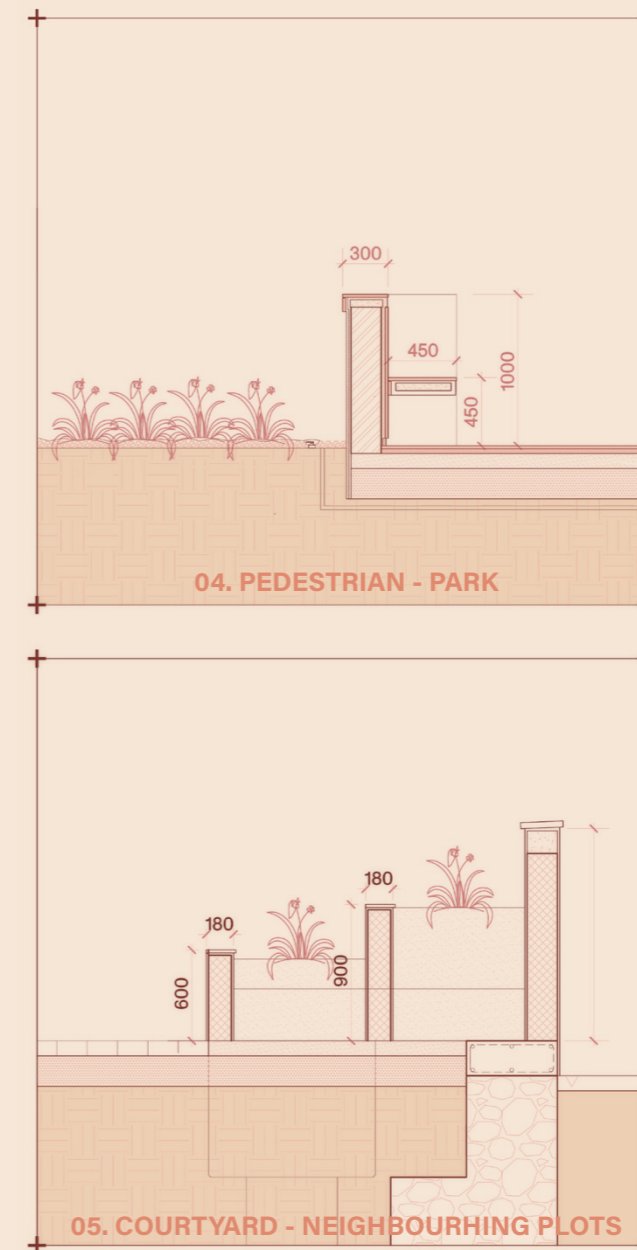
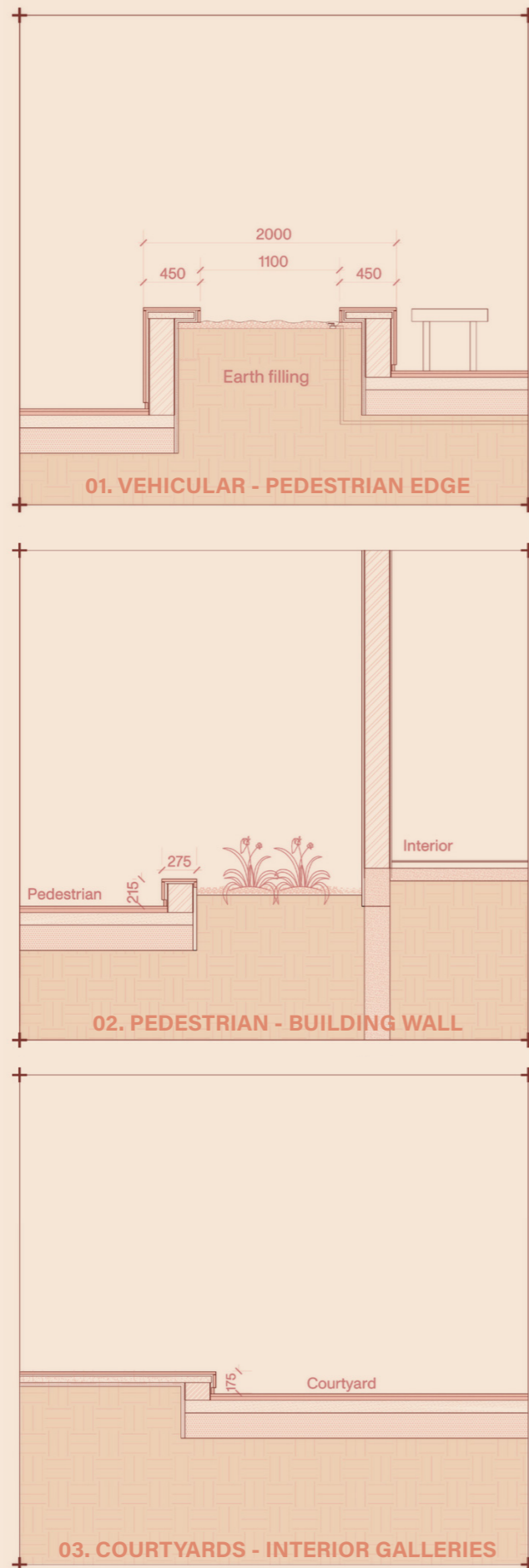








SECTIONS
PROPOSED MASTERPLAN

**01**

- Concrete interlocking paver blocks laid onto a bed of levelling mortar on PCC Slab
- Granite cladding on curb sides and top
- Natural earth filled raised to create green buffer between roads and pedestrian areas

02.

- Concrete interlocking paverblocks laid onto a bed of levelling mortar on PCC Slab-
- Natural soil edge with three layers of waterproofing at plinth beam edges.
- Wall climbing plants on edge of building wall finished with steel mesh

03.

- Courtyard finished with honed finish Kota stone of 600x600mm with staggered joints
- 175mm plinth step raise with chamfered nosing edge
- Polished Kota interior spaces

04.

- Concrete interlocking paver blocks laid onto a bed of levelling mortar on PCC Slab
- Granite cladding on curb sides and top with cantilevered bench
- Natural earth filling with necessary waterproofing at edge of bea

05

- Two levels of green buffer provided by planter boxes with necessary waterproofing treatment

Adaptive Reuse of Gole Market

A. Proposal

The Gole Market is the epicenter of the entire proposal and in many ways – the function of this structure has deeply impacted the urban functioning of the territory. For many years, the Gole Market has been perceived as an island, to which accessibility and approach is difficult. But because of the masterplan proposal, a wide urban plaza is created which can become the foreground for the various functions that can occur within the Gole Market

The Gole market witnessed two major functions over its century old lifetime. For a long time, the structure served as a commercial space, but its rebirth was due to Gallery 26, which brought about a space for artists to explore local crafts and stemming into a painter's studio. The proposed use is a derivation of the two functions.

The two levels of the Gole Market can be split into an upper level of artist studios providing space for local craftsmen and artisans to occupy the rooms on short term periods – while the lower-level transforms into a retail and gallery space for these artists to sell their paintings. These functions remain strongly sensitive to the history and create a positive future for the Gole Market.

The Gole Market Plaza consists of another heritage structure which currently lies in an abandoned and depleted condition. This semi-circular structure is retained to further respect the fabric created by Lutyens. The angular walls are retained while the curved walls are demolished to create openings. This structure acts as a temporary gallery to the Gole Market where local and budding artists can display their work of art free of charge and several public exhibitions can be held. An amphitheater wraps itself around this structure to promote large gatherings in the plaza.

While the entire plaza is pedestrianized, a secondary service entry and parking facility is provided alongside a service yard. A green buffer wraps itself around the Gole market so the visitor is given the option of exploring the structure both from inside as well as outside.



SITE PLAN
GOLE MARKET

B. Architectural Interventions

The façade of the structure had been heavily deteriorated over the past years with insensitive additions. When the spaces resumed to function as a market, the originally planned windows had been removed and the openings were demolished to add rolling shutters and entry points for the goods. Moreover, the façade was completely covered by signboards of the stores and additions such as air conditioner outdoor units, billboards and hooks were added. The originally designed cornices that wrapped around the two levels were heavily chipped.

The initial intention for the revival of the façade was to return it to the original state as designed by Lutyens. But this approach would be quite superficial in nature as it did not respect or acknowledge the timeline and the transitions that the market underwent. So keeping this in mind, the façade was retained as currently present but by removing the alien additions and the treatment of the damaged cornices.

The result is an uneven and asymmetrical façade design on each side of the Gole Market. With each side having openings of different sizes the structure appears to have a look of revival where it is heavily evident that it has stood the test of time. The openings are covered with simple timber glazed shutters.

The second important architectural intervention is the remodelling of the roof. While reports of the initially designed roof are unclear – the present roof is made of asbestos and is falling apart. The proposal entails the removal of the roof and replacing it with a timber truss roof. The new roof is supported by means of 75mm dia metal columns

that are rested on the load bearing walls of the ground floor. Unlike the existing roof, the proposed roof also extends out to cover the corridors in the first level.

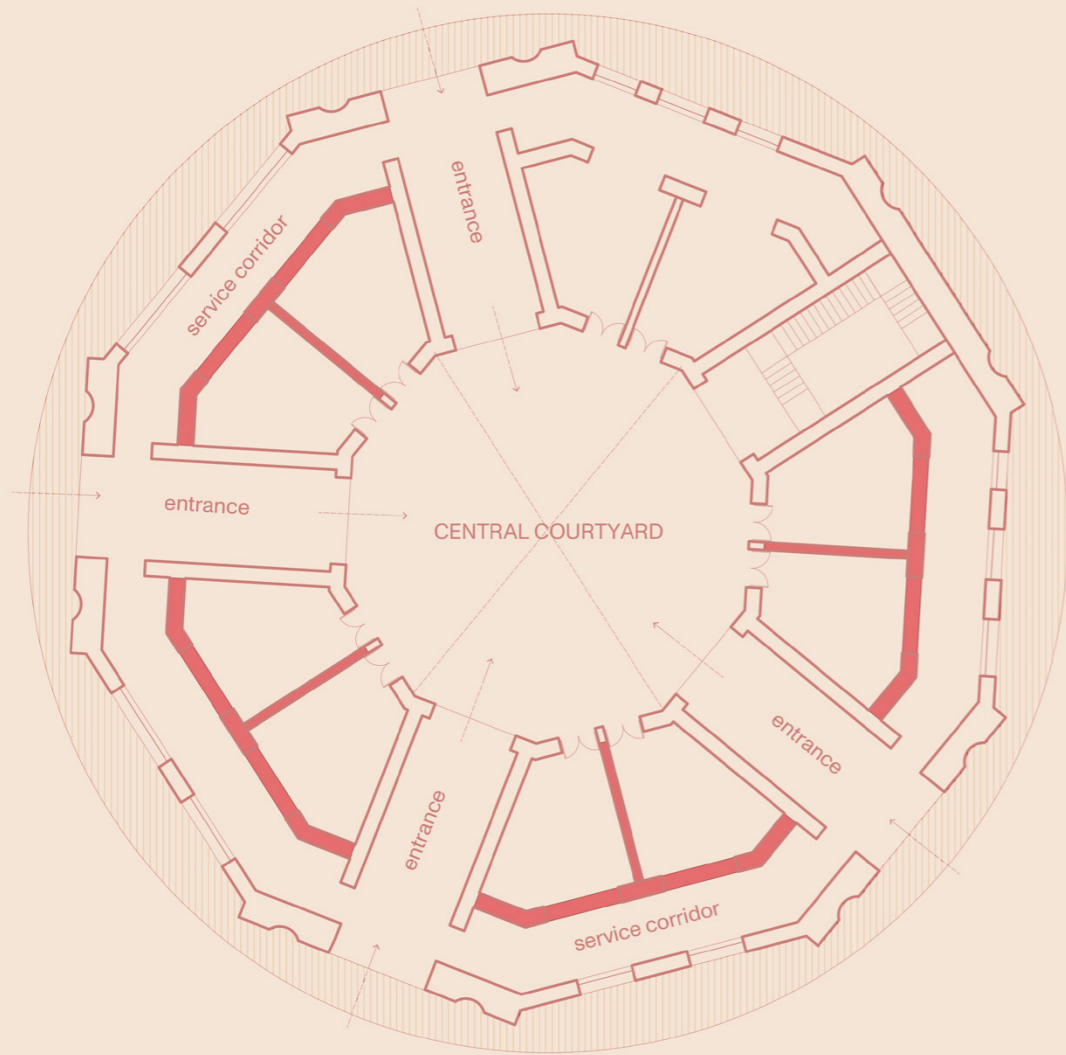
C. Interior Interventions

While the strategy of minimal intervention was applied for the exterior façade – the interiors required some rework as several modifications were made over the years. A two metre corridor was introduced wrapping around the outer edge of the building. This was done to facilitate a service corridor for the intake and movement of goods.

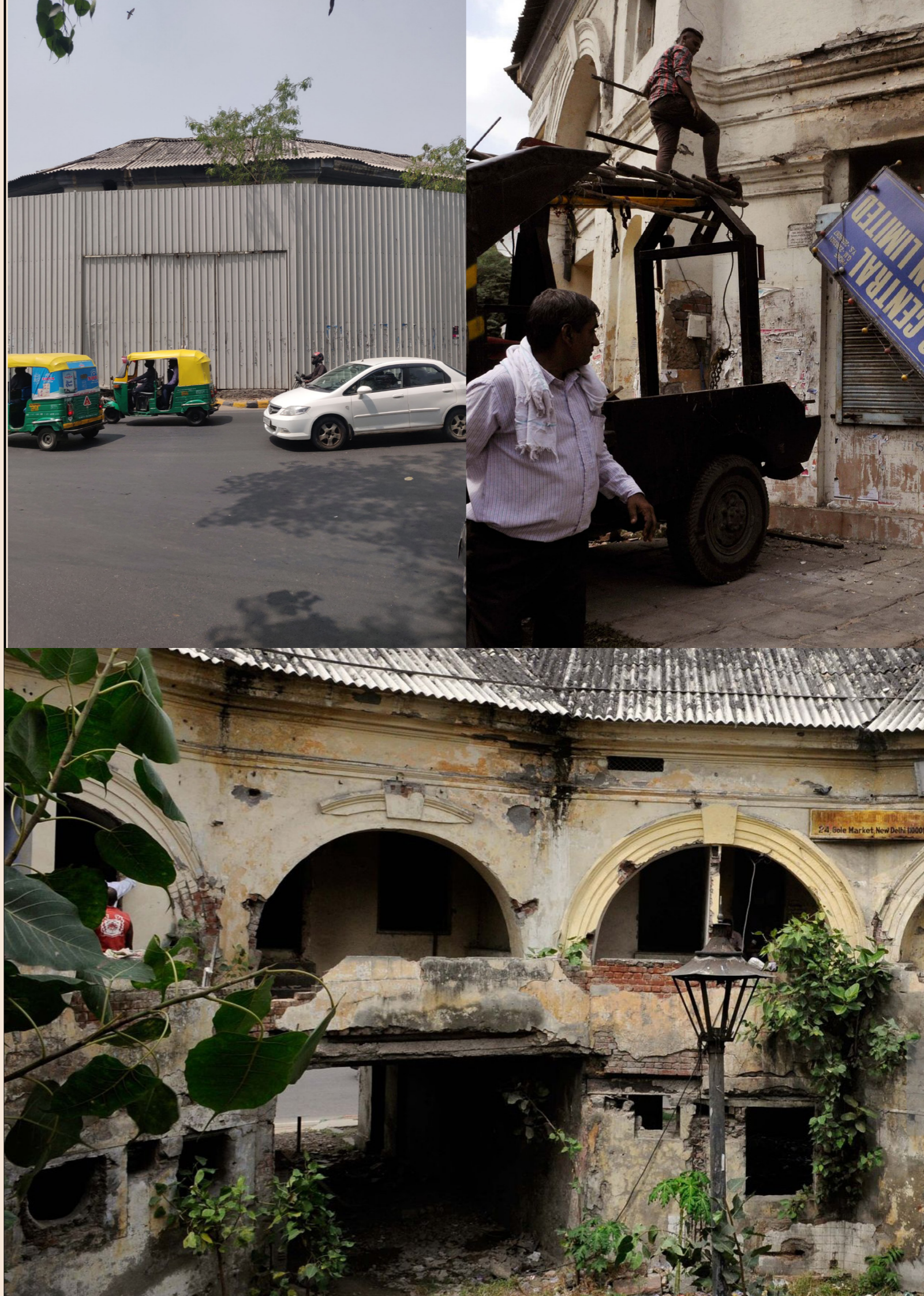
With the current proposal of gallery and retail spaces, the presence of this corridor hindered the interaction with the public plaza outside. Hence, the corridor wall is proposed to be demolished to create clear large spaces to host the functions. The five quadrants of the plans are split into two quadrants of gallery and retail spaces each and one quadrant of storage areas.

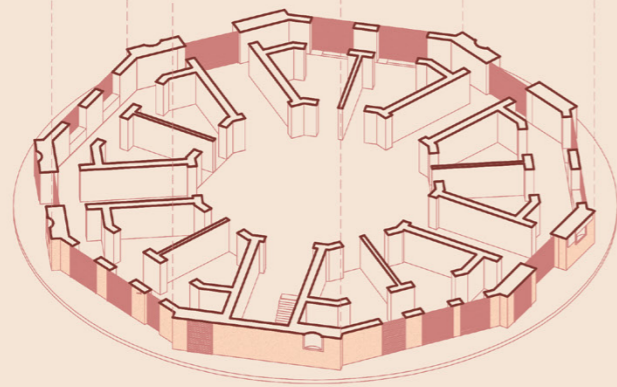
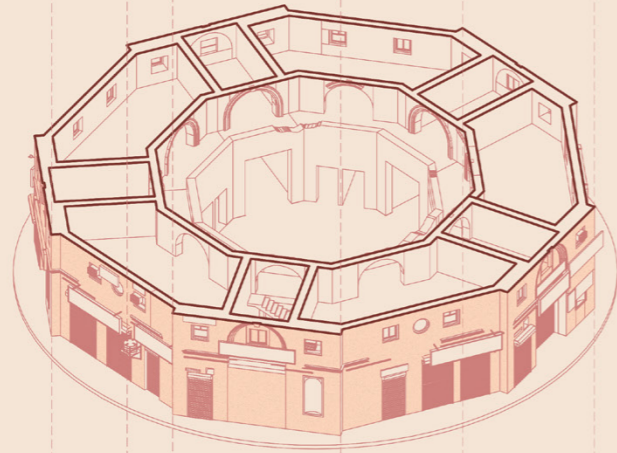
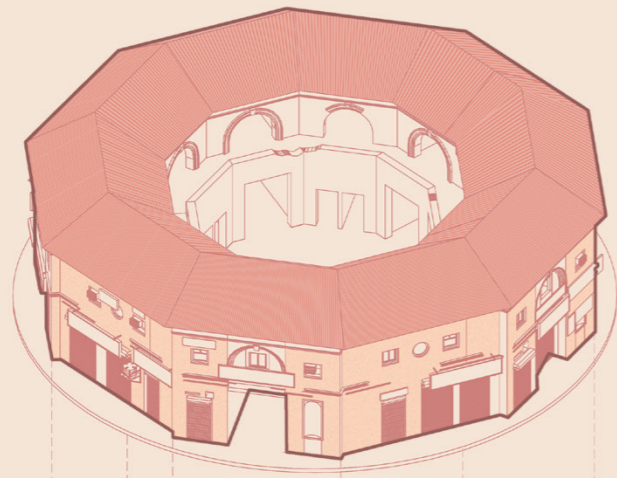
The original plan had five entries into the structure of which two entrances are proposed to be opened for the public – accessible from the plaza and a third service entry is proposed that connect from the main vehicular entry and service yard. In addition to the existing staircase, a second stair is proposed to facilitate fire norms.

The upper levels consist of open artist studios accessible by a covered walkway. Two sets of service cores of toilets and storage facilities are provided. The wooden truss of the proposed roof is left exposed in the first level to create large volumed spaces.

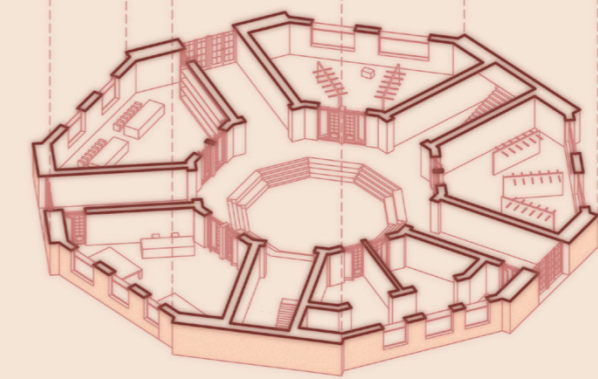
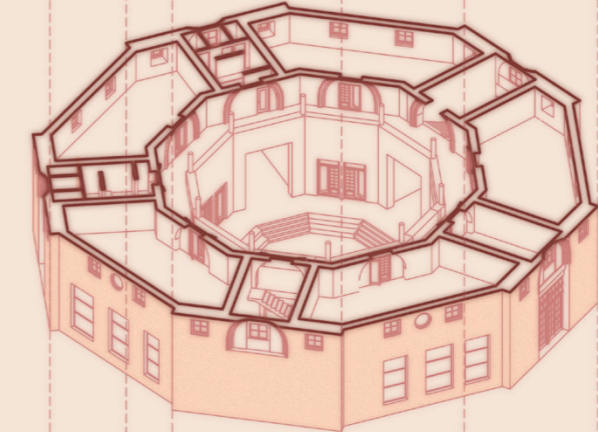
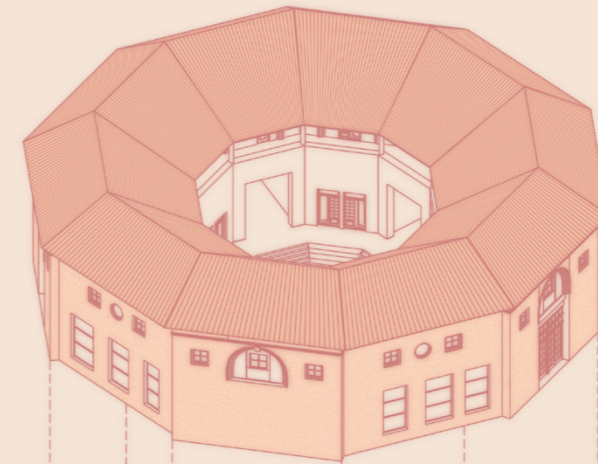


PROPOSED ALTERATIONS - GROUND FLOOR
GOLE MARKET

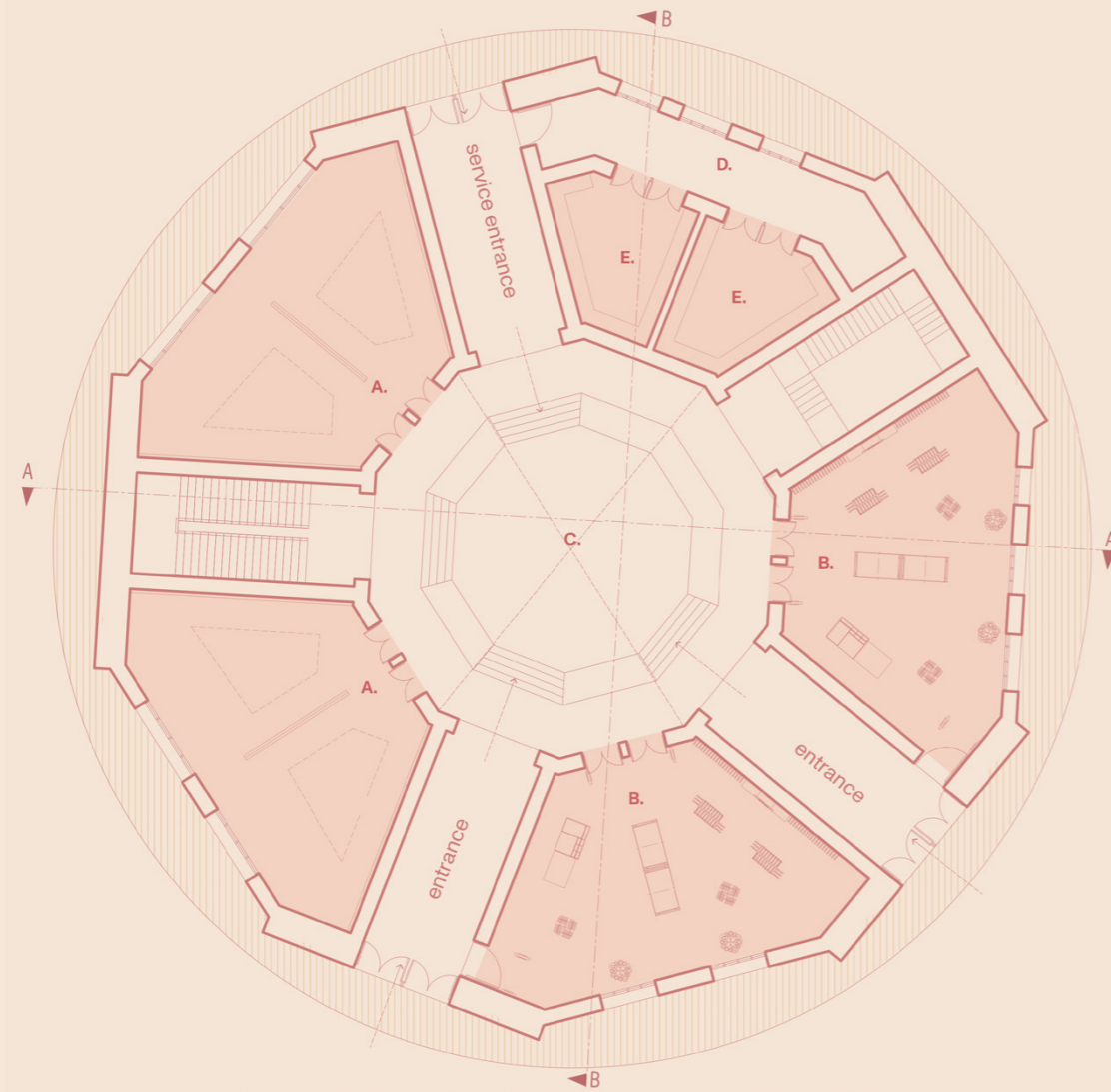




EXISTING
GOLE MARKET

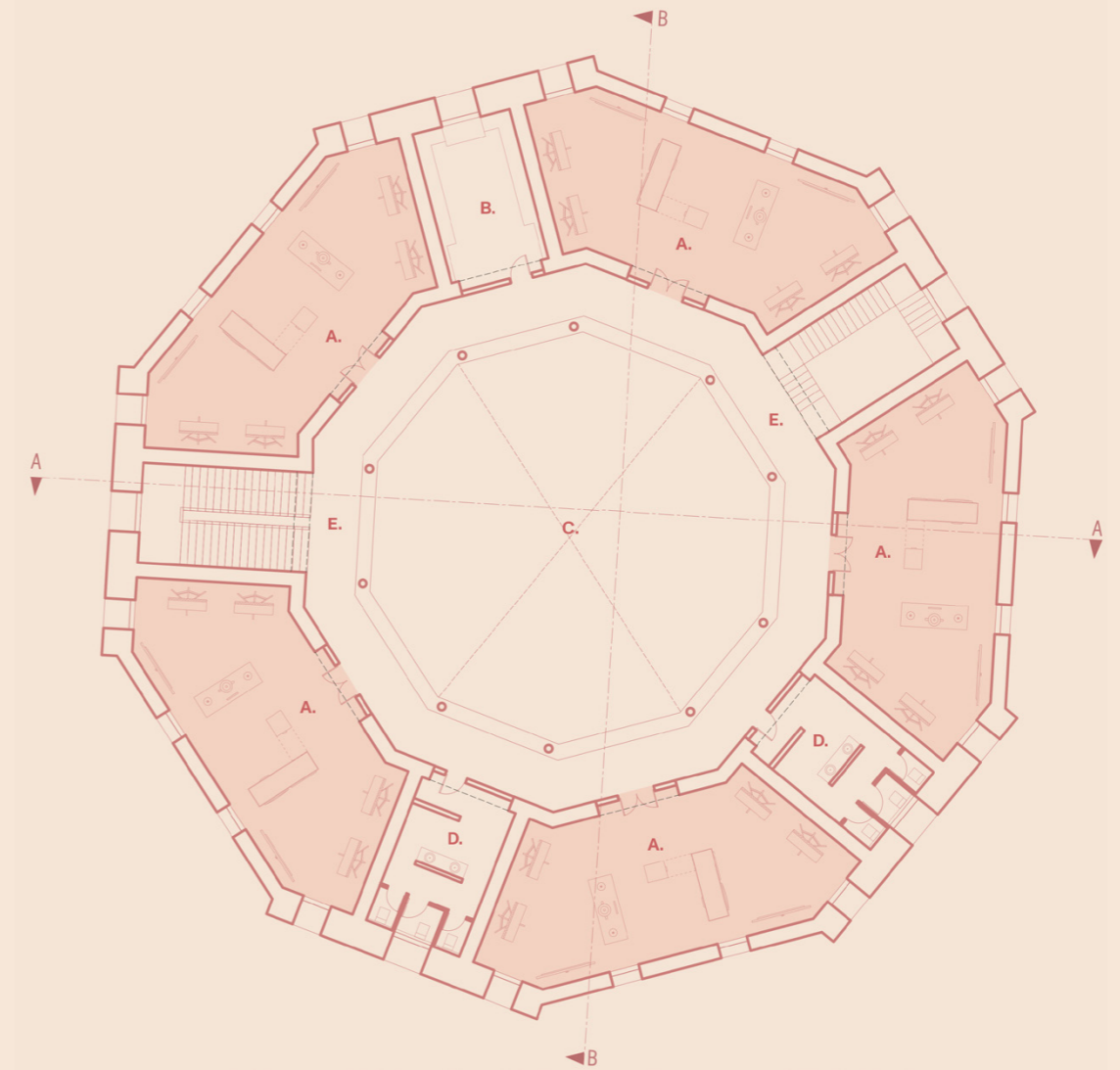


PROPOSED
GOLE MARKET



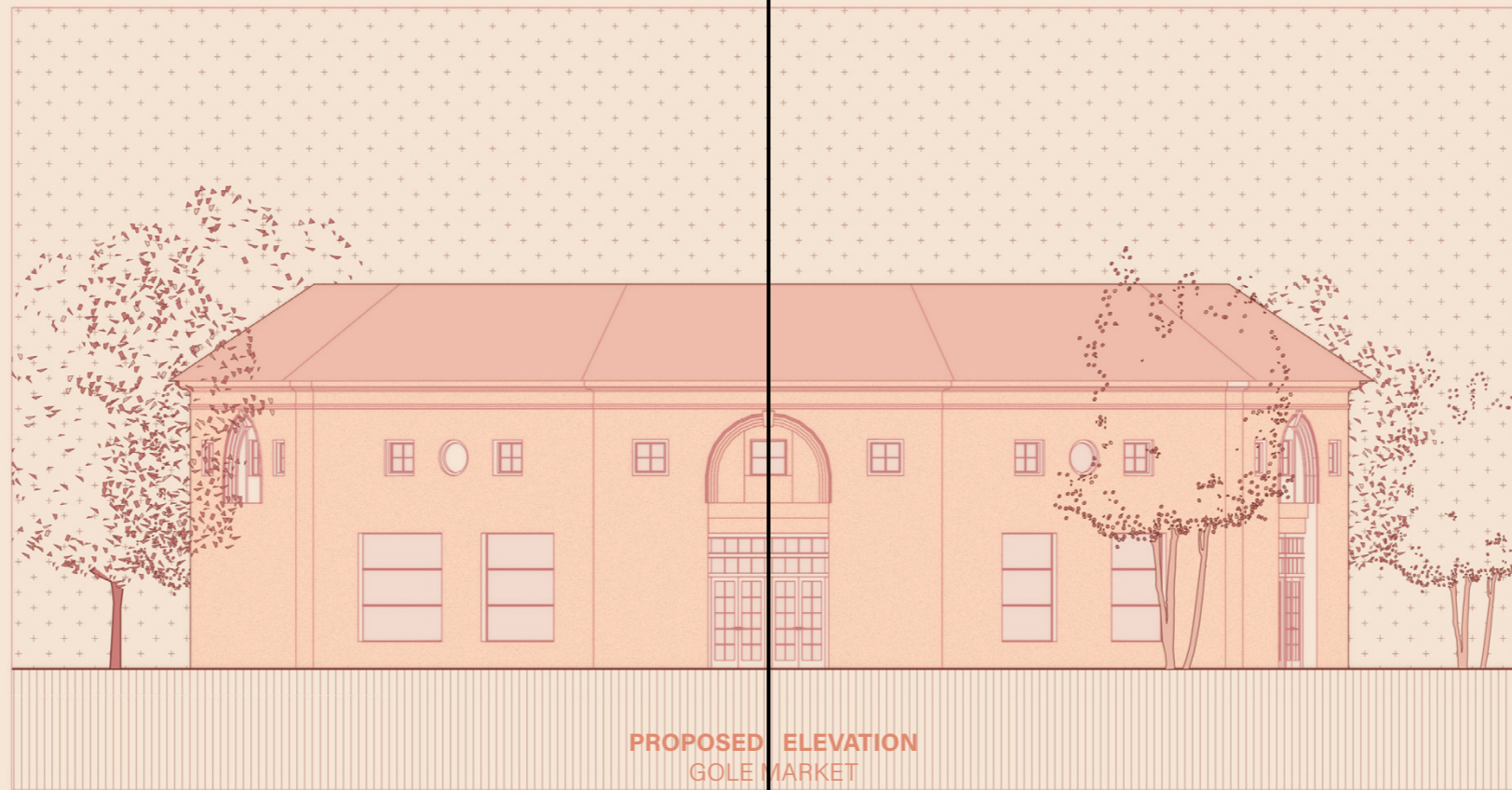
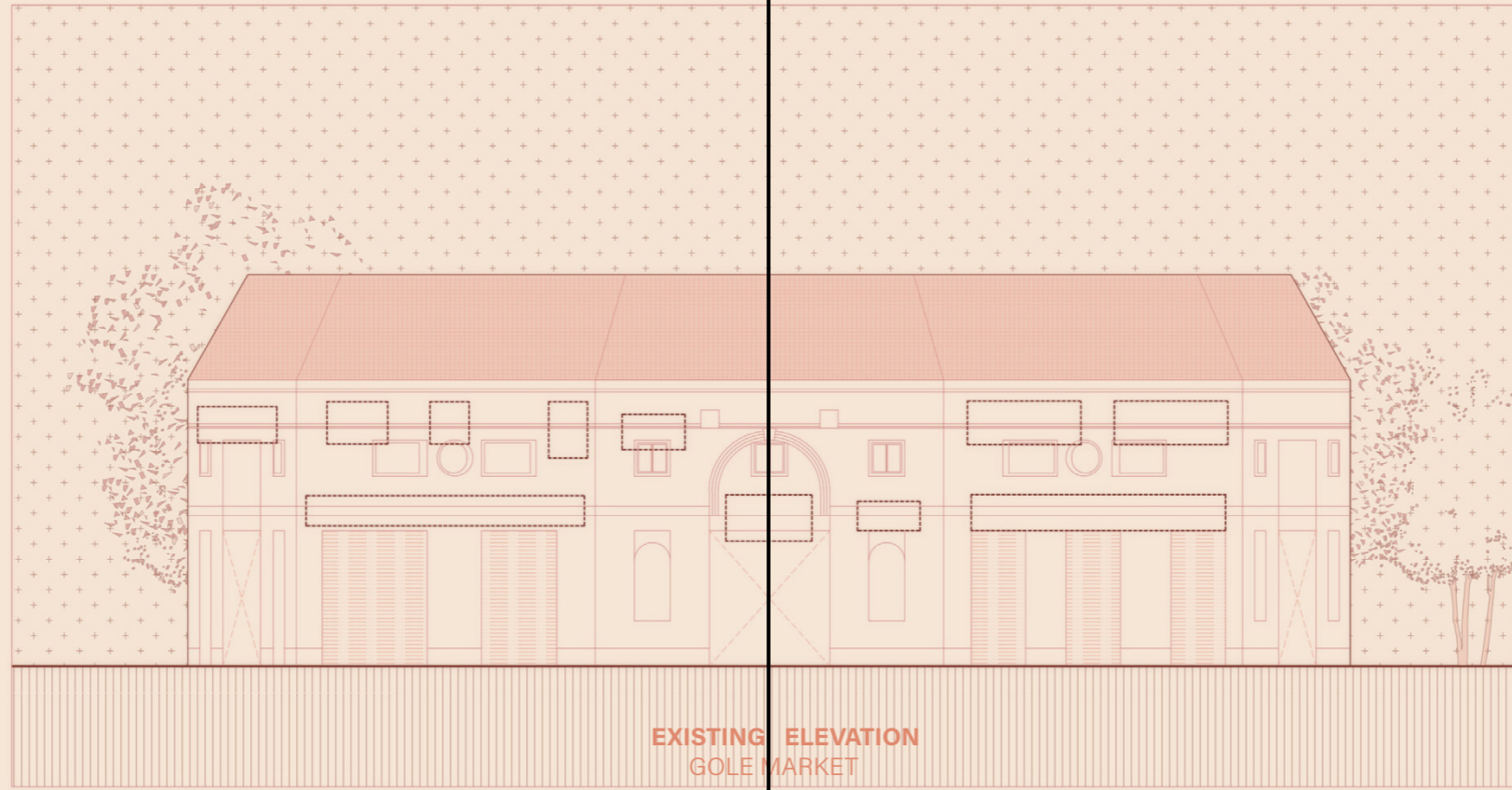
KEY	
A.	Gallery
B.	Retail Store
C.	Central Courtyard
D.	Service Corridor
E.	Store Room

PROPOSED GROUND FLOOR PLAN
GOLE MARKET



KEY	
A.	Artist Studio
B.	Services
C.	Courtyard Below
D.	Toilet
E.	Corridor

PROPOSED FIRST FLOOR PLAN
GOLE MARKET







Retail Park

A. Approach

The retail park is the largest intervention of the project. The transition from the Gole Market is through a large expanse of an open park with sparse temporary store outlets. Hence, it is necessary to gradually increase the built spaces to not create a stark built-open scenario. The individual retail blocks comprise of stores of varying sizes. At ground level, the user navigates through a series of open garden spaces to reach different blocks. From the gardens, the user is allowed tiny glimpses into the shops through deep set openings but a direct customer -seller link is not created from here.

A short stroll through any commercial zones in Delhi would be enough to understand that short, compacted alleys with direct store front access are the normal functioning of these stores. Often, these alleys also allow for vehicular movement and navigation through them alone becomes an adventure. Bargaining in the form of haggling, street vendors yelling out prices of their goods, storekeepers standing out and inviting customers into the shops are typical scenes of these markets and they have a unique atmosphere to them. The aim for the design was to retain the same atmosphere but make it seemingly more comfortable for the users.

B. Galleries

At ground level, every retail block consists of a large double volumed gallery. The garden alleys that are created lead users into these galleries – all of which are interconnected with each other visually and through a pedestrian passage. The activities of the markets are therefore removed from the alleys and put into these galleries. The galleries offer direct views and access to the users into different stores. These spaces are volumetrically large enough to include vending carts, hawkers, seating and interacting spaces. A set of staircases and elevator take the visitors to the upper levels – which too have a visual connect with the galleries. Every floor is provided with a service core comprising of toilets and storage facilities.

Shopping in Delhi usually occurs early in the mornings and late evenings, and one would usually find the markets deserted during the peak afternoon heat. In many cases, the storekeepers too shut the shops between noon till 4pm. The city remains hot for a major portion of the year and the idea is to provide a comfortable indoor atmosphere to facilitate daylong activities to occur within the retail park.

C. Terraces

While the galleries form the interactive space in the ground level, every block has an accessible terrace space. Covered by natural lawn, these terraces become additional spaces for temporary hawkers to make sales. Each terrace is linked to the terrace of the adjacent block and in this manner an intricate series of interlinked terraces and volumes are formed.

At ground level, the alleys are always shaded by the presence of trees and

plantations that create a comfortable environment. Furthermore, they are shaded by the interlocking volumes at the upper levels to allow for comfortable movement of the users. The terrace locations are planned in a manner that once can enter retail block A at ground level and exit from block B without the need to return to the ground level of the former block.

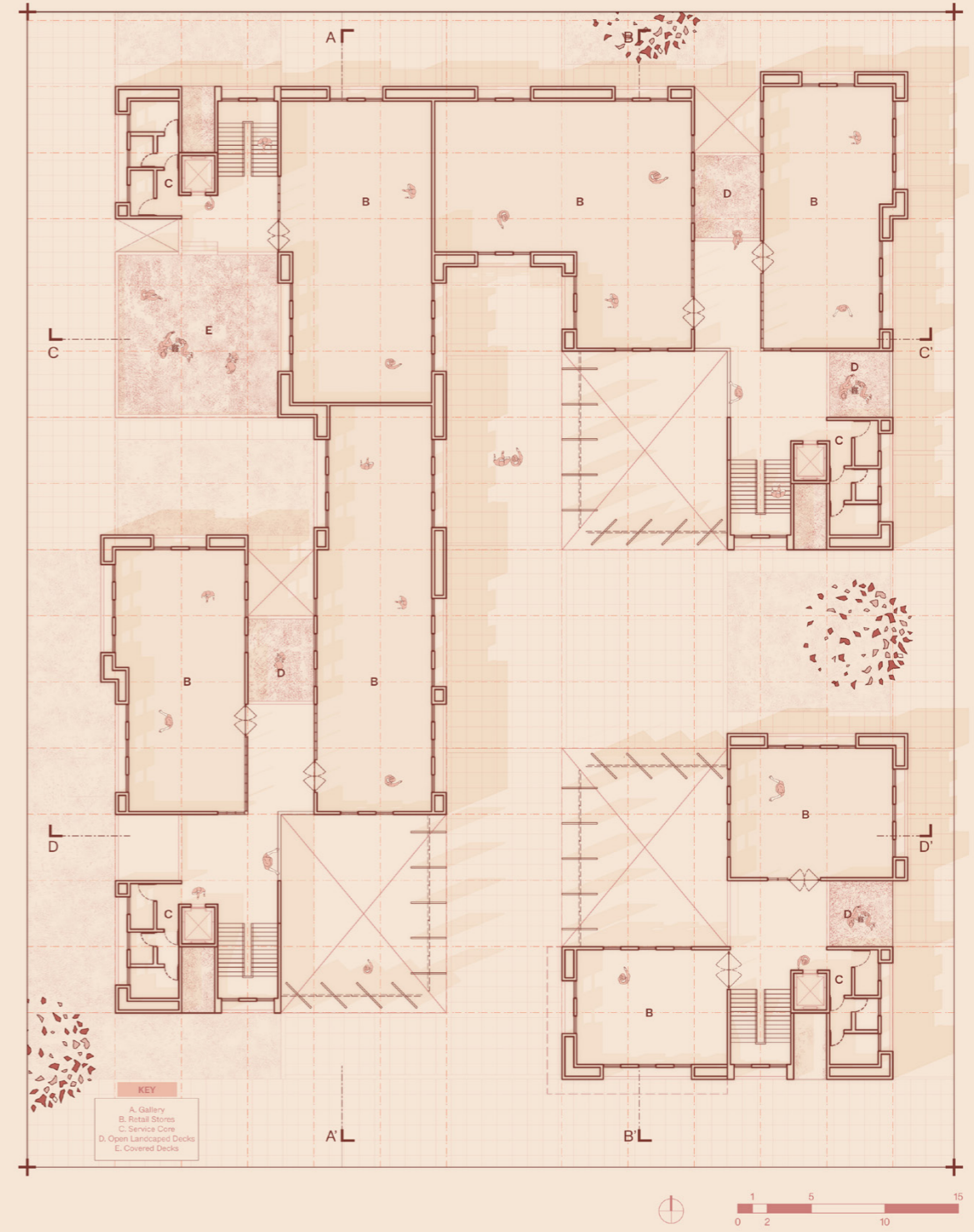
This forms an interesting circulatory pattern – much like the winding and mazelike alleys of some of Delhi's older markets.

“The retail park aims at retaining the contextual character of Delhi Markets – keeping in mind the normalized chaotic nature of the activities and the informality of the spaces, but at the same time enhancing these with increased functionality and better comfort.”

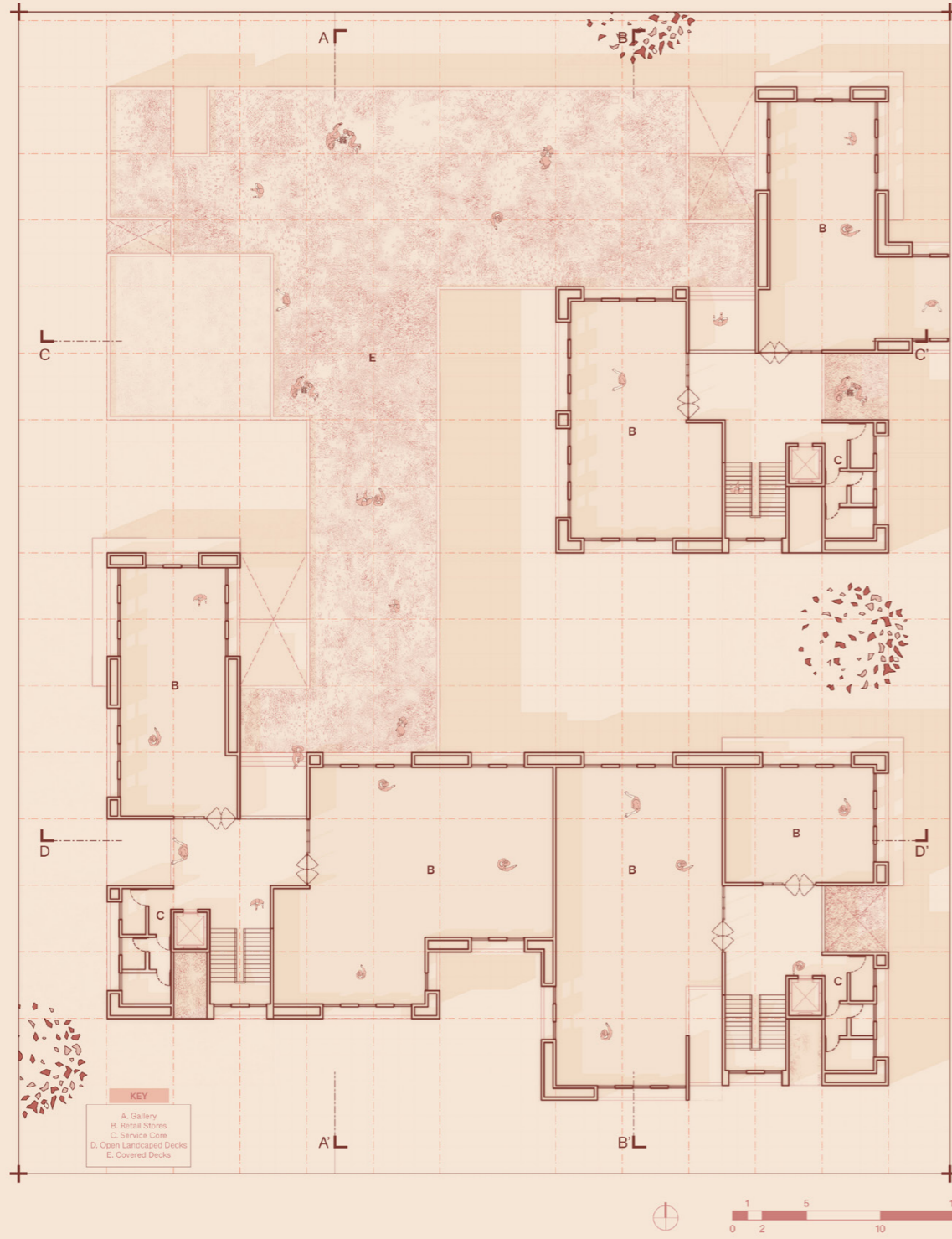




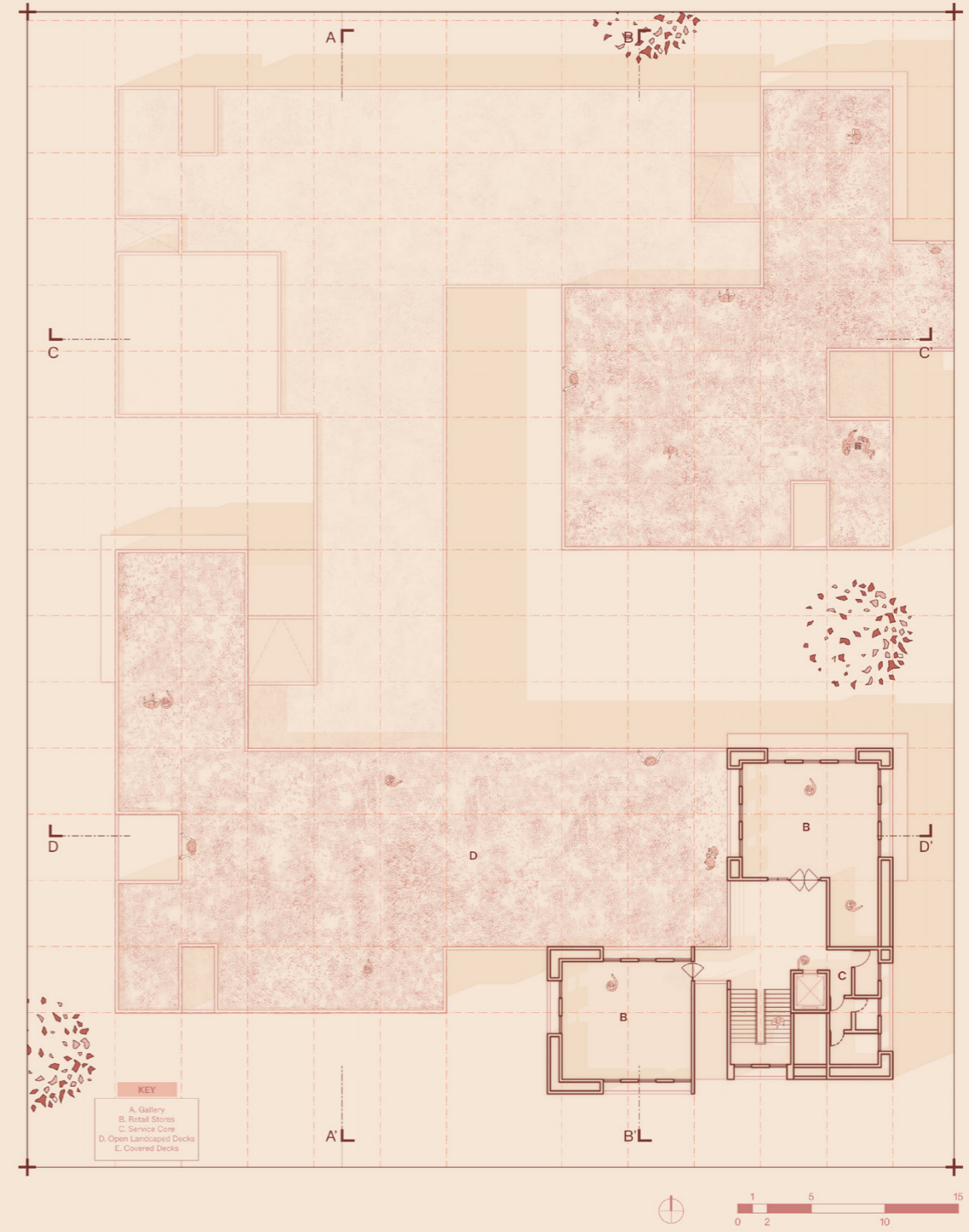
GROUND FLOOR PLAN
RETAIL PARK



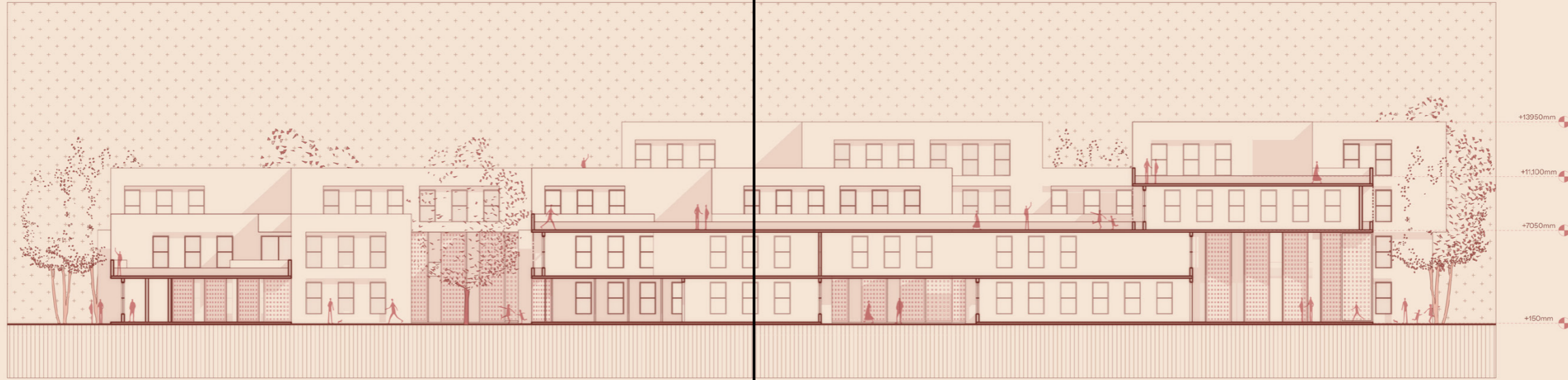
FIRST FLOOR PLAN
RETAIL PARK



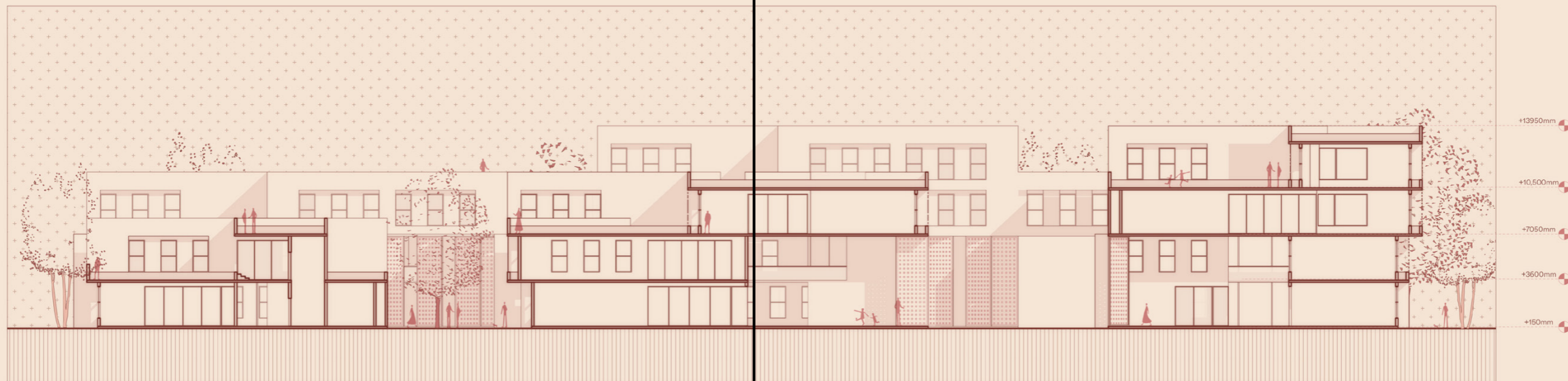
SECOND FLOOR PLAN
RETAIL PARK



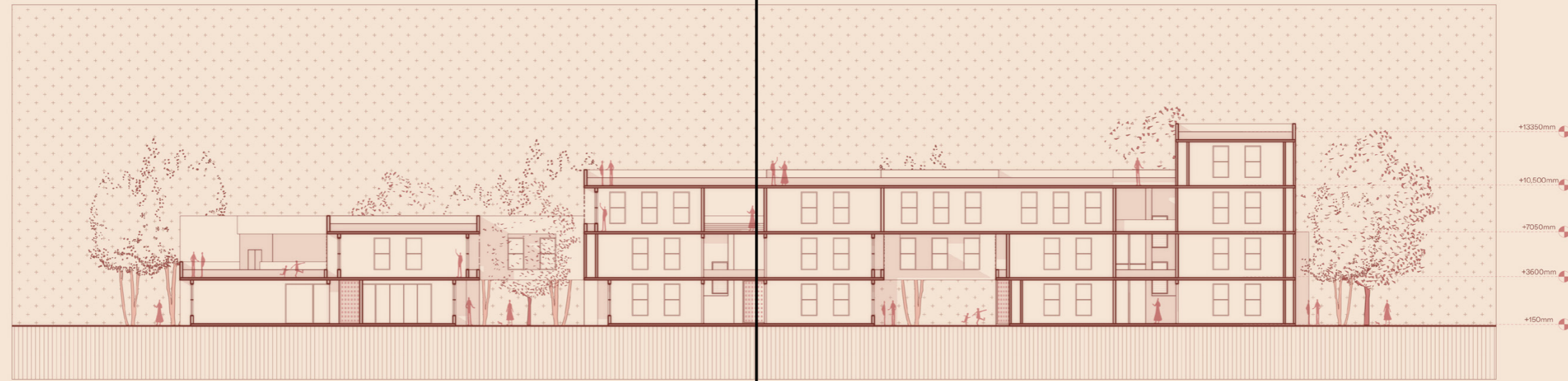
THIRD FLOOR PLAN
RETAIL PARK



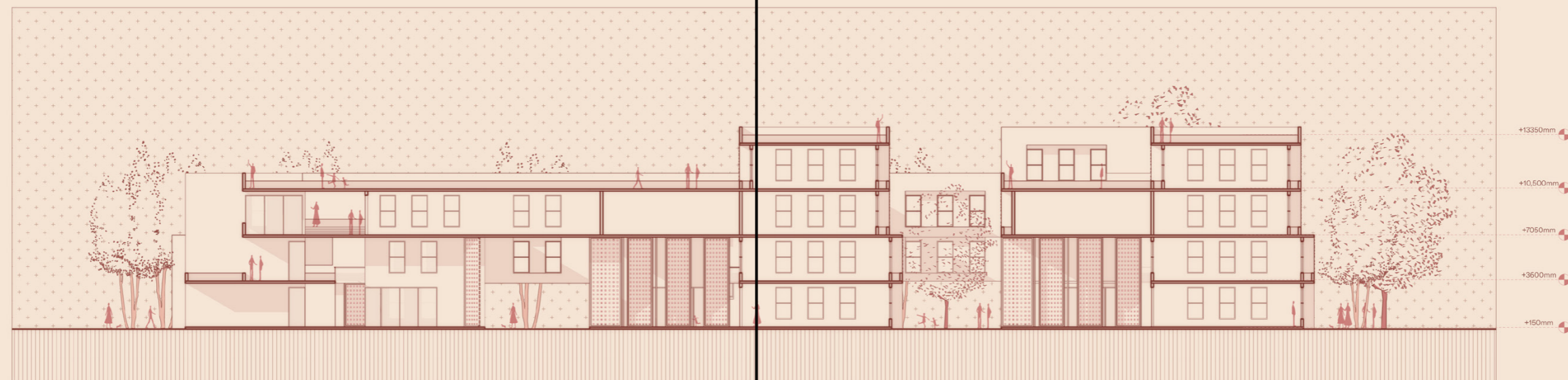
SECTION AA
RETAIL PARK



SECTION BB
RETAIL PARK



SECTION CC
RETAIL PARK



SECTION DD
RETAIL PARK



D. Selected Trees and Plants

With the core idea of the proposal revolving around the concept of large landscaped gardens, it is essential to understand the right kind of trees and plants that need to be used in order to create the right environment and the desired effect. The study focussed on understanding the different requirements as per the

spaces created. Different species of trees and plants are identified to create shade (in the case of large courtyards and terraces that are not covered), flowering plants (edges for pedestrian pathways), fragrant plantations (inner planter boxes and interior landscaping) and wall climbers (to be used where openings are not present to create natural insulation for the walls).

Sr. No.	Scientific Name	Local Name	Time of the Year	Type
1.	Plumeria Alba	Champa	All-year	flowering and shade
2.	Azadiracta indica	Neem Tree	All-year	Shade
3.	Ficus religiosa	Peepal Tree	All-Year	Shade
4.	Bombax Ceiba	Red Silk Cotton Tree	February - June	Flowering
5.	Amaltas (Cassia Fistula)	Golden Shower Tree	February - June	Flowering
6.	Butea monosperma	Palash tree	February - June	Flowering
7.	Delonix regia	Gulmohar Tree	February - June	Flowering
8.	Chrysalidocarpus lutescens	Areca Palm	All-year	Boundary
9.	Zephyranthesis Canidida	Fairy lilies	March-October	Flowering, Parapet
10.	Lycoris Radiata	Spider Lilies	March-October	Flowering, Parapet
11.	Tradescantia spathacea	Rhoe discolor	All-year	Decorative
12.	Dianella	Flax Lilies	February-April	Flowering, Decorative
13.	Tecoma capensis	Cape Honeysuckle	All-year	Flowering, Decorative
14.	Tarlmournia Eliptica	Curtain Creeper	Flowering: Feb-Mar	Creeper on Wall elevations
15.	Combretum Indicum	Madhumalti Planter	February – May August-November	Flowering Creeper
16.	Bougainvillea glabra	Bougainvillea	All-year	Flowering Vines
17.	Pennisetum Setaceum	Fountain grass	All-year	Planter box grass











E. Store Modules

Focusing on a single block in the retail park, access to every block is from all four sides. The major access remains through the gallery from two sides, while the garden alleys pierce through these blocks to form secondary entrance points.

The galleries are shaded by large, perforated metal fins. These fins are centrally pivoted and can be rotated at different times of the day in accordance with the sun to block out direct light from entering the galleries. This makes the galleries illuminated through the day by means of diffused light through the perforations but at the same time the hot sun is cut from entering.

At ground level, two shops are physically accessible, and a large corner glazed store front creates a thorough visual access into the stores. The staircase and elevator core takes the user into the upper levels which consist of a landscaped deck and a lobby acting as the forefront for the two stores located on the upper level. The lobby continues to have a direct link with the gallery below, which large, glazed shop fronts are provided even in the upper level for user visibility. The top level breaks away from the typical layout as a large terrace garden is introduced – directly accessible from the second-floor lobby.

In multiple cases, this terrace extends beyond the boundary of the block to meet the adjacent block. A typical service core is in every floor. This consists of separate toilets for men and women, keeping in mind the differently abled norms for buildings, storage facilities and electrical shafts for the building.

The roofs of the top level are covered by a green roof system that prevents heat gain into the building.

The interiors of each store are left to interpretation of shop owners. The rectangular straight forward open plan lets each store be visualized and done as per the requirements. Double layered cavity walls engulf the shops on the exterior side. This reduces the heat transfer into the interior spaces of the building. The exterior layer is made up of exposed wire cut compressed earth blocks, which the interior layer is of regular cement blocks finished with lime plaster.

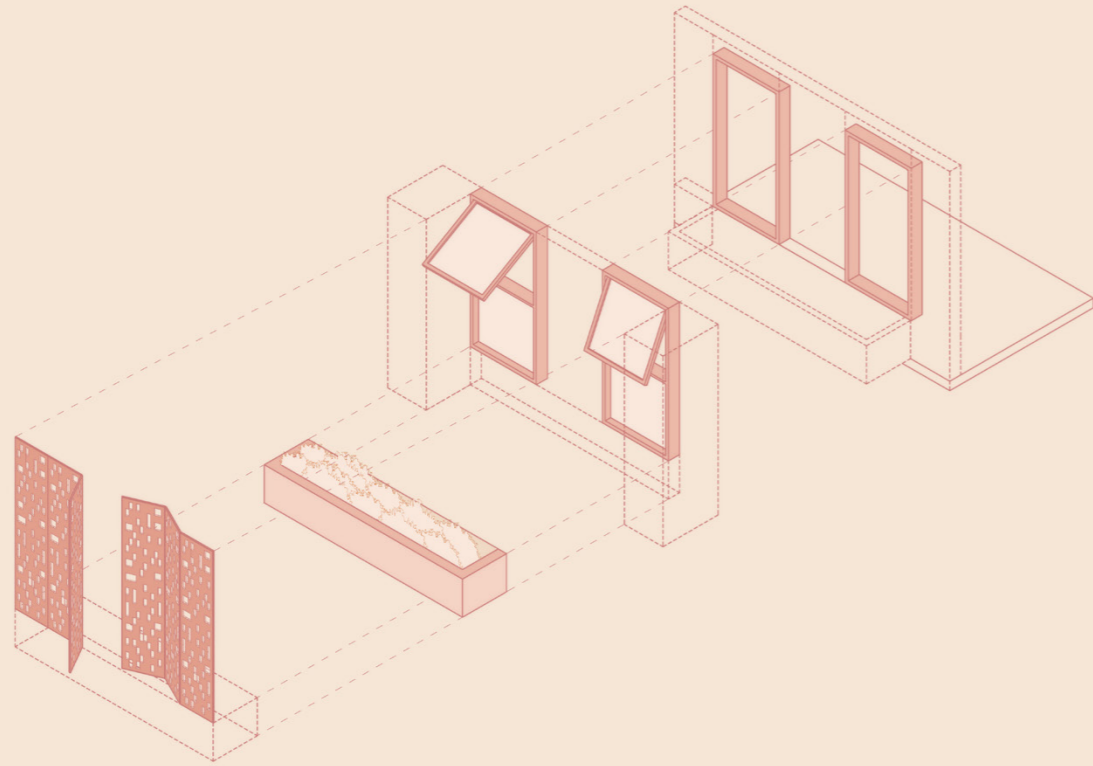
F. Windows and Screens

Every store has openings on at least two sides. Linear top hung double glazed windows are provided that can facilitate cross flow of air but at the same time prevent large gusts of warm air to fill the interior spaces.

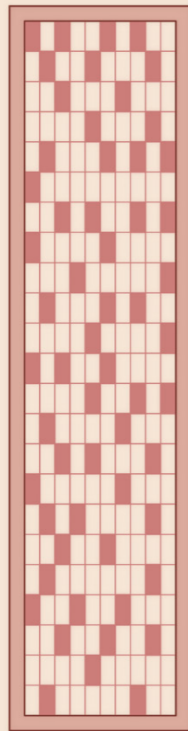
The windows are covered by a system of foldable perforated screens. The screens are made up of three typologies – 25% open, 50% open and 75% open. A combination of these typologies forms a set of screens and cover up the openings of the block. Based on the requirements of the occupiers, the screens can be opened or closed. A planter box is provided between the screens and the windows to form an intermediate buffer layer. Thus, every opening consists of three layers that together aim to cutting down harsh light from entering the interiors, reducing the heat transfer into the building and filtering the air entering the spaces thus aiming at creating a well balanced comfortable interior space without the need of extreme artificial cooling methods.



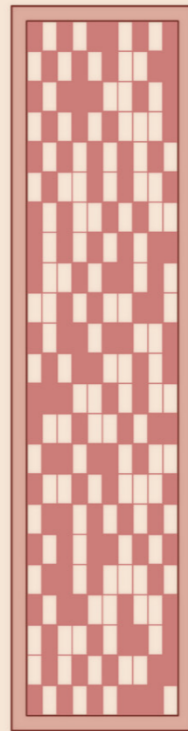
ISOMETRIC
STORE MODULE



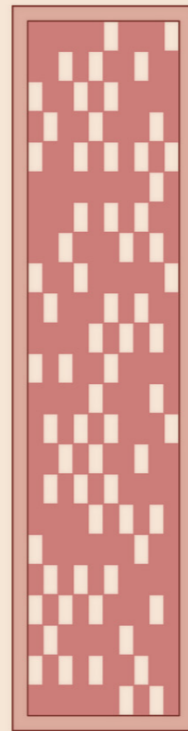
SCREEN 1
25% OPEN
[58 blocks]



SCREEN 2
50% OPEN
[115 blocks]



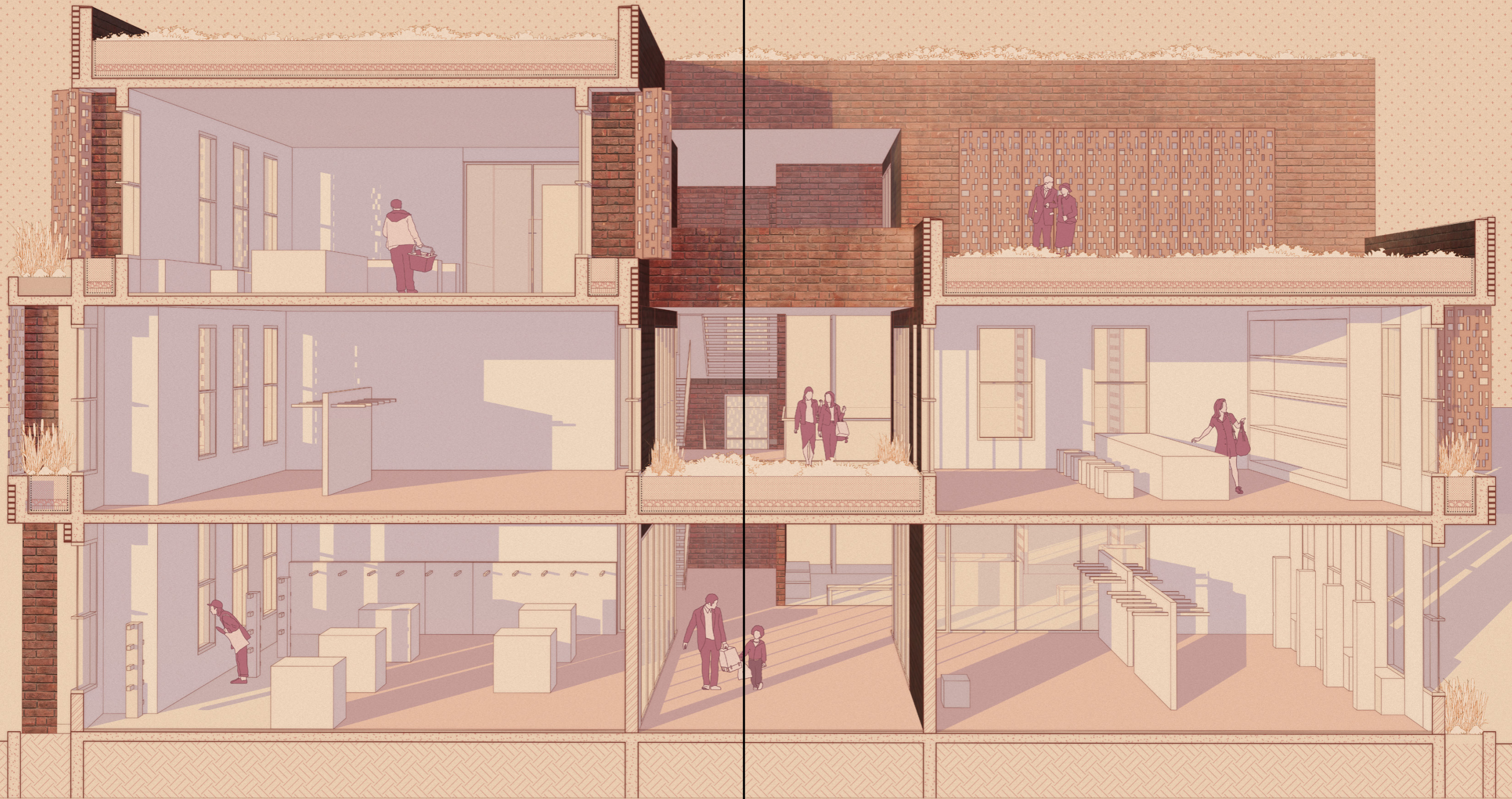
SCREEN 3
75% OPEN
[172 blocks]

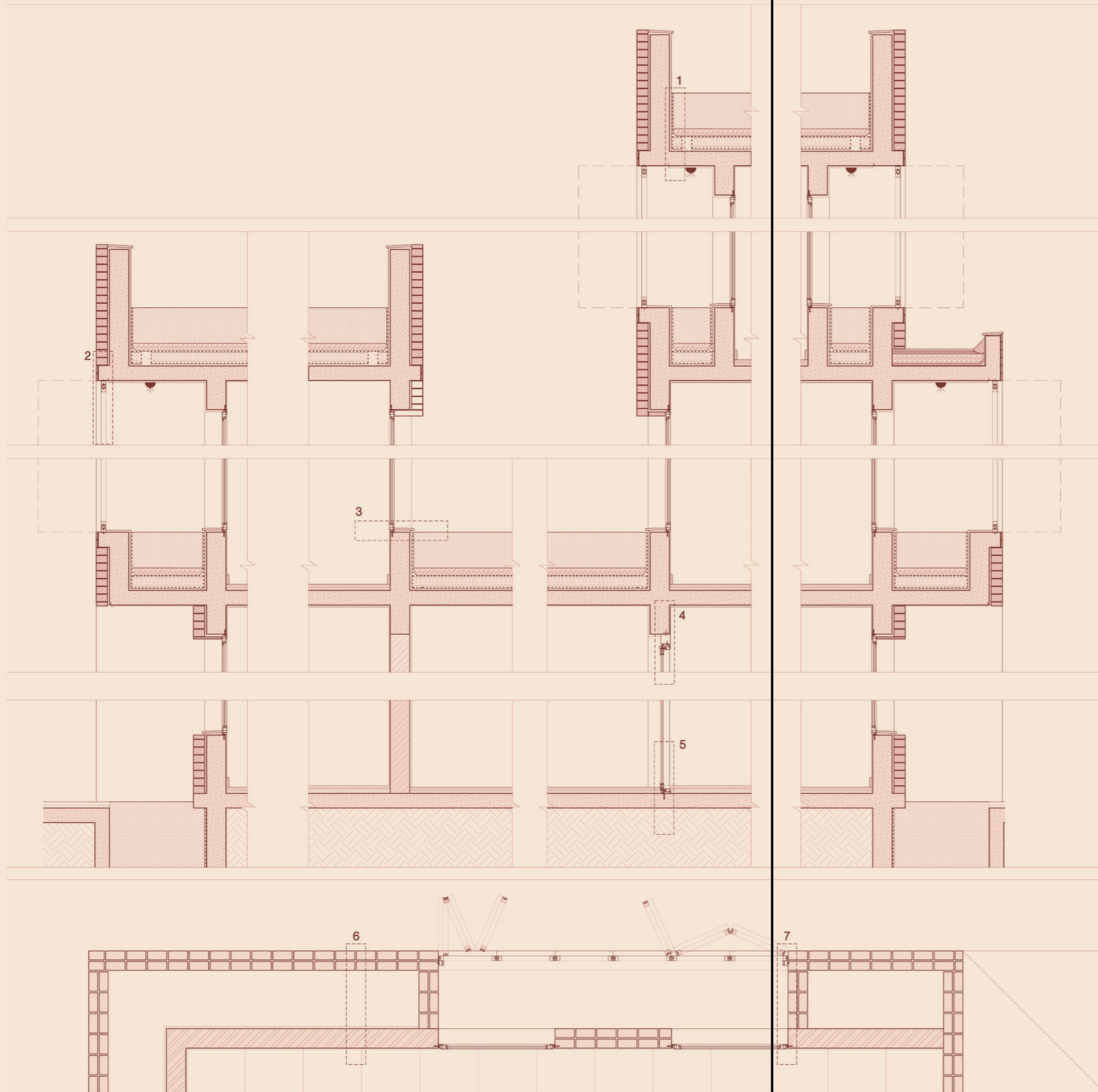


SCREEN SYSTEM
STORE MODULE

The Garden Market







01
 .
 -Green Roof with Earth filling of 400mm
 -Drainage Panel of Coconut Fibre geotextile membrane
 -Brickbat cobat laid to slope
 -Waterproofing membrane and drainage layer
 -Thermal Insulation
 -Two layers of 25mm water proofing insulation placed over reinforced concrete slab

02.
 .
 -RCC Upstand beam with facing bricks
 -Concrete RCC Nib with brick tile facia
 - 50x50mm MS Box Section framework
 -15x15mm Al. Box Section secondary framework
 -Pigmented cement panels with perforations

03.
 .
 -Al. Hinged Window frame (12+6+12) DGU system
 -Al. Mainframe fixed onto concrete beam
 -Kota Stone jamb laid to slope
 -Waterproofing external layer to protect concrete beam

04.
 .
 -Al. Slider track fixed onto concrete beam
 -Sliding Door system (12+6+12) DGU system

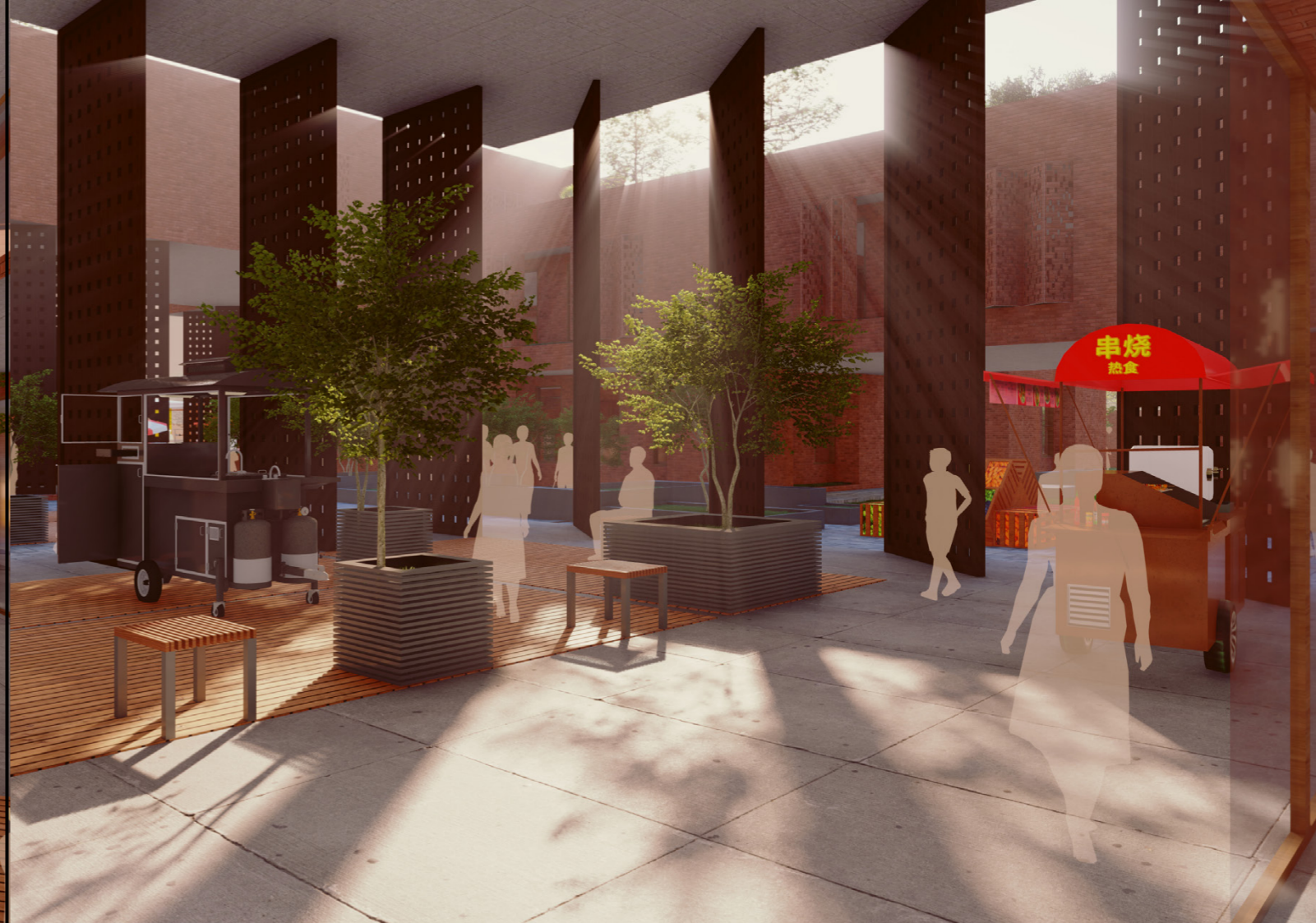
05
 .
 -Base slider fixed on concrete slab
 -30mm mortar laid to slope
 -20mm Kota stone flooring with 20mm lvl difference between corridor and interior spaces

06
 .
 -200x115x75mm Exposed brick work exterior wall
 - Cavity for thermal insulation
 -Inner cement blockwork with 20mm plaster and paint

07.
 .
 -Sliding Folding Pigmented cement screen systems resting on concrete beam
 -Exposed brickwork
 -Planterbox with inner waterproofing
 - Tophung window system

WALL SECTIONS
 STORE MODULE





Mixed Use Development

A. Site Layout

The final layer of the park, the mixed-use development replaces the existing housing facilities in the Bhagat Singh market but blending it seamlessly with the rest of the project so as to not intertwine the two functions. The project is divided into a set of two twin blocks laid out on the site with two distinct entries for the commercial facilities and the residential units. The vehicular access is from the Bangla Sahib Road with a set of ramps that takes the users to the basement level car parking. Alternatively, pedestrian access to the project is from all four sides thus opening it out to the context.

B. Retail Stores

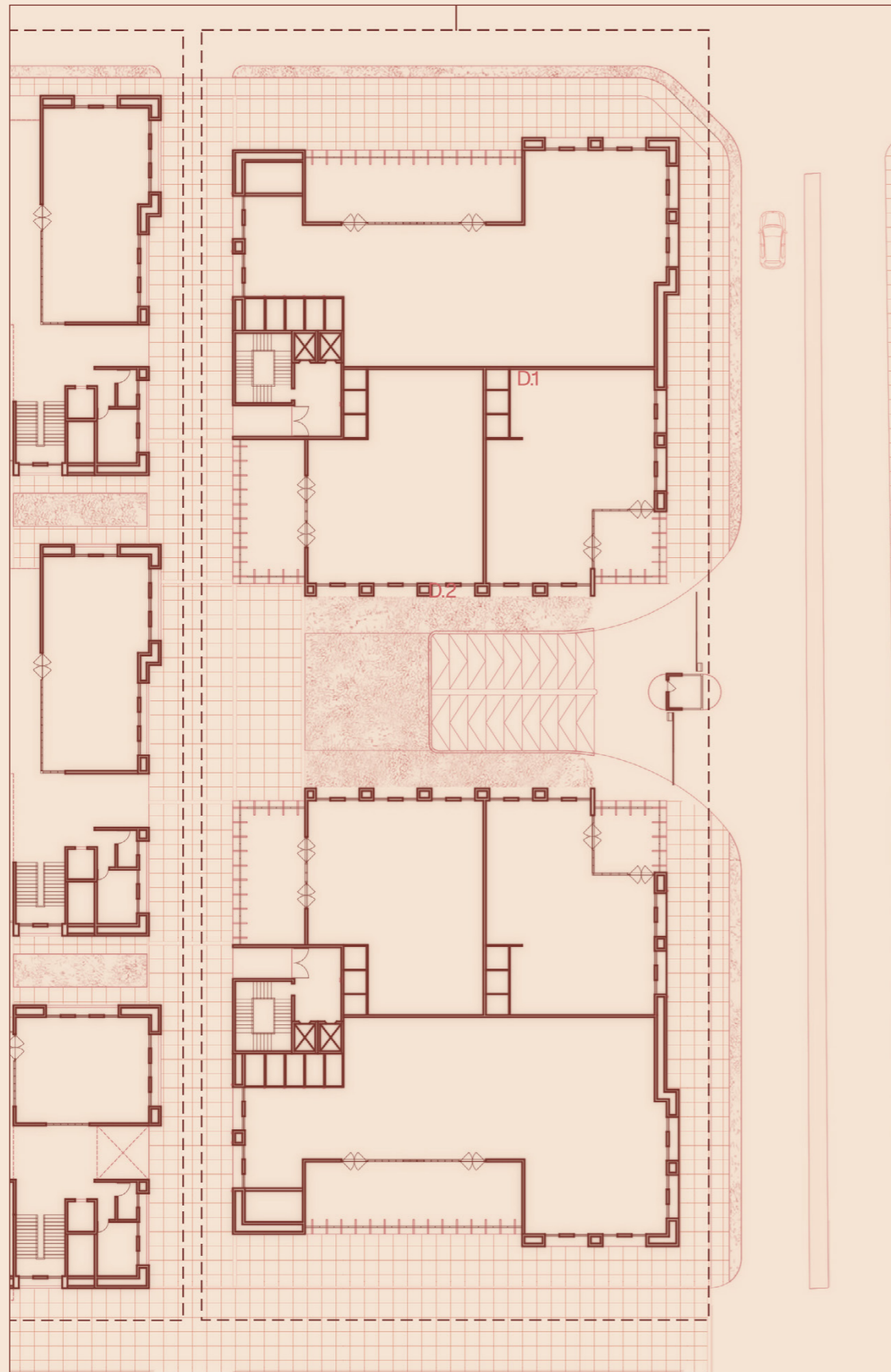
Keeping in mind the incremental strategy of store sizes, the commercial stores are more than 500sq.m and look at catering to supermarkets and large-scale retail stores owing to their proximity to the major residential portion of the DIZ. The stores are in the ground level of the structure and the same design concepts of the retail park are maintained. Each store gets its own gallery space that is directly connected with the galleries of the adjacent retail blocks. All the other design concepts are coherent with the rest of the site, thus not alienating the nature of the spaces.

C. Housing

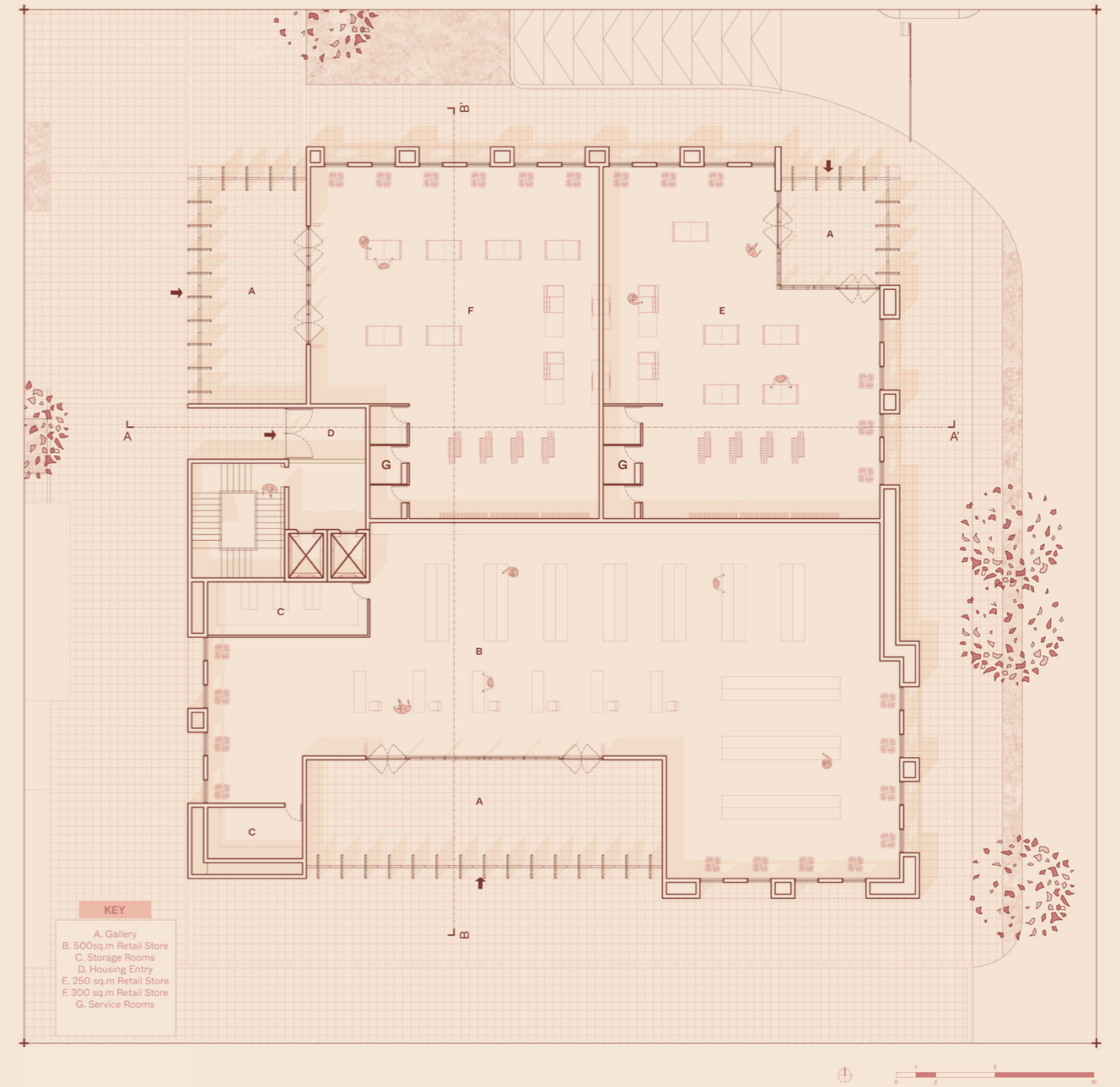
The housing units are located on the upper four levels of the retail stores. All the units are planned around a central courtyard that rests itself on the roof of the stores below. The courtyard effect created allows for a cross flow of air through all units as a result of which the high-density structure still enjoys openness and good air flow. In addition to the courtyard, landscaped terraces are introduced at every level – stacked as different volumes that create secondary common spaces for the residents. These spaces interact visually with the green terraces of the adjacent retail blocks and offers the housing units pleasant views from the apartments.

The typology of units range from 55-110sqm comprising of 1, 2 & 3 bedroom units. The interior spaces are planned out in a manner that every room gets openings towards the external façade, including kitchens and toilets. The living spaces are flanked by two side openings and a balcony so cross ventilation within them is enhanced. The concept of screens as used in the retail blocks is applied here as well giving the residents a control of the indoor atmosphere of the rooms. The planter edge located outside each window acts as a buffer protecting the interiors from heat, pollution and sun.





SITE PLAN
MIXED USE DEVELOPMENT



GROUND FLOOR PLAN
MIXED USE DEVELOPMENT



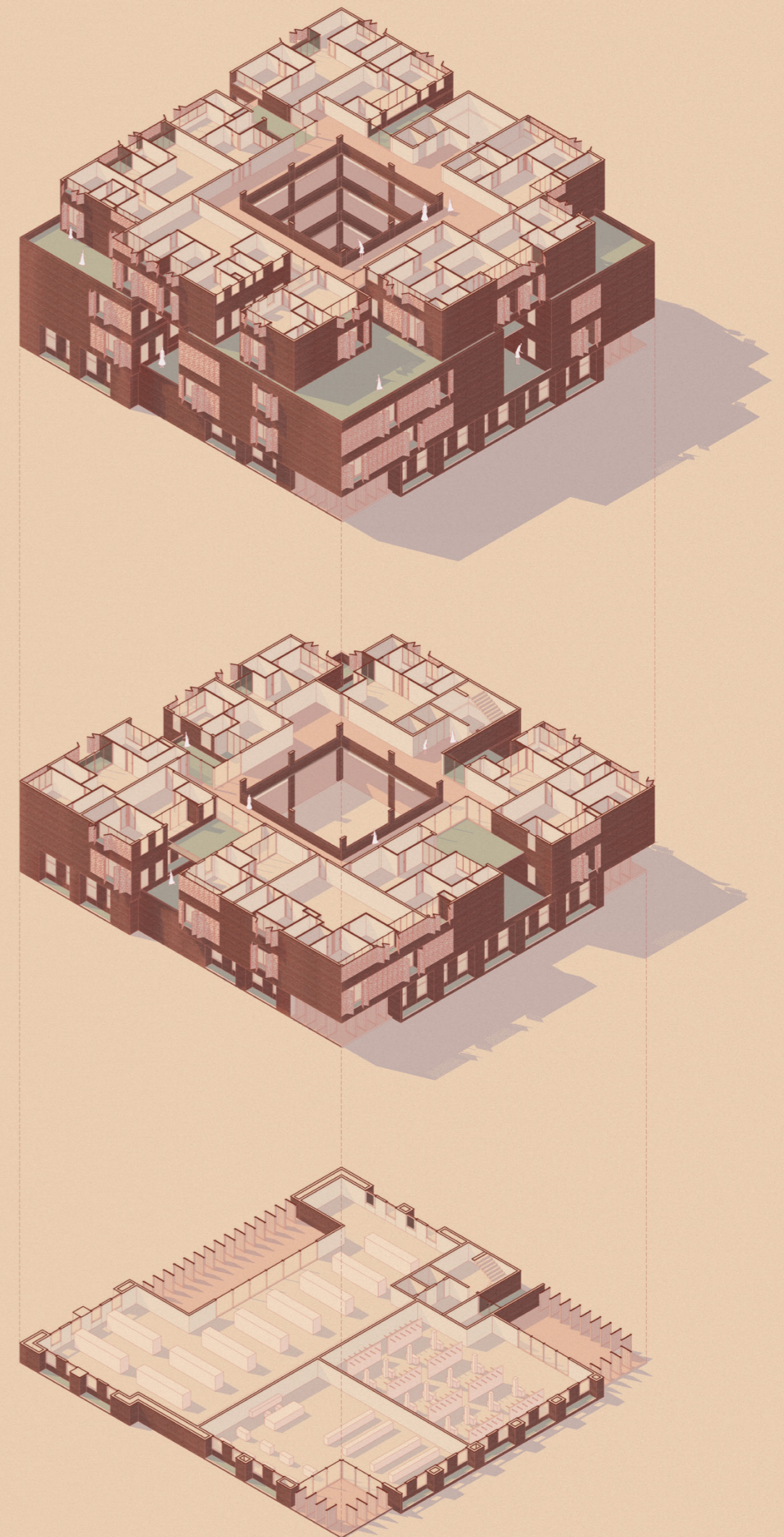
LEVEL 01 & 02 PLAN
MIXED USE DEVELOPMENT

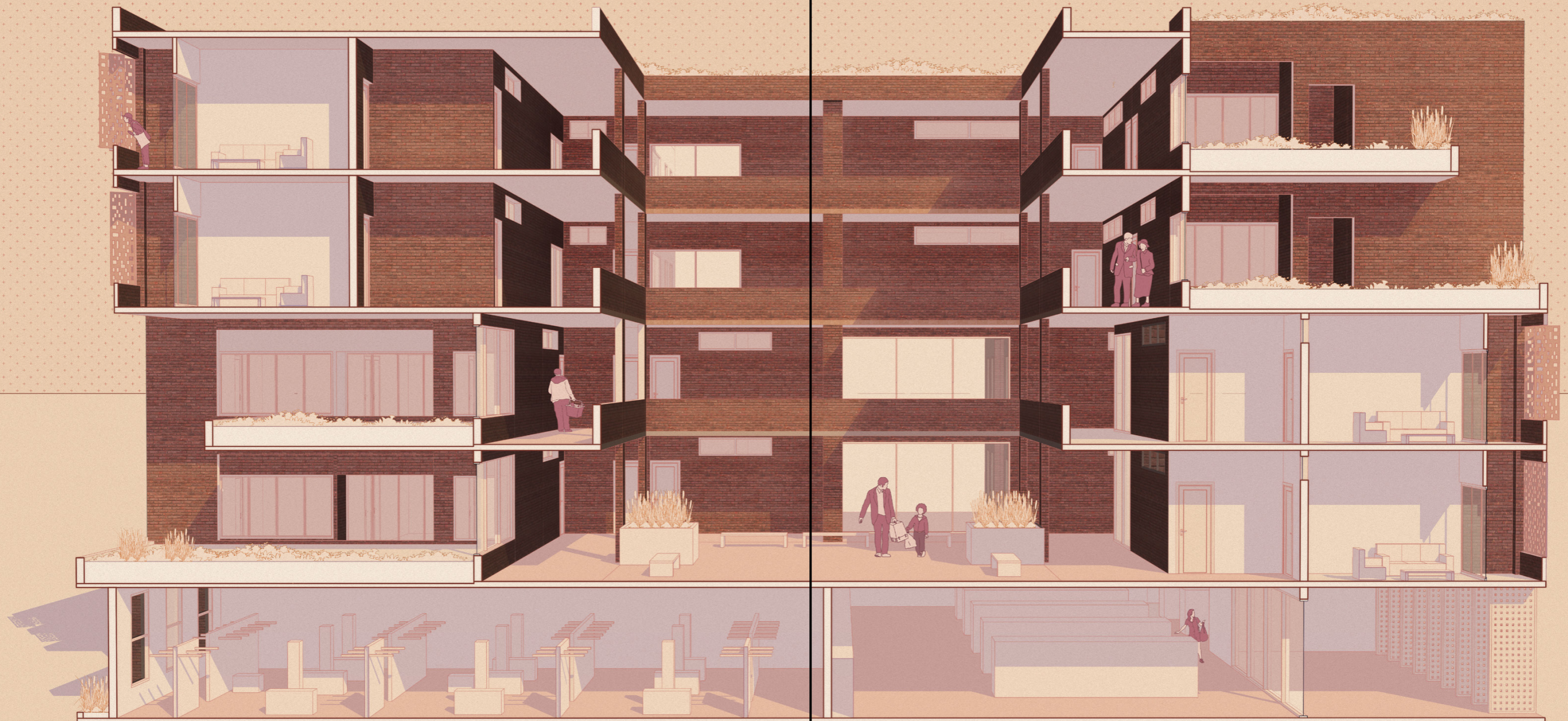


LEVEL 03 & 04 PLAN
MIXED USE DEVELOPMENT



SECTIONS AA & BB
MIXED USE DEVELOPMENT













The Future

The Garden Market aims at setting a tiny example of how spaces within our cities can be envisioned. The biggest concern of architecture in Indian metropolitans of today's age is how insensitive they behave towards the context and the environment. In many cases, the designs correspond only to the site where the building is to be placed without much heed given to the effect this intervention has on the street, the neighborhood, and the region.

This holds true not only for private development but also for so called public functions that are engulfed by compound walls, disconnecting themselves from the surroundings. This being said, there are many modern-day examples like the Dilli Haat and the National Crafts Museum which let the city bleed into them and create inclusive public spaces with facilities.

The Garden Market tries to reinterpret the principles of Lutyens' which were applied in the design of Lutyens' Delhi - but while his designs focused on providing large gardens to the bungalows that were to be occupied by the Viceroys, the project looks at providing large gardens to every resident and user of the neighborhood. By doing this, the broken morphology and fabric of the region are restored and the urban conflicts are resolved..

The Garden Market has three important layers which it addresses.

1. It questions the lack of green spaces that the city has to offer for the public. The Forest Department boasts of the increase in the green cover for Delhi in the past few years but has an attempt been made to understand how many of these green spaces are open to the public for use and not enjoyed by a certain fraction of population

2. It tries to break away from the norms of standardized commercial architecture which these days are synonymous to large airconditioned shopping malls. A functional activity like shopping can still occur in a public space, while still fulfilling the same requirements.

3. It respects the heritage and history of a region and tries to preserve it, not in a symbolic manner, but in a manner that fulfills the purpose of its presence and expands its potential.

The Garden Market is only a small step towards achieving the bigger goal - Revitalizing Delhi.



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