

**Architectural Conservation and Historic Preservation**  
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**Lecture – 39**  
**Heritage Impact Assessment in Historic Settings**

In your last lecture we discussed about filling the gaps. In a historic setting how we will design the new buildings and we also talked about apart from the designation of the historic areas and apart from special bylaws, we also need to a study that if the new buildings come up taking the guidelines for this analysis of the various attributes we have discussed.

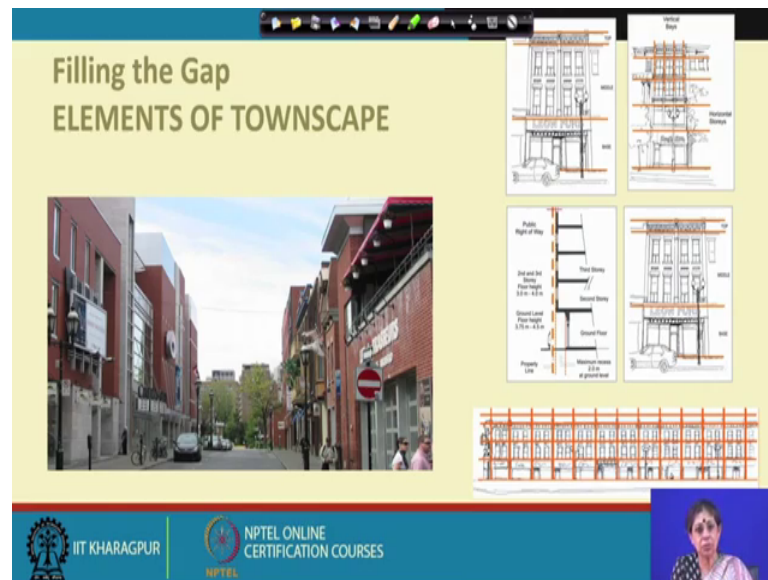
One has to also study that what will be the impact of this new structure in that historic setting. And where we talking about the heritage impact assessment basically in these lecture we will talk about the visual impact assessment, because heritage impact assessment will have a much other aspects also much more broader definition and areas.

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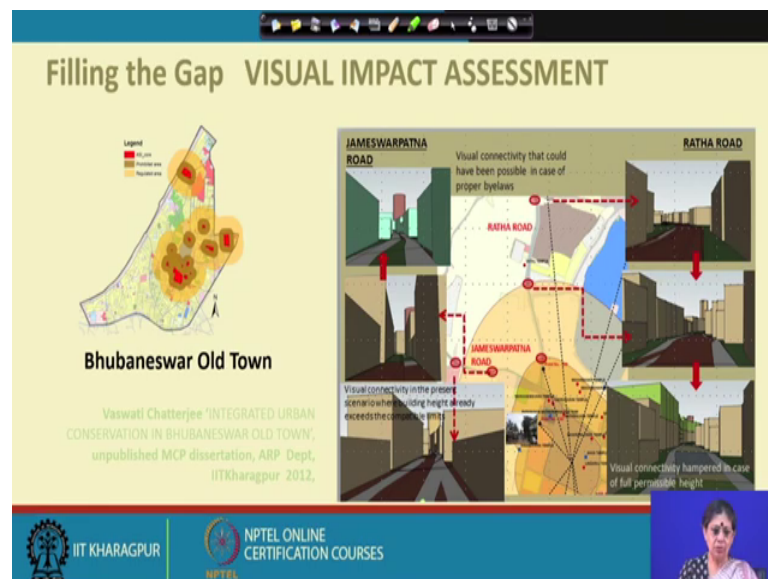
We discussed that there can be the different ways of having a dialogue between the old and the new, but that can only happen not only by bylaws, but also by the analysis of the different attributes and a way intelligent way of stitching together.

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This is an example from the visual impact assessment from Bhubaneswar old town.

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If you remember we have discussed that how Bhubaneswar heritage town the old core has been designated in the comprehensive development plan as a special area because it also does not only have the various ASI structures with their each one has their own regulated zone and the prohibited zone. But it also has a another area a larger area which is own distinct activities character and other. And again this character is not only one uniform character there are also sub zones with the various types of activity.

So, here yeah first of all it they a there has to be a separate bylaws for that area it cannot be at par with the rest of the city, but then also if the new structures come up then one has to study that what will be the impact of this structure. And when we are talking about the visual impact assessment we have to see that that it is not only a blank only have to see that what we are trying to achieve.

Now, we have discuss a in Toronto if you remember the visual integrity scale, then also is not only just looking at the elevation one, one moves in this city if there are certain important landmarks and how this landmarks. For example, here is the Lingaraj temple which is very important; wherever you go the Lingaraj temple structure is visible from that area.

So, the what is been done here from the various conservation the streets have been identified that how the Lingaraj temple is visible for there, this cylindrical area or you can see is that that is actually representing the Lingaraj temple, and it is visible from the different areas as you proceed. And what is done here that from identifying the various visual cones it is try to find out that if you have to increase the height what will be the impact of increasing the height on this visibility of a very important landmark of that area. This is how this exercises has been done and before give framing the bylaws one has to understand then take this type of an exercise.

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**Filling the Gap**  
Height Regulation Through Heritage Impact Assessment

**CHANGING STREETSCAPE**

**Bhubaneswar Old Town**  
Vaswati Chatterjee 'INTEGRATED URBAN CONSERVATION IN BHUBANESWAR OLD TOWN', unpublished MCP dissertation, ARP Dept, IITKharagpur 2012.

**AREA OF VISUAL LINKAGE TO LINGARAJ TEMPLE**

**VISUAL LINKAGE ORIGINALLY WITH INITIAL HEIGHT OF 8 M**

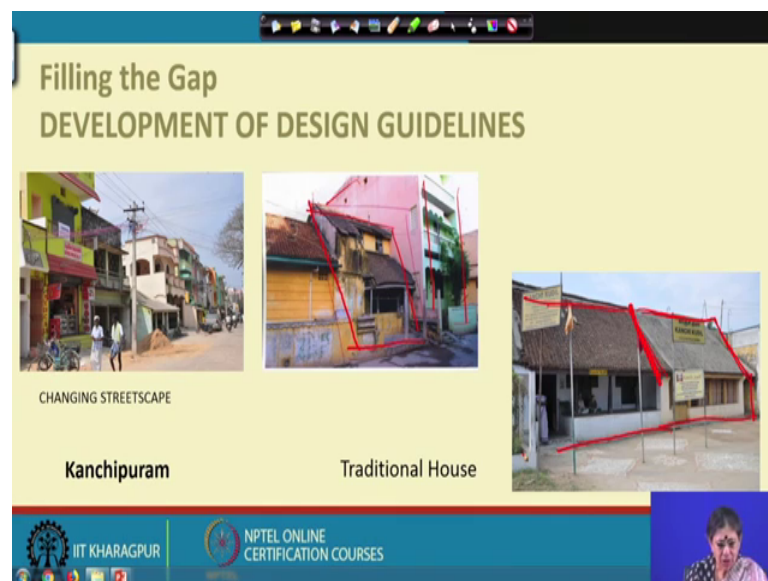
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The slide features three main visual elements: a photograph of a multi-story building on the left, a diagram in the center showing a perspective view of a street with a tall building and a smaller structure, and a map on the right showing a circular area with a red dashed line indicating a visual linkage. The bottom of the slide includes logos for IIT Kharagpur and NPTEL, along with a small inset photo of a woman in the bottom right corner.

This is again continuing with that because the changing streetscape what is happening it is happening slowly, but it has there are certain regulations on the height. But one is not only the height restriction it also one has to see that if the new structures can come up that may be some structures which until (Refer Time: 03:58), it is not that all structures need to be preserved there may be some listed structures of different grading. So, then one has to talk about.

So, what it has been done that area of the visual linkage has been identified in that area and by giving the different heights and different setbacks a lot of simulation can be done. That how from the different access points the major access one, how the visibility of the Lingaraj can be there and that actually to ensure the visual linkage one can sort of device a bylaws for the special area and these types of exercises are required before framing the bylaws.

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I take another example. This is from Kanchipuram and Kanchipuram this particular state it has again a lot of temples its comes within the this structure which have coming in the regulator shown which is that 200 meter 100 plus 200 meter area. And what is happening there that initially historically many of these structures were like this like this is a structure which was there and actually these where this what you see the traditional structure.

So, these were actually what was the prevalent type of structure and over the years people feel like changing the structure and in case you can see that the structure has come up now because of the (Refer Time: 05:19) act that if a person yeah however, small that houses be that if it is made in the regulated zone it has to come to the national monument authority or that through the competent authority for approval. And now the rules are keeps on changing probably it is the competent authority is come I mean can keep the permission.

Now, once giving the permission in such small structure what happened is the just simple man who is trying to demolish his house and gets some money; and do a double straight structures now you see the total effect of that. If all these houses start changing and quite a lot have been changing, and as a whole this regulated zone will loses significant character if it has got any it has. And this particular structure we see here it has been preserved because that owner has converted into on his own initiative a traditional museum and other thing, but most of the structures are gone.

Now, the question is that that if what can be the guidelines for that area. We can give an restriction of the height and other thing, but what is happening is the change of fabric is changing because the color, the visual details and other.

So, what we have tried in this case that taking the inspiration or analyzing the attributes of the traditional structure can some guidelines be given that ok, let him demolish the whole structure because it is not a listed structure let him build a the two storey structure, but the two storey structure the design usually comes it is a usual design or it does not have any character. So, let us see that what we have tried so that this type of some sort of a guidelines can be given.

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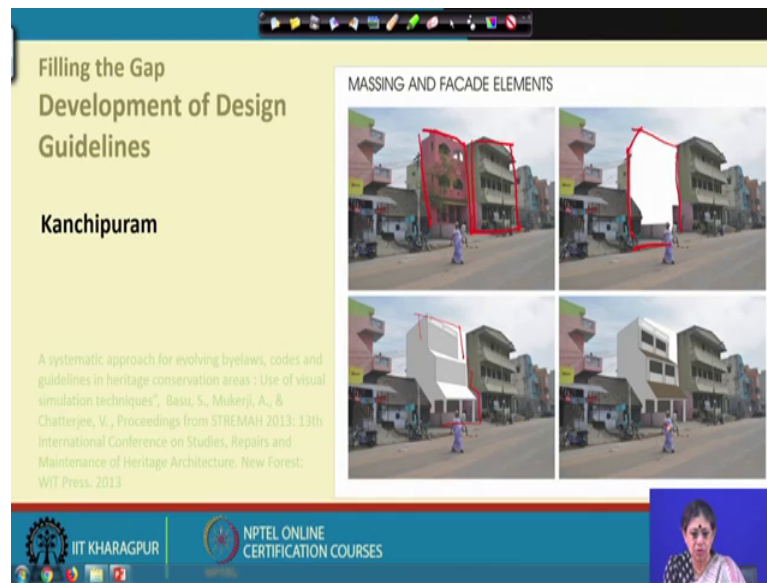
I am not taking, showing you that if several options have been tried. So, what was done here in this case by giving the guidelines that these traditional structure has been analyzed. It is a single story structure, but what are the attributes, what are the proportions, what does the relationship between the void and the solid portion, what are the details the columns, this has been analyzed in a great detail.

And a lot of options were tried, and as a result what has been done is the taking this persons requirement a new design has been formed. And taking the design and understanding the traditional structure new two or three options have been tried out and this is one of the option what you can see there.

If its double storey structured it is a character it is not totally entirely sloping roof, but sloping roof some of the column details have been the color of the columns, the color of the building, this has been found out and a demonstrative example to show that how it can be designed within a certain guidelines. And few such examples are given which forms a ready reckoner for any new building or in that area, 2 3 options have been given.

So, these are something which is very much required to show to the people as a what you call a toolbox, heritage toolbox.

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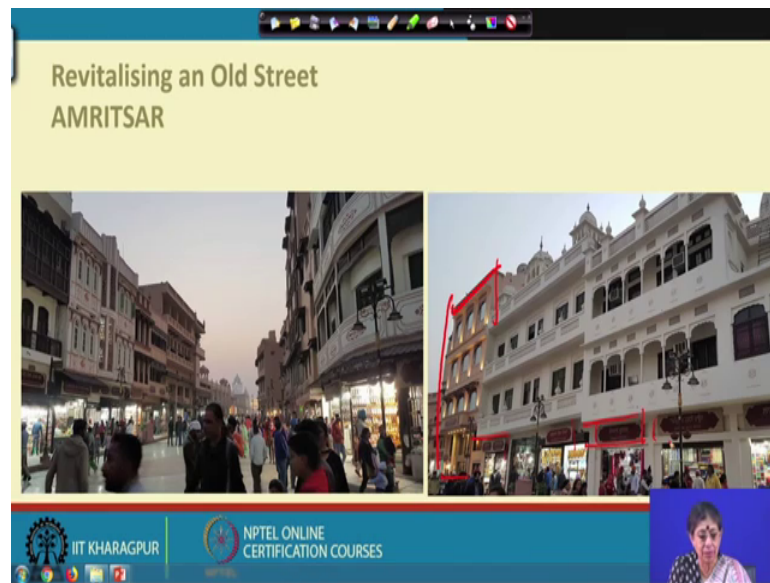
And these has been continued for another ship where as you can see that in these ship these structure has come up and these also structures come up it has some sort of a sloping room around the another thing. We are trying to understand that if this type of heritage structures were there what can be the alternative, what could have been the alternative tools contribute some.

So, we sort of started assuming that there is a void here. So, what can be a new structure which has come so different, different options were there and this type of a sort of gradual story wise extension or setback, and with some sort of a sloping roof. And then you can see that that breaking the facade into a smaller windows, taking the cues from there, and also in terms of the color which are the color giving a color basket, color options which are possible, which are not possible it can be ensured through the guidelines.

And if this sort of even this has small structure in this type of guidelines and of course, it cannot be a same design there has to be a variation option. So, I am saying this at the guideline showing with through some demonstrative example what are the possible and these that we the area will change, but slowly and not so drastically or what generally happens in such regulated zone or historic area. So, this is what is required when you are talking about. So, it has been tried in Kanchipuram in the regulated zone, which is a within the temple boundary, temple vicinity that how the massing can come.



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It is not that it has its not being tried in India this is a quite a good example from Amritsar where under the (Refer Time: 10:31) project entire street which is a has been converted and as you can see that the reasons of facade renovation has been done, some sort of a colors and.

And also what is important is that a here a new structure has come up, a new structure has come up a three storey structure where there is a (Refer Time: 10:58) signs a very small one it is not so, there is a certain you can see some guidelines on that what will be the signage system, the design and other. And then the paving pattern is becoming a pedestrian area and a mixed area.

So, it becomes a very it this is not easy to do, but even this much can really establish a distinctive character. And increases, it is a attraction the quality of the space the ambience of the space and helps to retain the significance of that area. Of course, this has to be combined with the activities of the people it has to be done with the stakeholders if there has to be a special incentive some programs have to be there along with the guidelines and the bylaws.

So, this is possible it has been done and I think and I think I quite appreciate this what has been shown in our country itself. So, this is what.



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This you can see that this is an old historic area, where new buildings are there of different color. The old buildings are from different period the flat through the sloping roof they are with other. And this is what is teaching, that which is weaving together the old and the new where the old and the new can have a dialogue together and this can be done again and again I am saying with the designation of the heritage zone. It cannot be applicable anywhere everywhere first we have to identify what is that heritage zone which are the areas it should be designated, as a heritage zone.

This should be a part of the comprehensive development and then the regional plan of that area. Not only the visual guidelines of the bylaws and the regulation what will be the activities, the traffic system, the infrastructure these also has to be taken into consideration. And of course these what will be the if the new buildings have to come up what will be the not only the bylaws what will be the design guidelines that and how we do the visual impact assessment of that area and what are the incentives or disincentives also sometimes can be thought about to make this happen. And it has to happen a case specific.

There are this process which are which have talked about in a nutshell, but this process may be the same that the process of analysis and other thing, but these has to be a very case specific area specific guidelines. And one can also give in addition to the bylaws

incentives one can give a tool box showing pictorially graphically that this is possible, this is not possible.

In addition to that there has to be a strong review committee the people who can sort of say that ok, these are the things, but at the same time too much of restriction is not possible, I have seen example where too much of restriction actually does not allow the architects to think creatively.

So, the architects should have the scope of thinking creatively, but they have to design in a much more sensitive manner and it is possible and when it is possible it not only retains the heritage character significance of that area or identified that area. Actually it helps in the economic generation of that area it makes such areas into a more attractive place to work, to stay and it is also important the people visit that area. So, it is not only for the tourists and this continue to live through and this is what is the purpose of what we when can we call integrating conservation with development.

Now, when we are talking about integrating we have talked these two lectures we have talked about in fill or the new buildings in the whole city. And we have been talking about the activity sometimes it happens that many of these structures it has outlived its own original use. So, we have to think of how we have to if you not only just as a facade or an enclosure or a structure what we have to think of that what will be the use of that area.

So, in our next lecture we will talked about rehabilitation or adaptive reuse of structures or adaptive reuse or rehabilitation of areas which have some significant characteristics.

Thank you.