

ADAPTIVE RE-USE OF

SI NDH ZAMI NDAR HOTEL



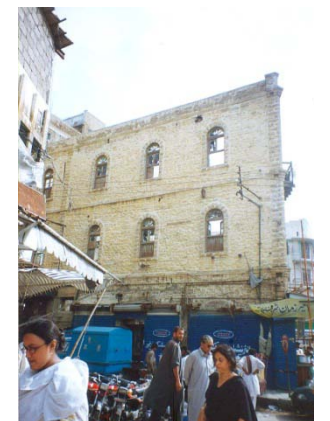
ARCHITECTURAL CONSULTANTS

ARIF HASAN & CHRISTOPHE POLAK

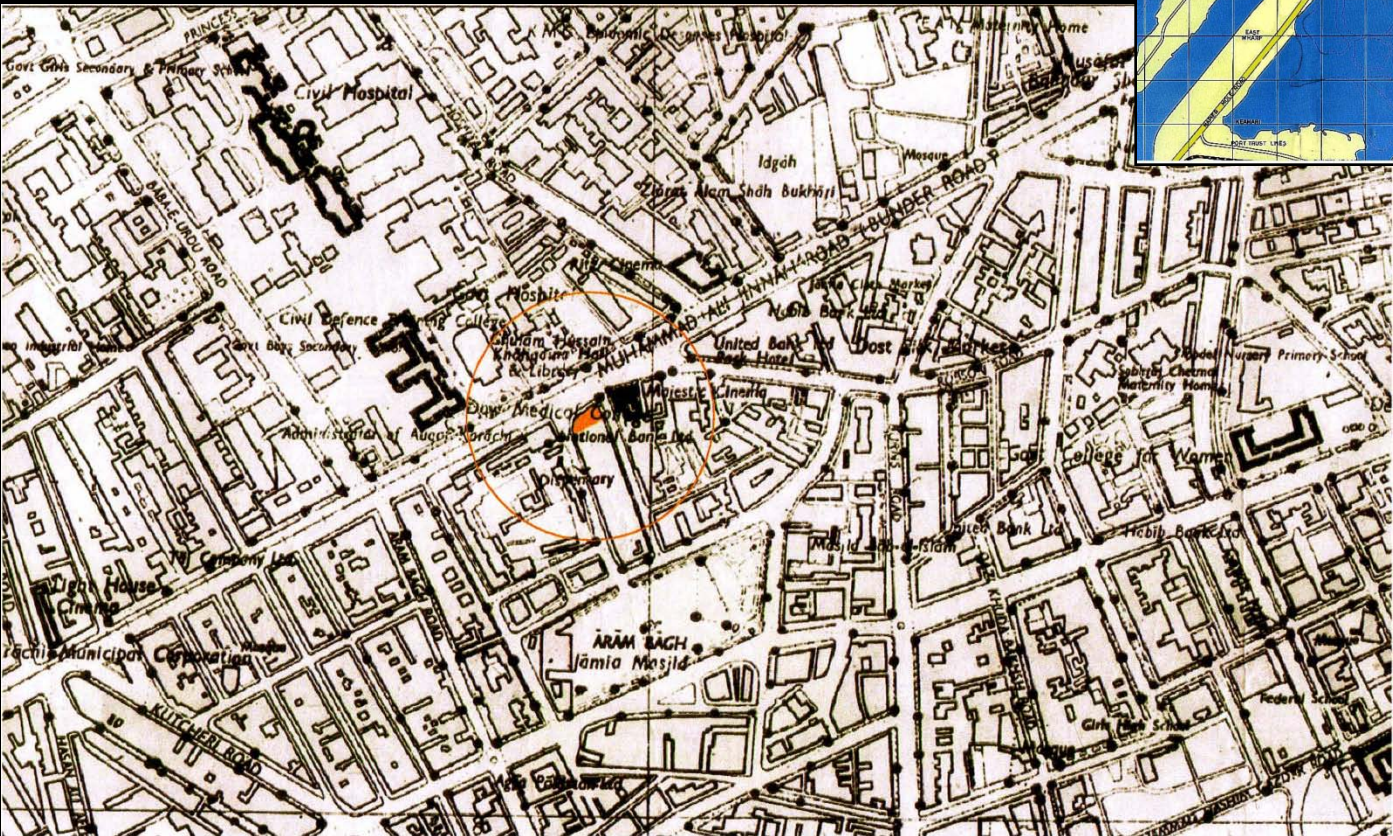
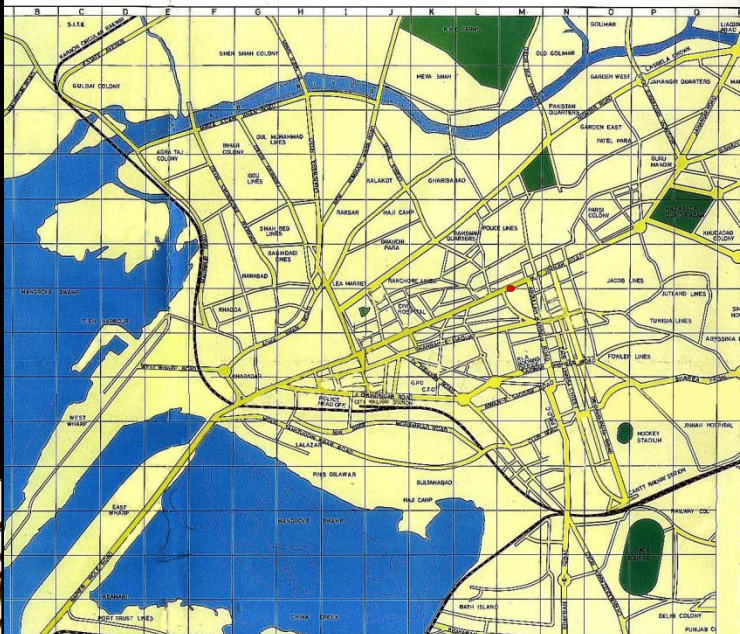
Adaptive re-use of Sindh Zamindar Hotel

M.A. Jinnah Road
Karachi - Pakistan

- Constructed in **1920** under British rule
- **1920-1948**
Hotel used by British officials and their families
- **1949-1970**
Staging post for richer Sindh families visiting Karachi for Business purpose
- **1971-up to date**
Groundfloor taken over by clothmarket, storage, fast-food restaurant
First and Second Floor abandoned and in advanced state of deterioration
- **1998**
3 out of 4 elevations of the Hotel are listed by the Sindh Cultural Heritage Committee
- **2002**
Land bought by Developer for commercial development



Location and Context





Landmarks

- Khaliqdina library - 1928



Landmarks

- Karachi Metropolitan Corporation – late 19th Century



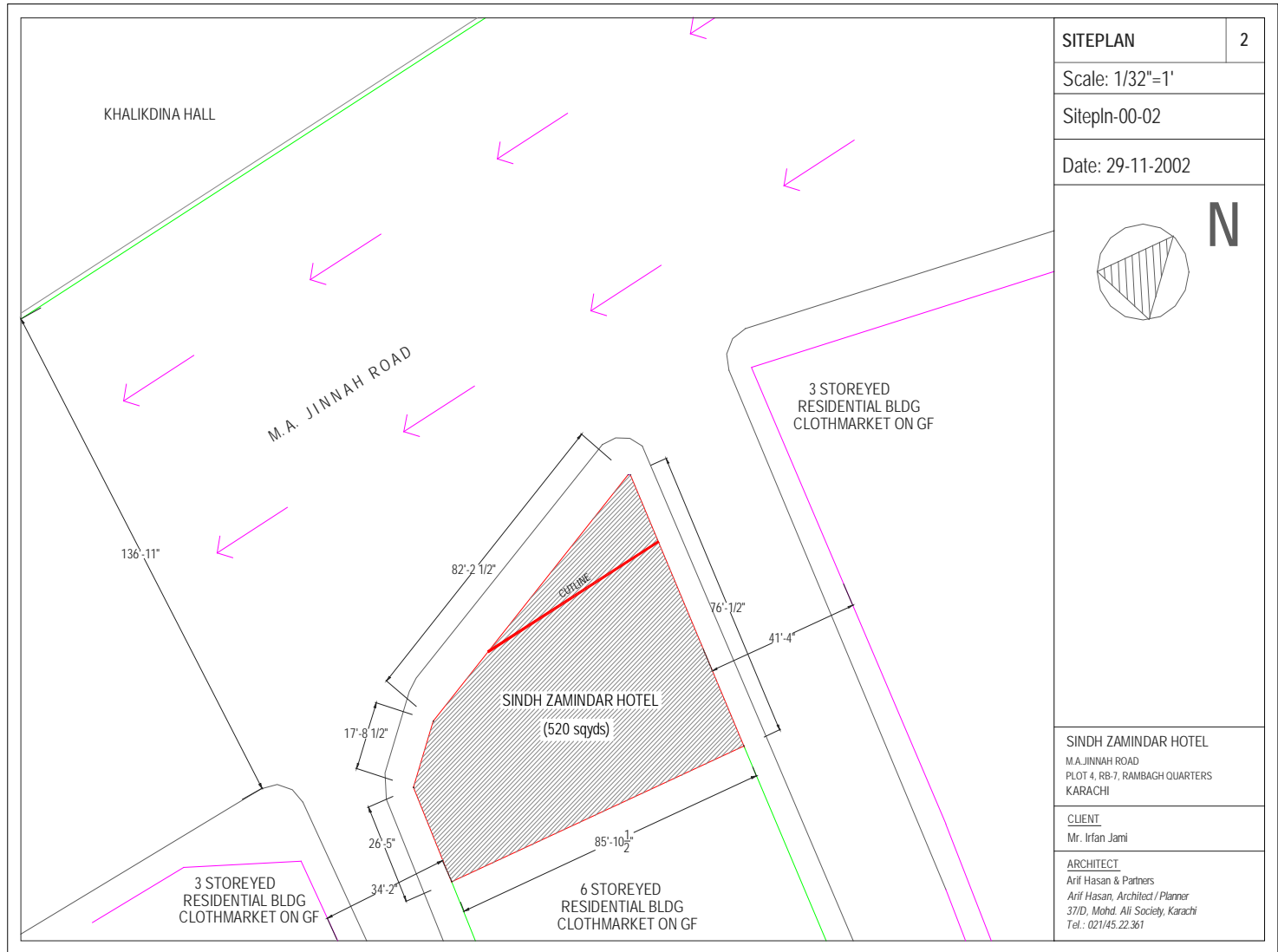
Markets in the same area



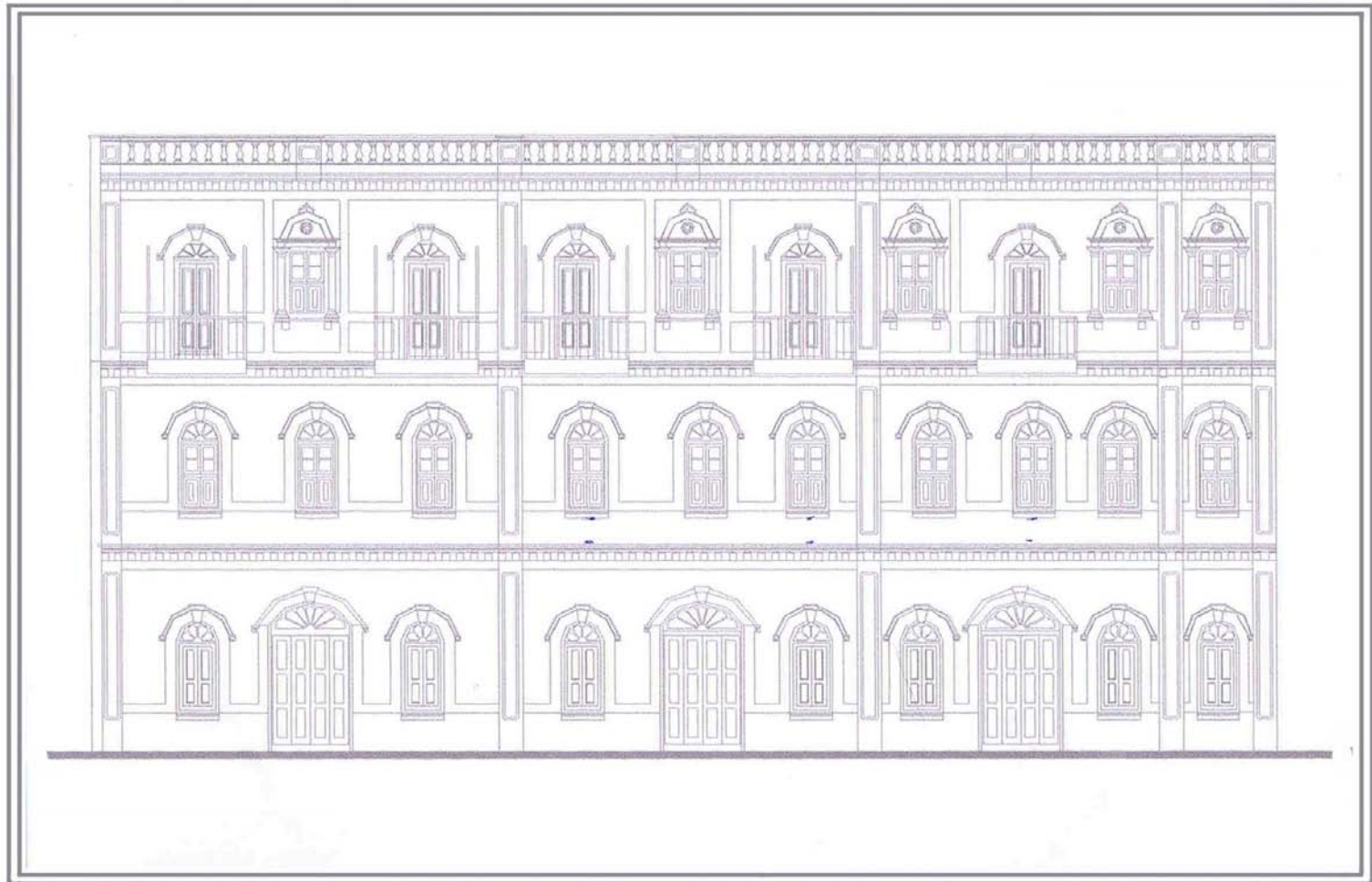
Karachi Corridor - 1 on which the elevated transitway has been proposed.

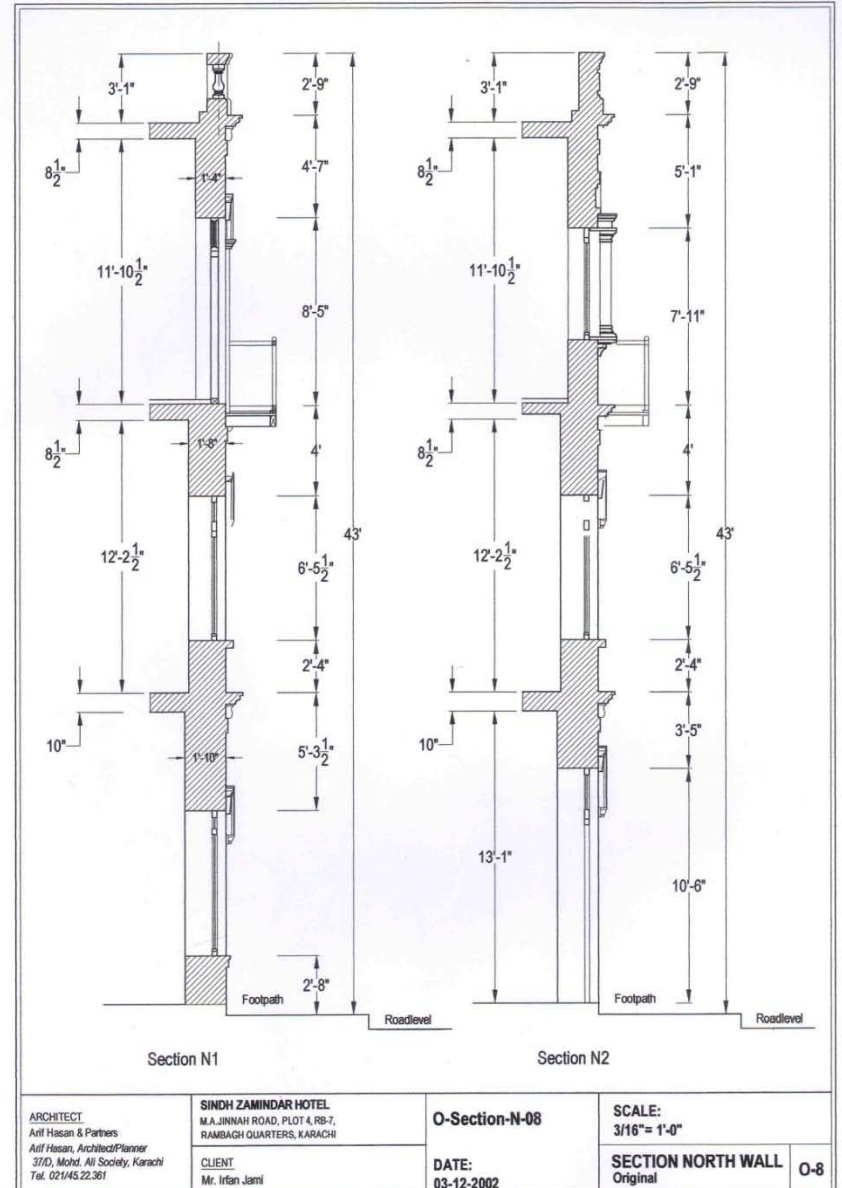
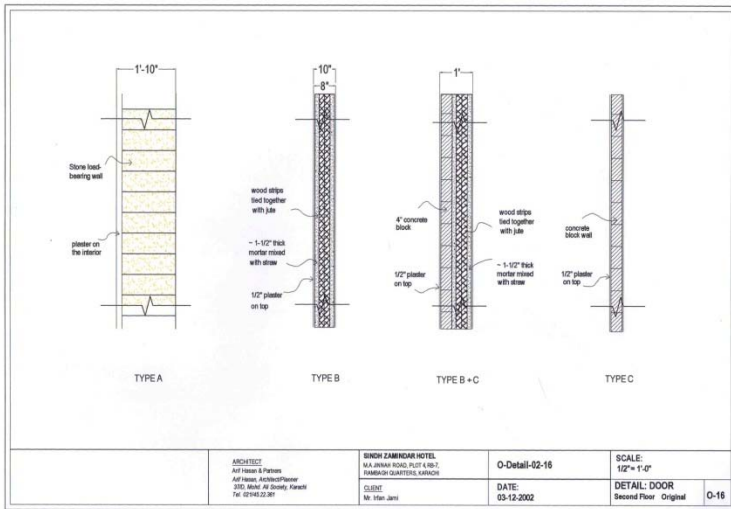
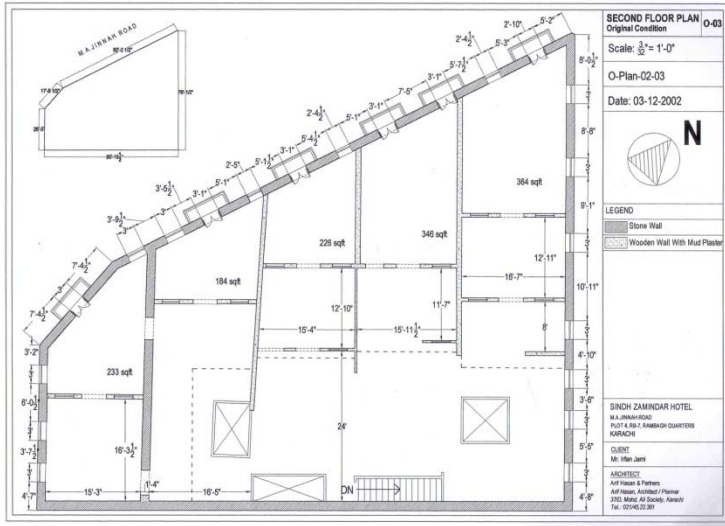


Siteplan and physical constraints










Documentation of existing building













Ground Floor

No.	Elevation	Type	Detail		Photograph
			No.	Code	
1	West Elevation	Window	O-10	O-Detail-00-10	
2	West Elevation	Door	O-11	O-Detail-00-11	
3	West Elevation	Window	O-10	O-Detail-00-10	
4	West Elevation	Window	O-10	O-Detail-00-10	

No.	Elevation	Type	Detail		Photograph
			No.	Code	
5	West Elevation	Door	O-11	O-Detail-00-11	
6	North Elevation	Window	O-10	O-Detail-00-10	
7	North Elevation	Window	O-10	O-Detail-00-10	N/A
8	North Elevation	Door	O-11	O-Detail-00-11	

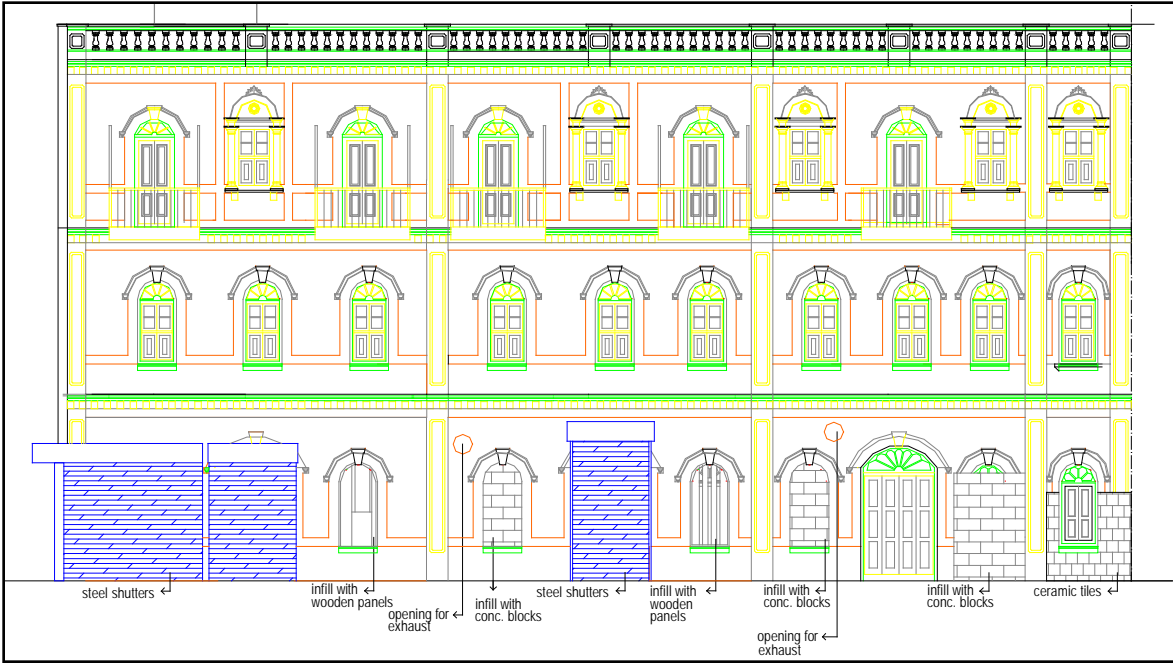
First Floor

No.	Elevation	Type	Detail		Photograph
			No.	Code	
1a	West Elevation	Window	O-12	O-Detail-01-12	
2a	West Elevation	Window	O-12	O-Detail-01-12	
4a	West Elevation	Window	O-12	O-Detail-01-12	
5a	North Elevation	Window	O-12	O-Detail-01-12	

No.	Elevation	Type	Detail		Photograph
			No.	Code	
6a	North Elevation	Window	O-12	O-Detail-01-12	
7a	North Elevation	Window	O-12	O-Detail-01-12	
8a	North Elevation	Window	O-12	O-Detail-01-12	
9a	North Elevation	Window	O-12	O-Detail-01-12	

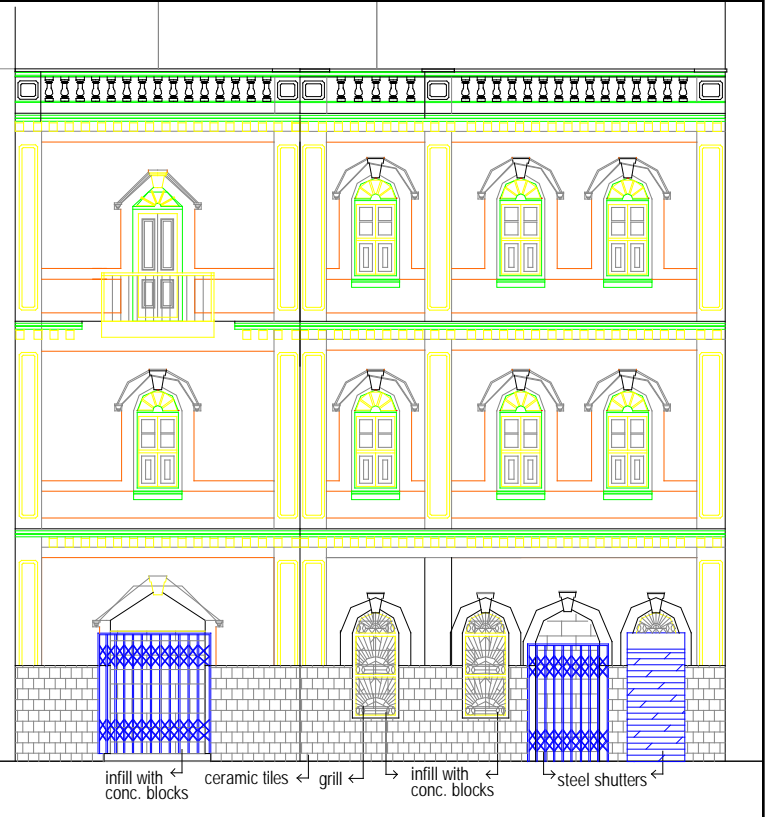


Documentation – West elevation



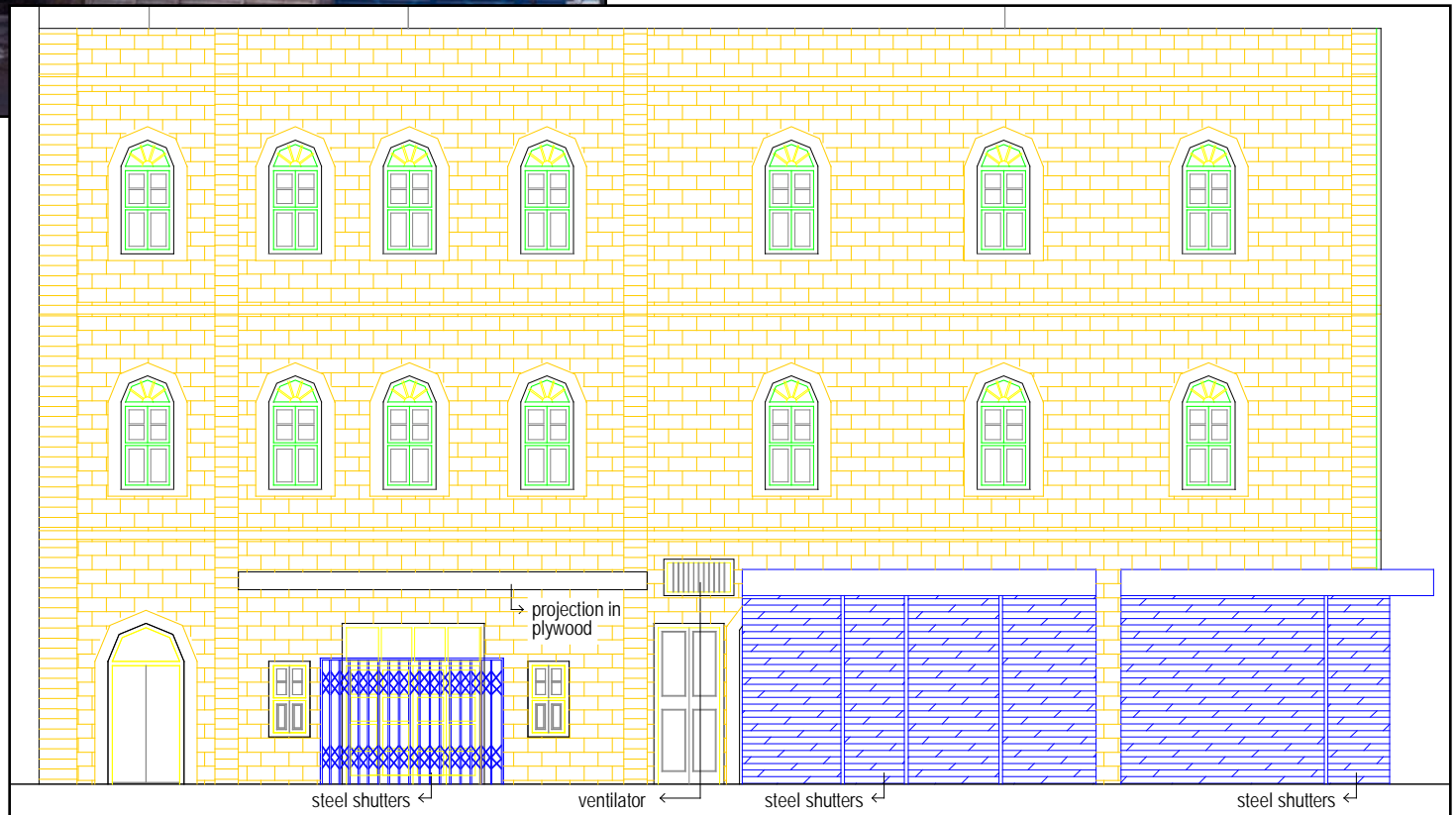


Documentation –South-West elevation



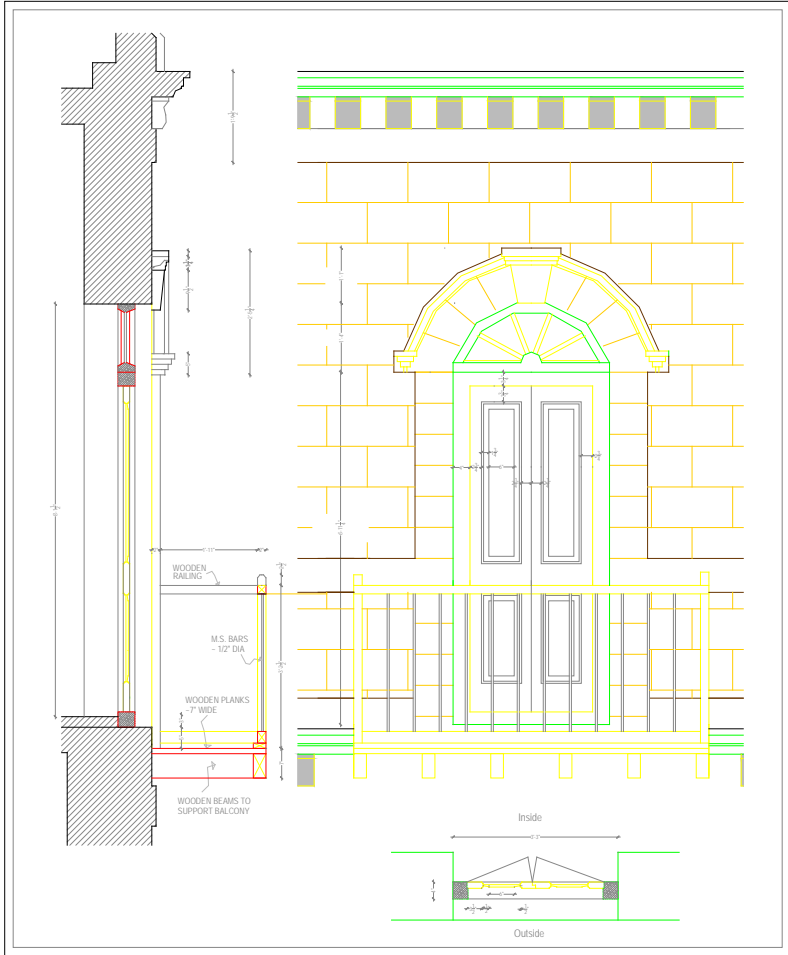


Documentation –North elevation



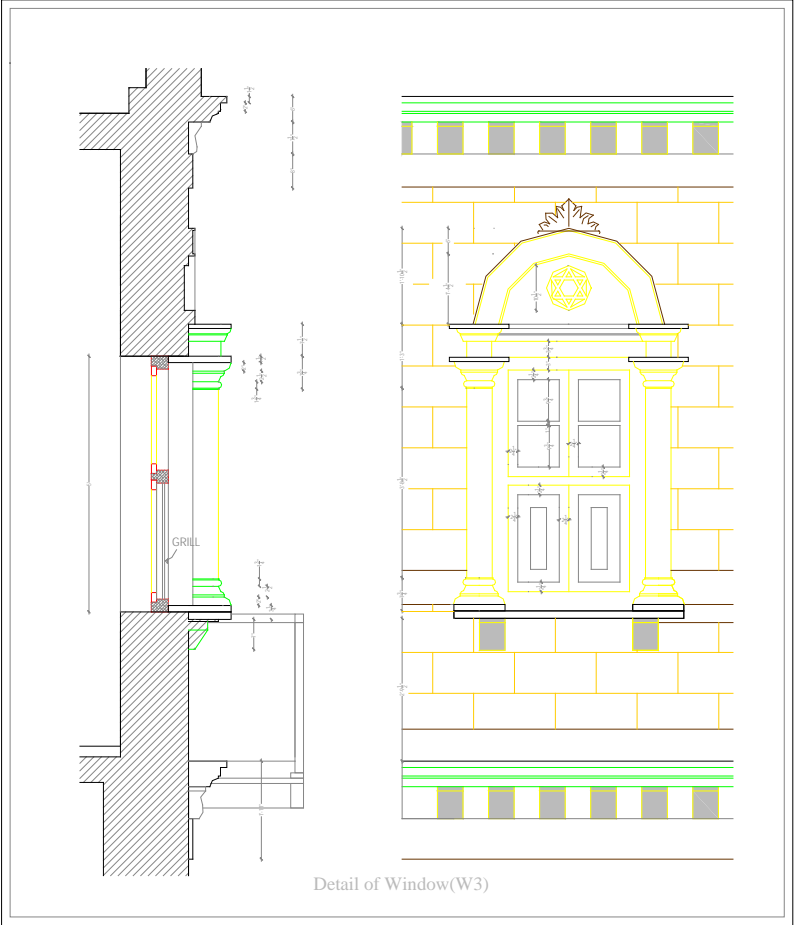


Documentation





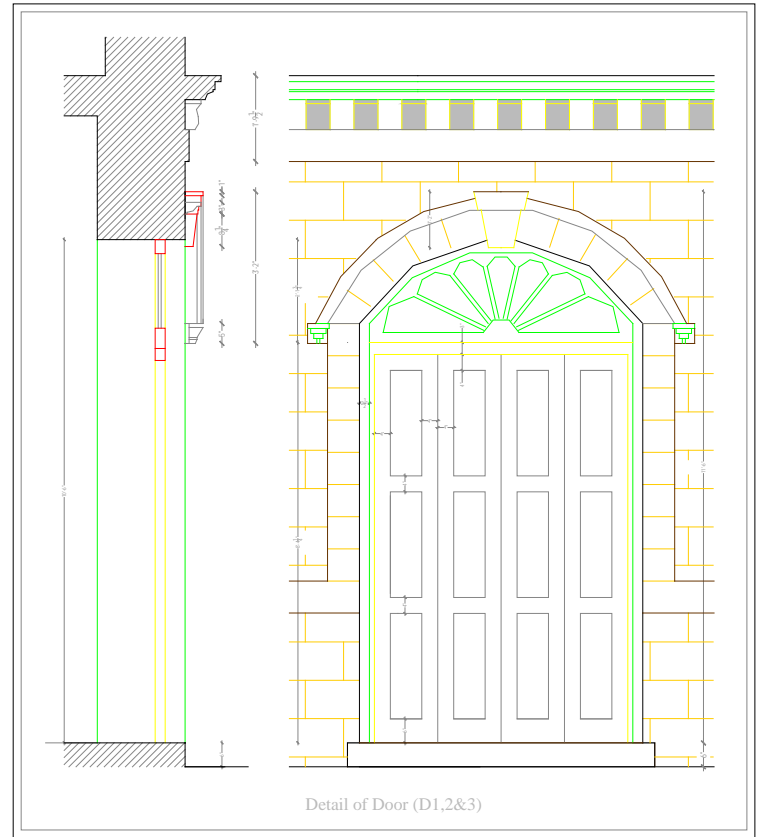
Documentation



Detail of Window(W3)



Documentation



Detail of Door (D1,2&3)

Problems encountered during design process

- **Lack of understanding from the client/developer**

- Why listed?
- Financial benefits?

- **Lack of co-ordination between Urban Planning Department, Karachi Building Authority (KBCA) and Heritage Committee**

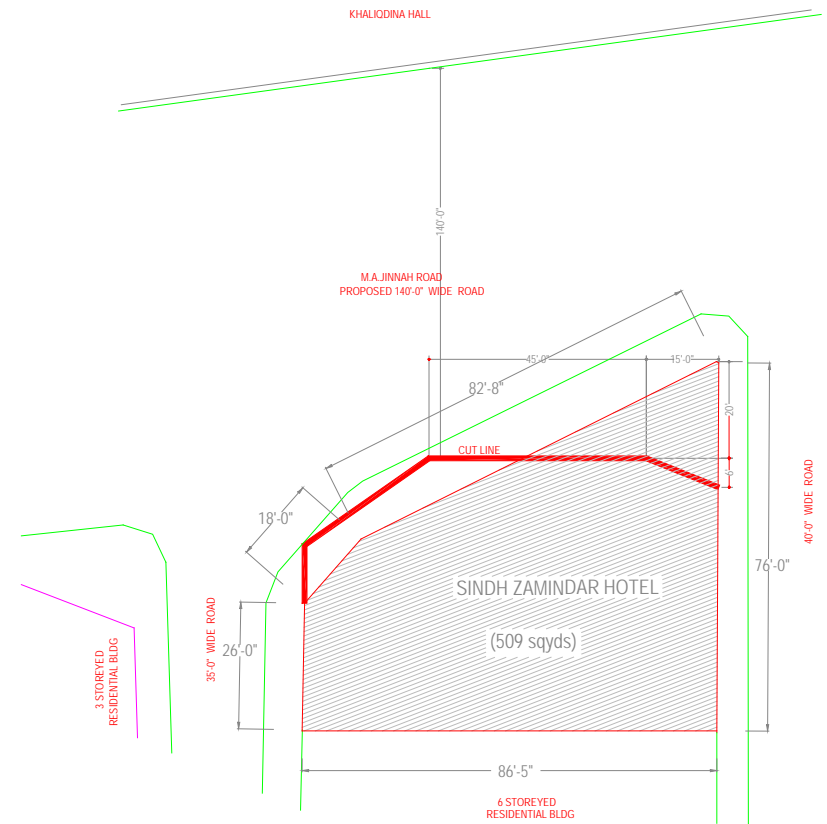
- Cutline? → Contradiction
- Bye-laws? → Not supporting heritage list
- Renovation versus « new construction »

- **Lack of « cooperation » from authorities**

- Lack of understanding?
- Corruption from lowest to highest level
- Time efficiency

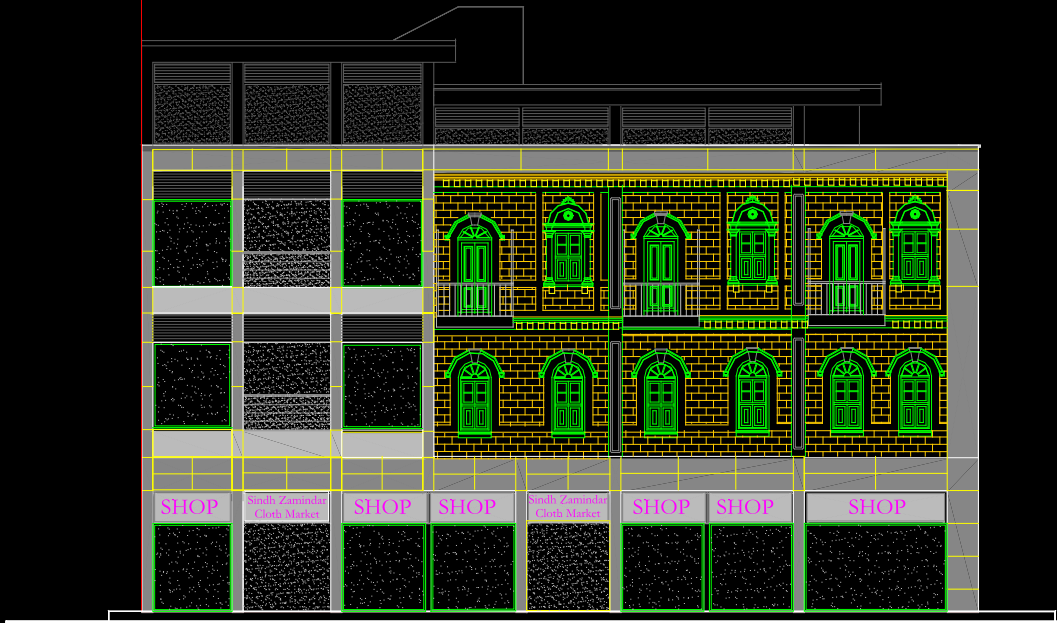
- **Lease system**

- Multiple Ownership



Initial Proposal





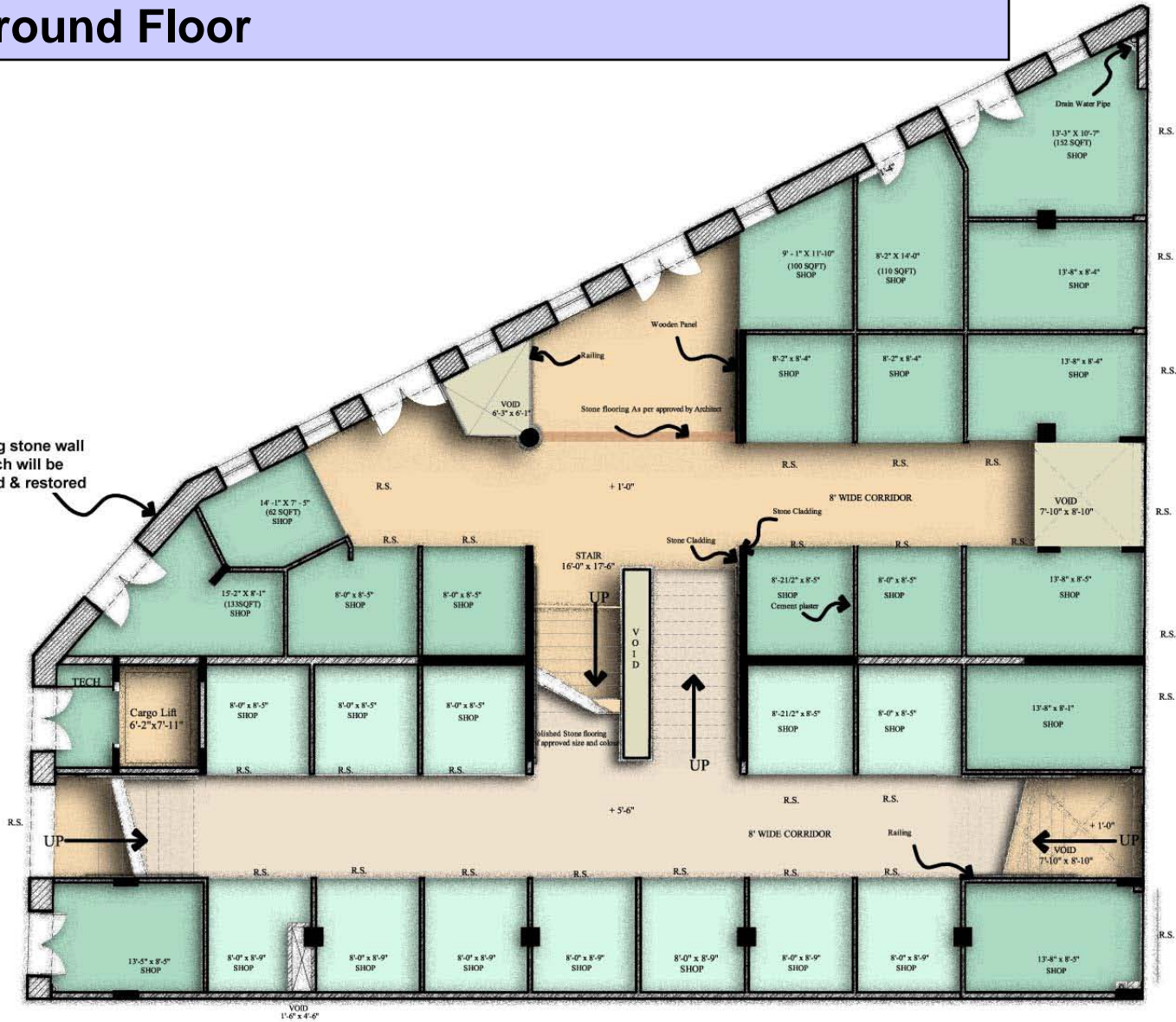
Existing Windows will be repaired and restored as original

Front Elevation

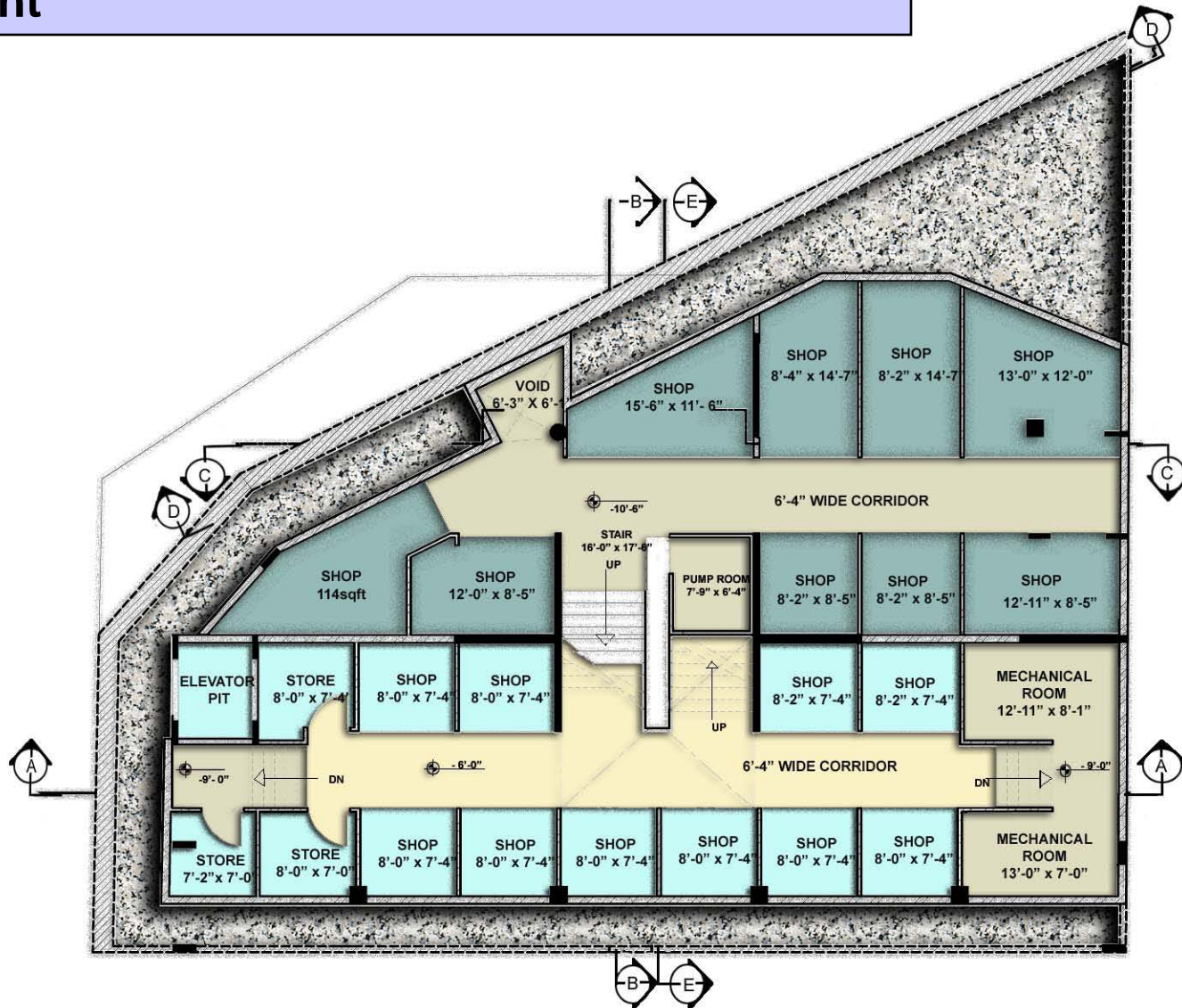


Ground Floor

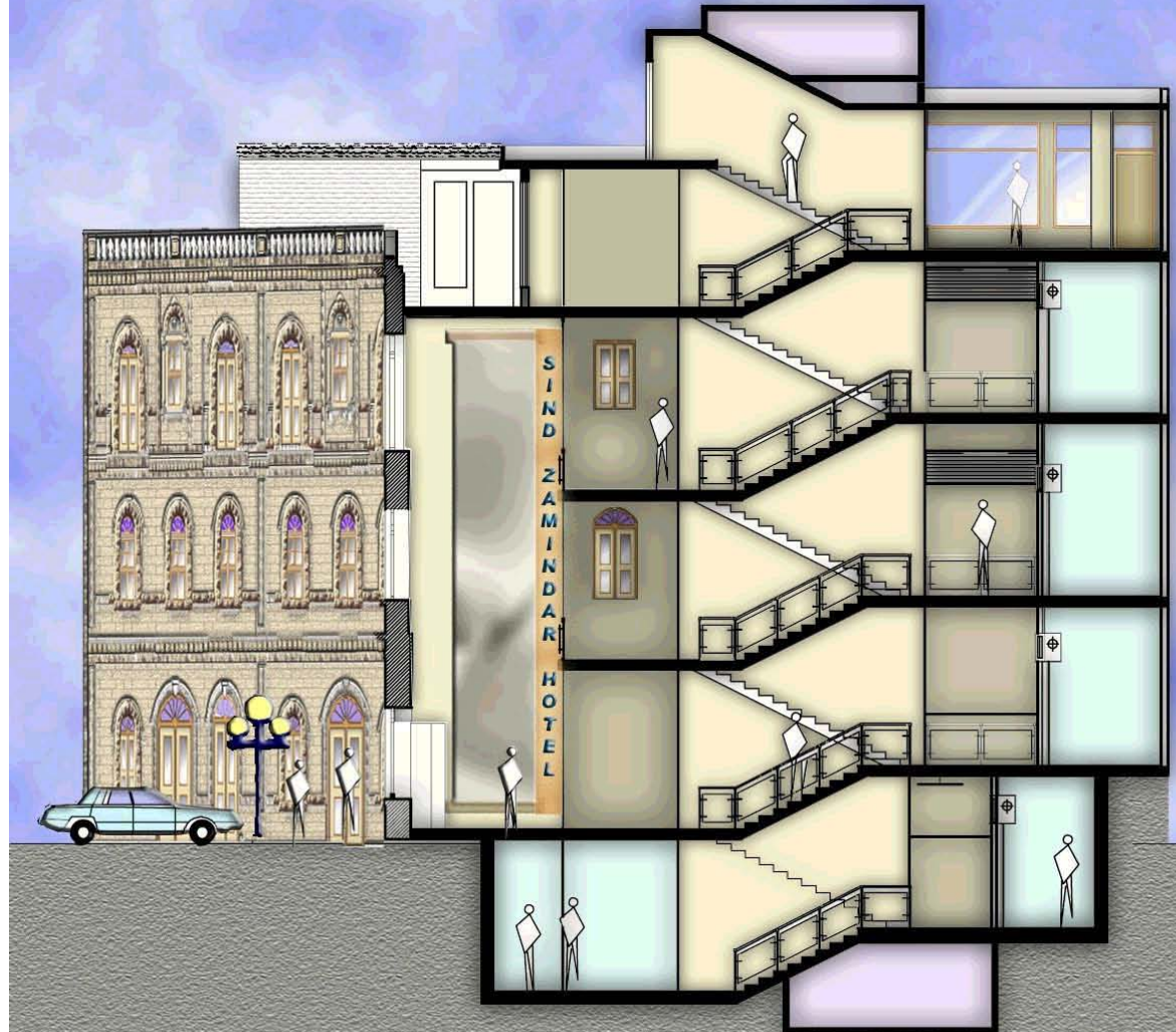
existing stone wall
which will be
retained & restored



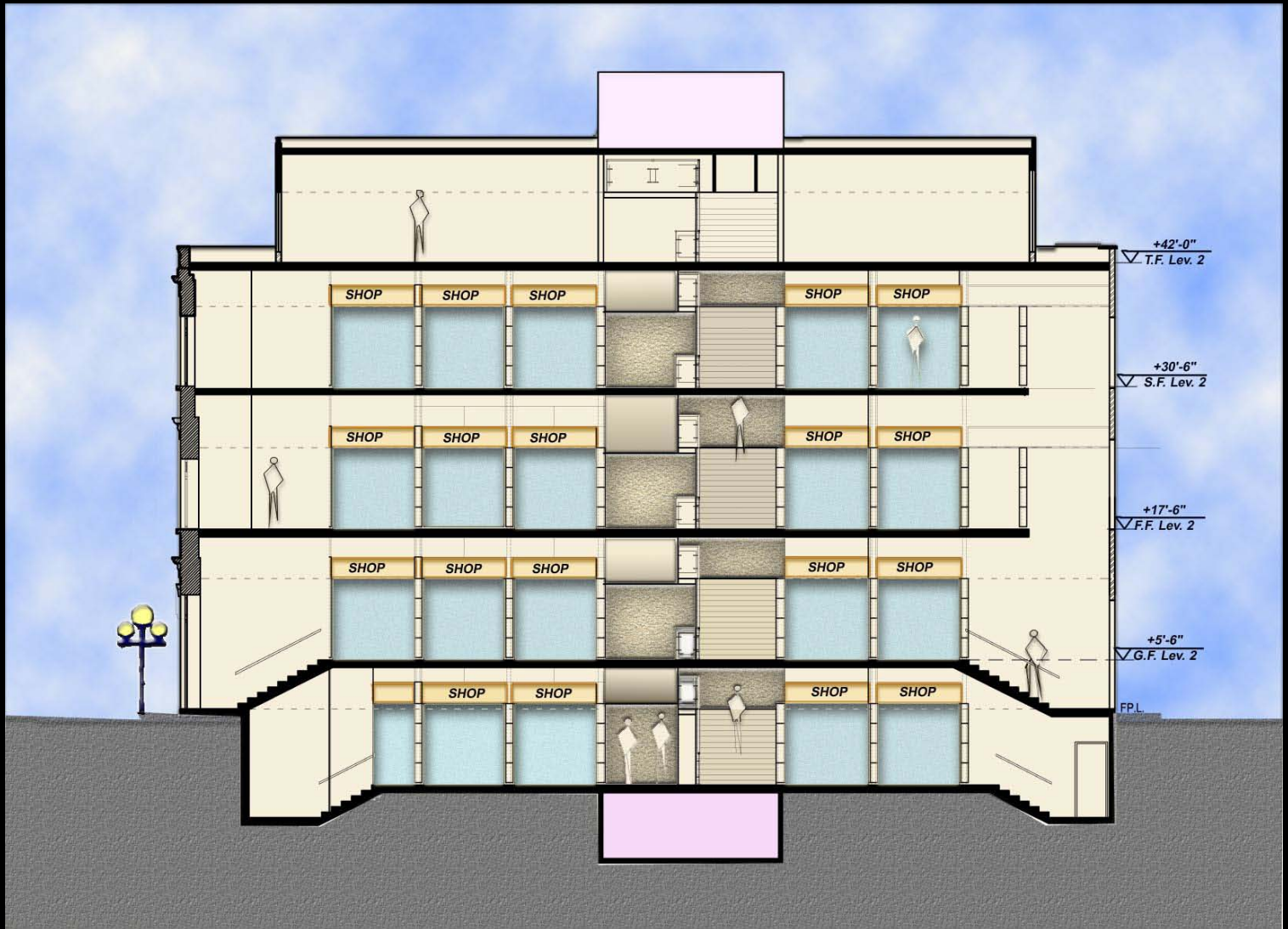
Basement



Section



Section

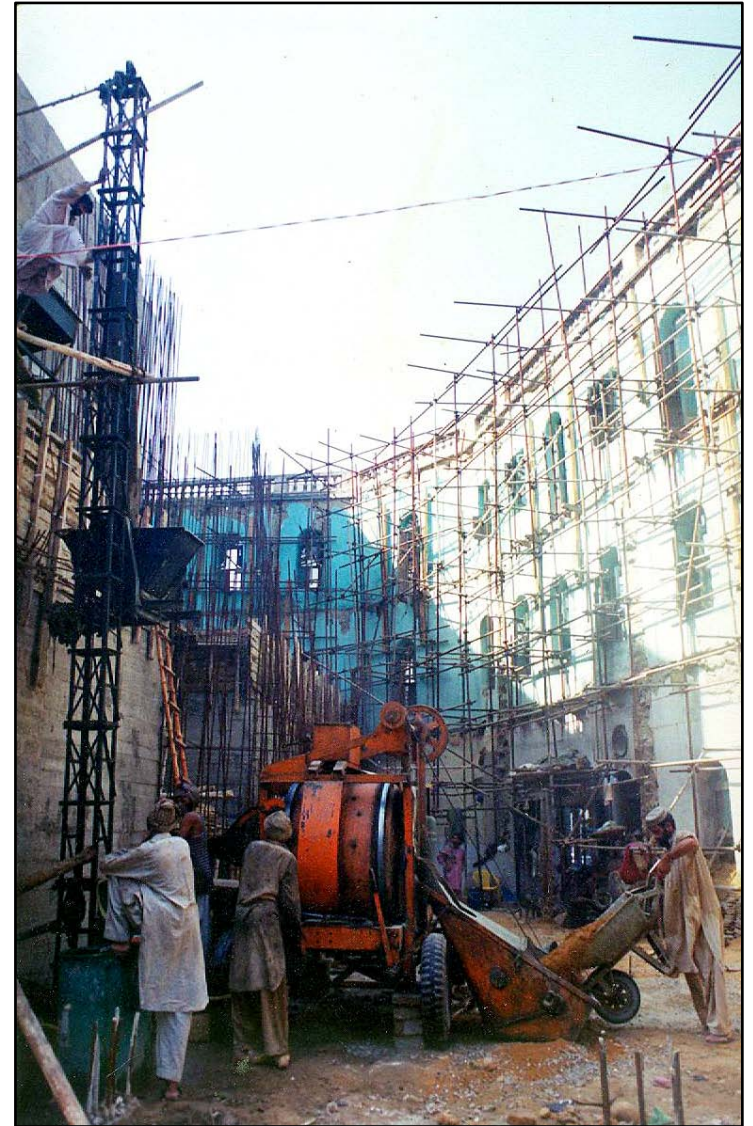


Construction



Demolition of dilapidated interior structure after supporting system has been put in place

During Construction



Model



End Result



End Result

