CHAPTER FIVE

CASE STUDIES

5.1 Selection of an Area of Study

Colombo is the capital city of Sri Lanka and be a major service center for 20 million citizens of the country. It has extensive history and cultural diversity but with the time it got populated more and became a city having all kind of issues where more than 100 thousand citizens are in shanties and slums, more traffic on major roads, less percentage of open spaces compare with standard, stagnated water ways and cannels; flooding within one day heavy rain; no more buildings with iconic identity other than few buildings; poor garbage management system; more deteriorated buildings within the prime lands; lack of mechanisms to get the optimum use of the recreational places etc. Over the past two decades we have witnessed the run-down conditions of the few cities in Sri Lanka including Colombo and the large number of medium and small-scale towns which are scattered in all parts of the island. (Jagath, M, 2010). Had a war more than 3 decades and non substantial political system might be the major reasons for lack of major city developments in the past but now several projects are carried out with the vision of making Colombo as commercial hub in South Asia by the Government with the assistance of Urban Development Authority (UDA), Port Development Authority (PDA) and National Housing Development Authority (NHDA). Even it has a enthusiasm to achieve extensive target still suffers with the lack of enough investments of city projects, problem with the relocation of citizens, hard to acquire the lands for development and strong cultural norms as barriers to achieve the target.

There are several plans prepared in time to time but no implementation of those plans other than few projects. At currently several projects are undertaking by government some goes with the Master plan and some beyond the master plan. Colombo harbor expansion project, Series of pond development, Proposed Bus Rapid Transit System, Landscaping and beautification of Galle road and proposed redevelopment of sports complex and Reid Avenue are such projects having the characteristics of the pointed actions but do not go with the system. In this study it is expected to study the overall context of the Colombo and select a point which need to be needled while put it with the system.
While studying the existing systems of the city author recognized that there are several points need to be needled while improving the connectivity of those. With the time limitation, one of the identified 20 regeneration sites by the Urban Development Authority has been selected considering the future impact to the city development.

5.2 Geographical Features
It was assumed that Colombo city is the equivalent area of Colombo Municipal Council having 3733 ha (9220.5 acres) in extent and 670 000 population with the 3.5 percent of population increasing rate from 2001 to 2008. It shows the highest increasing in Sri Lankan cities and having more immigration due to the centralization of all public and private facilities. It makes the city more trouble to accommodate and providing services.


<table>
<thead>
<tr>
<th>Year</th>
<th>Total Population</th>
<th>Population Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>1971</td>
<td>562,449</td>
<td></td>
</tr>
<tr>
<td>1981</td>
<td>587,647</td>
<td>4.5</td>
</tr>
<tr>
<td>2001</td>
<td>647,100</td>
<td>10.1</td>
</tr>
<tr>
<td>2008</td>
<td>670,014</td>
<td>3.5</td>
</tr>
</tbody>
</table>
Figure 5.1: Colombo Core area Plan prepared for Colombo Development Plan, shows the water, Road Network and Green systems in Macro level

Source: Urban Development Authority
Figure 5.2: Existing Parks and Play Ground (1996) city of Colombo with the water ways

Legend
- Parks & Play Grounds

Source: Urban Development Authority
Figure 5.3: Location of Low income settlements (1996) City of Colombo

Legend

- Low Income Settlements

Source: Urban Development Authority
The all three maps shows the few systems of the Colombo city but there are few more systems should be studied in detail to manipulate output of the Urban Acupuncture points. In the final plan, all these systems would be considered to formulate the projects but question is whether formulated projects are well enough to remove the energy blockages of the city with accompany with the all other systems or not?. Major factor is no consideration of other systems - makes failure of the projects and need an expensive budget. A project for a particular issue focuses to solve only the issue but just forget the other factors which produce the spillover effects of the project. The Panchikawatta triangle has been selected as a nodal point to be treated through the urban acupuncture approach.

5.3 The Study Area

*Figure 5.4: Identified Regeneration sites in Colombo city*
5.4 OUT SET Panchikawatta Triangle

Panchikawatta is a prime site in Colombo city has more slums and shanties and one of the regeneration site identified by the Urban Development Authority in Colombo Municipal Council. It trapped by major three access routes (Panchikawatta Road, Maradana Road and Sri Sankaraja Mawatha Road) and connects with Colombo business district. Its location makes Panchikawatta as a nodal point and a major entry point to Pettah main commercial hub. It is located within 2km Radios, it doesn’t have any characteristics of the Pettah CBD and totally separated in land use as well the community.

Totally it comprises 14 hec with 8 hec land own by Urban Development Authority, REEL and National Housing Development Authority collectively. Generally all the land own by government occupied by the low income settlers and remains land with private with more commercial shops in the edges of the triangle. At present it has 10 000 people and 300 shops including few multi story commercial shops.

The project considered the land value of the site and it closeness with the commercial hub of the Pettah while maintaining its character. Elphinestone square and the tower hall are the major building elements in the site considered to be enhance its character by giving proper use of the site. In brief project focused to incorporate the Panchikawatta development with city center development by enhancing its connectivity and expecting to create a new transport system which connects the Panchikawatta with whole the city main elements. (Beira Lake, World Trade Center, Pettah CBD, Galle face Green etc)

In the every step of the project development, urban Acupuncture approach is carefully applied to get the design outcomes which impact a lot in the future city growth of Colombo commercial Hub.
HISTORY OF PANCHIKAWATTA

By the year 1880 a large number of temporary sheds thatched with zinc sheets sprang up all over Colombo city for the purpose of staging plays as they were the only audio-visual medium available to entertain the residents of Colombo, at that time.

Although these temporary sheds called by such names as Pavilion Theatre, Public Hall, Saraswathie Hall etc were used as theatres, the Tower Hall was the first true theatre to be built in Sri Lanka.

In a land reserved for a stable it was decided to construct a theatre for 800 spectators, complete with a balcony and green rooms.
Since the clock tower built adjacent to the main hall was designed to represent the “Tower of London” it was named the Tower Hall Theatre.

LAND USE ANALYSIS

It is obvious that Panchikawatta has more shanties and slums (mainly in the center part). There are two schools in the North part of the Project area. In the front of Panchikawatta site there is an huge land occupied railway departments for their store rooms and railway yards. Beira Lake – main water body located within 500m distance from the site and it could be linked in future to have integrated development.

In edge of the roads in both sides there are commercial uses mainly small and medium commercial activities. The Panchikawatta road is famous for the used spare part business from 1940s.

EXISTING PLAN AND POLICIES

Urban development Authority has been prepared a regeneration development plan for the Panchikawatta. Considering its locational advantage and the land value, the plan was prepared to get the optimum benefit from the site. Mixed development including the plaza performing arts center is the major focus of the development Plan.
SWOT ANALYSIS

Main Strengths of the site are High Land value; Prime Location; Better connectivity; Tower Hall and Theaters; Commercial shops; Elevated space (High Level of Elevation); Located within 2 km Radius from Pettah

Commercial Hub and Located within three Major Access Roads

This site has several weakness which are Under utilization of Land; Less interaction with the city; dilapidated buildings; Lots of Low income settlements; Less Readability; Haphazard Developments; Lack of open spaces; Illegal activities and Lack of sufficient secondary Connections etc

The site has been identified for the regeneration site – by UDA; nearby huge Railway Department Land and yard: Maradana Station; Near to Beira Lake; having Multi Cultural Society; Ongoing Development Activities (Eg: Beira Lake); A canal to Beira Lake; Advancing Technology in Theaters and Opportunity to be incorporated with the city Development are the opportunities of the site for future development.

While having lots of opportunities there are threats too. Against of Low income People for the development; threaten to the traditional stage dramas; loose the significant of the cinemas; well established built up cover; Adjoining Low income settlements are the major threats have been identified as barriers for the development.
VISION
-What
-What is the problem?
-What is the weak point in the urban fabric?
-What is not working?
-What is the scale that the existing situation is influencing?

5.5 VISION: Panchikawatta Triangle
World cities are getting change more in Artistic character, Cycling Paths, Walking trails, Music, Light etc. It is the new trend of new emerging cities. It is expected that the time and the development attempts has been taken in Colombo, gives more opportunity to go more development on attractive and fashionable way of city designs.

VISION
Bring the Panchikawatta in to the city system and enhancing character of Elphinstone square and theaters are the two major factors considered in the vision formulation.
In the analysis, it was concluded that Panchikawatta is not within Colombo city system. Even though it is located closest to the Pettah commercial district, it does not have any physical characteristics of the Pettah or other surrounding areas.
The second one the history of the site makes sense and there is a threat whether the development activities make negative impacts of the existing corrector of the site. In this urban design brief it considered to enhance the character of the site by giving a suitable design.

“Panchikawatta as a Part of the City”
- Well connected with The City Center and the major elements of the city -Beira Lake, Pettah Business District, Port, Galle face Green, Court Complex, etc..
- Enhance the Historical Value and Create a branded space for Entertainment -First space for Stage Dramas (in past) -First Space for Center for the Moving Image (new)
- Attract More People to City and around -Foreigners —Local Tourist -
- Release more Land for future Development -Land above the Railway Yards and Department
- Provide the novel transport facilities -Convenience Bus Loop, Cycle Paths, Pedestrian Paths, Linkages with the existing transport System
5.6 DESIGN Brief Objectives

This Urban Design Brief considers the following objectives:

1. Integrate the Triangle with the city systems
2. Ensure the best use of the site
3. Enhancing the character
4. Enhance the city beatification
5. Innovative solutions to the problems
6. Branding the space

Urban Design Brief

Considering all objectives of the project the design has been prepared for the Panchikawatta triangle in two scales which are concept design for regional scale and Local scale.

Figure 5.10: Regional Concept Plan

In regional scale a bus transport loop has been proposed to bring the site in to a system while connecting all other major urban elements of the commercial hub of the Colombo. It could be two circles in which, one could connect the immediate surroundings of the site (approx 3.5 km) and other one could connect the Galle face and the World trade center with the immediate circle (approx 7km). Connect the Panchikawatta with the system, incorporate the Panchikawatta and railway yard land in to
the city development, give the immediate access to the other areas which bus loop goes across are the major output expects in regional level concept plan. Meanwhile giving the regional level connectivity to the site, what should be in the Panchikawatta triangle?, is the major output of this Urban design Brief.

**Urban Design Brief for the Panchikawatta Triangle**

As mentioned in vision statement in, in preparing urban design brief the existing identity of the place, land value and proximity to the commercial hub have been taken as the major initiatives. Therefore the relocation of existing low income people could not be avoid to the adjoin site called Pradeepa Mawatha and surroundings. The UDA's regeneration plan also does the same and release the land for development to get the optimum use. In this urban design it scoped within the triangle for the purpose of preparing brief for the project.

The Major Design Initiatives are:

1. Entertainment Triangle
2. Elphinstone Square
3. Proposed Bridge to Beira Lake
4. View Points
5. Bus Loop
6. North East Commercial District
7. South West Commercial Districts
8. Level Separated Access to the Triangle
Entertainment Triangle

Entertainment Triangle will be the focus point of the Panchikawatha Triangle

Extent - 100m*100m*100m Triangle (approx)

Expecting Population could be accommodate at a time is 10,000 People for Events, Festivals and activities

- Incline above street level offering spectacular views of the City’s High Court and Beira Lake
- 3 level separated entrances to the entertainment Triangle (Well Designed staircases with Traditional Arcades)
- Large Super screen and stage will surround by restaurants, Cafes and bars making it a casual seating for outdoor performances and exhibitions
- More than just a venue, the Square should be a place as a popular meeting point for many visitors to the city, a familiar landmark where countless people can be found enjoying a quiet afternoon with a book, live music on the stage, or a sports game on the big screen...

It is the major project of the site and encompasses the following functional uses:

- Festive gatherings
  Festive gatherings at Entertainment Triangle will be vibrant and occasions, bringing people together with as much openness as the Square holds itself.

- Artplay
  Discover the ArtPlay playground - a children's delight with tube slides, sand pits, swinging hammocks, activity panels, rock and rope climbing features and balance beams. The playground should be designed to stimulate the creative and cultural development of children. ArtPlay also be a specially designed centre where children, primary school groups and families can be creative alongside professional artists and play in an exciting outdoor space.
National Design Centre
The new National Design Centre (NDC) will showcase Sri Lankan design across all its disciplines and act as a central hub for design. It should be a resource centre, gallery space and retail outlet.

Centre for the Moving Image (CMI)
Centre for the Moving Image will be dedicated to the moving image in all its forms - from early cinema to the latest digital media - and offers a unique experience for a Sri Lankan audience and visitors from around the globe. Discover the world of the moving image in our high-tech galleries, cinemas and studio spaces – from more than a century of film to the latest computer games and the digital art of the future.

The Atrium
A remarkable galleria should contain the function centre, bars, cafes, shops and provides access to the major roads and the main Square.
Its orientation should draws inspiration from Colombo's traditional laneways and arcades. The Atrium plays host to many special exhibitions and art installations, many of which add to the already impressive appearance from within.

Elphinstone Square and Tower Hall
These are the major landmarks of the Panchikawatha Triangle, should be conserved and make more visible through the internal arrangement of spaces. The whole design of the Triangle will ensure the easy accessible to Entertainment Triangle.

Bus Loop
It planned to have a bus loop connecting Panchikawatta with the most of the attractive places of Colombo city. Main aim of this bus loop is to attract more people to visit the city not for
business but for tourism activities. It is expected when implements the project most part of the
city will get develops automatically and would be a huge change in the future.
Length approx 7.5km (Could be shared with existing routes)
Width Two lanes with Pedestrian and cycling routs in both sides Beira Lake
It encourages having view points or observation desk to get reset and view the beauty of the city.

Bridge across the Railway Department Premises to Beira Lake
To put the Panchikawatha in a system, it recognized to build a bridge (Buses, Pedestrian, and
Cyclist) across the Railway Department premises to Beira Lake.
Design should be more artificial and add a value to the city.

Green Layer
To overcome the unfavorable climate conditions for pedestrian and cyclist, all the Pedestrian and
cyclist paths encourages having sufficient trees which could preserve the Sri Lankan indigenous
vegetation pattern.
All the public spaces should have enough green layers which suit the configuration of all other
major spaces.
In a place where we couldn’t introduce the tree planting system, artificial shading also welcomes.

View Points
To encourage the pedestrian and cyclist movements in the
proposed loop connects all three major places, viewpoints
should be identified in track where they can stop and see
and do something different. Viewpoints may be the
Landmarks, Cafes, performance arts and natural sceneries.
In Identified points following Design criteria should be met.
-Having a bay where they can park the cycle and take space
to watch the things
-Cafes should be attractive and located in proper manner
-Cycle Hiring Spots – In the loop it recommends to have few Auto cycling hiring spots
Level Separated Stair Case Entrances to the Entertainment Triangle
Due to the level variations of the site there are several entry stair cases to the middle of the triangle. Those are the entry to the existing alleyways remains as the major character of the site. In the design concept, it was identified as a major design element to have the attractive staircase entrances to the proposed Entertainment Triangle.

South West Commercial Districts
The south east part of the Panchkawatha Triangle is proposed to have low dense commercial blocks which could meet the following design Criteria:
- Building height should not more than G+2
- Building Facades should be attractive and have a setback from the major Roads
- Type of the business could not conflict with the use of Entertainment Triangle
- Sufficient parking should be provided within the commercial District. It encourages to have a collective invisible sharable car parking.

North East Commercial Districts
The North East commercial Districts has been proposed to have the high dense commercial blocks with the following Design Considerations
- Building Height not more than G+30
- Type of the business could not conflict with the use of Entertainment Triangle. Use for the office uses, Hotels and consultancy encourages in the Districts
- Car parking should be provided with in the premises
- It should be well linked with the Entertainment Space. The facades of the buildings should face both sides (Major Road Sides as well as the Entertainment Triangle side)
5.7 TRANSFORMATION

The proposed urban design brief makes Panchikawatta more attractive and a functional nodal for the surrounding area. The expecting major transformations of this project are:
- the Entertainment Square is spectacular and a lot of people know the city because of its image and functions
- more tourism in the future
- More Land for city Development
- Considerable change in slums and shanties

Figure 5.20: Transformation of the City

5.8 Conclusions

All the steps in the preparation of urban design brief urban acupuncture approach have been used carefully. In first identified the location of the site in a system and then it was treated using the adopted Urban Acupuncture approach. Major output of the project is the future transformation of the city in a large scale through the proposed development of the site.

Colombo city expansion project and pilot project of Landscaping from Kollupitiya to Bambalapitiya are few innovative projects planned and implemented in Colombo city having the characters of a project of Urban Acupuncture approach but still it could be developed and make more success than earlier.