

1 Shahi Guzargah 2 Wazir Khan Mosque ■ Intervention area

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▲ 500m

Programme Scope / Objectives

The Lahore Walled City project focused on the rehabilitation of the historic urban fabric and included the conservation of architectural heritage. Landmark monuments as well as public and private buildings were concerned, as was the improvement of infrastructure services in neighbourhoods and the living conditions of the residents. It also aimed at rehabilitating public (open) spaces within and around the area.

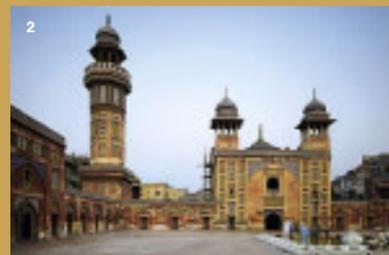
Preceding pages:

A view of Kotwali Bazaar looks west along the north facade of Wazir Khan Mosque.

FEATURED CASE STUDIES



SHAHI GUZARGAH



WAZIR KHAN MOSQUE

Lahore Area Programme

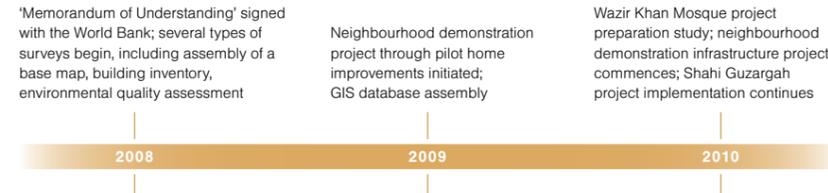
This once fortified city is located in the north-west area of metropolitan Lahore, the capital of the province of the Punjab, and measures about 2.5 square kilometres. This historic core of Lahore has a concentration of monuments and buildings that reflect cultural diversity in architecture. Despite a dynamic and tumultuous past spanning several centuries, this area has retained much of its historic urban form.

The Walled City of Lahore project was initiated in 2006 by the Government of the Punjab and the World Bank. The following year the Aga Khan Trust for Culture (AKTC) entered a 'Public-Private Partnership Agreement' (PPP) with the provincial government to provide technical and financial assistance for the project and to undertake to build capacities in urban heritage conservation. In early 2008 AKTC signed a 'Memorandum of Association' with the World Bank. The Historic Cities Programme (HCP) has provided strategic planning services for the entire historic city while extending professional assistance for a pilot urban rehabilitation project that is integrated in a city-wide strategic framework for conservation and redevelopment.

The World Heritage Site of Lahore Fort (the Shahi Qila) and other equally spectacular monuments from the Mughal period, such as Badshahi Mosque (1683), Wazir Khan Mosque (1634) and the Wazir Khan Hammam, lend their splendour to the city. Additionally, several structures from the Sikh period and British colonial sites add to the city's charm, highlighting the importance the city held for a sequence of empires that ruled over South Asia. At present, the city possesses nearly two thousand buildings of significant architectural merit. Despite the lack of appropriate regulatory mechanisms pertaining to building demolition and construction, the Walled City is physically distinct, marked off from the surrounding colonial period city by the Circular Garden and the Circular Road.

In 1959 an excavation at Lahore Fort revealed the city's pre-Muslim occupation, dating back almost 1500 years. In the early eleventh century AD, Lahore became the seat of Sufi learning under Ali ibn Usman Hajweri, known as Data Ganj Bakhsh by his devotees. Lahore was subsequently conquered by the Ghaznavids under Sultan Mahmud in 1026, commencing the Muslim phase of its political history. Under the Mughal dynasty (1526–1789), Lahore flourished as an important provincial city periodically substituting for the Mughal capitals at Agra and Delhi. From 1789 onwards, Lahore was ruled by the Sikhs until the

Phasing 2007 → 2010



Sutar Mandi Chowk.

Opposite page:
The west facade of Naulihal Singh Havell.

British annexation of the Punjab in 1849. In 1947 a substantial part of the Old City was destroyed as a result of communal strife and arson associated with the Partition of the South Asian subcontinent. This area is now home to intense commercial pressures resulting in the piecemeal demolition of the historic residential fabric.

The 'Strategic Plan' developed by HCP for the Walled City aims to redefine the city's role as a heritage site within Metropolitan Lahore. Promoting heritage-sensitive urban design, infrastructure improvement and residential land use, the Area Development framework integrates both landmark monuments and historic neighbourhoods. The framework provides for increasing residents' capacities to engage in the revitalization of the city and for generating opportunities for income. These broad priorities are being pursued at three levels.

The Walled City is surrounded by regional transportation functions that support local commercial markets. The 'Strategic Plan' proposes the gradual relocation of such metropolitan functions to more suitable sites elsewhere in Lahore in conjunction with associated land use such as wholesale and warehousing. This is being considered by the Punjab Government.

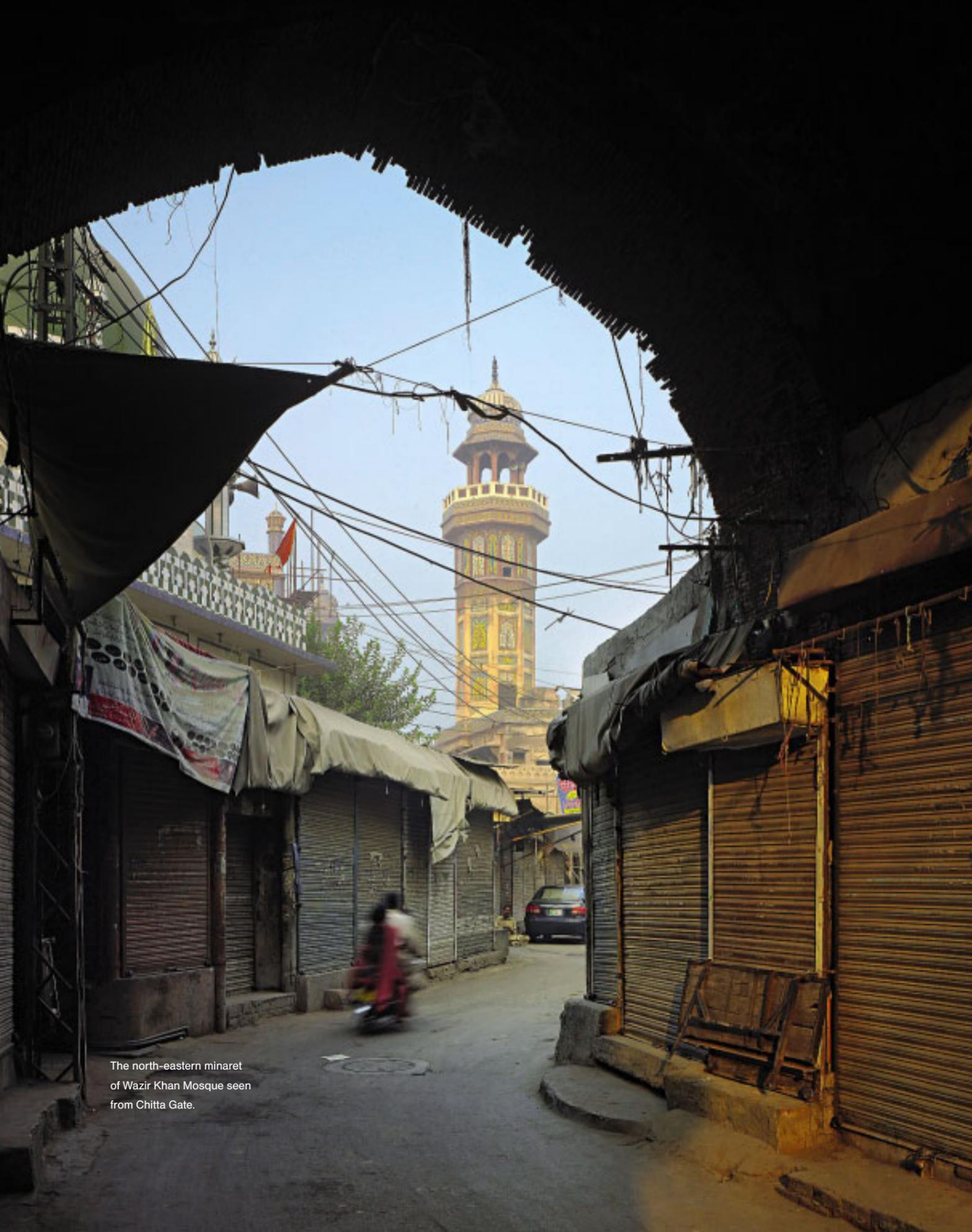
The Plan promotes the re-establishment of residential and other functions compatible with the city's historic character and makes provisions for reclaiming green areas in and around the Walled City. Special attention is being given to the restoration of the monumental complexes (and open spaces associated with them) and other architectural heritage as well as upgrading and expanding public utilities in neighbourhoods.

A legislative initiative is now underway to develop new planning and regulative processes. The framework also outlines building regulations in order to check the uncontrolled demolitions of historic building stock and their conversion into commercial entities.

The Plan outlines strategies for consolidating residential use and rehabilitating building stock. The overriding focus of attention concentrates on revalorizing *mohallas* in their historic and topographic context. Pilot initiatives integrate facade improvement, infrastructure upgrading and (historic) home improvement. Community-driven initiatives are also encouraged through training of local youth in spatial mapping and building trade skills as well as incentives for home improvement to owners through technical support.

Accompanying these efforts routine advice has been given to the Government of the Punjab on planning, legislative and administrative issues. Baseline surveys comprise a topographical map at the scale of the Walled City, an inventory of all 22,800 properties and a socio-economic survey of 1757 households across the city. An operational Geographic Information System (GIS) is in place.





The north-eastern minaret of Wazir Khan Mosque seen from Chitta Gate.

Background

BRIEF HISTORY OF PROGRAMME AREA

Lahore Walled City is the historic core of Lahore and began on the banks of the River Ravi at least 1500 years ago. In the early 11th century AD, Lahore became a seat of Muslim Sufi learning under Ali b. Usman Hajweri. Not soon after, in 1026, Lahore was conquered by the Ghaznavids under Sultan Mahmud. The centuries under the Delhi Sultanates (1187–1526) were turbulent, and physical evidence of the city's eminence from this period is scarce. Under the Mughals (1526–1789), Lahore was an important provincial city and several important monuments were built, including the World Heritage Site of Lahore Fort, the Mosque of Wazir Khan (1634) and the Badshahi Mosque (1683). From 1789 Lahore was under the control of the Sikhs until the British annexation of the Punjab in 1849. The colonial period saw the destruction of the city's fortifications and its gates, and the establishment of important institutions and the architecture associated with them outside the historic core. In 1947 significant areas of the Walled City were destroyed by arson and looting, leaving an indelible mark in the form of commercial developments that replaced what was lost. The new markets continue to expand aggressively at the cost of the historic fabric. However, some 2000 non-monumental buildings of architectural merit still survive.

Challenges

PROGRAMME RISKS

The project seeks to address many existing conditions – physical, socio-economic, cultural and administrative. The single most important challenge it faces is the continued lack of an enabling administrative and governance apparatus, being mitigated by certain legislative and administrative steps being taken by the Government of the Punjab. Other challenges are related to this, such as the unimpeded demolition of the historic building stock and its replacement by commercial structures.

SITE CONDITIONS

The historic city is an artificial mound, 2.6 km² in area, with a rise of some 15 metres. The city is densely packed with nearly 23,000 parcels of land, and gross residential density is in the range of 550 persons per hectare. The city is surrounded by major inter-regional rail and road transportation functions in a symbiotic relationship with the regional markets inside the historic precincts.

DEMOGRAPHICS

According to the last census conducted in 1998, the Walled City's population stood at 160,000. However, a declining trend is in place due to increasing commercialization and loss of the residential fabric. In spite of this, the Walled City remains one of the most densely populated localities in the metropolis.

HOUSEHOLD ECONOMY

The Walled City is home to some of the poorest people in metropolitan Lahore and the lack of suitable job opportunities is a major concern amongst households – especially those who continue to educate their children. Common sources of income include employment as salesmen, vendors, daily wage earners and/or owners of small shops.

STATUS OF HEALTH AND EDUCATION

Common illnesses comprise diabetes and blood pressure, asthma, hepatitis B and typhoid. AKCS-P has introduced monthly health awareness sessions to address frequent concerns among women. Most public-sector

schools are overcrowded, and lack playing areas and adequate sanitation facilities.

AVAILABILITY OF DRINKING WATER AND PROPER SANITATION FACILITIES

Drinking water is of poor quality with high traces of faecal contamination. Lack of appropriate measures to treat the water supply at source further exacerbates the problem. During the summer, significant parts of the Walled City suffer from water scarcity.

ENVIRONMENTAL CONCERNS

Prevailing environmental conditions negatively impact the quality of life of residents. Improvement in the services infrastructure and the enforcement of land-use controls are expected to improve the currently unacceptable health and environmental conditions.

INFRASTRUCTURE

The 150-year-old reservoir built at the city's highest point and some of the water mains of the old water supply network are still relied upon, and are part of a pressurised grid augmented by some 16 tube wells, dotted around the city. Failure of pressure in the system results in contamination and insufficient supply, leading to consumers installing small centrifugal pumps on the supply lines. The drainage system is mainly covered-over open drains, many large open drains on one or both sides of the main thoroughfares, and main sewers in some bazaars. It is a mixed sewage and storm-water system. The electrical and the telecommunication distribution systems need much reorganization and updating to acceptable standards. A city-wide programme of infrastructure development and guidelines for implementation have been prepared. These aim to improve the water supply system, introduce a new drainage system separating storm water from sewage, and rationalize the electrical and telecommunication distribution system, all at standards well above the prevailing ones.

ACCESS TO OPEN SPACE

The Circular Garden, established in 1912, has been heavily overrun by public and private sector unauthorized buildings, and by strip-commerce along Circular Road. Urban squares have also been overrun by unauthorized commerce.

BUILDING CONDITIONS

Most buildings are founded on cultural debris and structural failure is endemic. To stem this, it is proposed to provide a new drainage system that stops the percolation of water into the foundation-bearing soil.

OPEN SPACES

The Circular Garden along the Walled City serves as the main open space. However, it has been subjected to routine encroachments by commercial enterprises as well as public institutions.

Significant Issues and Impact

DATA COLLECTION/SURVEYS

Topographical surveys using EDM/CAD technology could only be carried out at night, owing to traffic conditions. Inventory of 22,800 individual buildings, recording some 172 attributes, is now part of a GIS database.

MASTER PLANNING PROCESS

Strategic Plan completed in February 2008, now due for a review and update.

PLANNING ISSUES

Ownership titles for properties are non-existent owing to land subdivision not having been recorded during

colonial times; absence of land-use regulation; collapse of municipal governance; no clear demarcation of the municipal limits of the historic area; metropolitan and regional planning inadequacies negatively impact on Lahore Walled City.

HISTORIC BUILDINGS/MONUMENTS CONSERVED

AKTC and AKCS-P are carrying out the conservation of Wazir Khan Mosque. A home in one of the lanes of the Old City has been conserved as a demonstration project.

NEW BUILDING FACILITIES

A new urban infill building has been designed and site access is being negotiated.

COMMUNITY INVOLVEMENT/PROGRAMME

Community-based organizations have been formed based on discreet components of the urban morphology. One of the communities is currently directly involved in the conservation and upgrading of its neighbourhood.

VOCATIONAL TRAINING/CAPACITY BUILDING

Skills enhancement training programmes related to building trades and spatial documentation have been initiated in the project area. The programme provides on-the-job training for local youth – both male and female.

CONTRACTING METHODS

For large projects, national competitive bidding procedure; material and labour contracts for intermediate and small projects; labour only contracts with material purchased by AKTC; employed labour and hired unskilled labour with material purchased by AKTC.

NEW TECHNOLOGIES INTRODUCED

GIS; EDM/CAD real-time surveying and documenting techniques, with photo-orthorectifying software; SSSP analysis.

RELEVANT CODES/STANDARDS ADOPTED

International codes being recommended by consultants engaged by AKTC. Recommendations and guidelines prepared by AKTC being introduced.

LESSONS LEARNED

This is the first HCP project based on a 'Public-Private Partnership' framework approach. While the Government of the Punjab facilitates many aspects of the project that would otherwise be extremely difficult, the project has been characterized by changing levels of mutual understanding of its nature, purpose and philosophy, owing mainly to varying political and administration personalities that AKTC has had to work with.

Partners

PUBLIC PARTNERS

Government of the Punjab.

COMMUNITY PARTNERS

Several community-based organizations at the scale of micro neighbourhoods.

Authoritative Framework

'Public-Private Partnership Framework Agreement' was signed between AKTC and the Government of the Punjab on 2 July 2007. 'Memorandum of Understanding' between the World Bank and AKTC was signed on 6 March 2008.