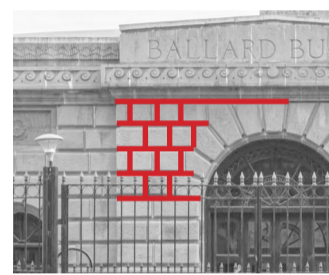
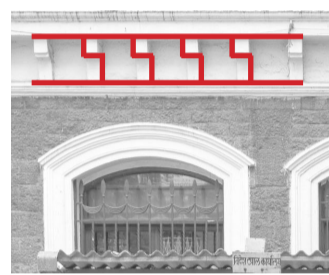


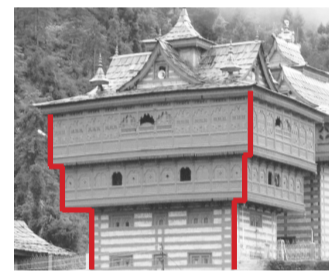
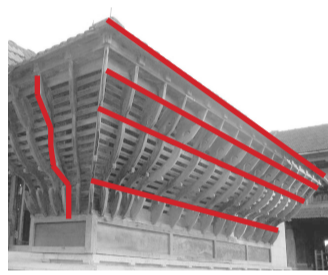
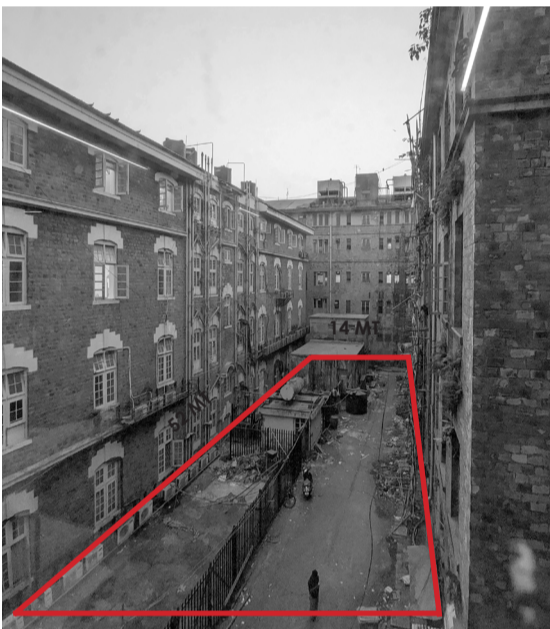
# CO-LIVING IN THE BALLARD ESTATE PRECINCT



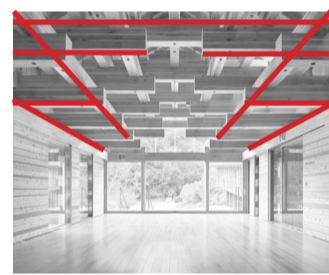
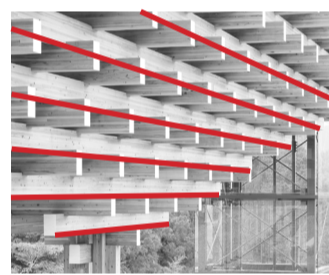
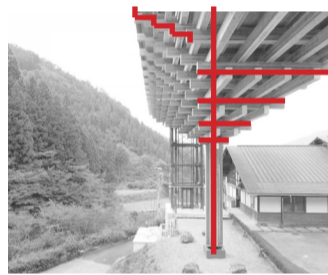
LOCATION - MUMBAI , INDIA



BALLARD ESTATE PRECINCT ARCHITECTURAL INSPIRATION



TRADITIONAL INDIAN WOODEN ARCHITECTURE



BRIDGE MUSEUM BY KENGO KUMA

## THE HERITAGE PRECINCT

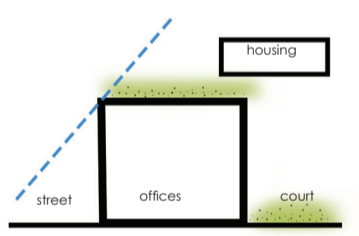
The cultural significance of Ballard Estate lies in its planning, and its overall European Renaissance character, a vision by Architect George Wittet. It is one of the first attempts of a consciously planned commercial precinct in the city of Mumbai. It led to the conversion of a sea-flooded foreshore into an extension of the city, achieved by one of the most successful waterfront improvement schemes executed by the Bombay Port Trust.

The plan responds well to the climatic needs and to the waterfront. However, the location of the precinct i.e its placement away from main business and residential area with natural boundary of sea and its land use renders the area dead in the evenings and night after office hours encouraging antisocial elements. Amongst the 44 office blocks, there are 5 courtyards of various scales which are misused and encroached for various services

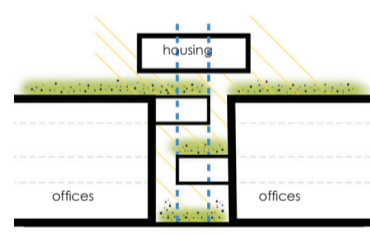
## CAN A THOUGHTFULLY PLANNED HOUSING PROPOSAL BRING NEW LIFE TO THE HERITAGE PRECINCT?

From the hunter gatherers of the Stone Age to the public homes of the Middle Ages, to the boarding houses of the Industrial Revolution & the World war era, shared living has been a prominent part of the human existence.

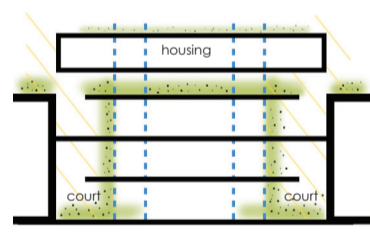
The project looks at inserting an elevated housing and social pockets wedged between the existing commercial blocks.



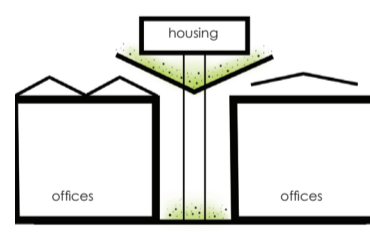
Elevated housing units are positioned away from the street, to visually respect the heritage facades of the precinct



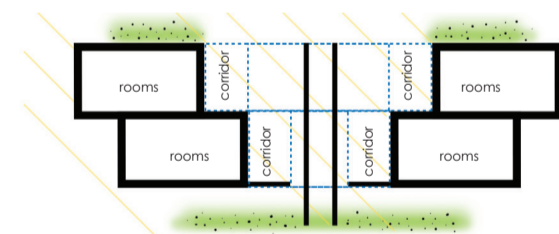
Explore connections of the social areas situated at the lower level to the adjoining office buildings for easy access and collaboration



Cantilevered rooms take inspiration by the traditional Indian wooden homes in the south as well as the kathkuni houses in the north.



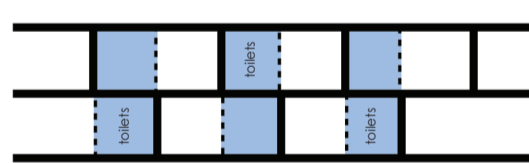
An inverted sloping roof form provides space for stepped farming, it also mimics the form of a ships hull seen on the eastern waterfront



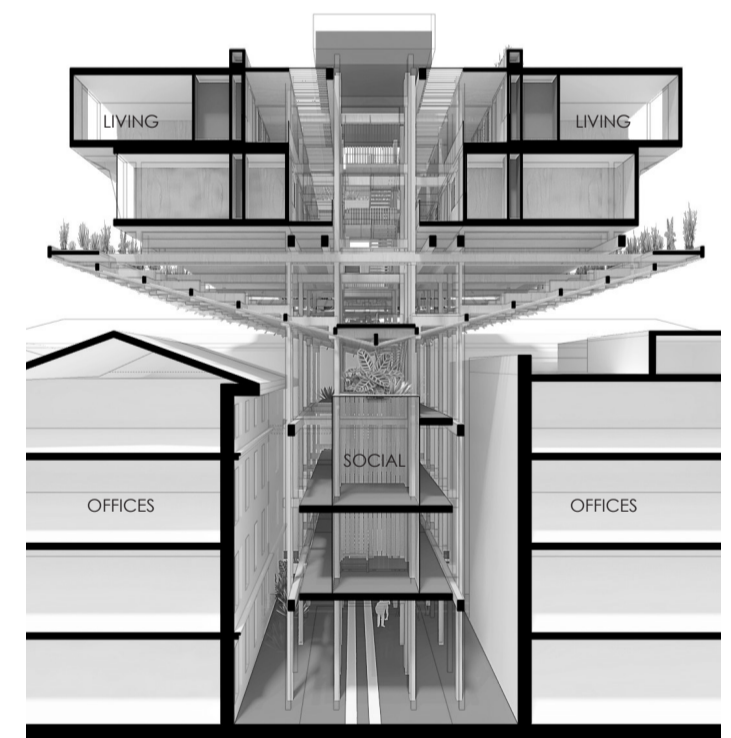
STEPPING PROFILE

The rooms step out to create a self shaded profile and visually connected inner corridors and also helps to protect against harsh sun on the exterior by filters sunlight to the interior

The staggering layout of the rooms mimic the ashlar bond courses observed in the building facades of the precinct



STAGGERING ROOMS



SECTION



Considering the relevance of the historic precinct, and the current trend for shared living, our proposal looks at creating a 50 rooms co-living super block that is sustainable and self-sufficient (energy, water, food and waste). Residents will have their own bedroom and bath spaces but will share common cooking areas, living spaces, gyms, theatres, workspace, laundry etc.

Social & community spaces are planned in the lower level of the proposal. These comprise of open terraces with metal/ outdoor fabric curtains for privacy. These terraces also connect to various adjoining office floors at different levels. An inverted roof form (acts as a separator between the living block & the social, communal areas situated below). This space also houses the stepped farms which will cater to the residents as well as the cafes/ restaurants around the precinct.

### FOR A PROPOSAL OF THIS SCALE & COMPLEXITY, CROSS LAMINATED TIMBER IS THE PREFERRED MATERIAL OF CHOICE

The courtyard chosen for this exercise is 14mts wide and 52mts long. CLT towers can be ingeniously inserted into inept, narrow urban spaces which can be seen as a shortcoming for other construction materials. This is only possible in CLT with its completely modular design and its easy construction process. Because of the materials lightness - CLT can also be used to build on top of other structures. These principles of CLT are explored in this proposal.



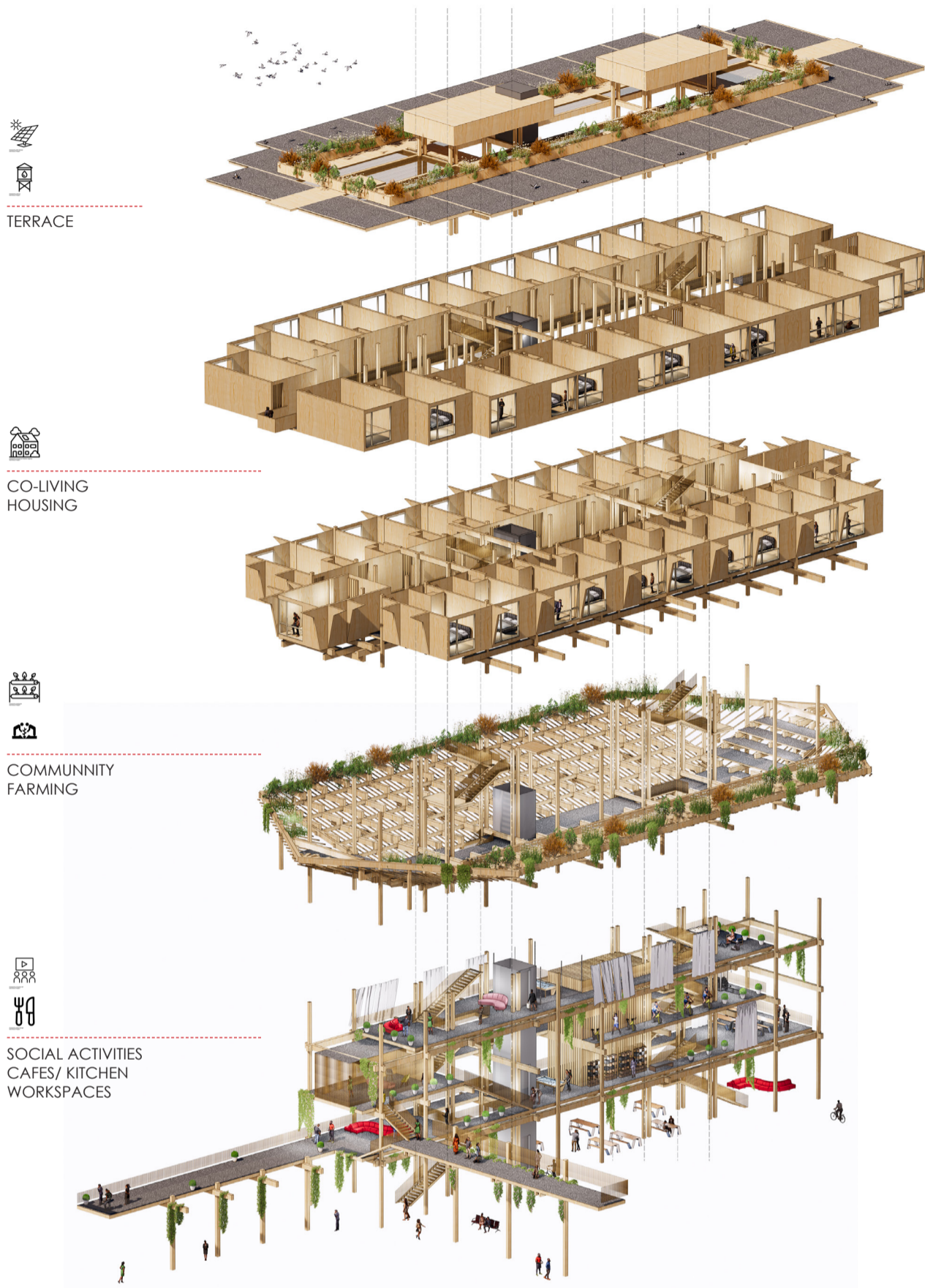
LIVING



FARMING



SOCIAL



The residential floors are inspired by the traditional wooden homes in India as well as detailing of the Malad Stone Office buildings in the precinct. The rooms are stepped, cantilevered providing necessary shade from the harsh sun and rain in our tropical climate. The staggering plan of the rooms forms an association with the ashlar stone courses.

