

RESTORATION OF HISTORIC CALCUTTA HOUSE NANAKWARA, KARACHI



RESTORATION REPORT MARCH 2018

Heritage Foundation of Pakistan

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RESTORATION OF HISTORIC CALCUTTA HOUSE

INTRODUCTION

This Late-19th century building occupies the crossing of three streets with 60'x50' plan footprint. It has been built utilizing dressed Gizri stone masonry load bearing walls, and sporting Roman arched windows. The floors and roof were constructed with wooden joists and wooden purlins.

It is low rise, consisting of primarily three stories with only a portion rising to four stories. The entrance is designed as a light well from where access was provided to rooms at different levels. The building provides a dignified presence and is a good example of colonial Karachi, being one of a few surviving ones on these streets.

PRESENT CONDITION

The collapse of the NW portion was caused due to unsuitable interventions and free seepage of water into the basic structure. The remaining masonry however, remains stable but suffers from loss of mortar and some cracks due to lack of maintenance. 18 families occupied small apartments on three levels while the ground floor is occupied by shops. The building has undergone renovations over the past several years. The central well was remodeled with poorly constructed reinforced concrete columns, beams and slabs, while on other floors the original slabs have been replaced with steel girders while the new top floor is constructed using g.i. sheets for roofing.

ASSESSMENT

The building being a historic 19th century building is a valuable landmark and is among notified buildings which make up the identity of the city of Karachi and as such must be saved from destruction.

Studies and careful evaluation show that the building can be easily restored.

Assessment by:

- **Heritage Foundation of Pakistan, Heritage Architects.**
- **Mushtaq & Bilal, Heritage Engineers.**

PROPOSED ACTION

- **As the original walls of the structure are stable, minor cracks and defects that are visible in the original walls can be easily rectified.**
- **The collapsed portion of the wall needs to be rebuilt with a combination of original and matching new stones.**
- **The later-period RCC columns and beams are dangerous and should be carefully dismantled after providing support to the internal balconies with steel girders.**
- **Later-period RCC balcony on south, third floor construction and other attachments to original walls, need to be dismantled.**
- **Majority of slabs on steel girders and steel T sections are generally in fair condition, but may require localized retrofitting.**

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PRESENT CONDITION PHOTOGRAPHS



South Facade



South East Corner



North East Corner



East Facade

PRESENT CONDITION PHOTOGRAPHS



Collapsed North East Corner



North East Corner Closeup



Collapsed Structure



Collapsed Corner & Debris

PRESENT CONDITION PHOTOGRAPHS



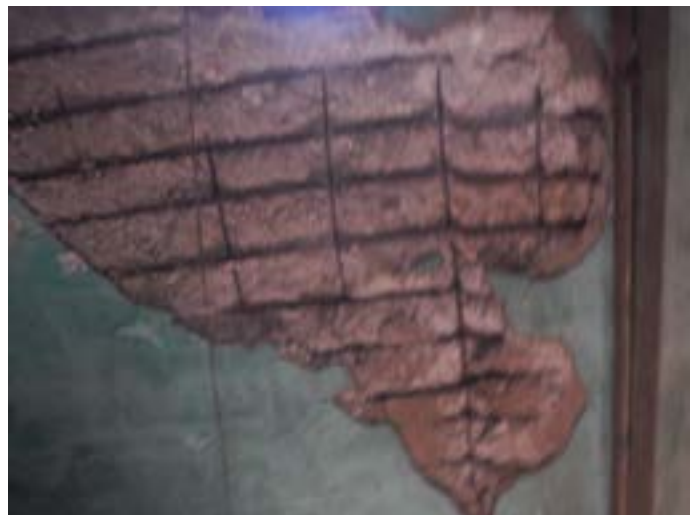
Interior of a collapsed shop



Timber beams at Stair well

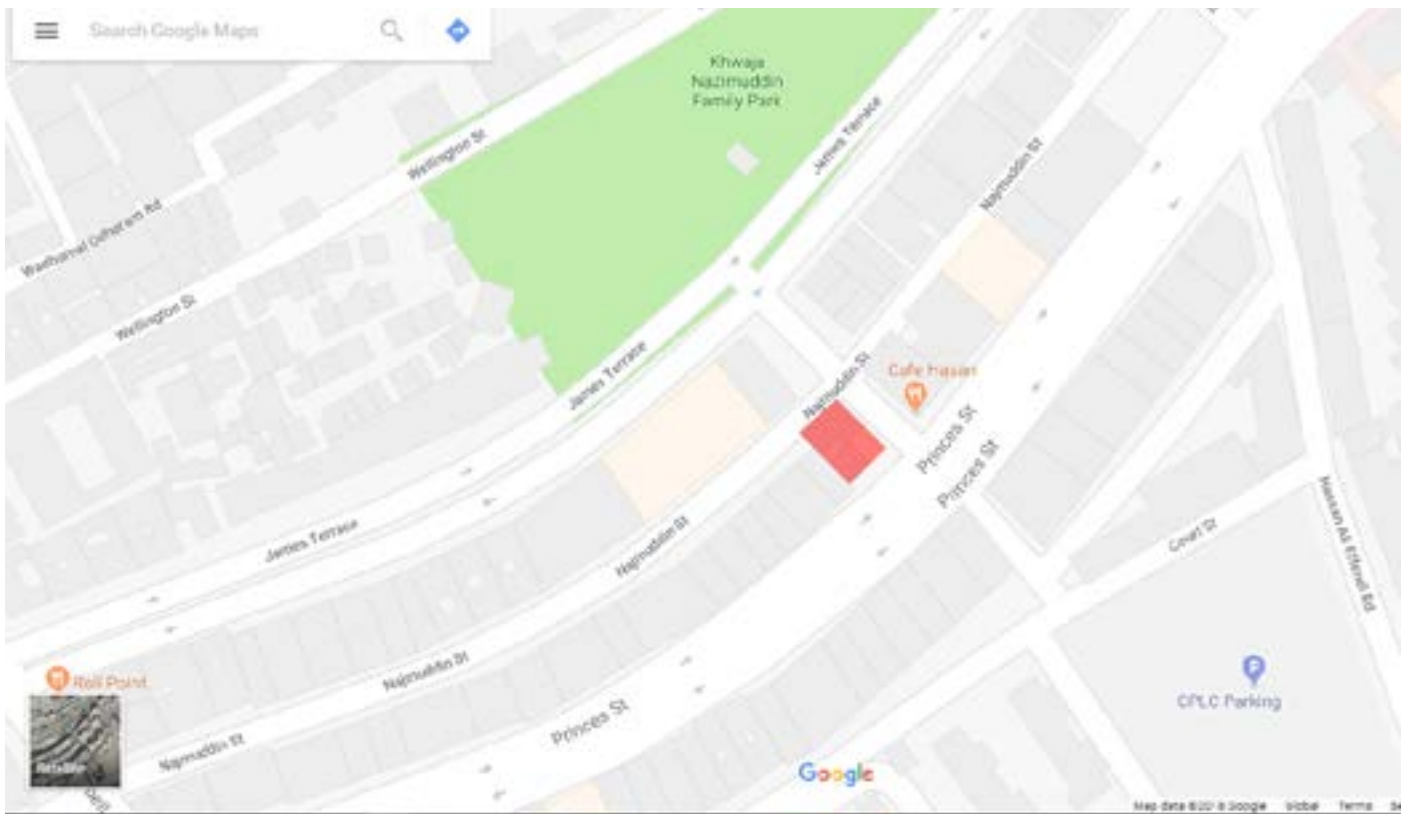


Light well from top

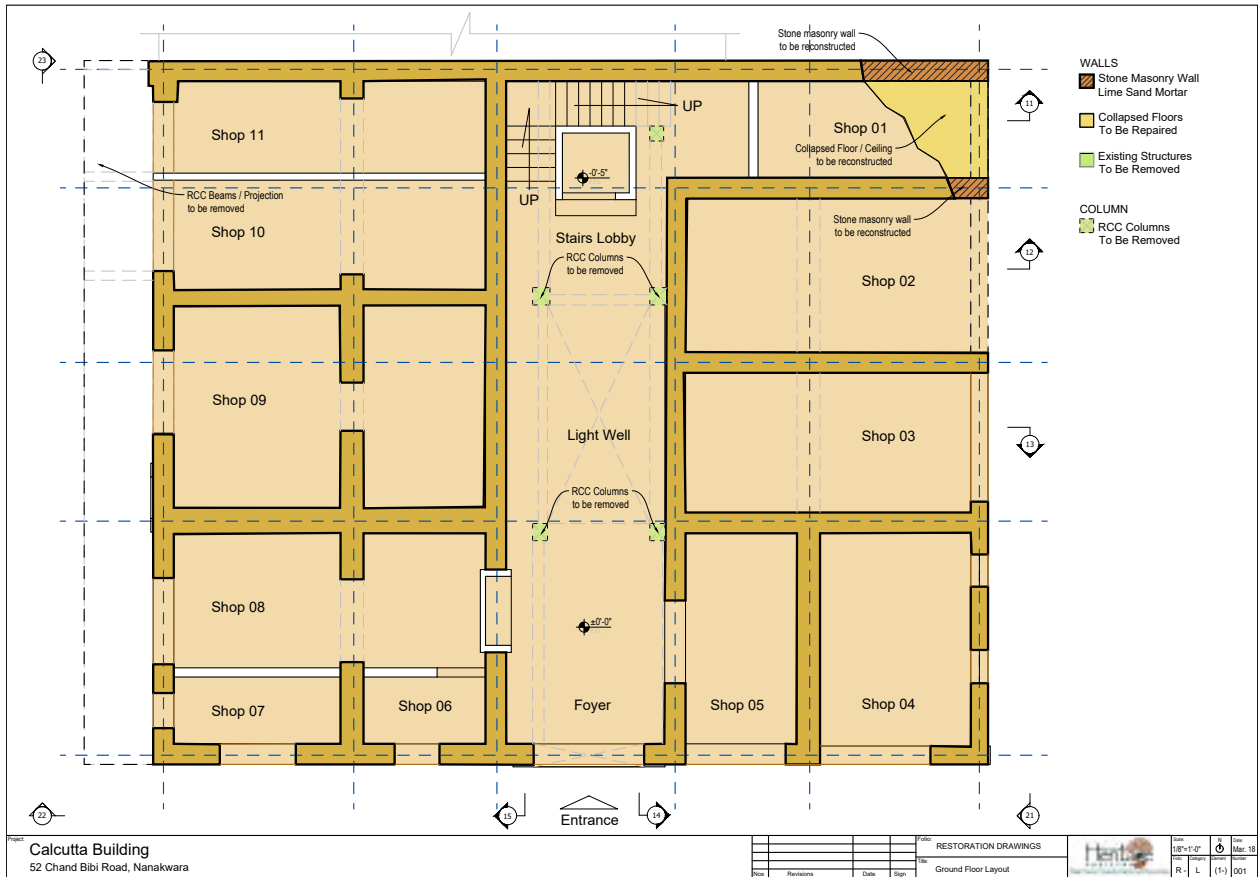


Damaged RCC First Floor Slab

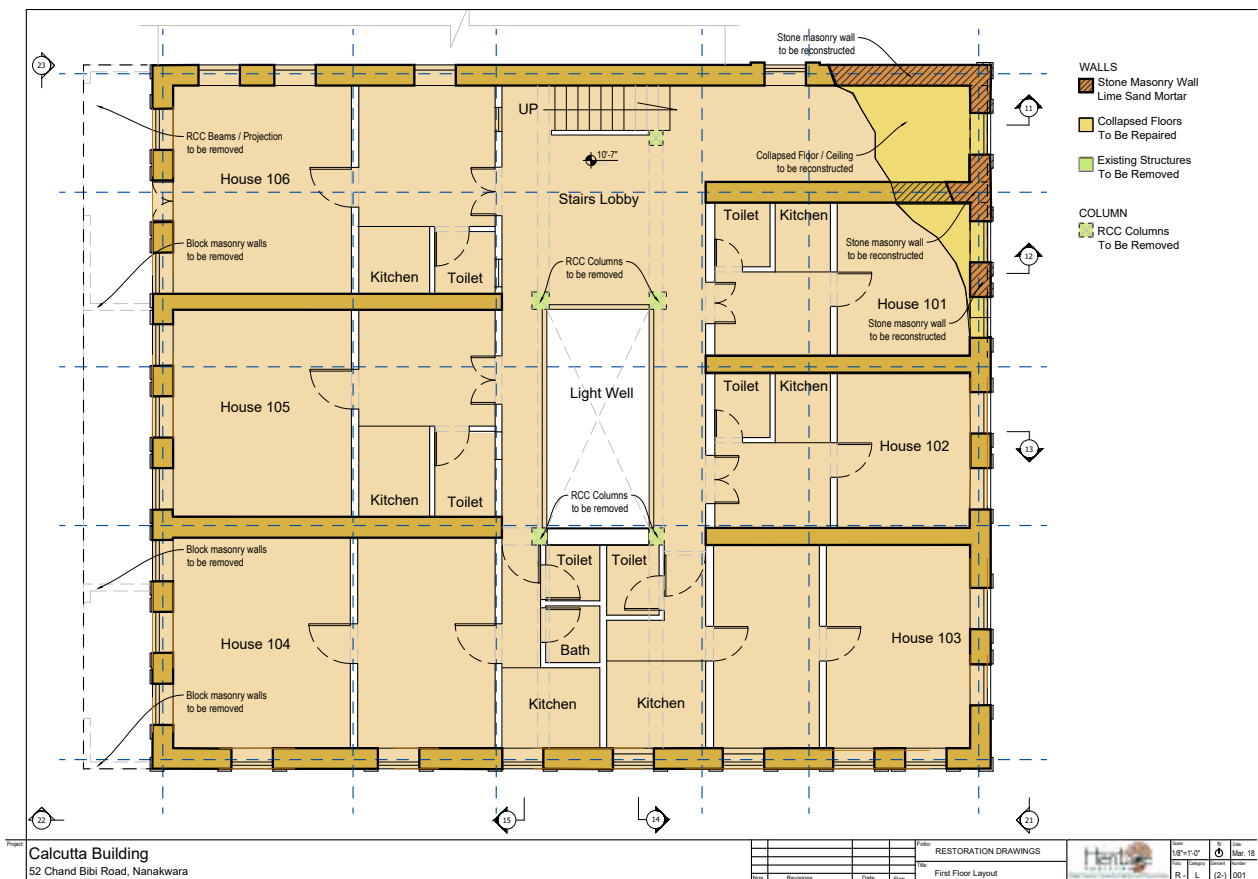
GOOGLE LOCATION MAPS



RESTORATION PROPOSAL

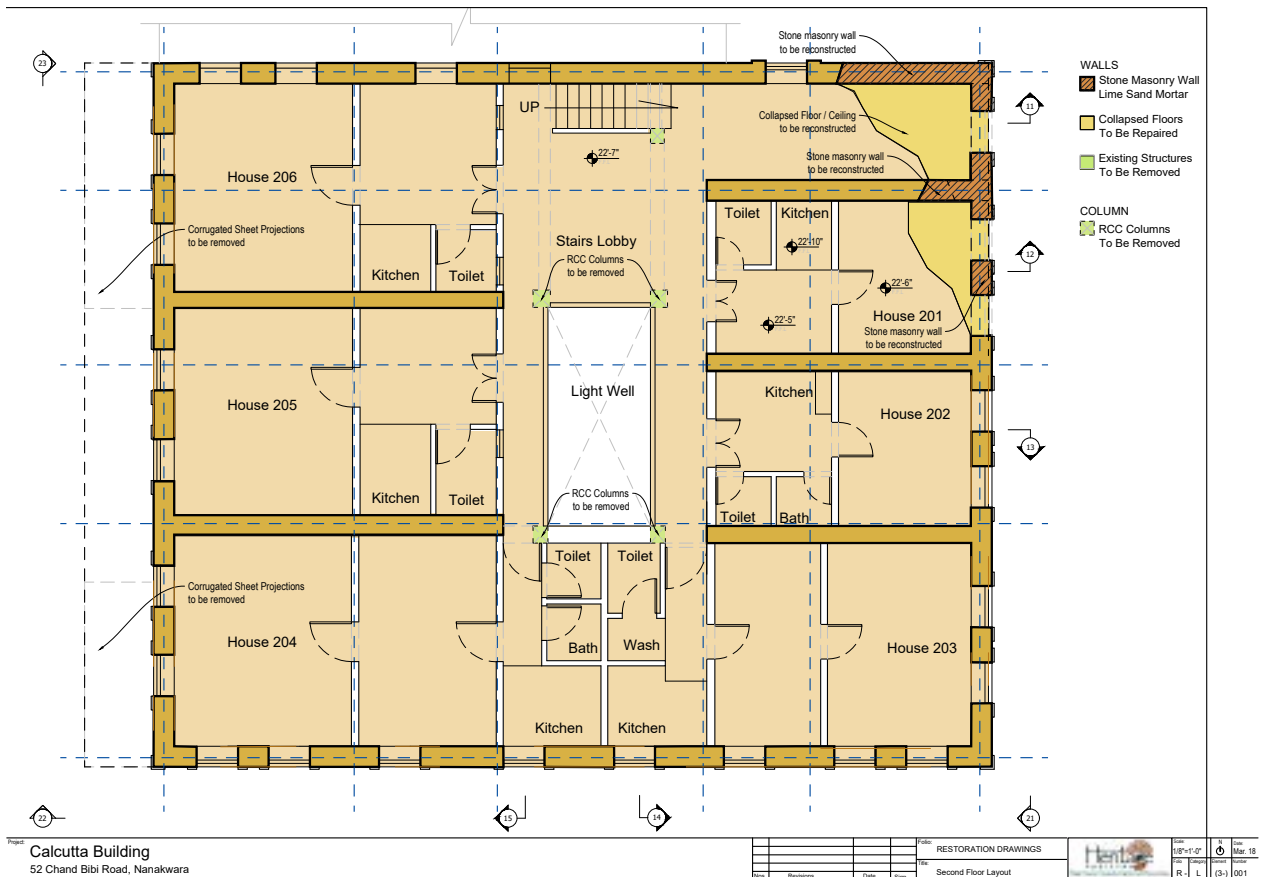


Ground Floor Plan

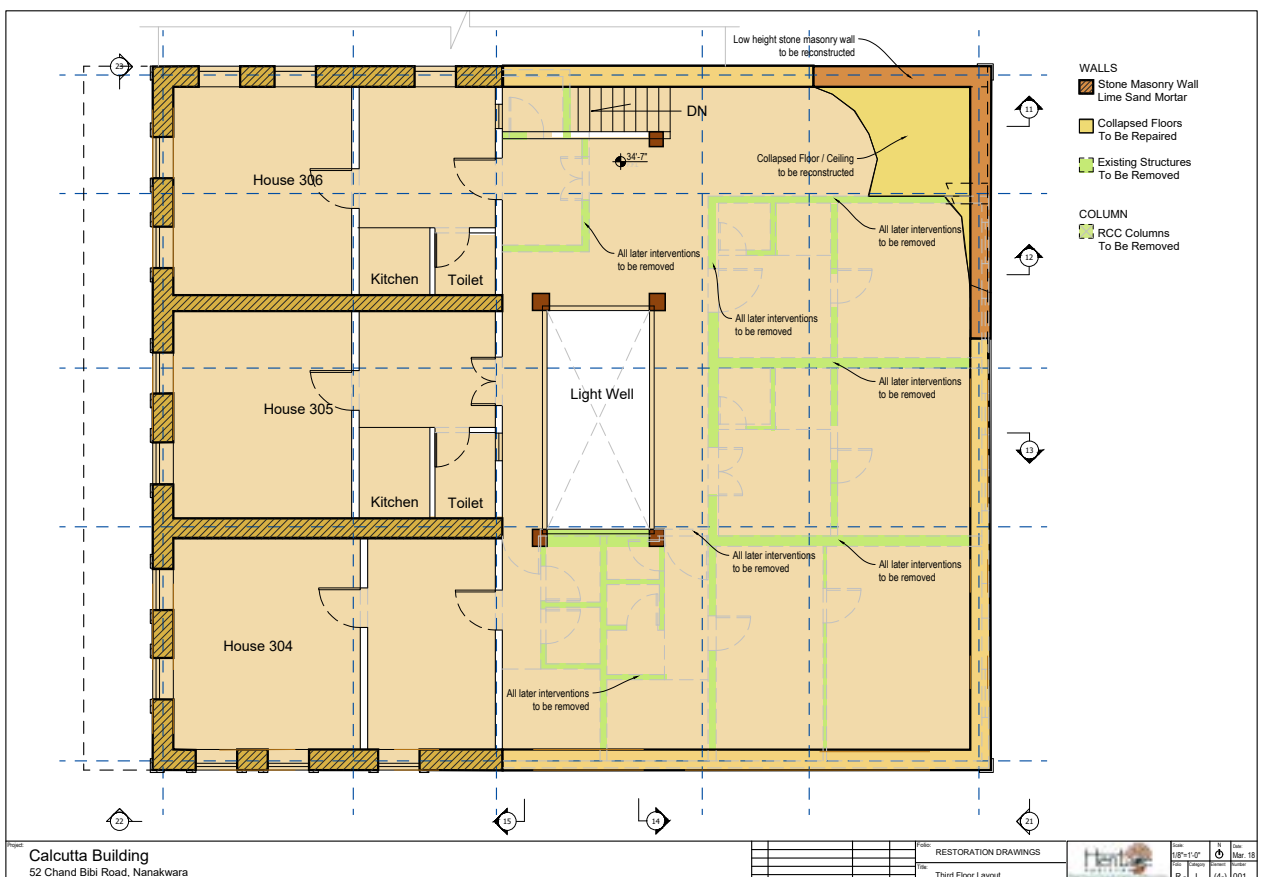


First Floor Plan

RESTORATION DRAWINGS

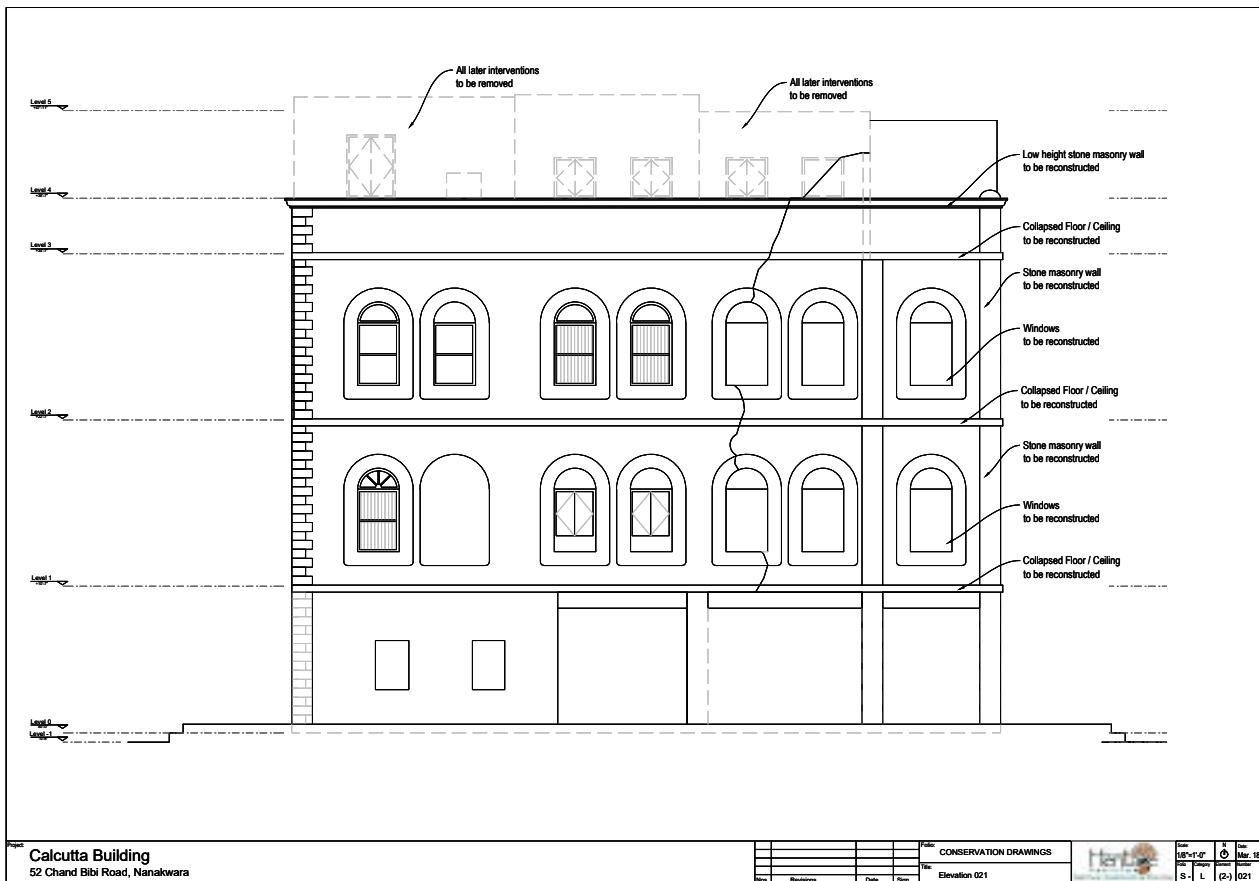


Second Floor Plan

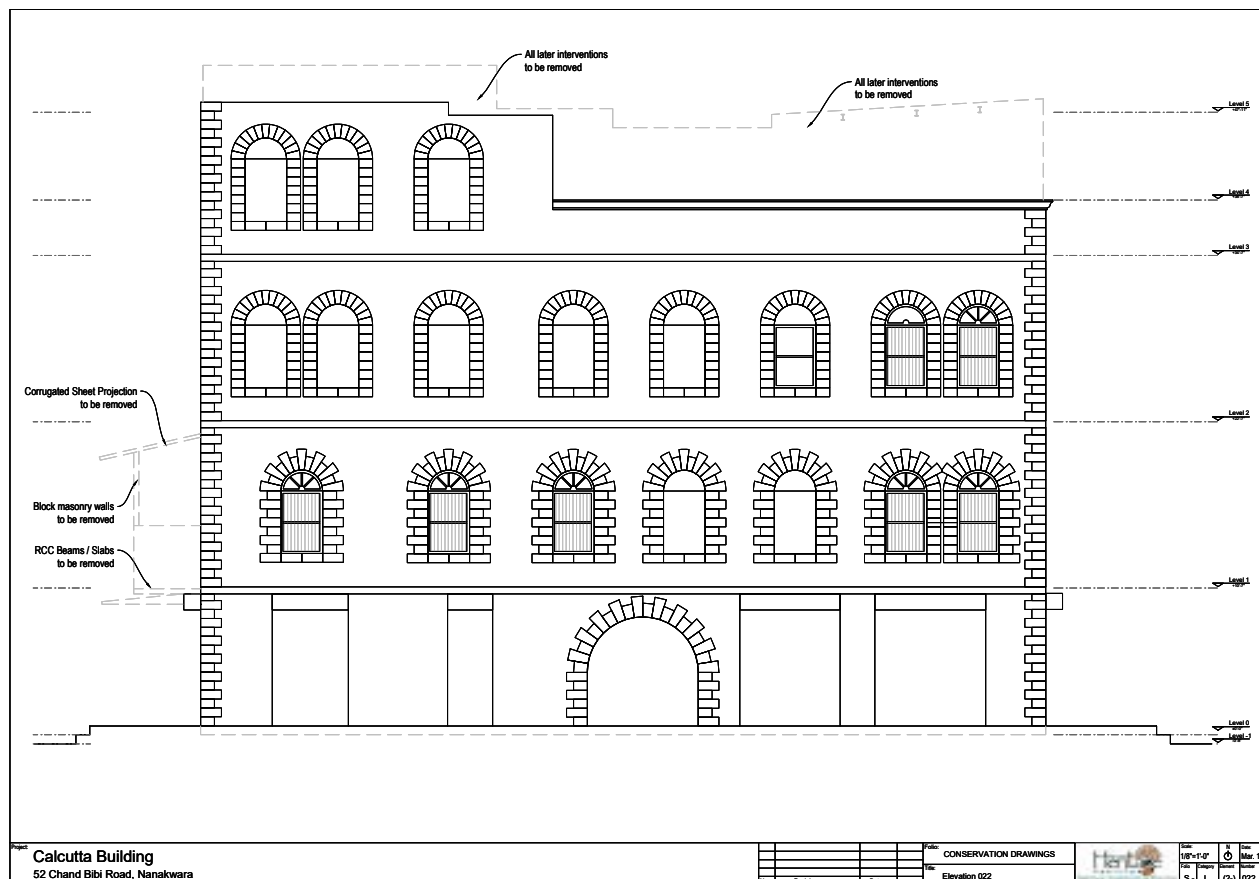


Third Floor Plan

RESTORATION DRAWINGS

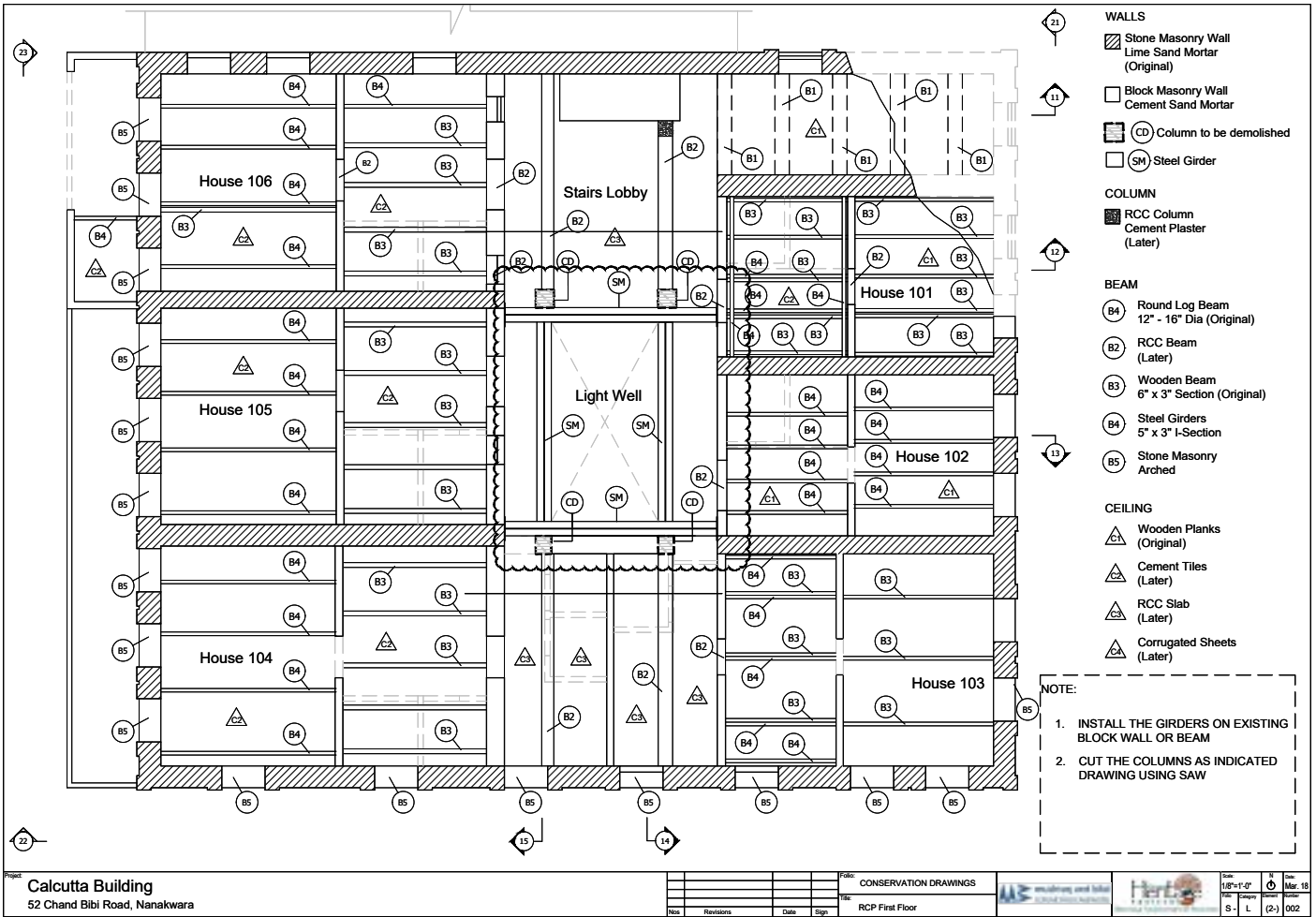


North Elevation



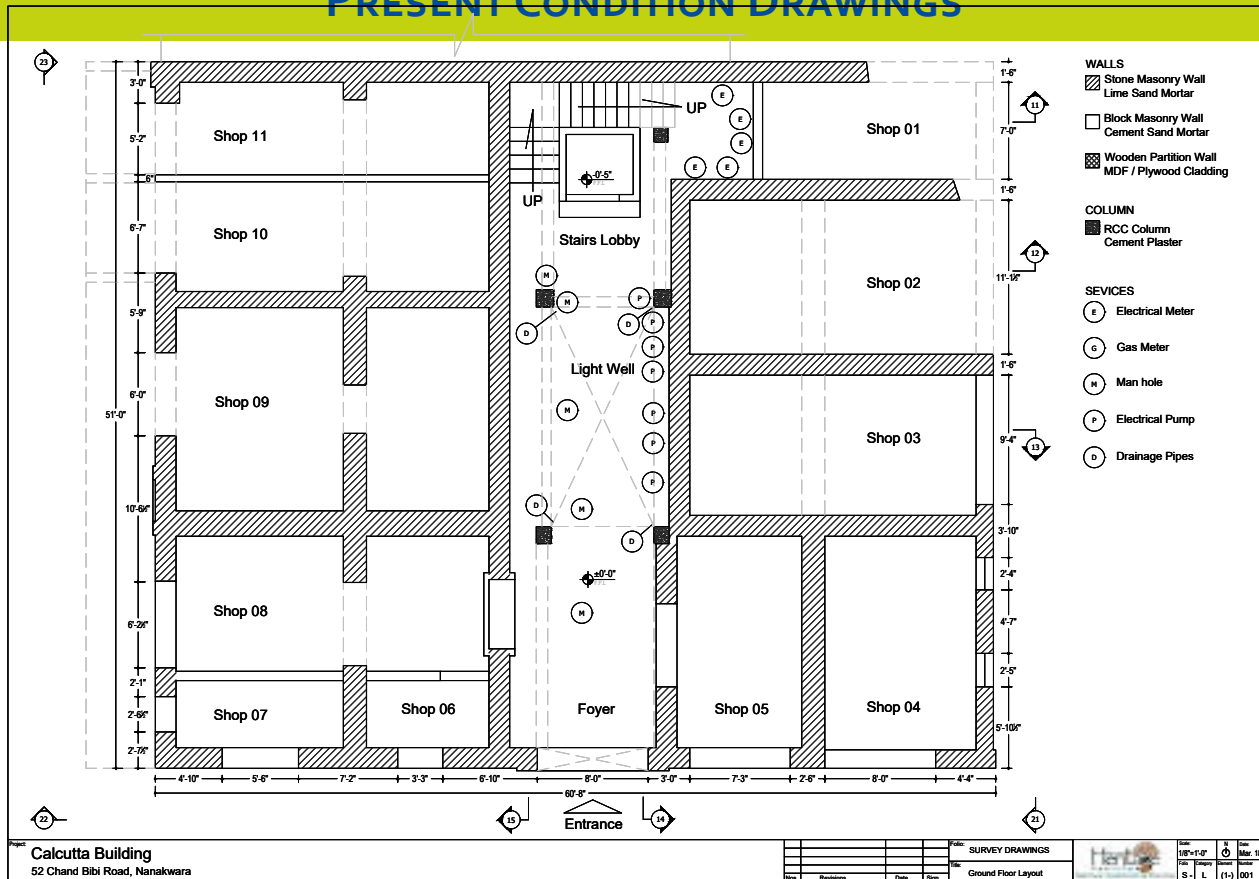
East Elevation

RESTORATION PROPOSAL BY STRUCTURAL ENGINEERS

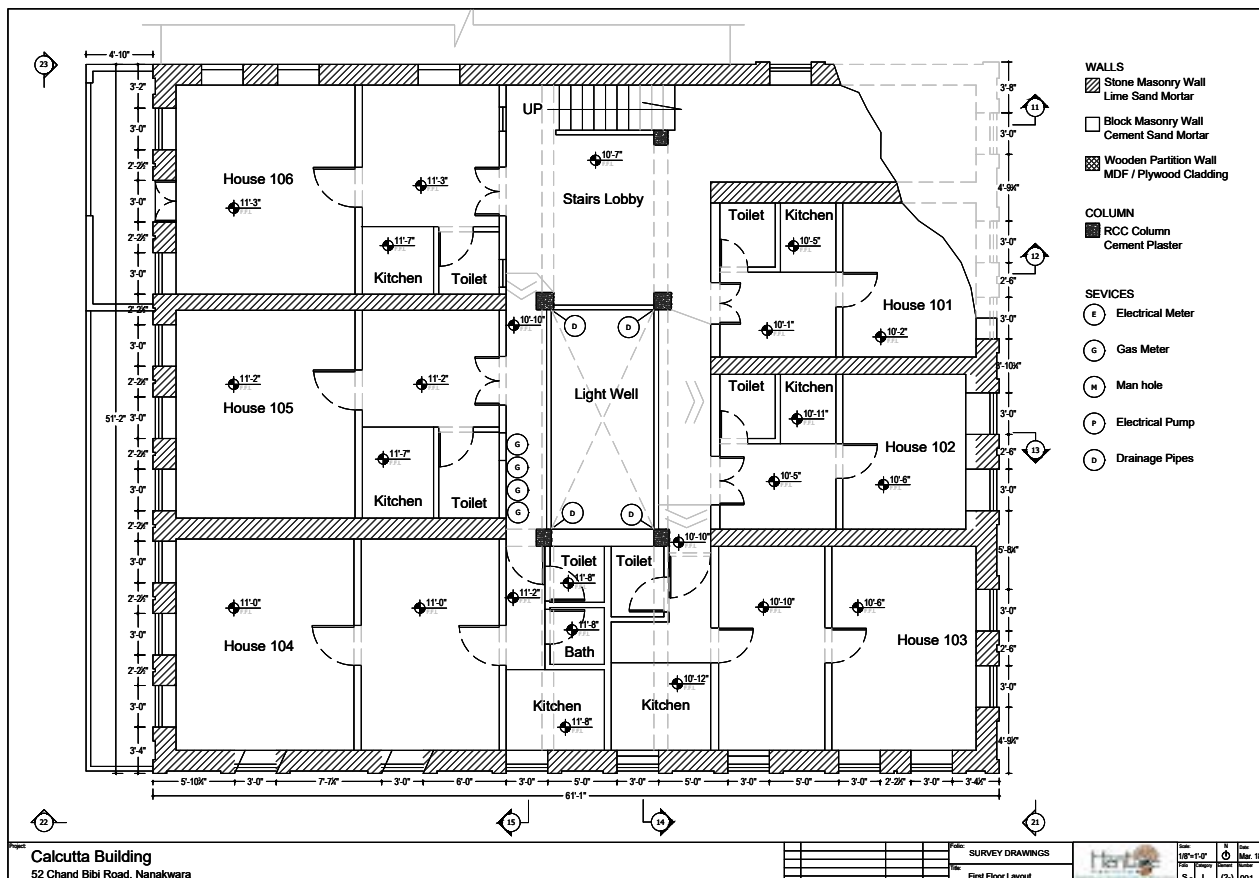


Reflected Ceiling Plan - First Floor

PRESENT CONDITION DRAWINGS

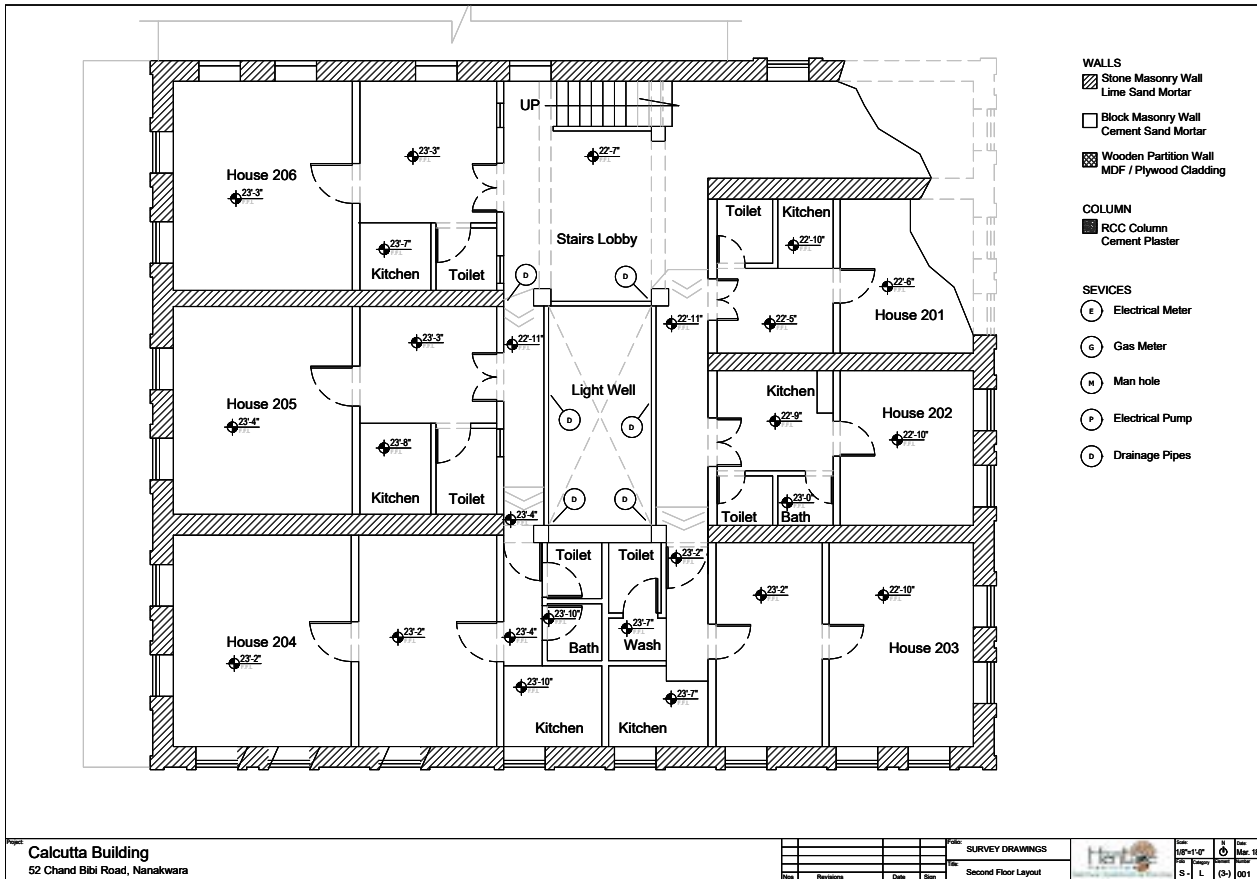


Ground Floor Plan

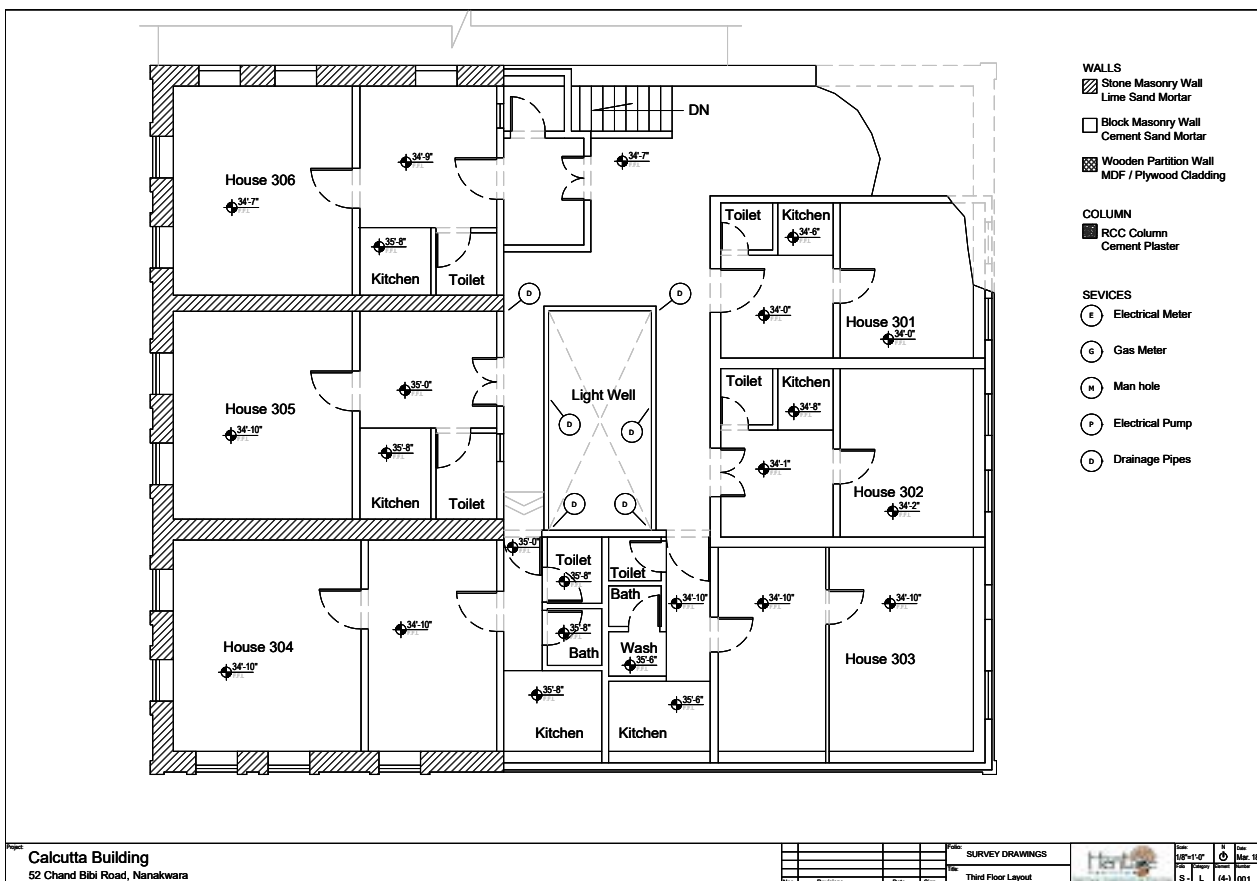


First Floor Plan

PRESENT CONDITION DRAWINGS

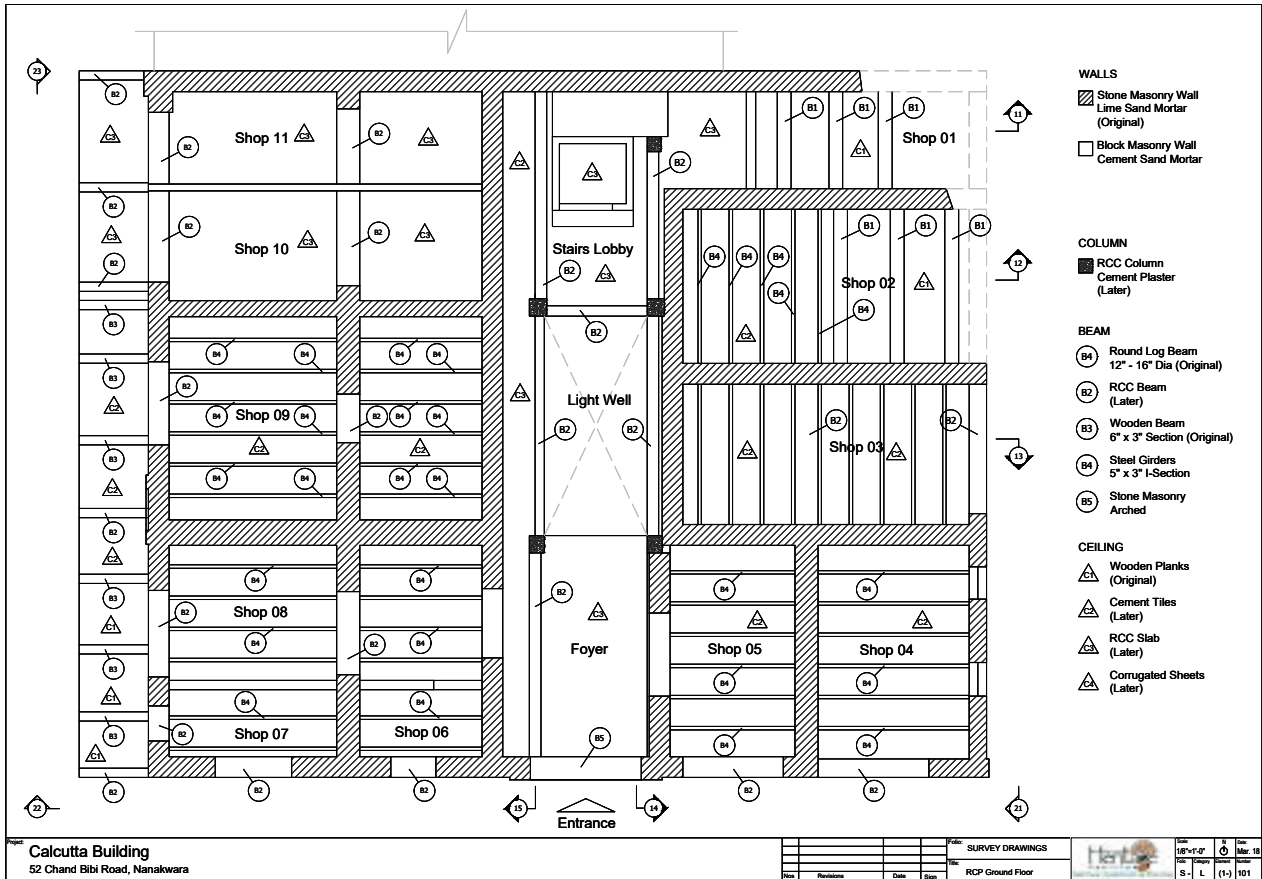


Second Floor Plan

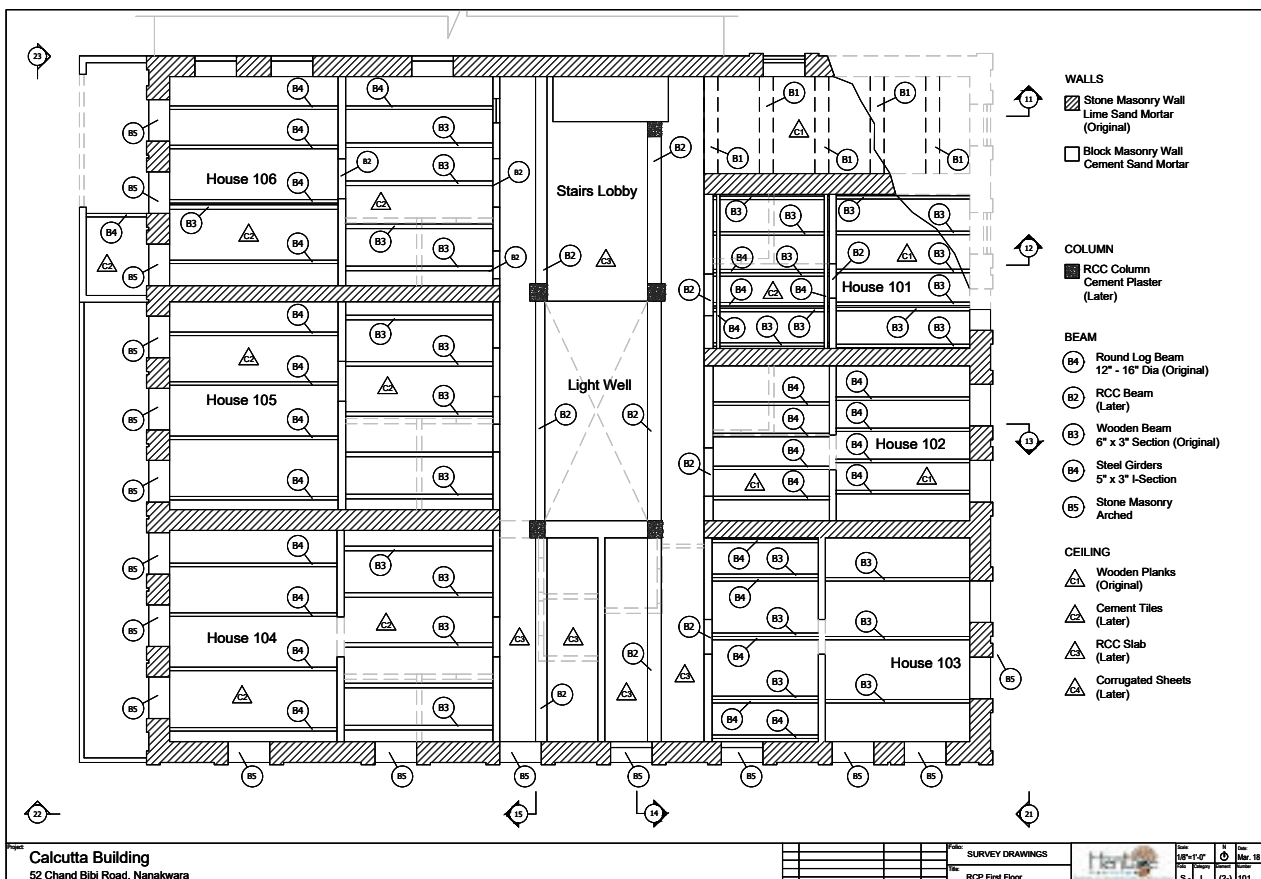


Third Floor Plan

PRESENT CONDITION DRAWINGS

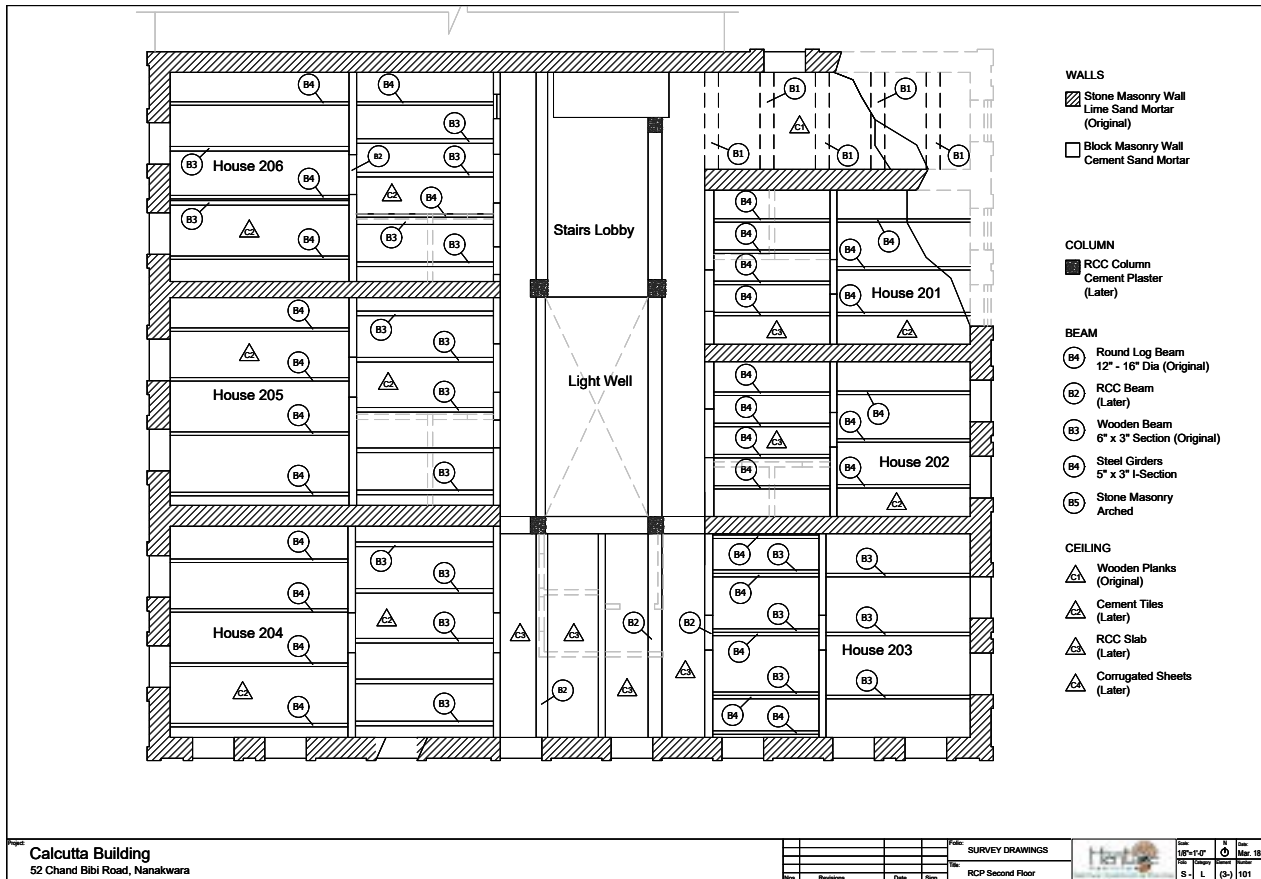


Reflected Ceiling Plan - Ground Floor

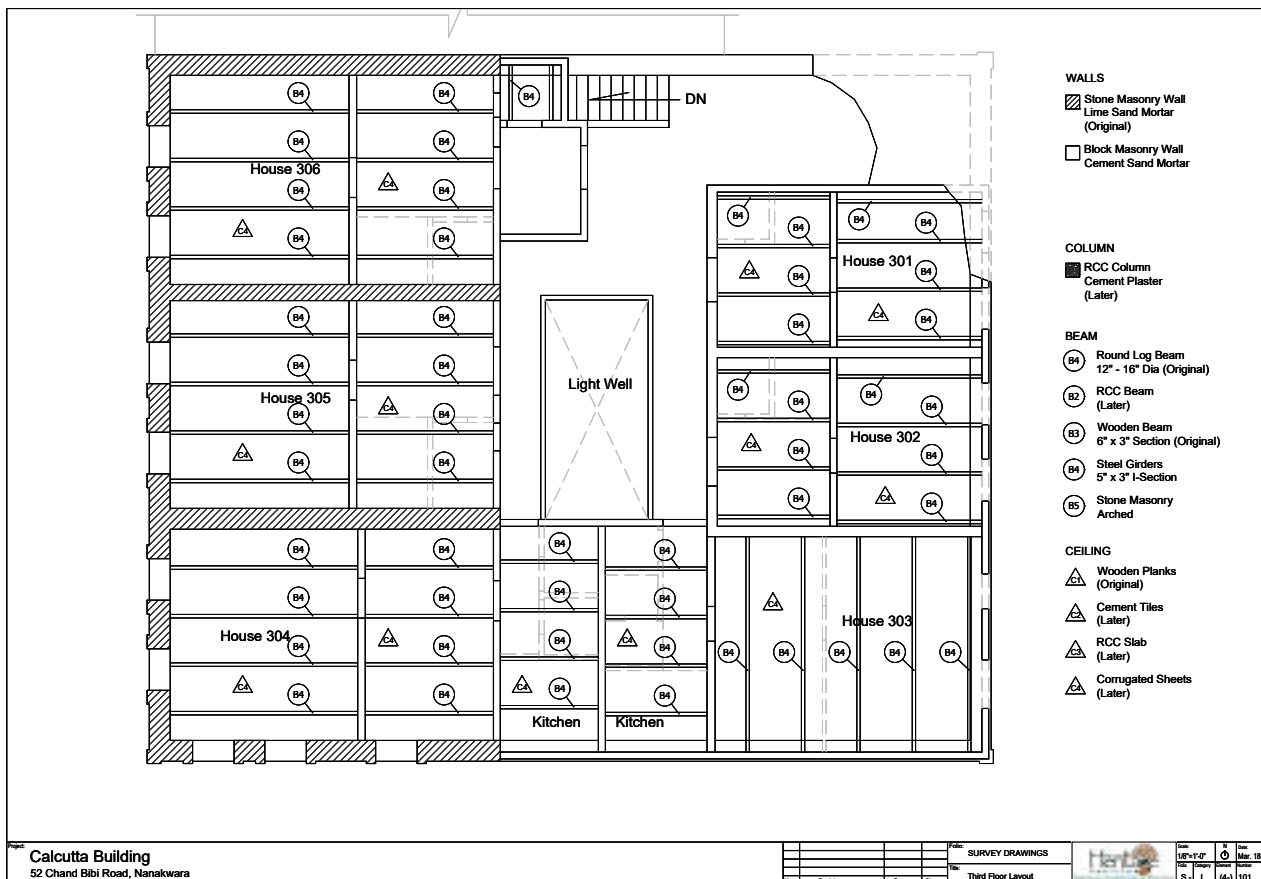


Reflected Ceiling Plan - First Floor

PRESENT CONDITION DRAWINGS

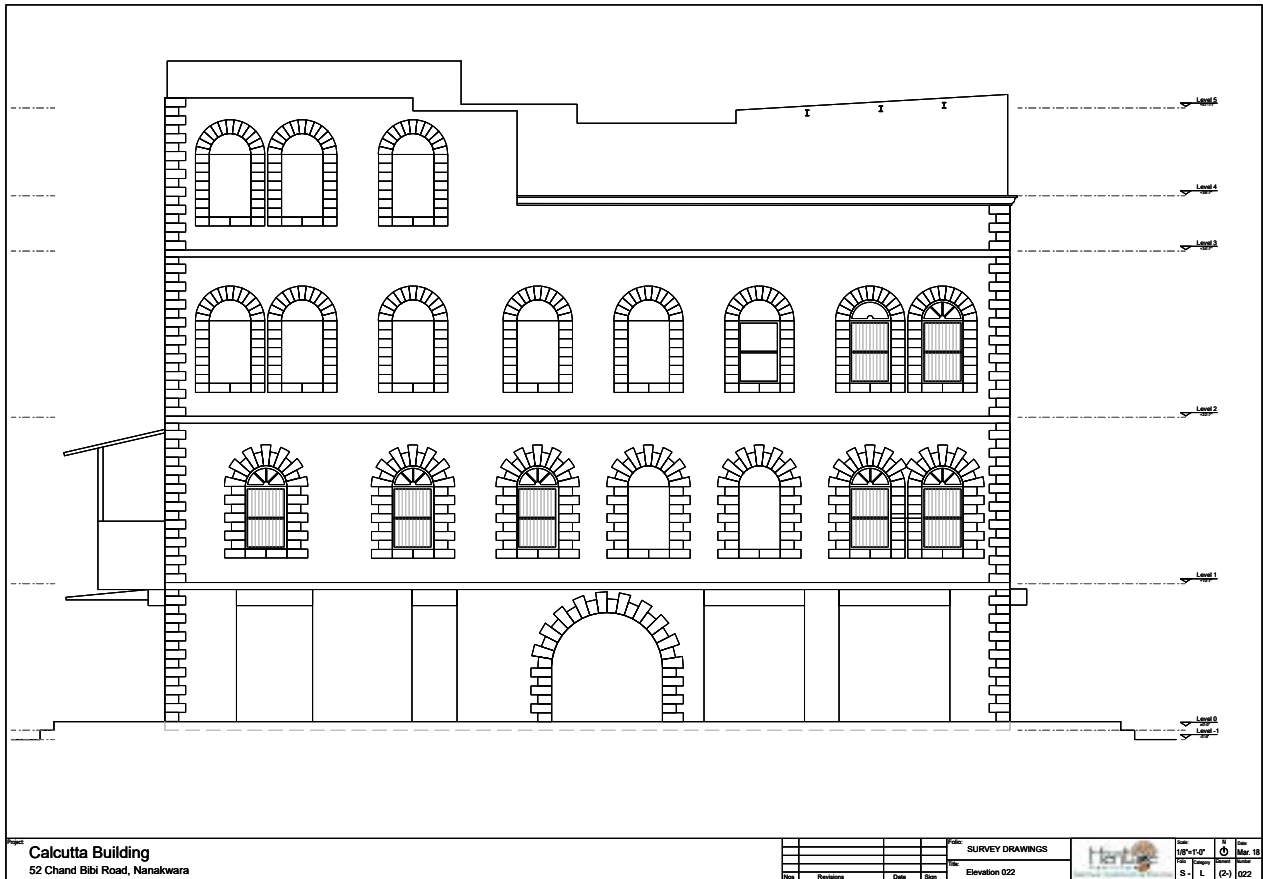


Reflected Ceiling Plan - Second Floor



Reflected Ceiling Plan - Third Floor

PRESENT CONDITION DRAWINGS

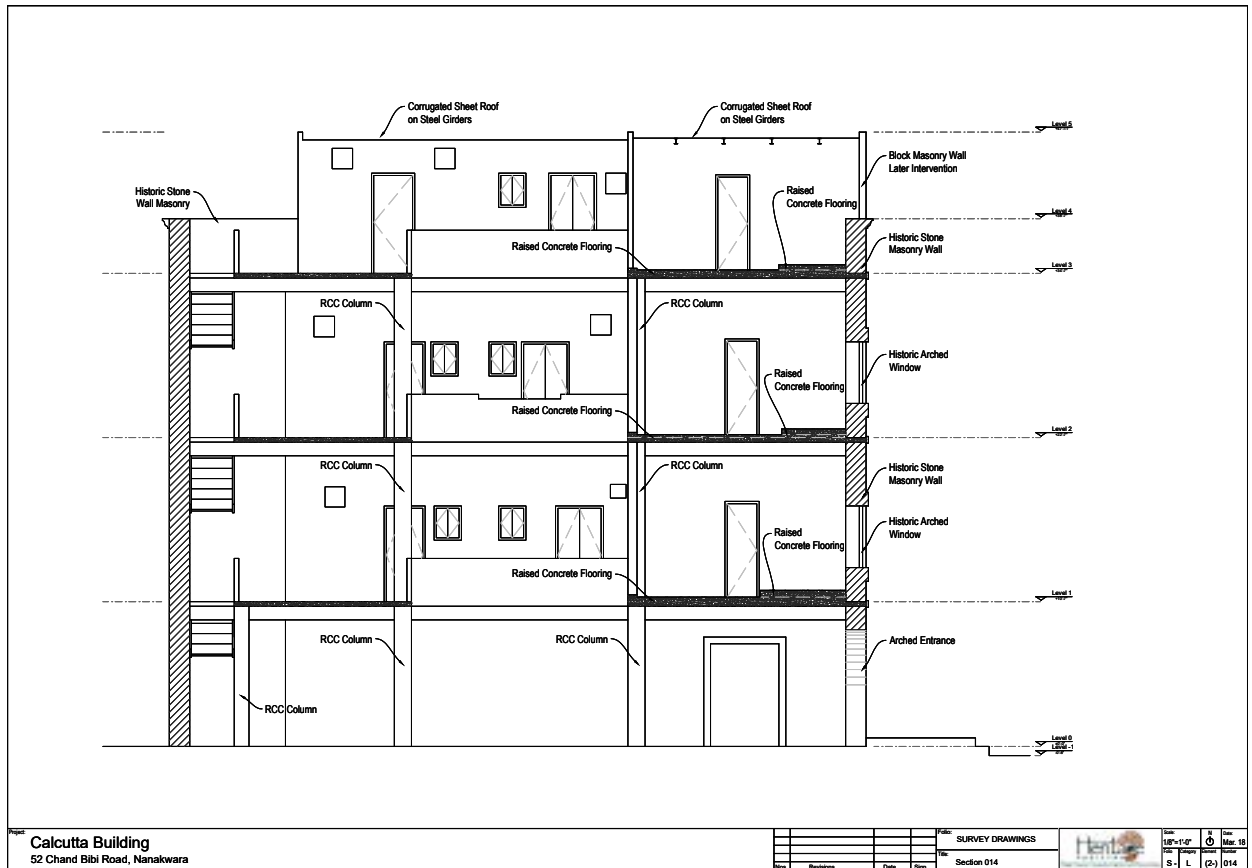


East Elevation



North Elevation

PRESENT CONDITION DRAWINGS



Section 014