

# Design Objectives and Strategy for the Adaptive Re-use of Shikarpuri Market

	Objectives	Design Strategy
1	To preserve the original spatial quality and characteristics of Shikarpuri Market, particularly the central atrium and the pitched wooden roof. Other walls, doors, windows, staircases and bridges should also be preserved as far as possible.	<p>The central atrium is retained to an extent that balances its multi-height openness with the commercial interests of the client. With the staircase and elevator bank originating in it, the atrium is used as an entrance lobby to the tower; the wood and terracotta tiles of its pitched roof are interspersed with glazing so as to create a visual connection between Shikarpuri Market and the tower. A further conceptual continuity is achieved with the theme of a central void repeated within the tower.</p> <p>Only its supporting columns penetrating the original Market, the tower sits astride the central atrium, and raised ten feet above the restored wooden pitched roof. Columns are placed close to existing walls so that spaces remain unencumbered as far as possible without compromising the tower's structural requirements.</p> <p>The two-way vehicular ramp, staircase and elevator bank are planned in the eastern end of the Market where the original structure had already been removed and replaced with more recent concrete construction itself in a state of serious disrepair.</p>
2	To preserve the structural integrity of the Market	Basement car parking has been avoided so that the foundations of the original structure remain undisturbed. Instead, parking is accommodated within the tower, necessitating the inclusion of a two-way vehicular ramp.
3	To emphasize the presence of the original façade on M.A. Jinnah Road	<p>To evoke the original urban presence of Shikarpuri Market, the façade incorporates a shaded arcade.</p> <p>The tower is set-back 26 feet from the original building façade opening on M. A. Jinnah Road.</p>
4	To restore to the façade of the Market its original aesthetic qualities and to respect the character of the façade in designing the tower	<p>In the proposed design, the advertising signboards and fascia of shops and offices in the front portion of Shikarpuri Market are arranged within a single orderly band above the arched colonnade unlike their present state of misalignment.</p> <p>The rectangular sandstone façade of the Market evokes monumentality through a uniformity of material and simplicity of profile. The M.A Jinnah façade of the tower seeks to emulate the original building through a frugality of materials: fair-faced concrete and glass-curtain wall.</p>
5	To respond to and draw upon the dynamic urban context of Shikarpuri Market	<p>The north-facing, M.A. Jinnah façade of the tower is glazed in order to gather maximum natural light for the offices. On the other-hand the south-facing I. I. Chundrigar elevation as well as the south-western corner are shaded under a terracotta <i>brise-soleil</i> shroud. The west façade is designed as a vertical array of terraces giving views over the port and gathering west winds.</p> <p>To provide a recreational space of generous openness and retreat from the commotion of the surrounding business district the roof of the Market is designed as a landscaped garden that can serve also as a food court.</p>