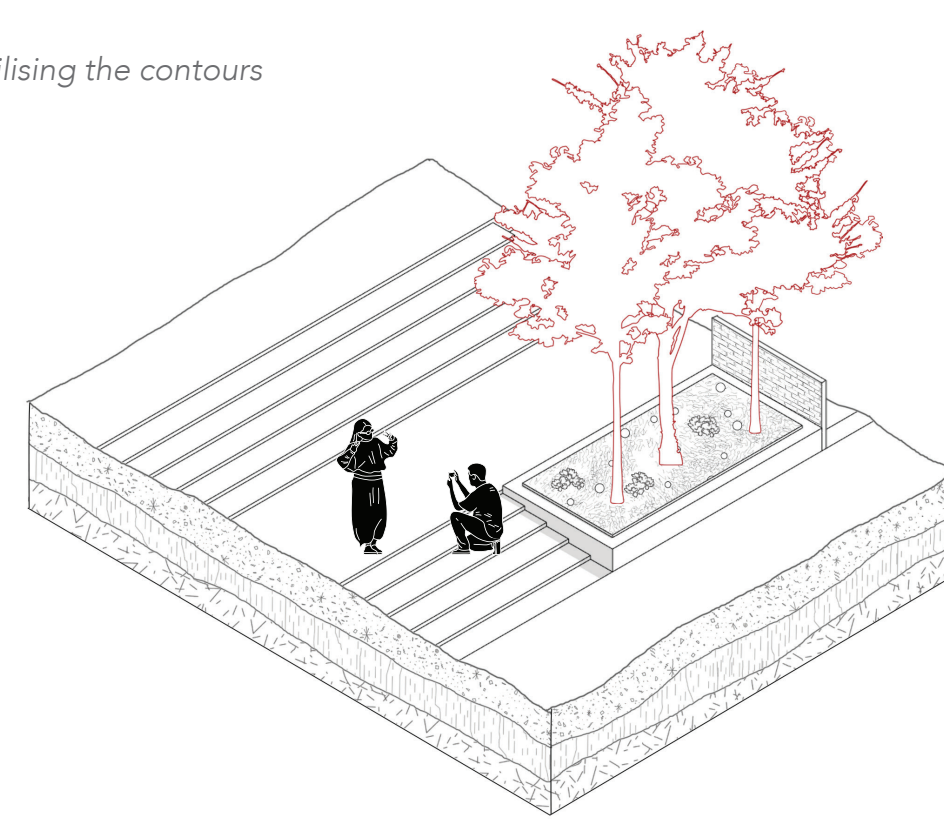


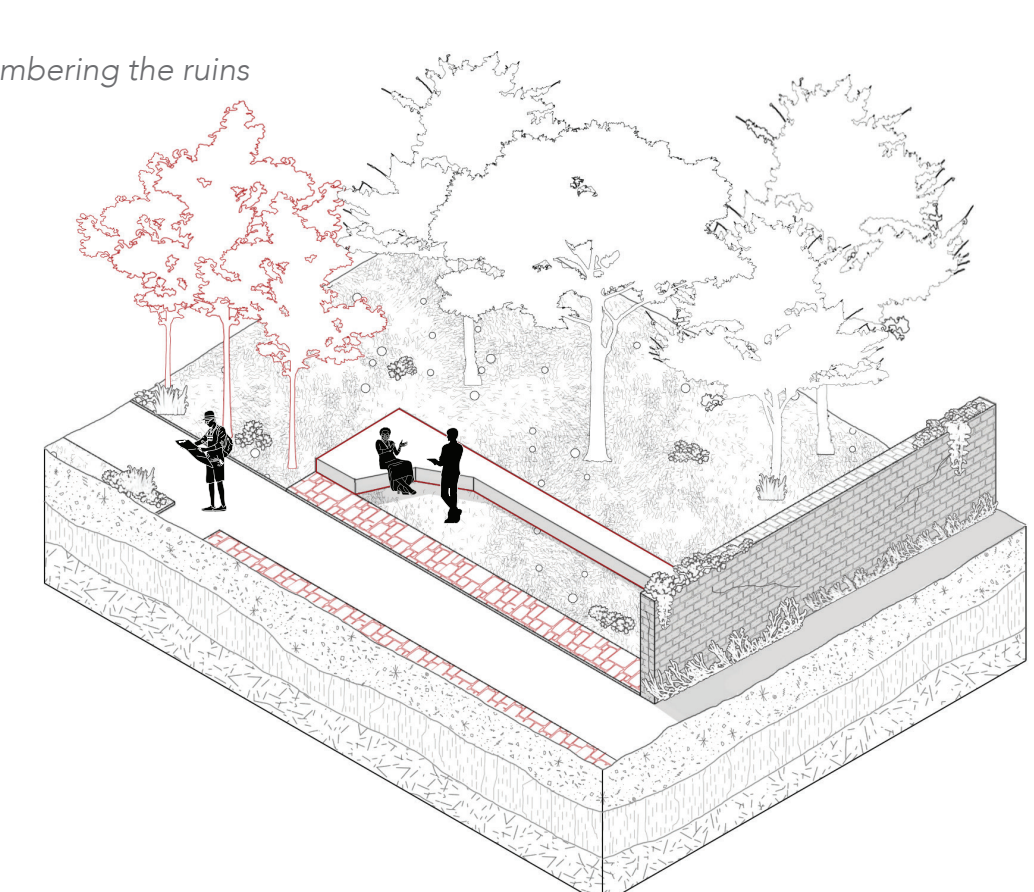
LANDSCAPE

The site has a variety of indigenous vegetation such as Ficus/ Banyan, Amla, Ashoka, Mango, Coconut palms, Neem, Ficus, Butea and Cassia among others. Path is created as per the position of ruins and the position of the trees. In order to make a natural look with lesser site intervention. The site has ruins of old buildings in various parts which has been emphasised through its urban footprint. The outline of the building shape is highlighted using pavements and trees. The addition of trees in the new open areas. The open spaces are created along the natural spaces where vegetation is scarce and also central to the site. Water bodies are introduced at the lowest contour as well as a subtank to the central pond.

Utilising the contours

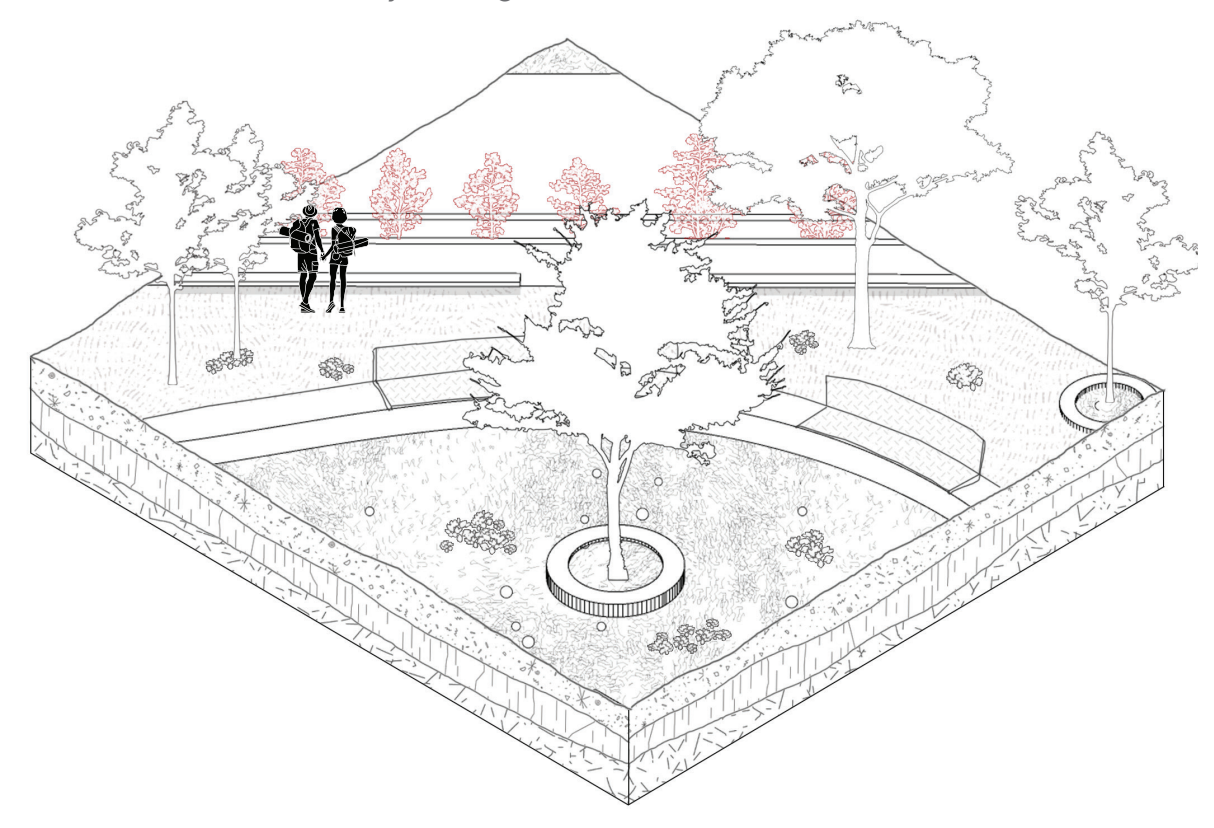


Remembering the ruins

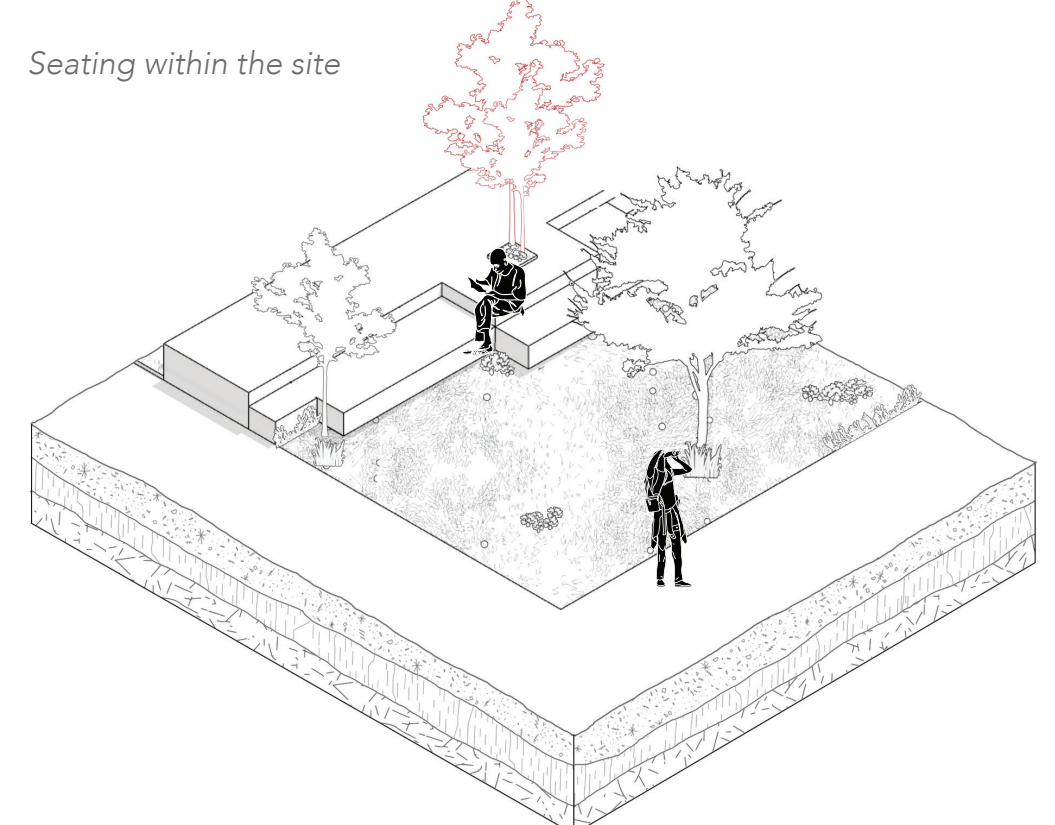


LANDSCAPE DETAILS

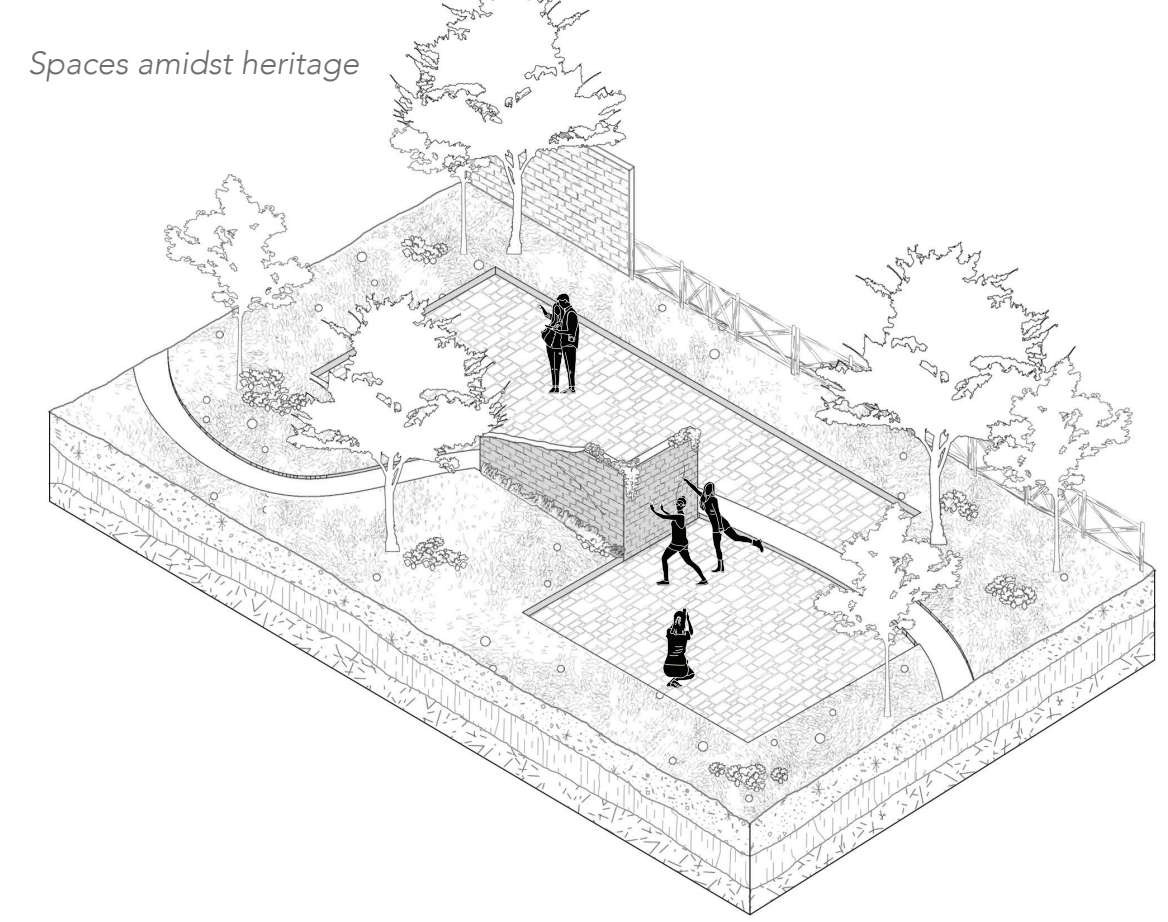
Soft Thresholds - Community seating



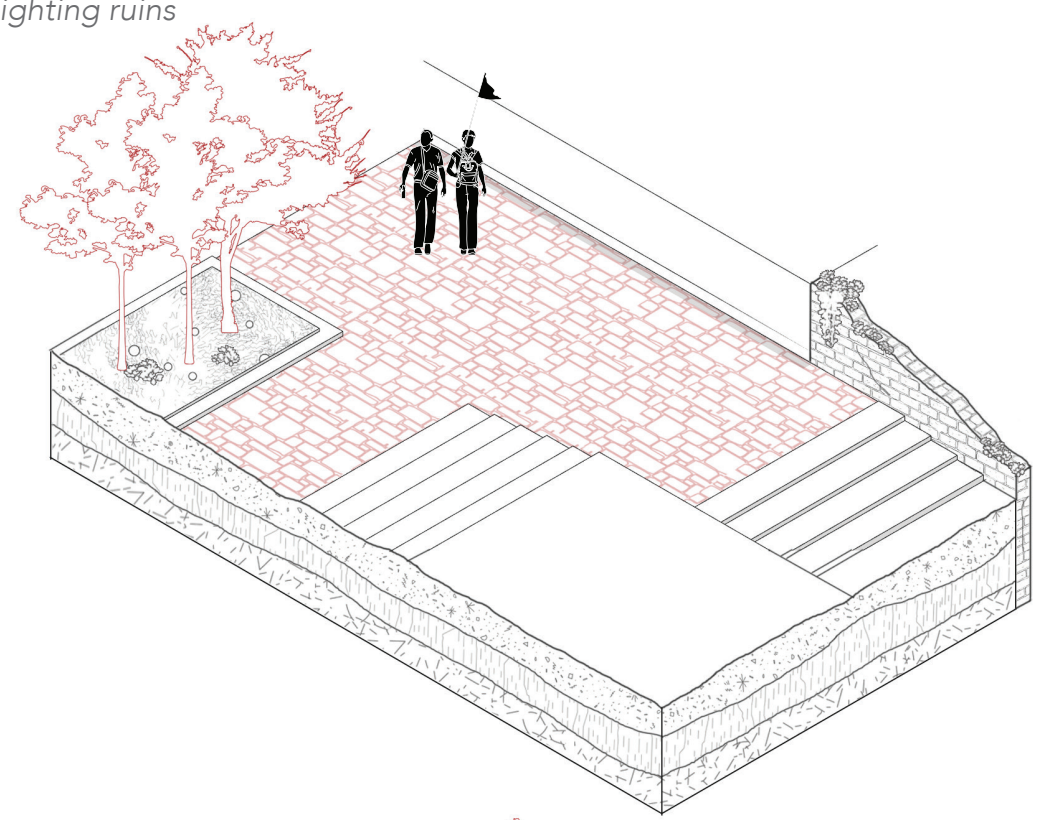
Seating within the site



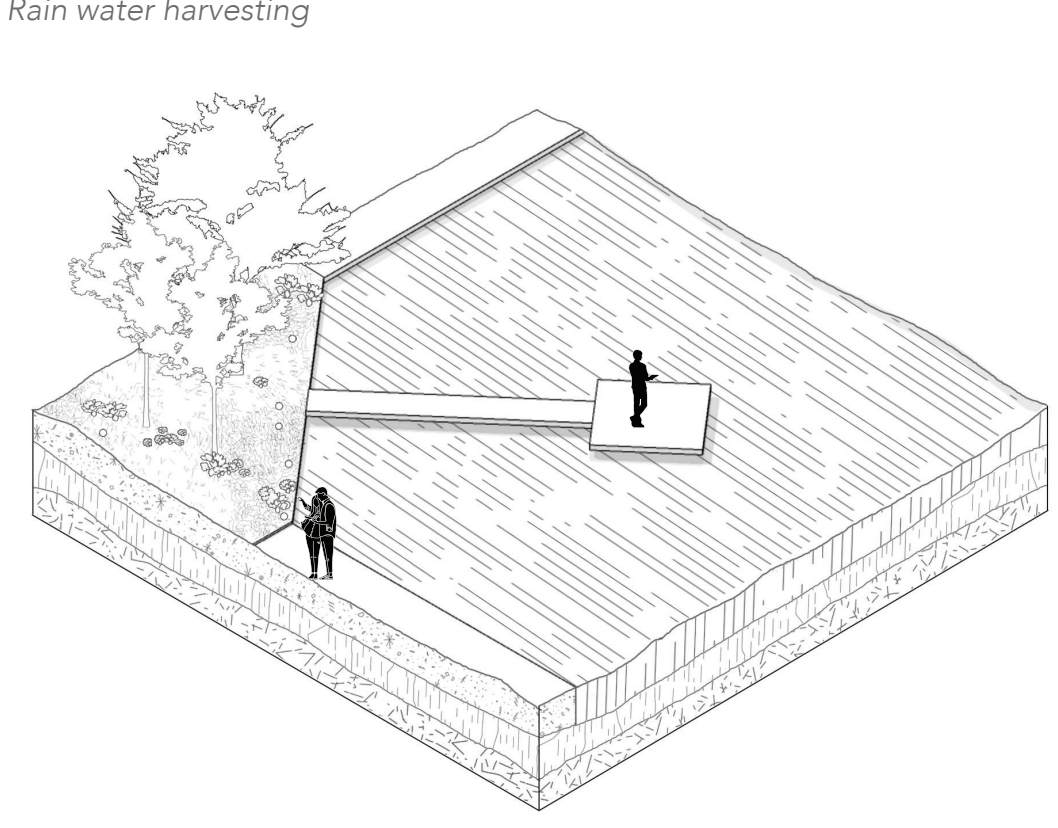
Spaces amidst heritage



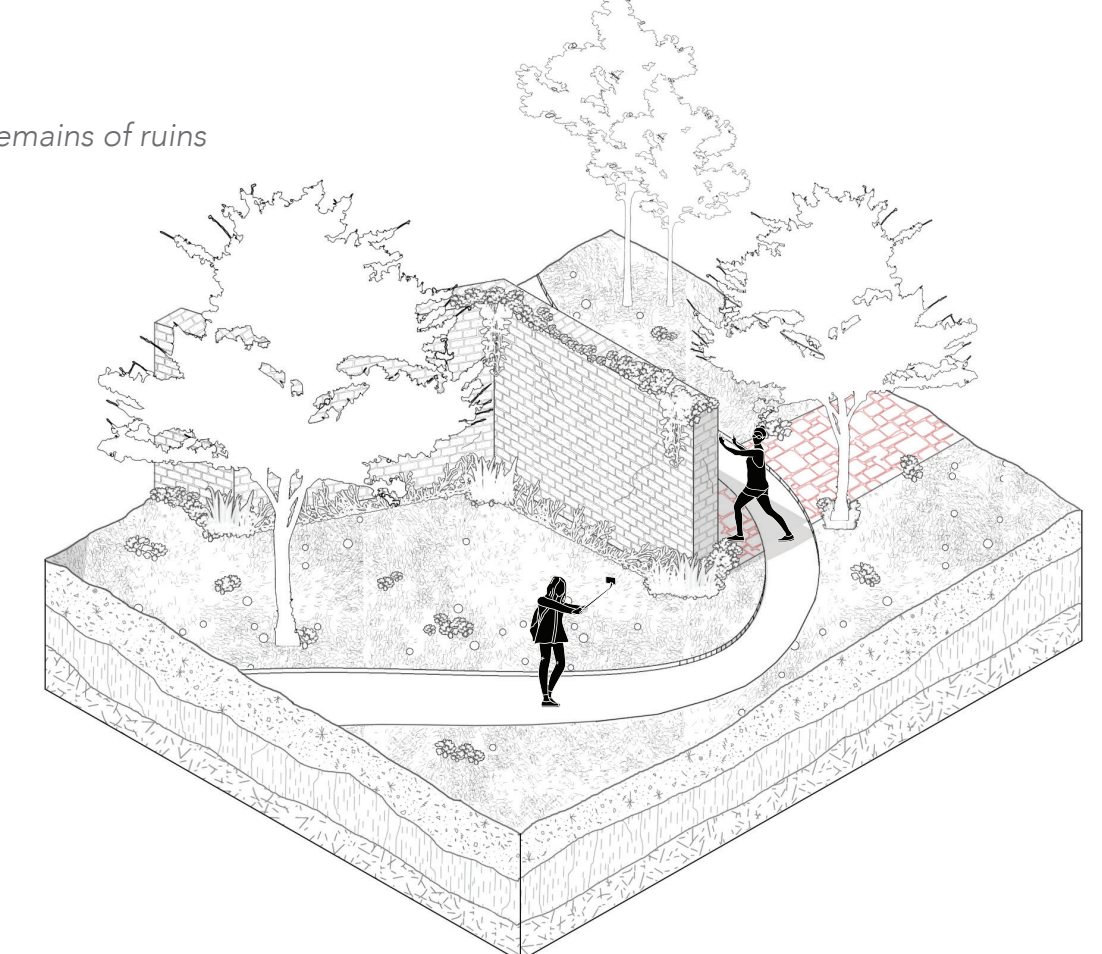
Highlighting ruins



Rain water harvesting

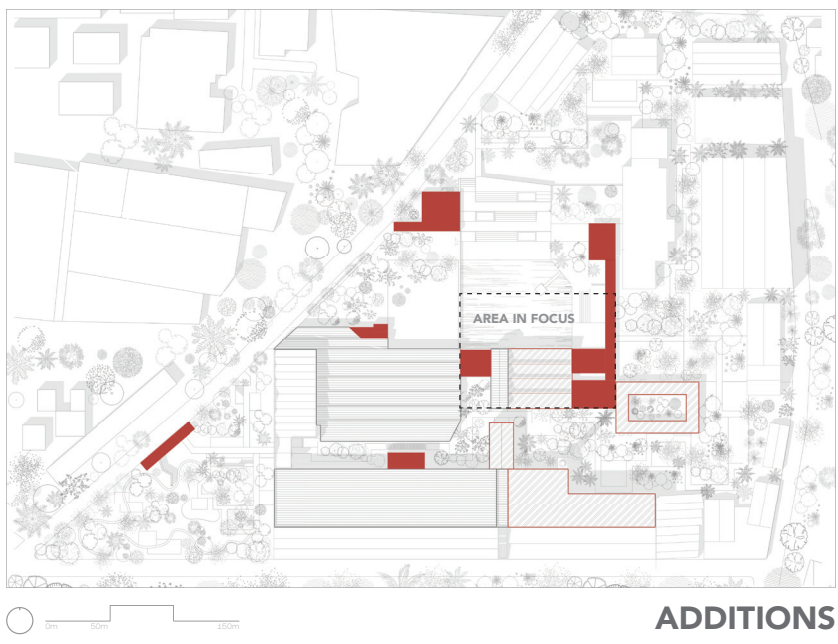


Remains of ruins



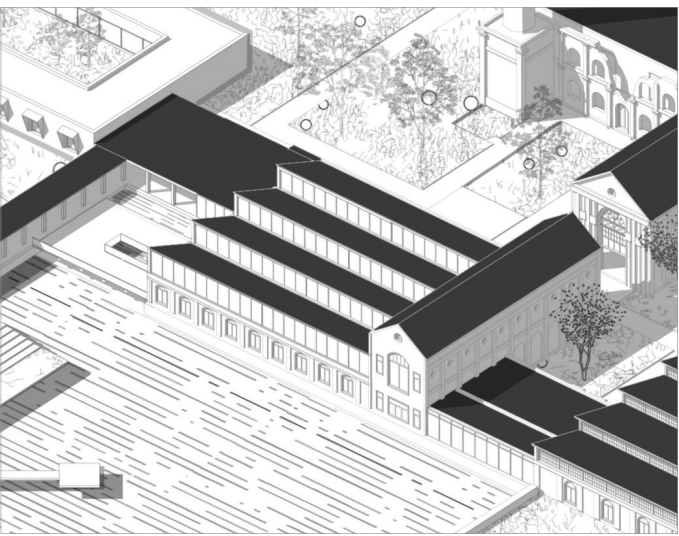
MASTERPLAN

The design encompasses a complete revitalisation of the old textile mills to accomodate a museum for the showcasing of the history of the prior mill district. It has spaces for art galleries, permanent exhibitions, craft workshops, travelling exhibitions, archives, library, NTC offices, boutiques, restaurant, amenities, visitor's centre, textile centre and heritage gardens with plaza spaces and pond. The main idea of the design was to retain the existing integrity of the building while replacing the dilapidated with contrasting elements. The indigenous vegetation has been retained and the paths have been created along it. The ruins are emphasised and the gardens provide for open spaces which is otherwise lacking in this part of Mumbai. The main part which is detailed is the restaurant, pavilion, art gallery and amenities part of the entire site in order to depict how the prototype of a heritage revitalisation would work in the indian context. The pavilion is a new addition to the existing structure so as to provide more definition and access within the site whereas the restaurant is a retained existing block with a replaced roof. The art gallery on the other hand is retained in its entirety with only small repairs and the amenities is partially re-developed structure.

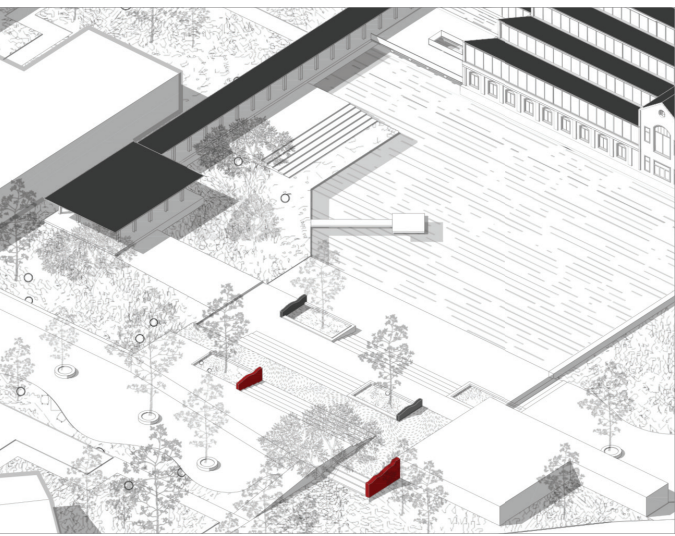


ADDITIONS

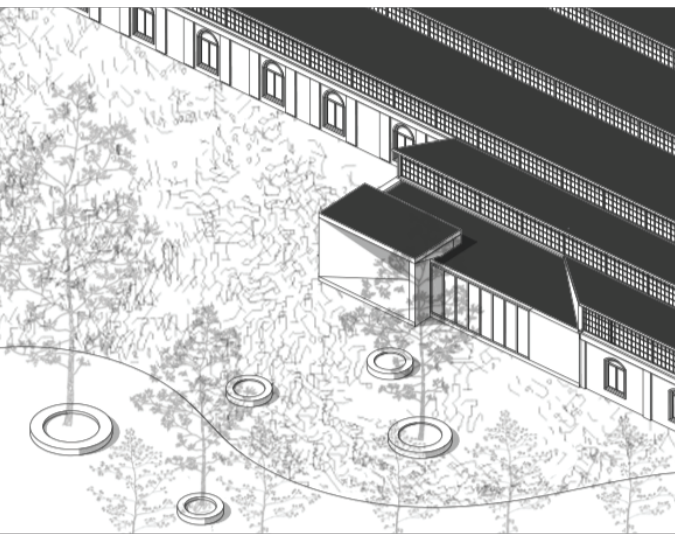
Restaurant, pavilion, amenities and exhibits



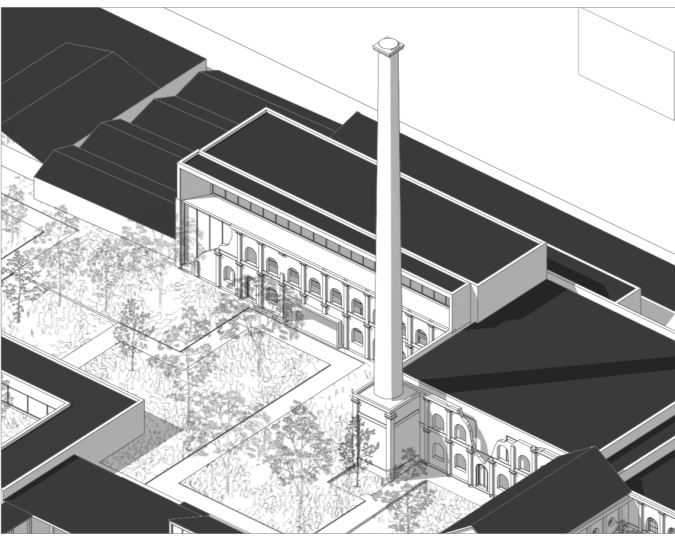
Heritage park and water harvesting pond



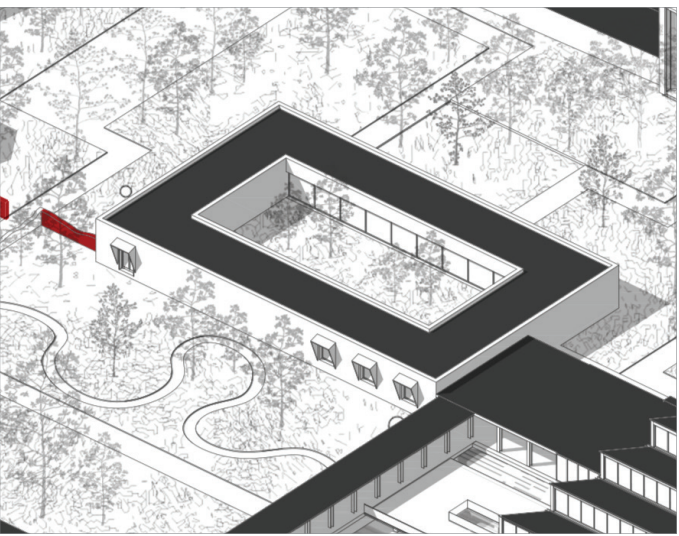
Open air space and services



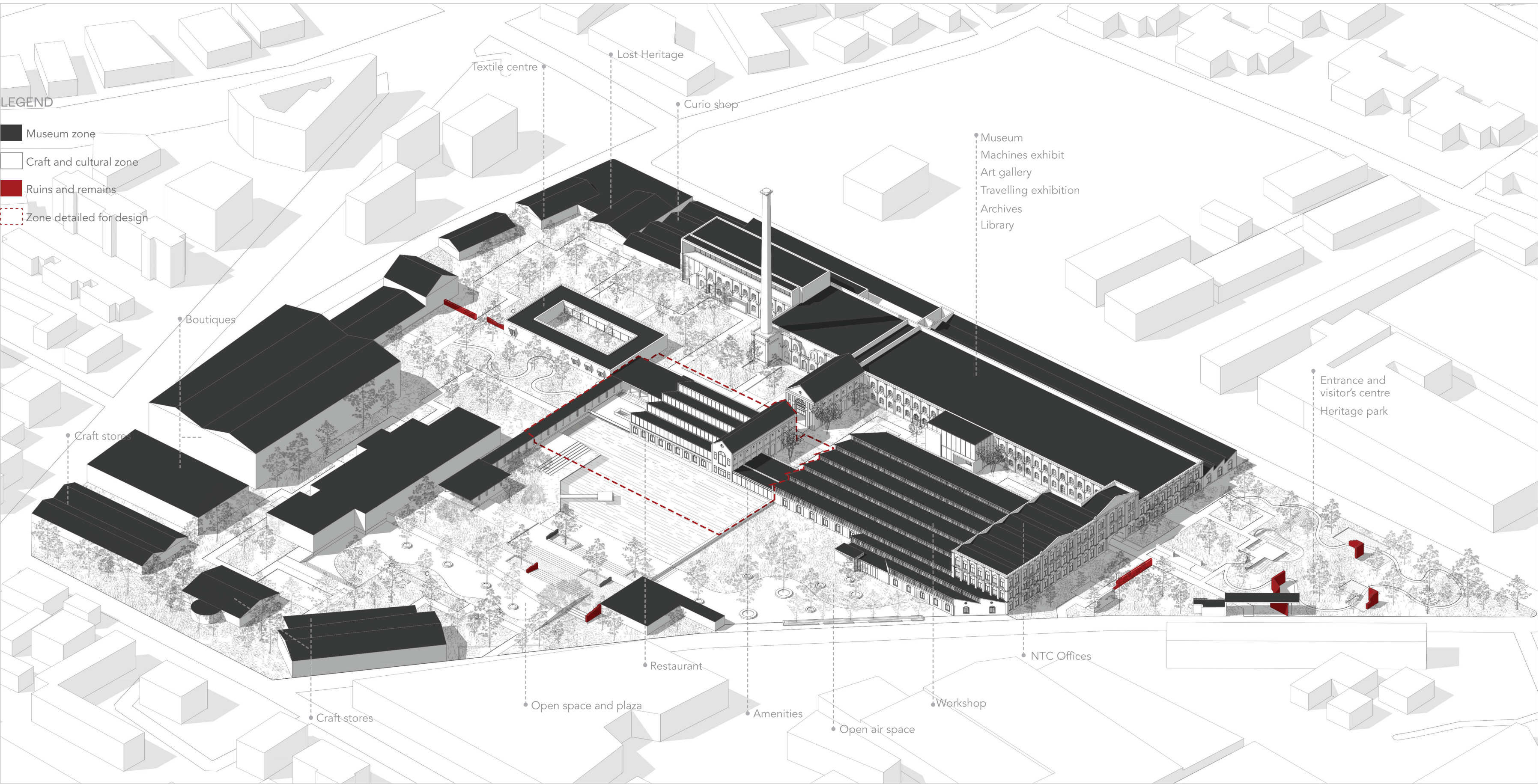
Museum, Archives and art gallery



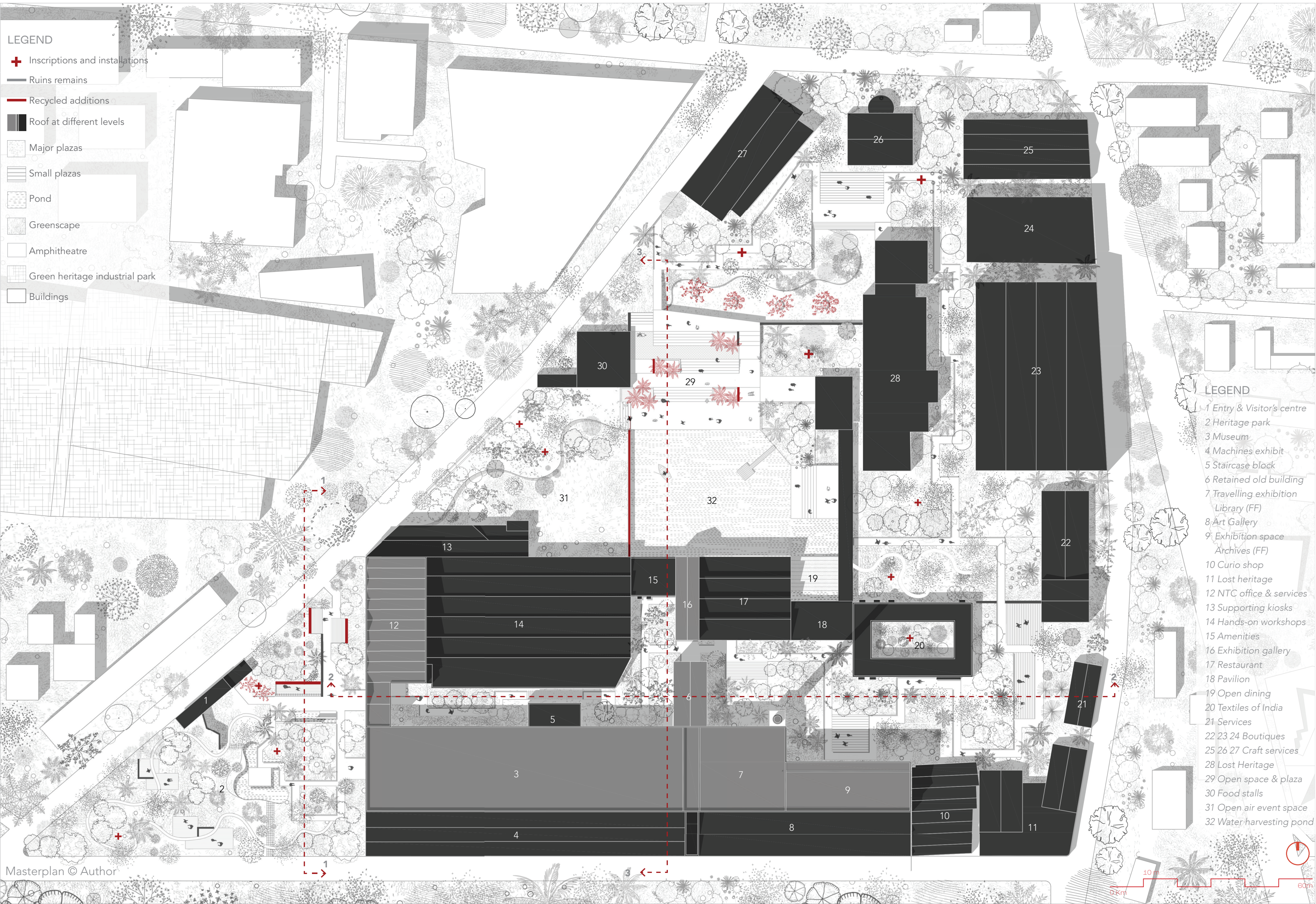
Textiles of India centre



AXONOMETRY OF THE SITE

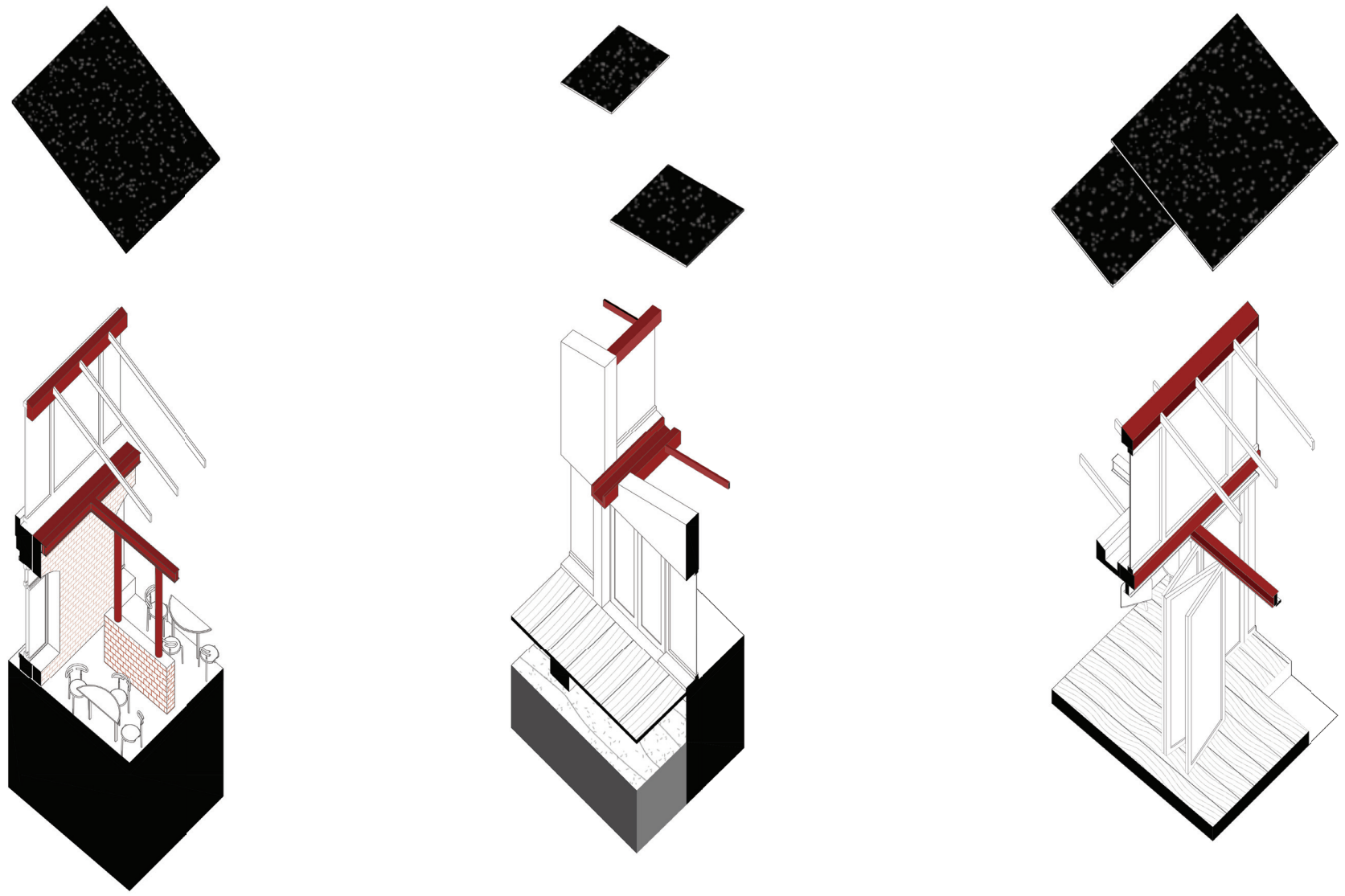
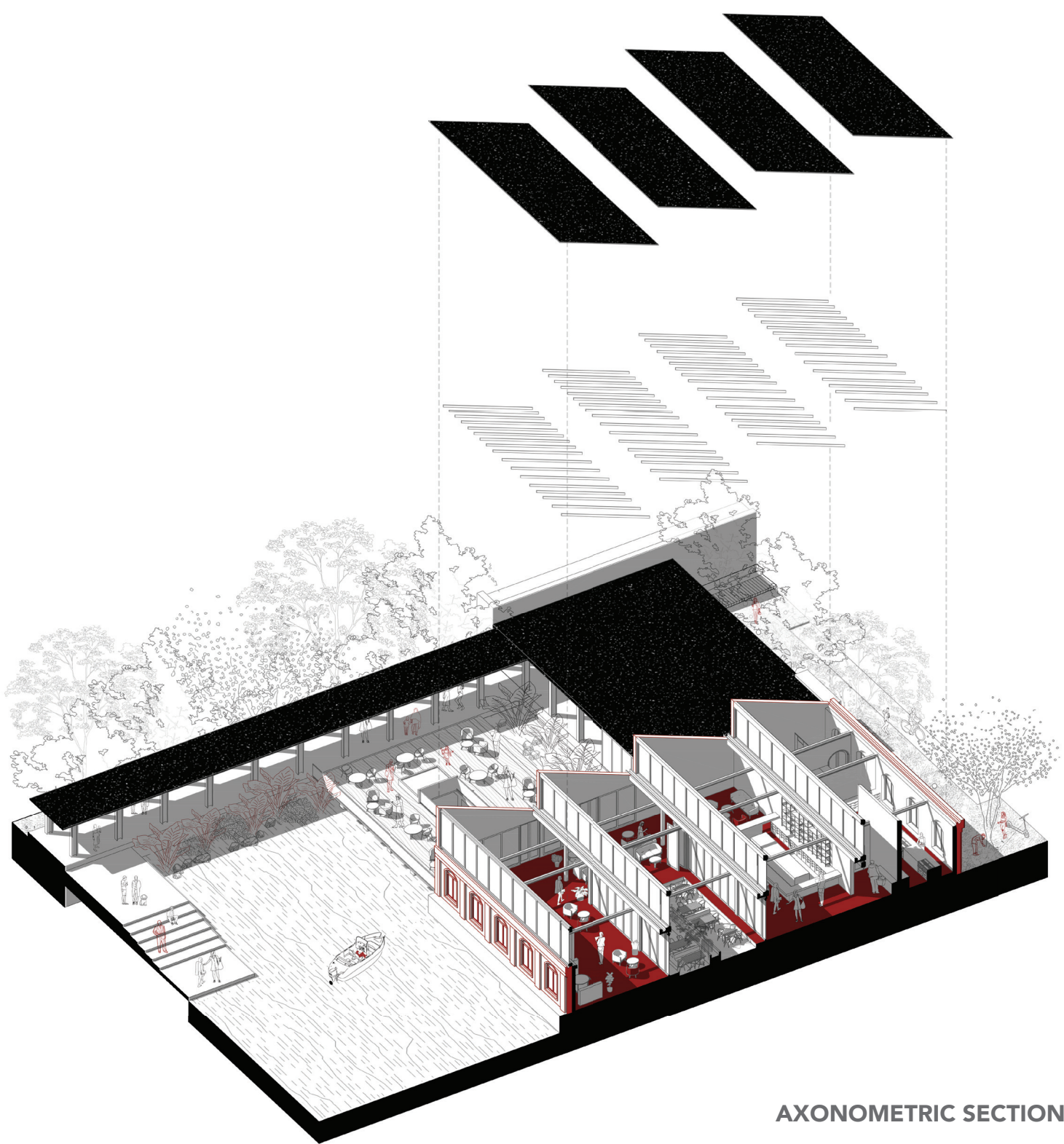


THE MASTERPLAN



DESIGN

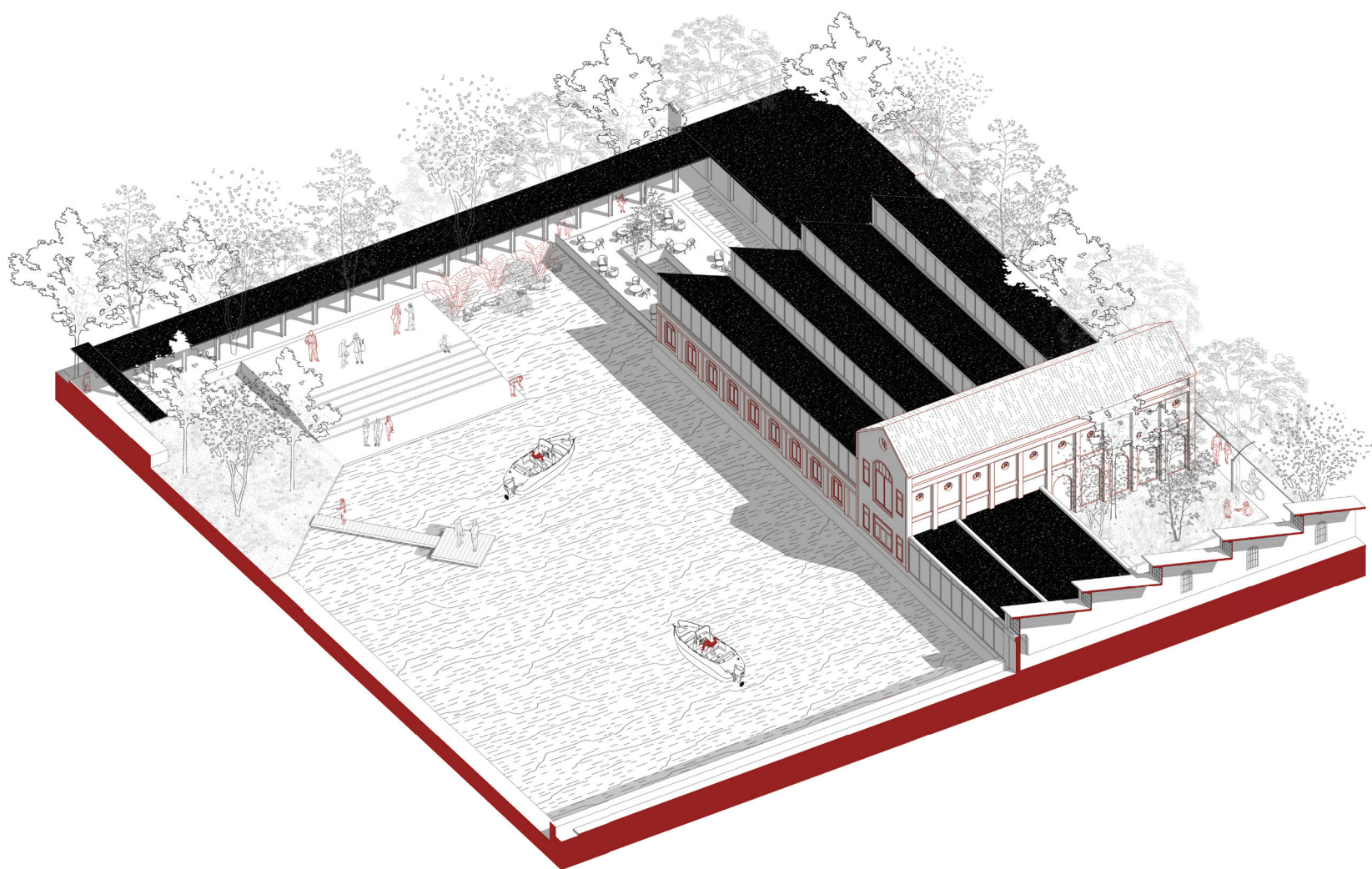
The concept of intervention is to preserve the building as such, without giving alterations to the main characteristics of the building. The main idea is to preserve the historic character of the building. For this, the layers of the building, which indicates the time it had stood are not altered. Hence, the detachment of plaster and hairline cracks on the structure are kept as such, without any alterations. The interventions are done in a way that prioritises minimal alterations to the building. The exposure of brick layers under the plaster, which got uncovered over time speaks of the decades the building has stood. Huge trees which are part of the elevations are also kept as such as it has now become part of the building over the years. These exposed bricks, cracks, and trees could tell stories of the years they have stood and witnessed the life of the building from being a busy textile mill to being abandoned and neglected over the years to being converted into a textile museum.



DETAIL 1: Connection to wall
JOINERY DETAILS

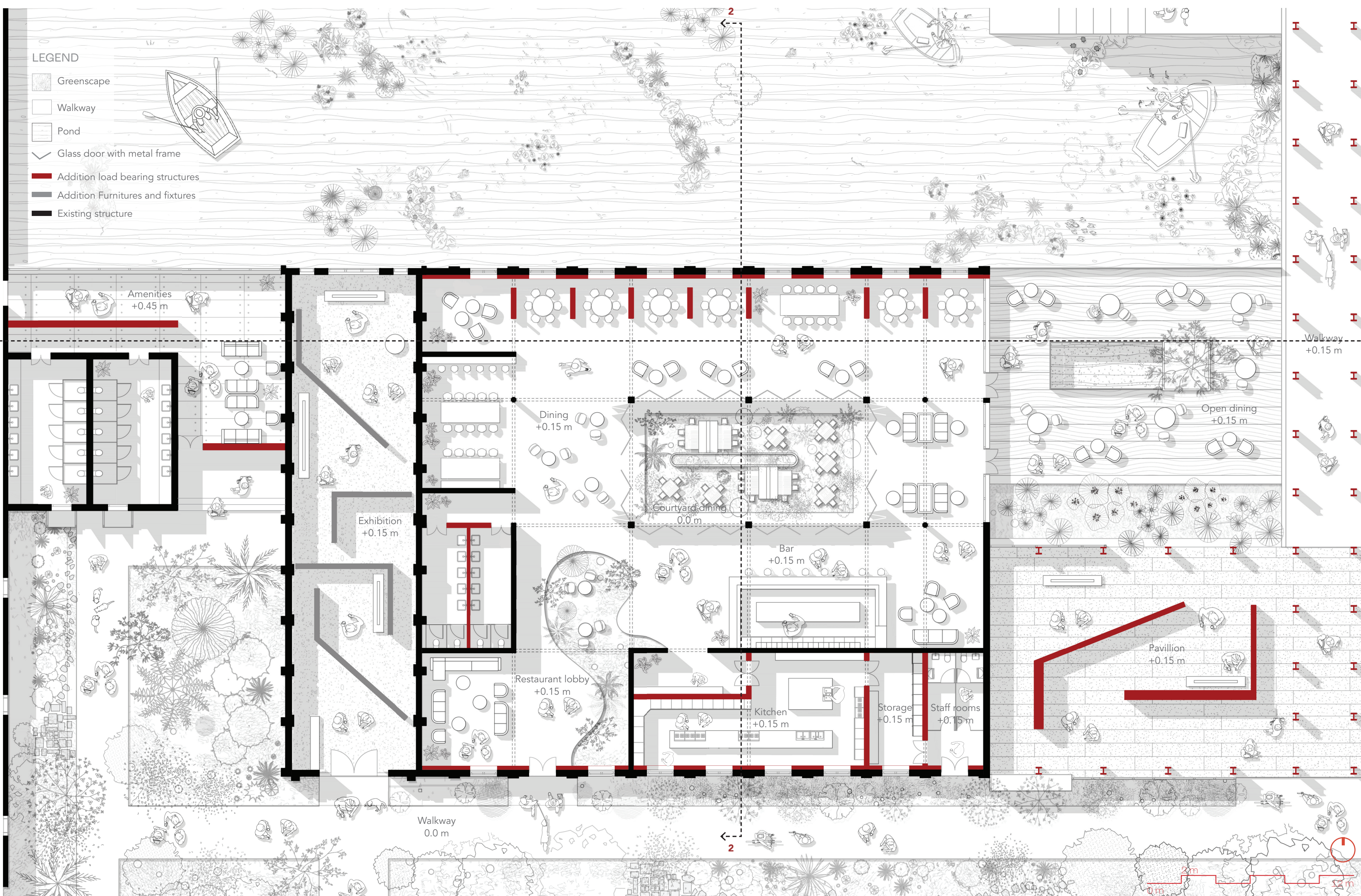
DETAIL 2: Door and roof

DETAIL 3: Roof and window



SECTION 1-1
0m 2m 12m

PLAN OF AREA IN FOCUS





View of Amenity block from pond



View of Textiles of India block



View of restored ruins on site



View of Museum block



View of Restaurant



View of new stair block



View of landscape in heritage pond



View of Entry to Museum

MATERIALS AND DECAY STUDY



Building materials in the South elevation of the area in focus © Author

LEGEND



Decays on the South elevation of the area in focus © Author

Scale: 1:200
0m 2m 12m

MATERIALS AND DECAY STUDY

LEGEND

- 1. Clay tile roof over timber truss
- 2. Iron decorative casting for window
- 3. Glass
- 4. Wooden window frame
- 5. Stone plinth
- 6. Brick wall with lime plaster
- 7. Brick pilaster with lime plaster
- 8. Detailing in lime mortar over brick



Fig. 279 Building materials in the North elevation of the area in focus © Author

LEGEND

- 9. Biological Patina
- 10. Efflorescence and Sub-efflorescence
- 11. Detachment (of plaster)
- 12. Deformation
- 13. Hairline cracks
- 14. Stain
- 15. Biological colonisation
- 16. Spalling
- 17. Differential Degradation¹



Fig. 279 Decays on the North elevation of the area in focus © Author

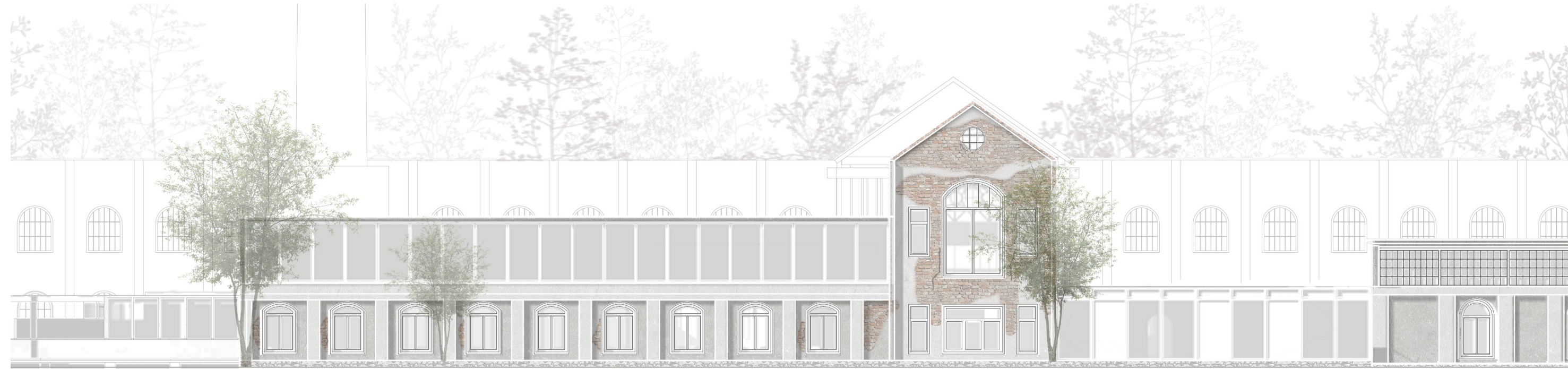
Scale: 1:200
0 m 2 m 12 m

TRANSFORMATION

EXISTING
Area in focus, South elevation



AFTER INTERVENTION
Area in focus, South elevation



TRANSFORMATION

EXISTING

Area in focus, North elevation



AFTER INTERVENTION

Area in focus, North elevation

