Re-Thinking Townhall Market as An Urban Marketplace to Meet the Future with It’s Lost Vibrant

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Abstract

With Flourishing Time, Thriving Technology and Ever-Growing Demand the Rural Fabric of Bangladesh is Transforming into Urban Districts Faster Than We Can Comprehend and Accommodate the Traditional Integral Functions of Haat-bazaars Into Our Neighborhoods. A City Begins with People Living Together, forming a Neighborhood and Developing a community. In Rural Context (Haat-bazaar) Have Been the Focus of Cultural and Physical Fabric of a Village and Other Public Functions Grow Surrounding It to Create a community. In Urban Neighborhoods These Bazaars Exist Out of Need but Fail to Adapt to Urban Scale, Demand and Context. Thus, It Loses the Traditional Features of Openness and Spontaneity Since It Has No Guidelines on Adapting into an Urban System. Consequently, Bazaars Face Traditional Identity Crisis and It No Longer Remains the Center of a Community as It Once Used to Be. Townhall is an Old Neighborhood Node in Mohammadpur Where the Elements of the Neighborhood Center Such as, Ward Councilor Office, Bazaar, Market, Mosque, Library, Playground, Park Etc Exist but Faces Structural Vulnerability, Political Dispute, Lack of Integration, Safety and Security. In 2004 Dhaka North City Corporation Has Decided to Renovate 13 Markets That Were Built in 1950’s and Are Structurally Failing, Posing Threat to the Users. Townhall Supermarket in Mohammadpur, is One of the Markets Which Are to Be Demolished and Rebuilt as a Multi Storied Modern Market. However, This Site Has the Potential to Be More Than a Mere Market but the Center of the Neighborhood Community if the Different Functions Are Thoroughly Analyzed and Integrated. The Aim is to Redevelop the Area by Rejuvenating the Functions, Preserving and Connecting the Open Spaces; Thus, creating a Vibrant Neighborhood Square Where the Community Market/bazaar Would Be at the Center. The Prime Objective Was to Preserve the Informal Characteristics of a Traditional Bazaar Bringing a Systematic Balance into the Different Types of Formal and Semi-formal Markets and Municipal Functions. The Necessity of an Urban Square to Hold Outdoor Public Events and Festivities and Have Been Considered a Top Priority as the City Demands More Open Spaces That Can Hold Activities Created by the Urban Built Programs.

Keywords: Townhall market, infrastructure, hat-bazar, urban development, community, public plaza, urban square, municipal function

Project Brief:

Dhaka city corporation (dcc) owns 36 markets in the capital. In 2004 dcc decided to renovate 13 markets that were built in 1950”s and are structurally failing, posing threat to users.
Townhall bazar in Mohammadpur, is one of the supermarkets which are to be demolished and rebuilt as a multi storied modern market. Established in the 1950’s, the two storied supermarket contains kachaa bazaar, market, and ward councillor office along with other mixed-use shops and offices. It faces shaheed park central mosque along with shaheed park field. The total study area is 5.5 acre.

Client: Dhaka north city corporation (DNCC)  
Site location: Townhall, Mohammadpur, Dhaka  
Site area: 5.5 acres  
Existing function: bazar, market, ward councillor office, offices, mosque. Library, play field.  
User group: inhabitants of local and surrounding neighborhoods

1. Project Introduction:

Civic architecture is governmental building at the centre of the community to serve the community people of the village, town or city. It may contain single or multiple public functions with civic plaza and sometimes becomes the symbol of the town. As the idea of civic identity cultivated its” physical manifestation reflected in ancient Greek agora and roman forum. They had administrative function enclosed and public functions surged towards the city with courtyards and shaded arcades. The agora and forums became such a popular identity of civic buildings that later in European and American civic buildings kept following.

The traditional architecture. With colonization and western influence Indian subcontinent built their civic building with western notion and styles of architecture having no relation with the local identity. Under similar tradition town hall super market was established in 1950 in Mohammadpur, a residential town of Dhaka metropolitan city.

Town hall super market, as the name suggests the building is implied to be a town hall with a super market serving the local neighborhood serving both socially and politically. Supposedly, it is an ideal place for people gathering and social interaction. However, the identity of a place is not defined by only its name but also by its use. To understand and evaluate townhall supermarket’s use and identity we must analyse the functional, political and social identity of the site.

What is townhall: town hall is a municipal building used for the local government where meetings are held at which a politician or public official answers questions from members of the public.

The main function of a townhall is townhall meetings where the government interacts with each other and with the public.

What is super market: according to oxford dictionary, a super market a large retail market that sells food and other household goods and that is usually operated on a self-service basis.

Town hall as super market: after townhall building was established it functioned as a market not as the official civic building a town hall is supposed to be. During 1970 71 kacha bazaar which is an open-air food market was added. Later shops and various offices added to the market. Townhall developed as a mixed use formal and informal marketplace. The function of market is not only trading and commercial benefit but it also creates opportunities for interactions and gathering thus transforming into a public space.
Problem statement:

- **Identity crisis:** The townhall contains the city council office and it should work as a town hall should. However, due to unplanned functional structure the office is unable to perform as a civic building which should promote public gathering and discussion. Even though the name of the area is town hall the function of the site is mainly market both open and indoor. The site is known to people around the city as a bazaar not as townhall. People do not ask twice about why the site is named town hall and the use is not. One of the reasons for it is that the local People do not know the functions, nature and social implication of a building called town hall. As western cities and towns, town halls are not built in Bangladesh. As the name suggests the site functions properly as neither town hall nor supermarket. A big portion of it is bazaar and multifunctional cluster of small shops. In the circumstances the site begs the question of what it is and it should be.

- **Structural vulnerability:** The building was built 60 years ago the structural condition is deteriorating putting hundreds of people in risk. The building fabric reflects the degradation both internally and externally with washed out plaster of the slab revealing the steel reinforcement ex to environmental decay. Ventilation and lack of natural light is another significant problem. The ground floor markets inside have no system for natural light entry and the whole space gives an impression of bring underground. Lack of windows creates a huge problem for ventilation. Poor mechanical ventilation have been installed to improve the situation But it has very little effect. Instead of addressing this issue the government had attempted a restoration work in 2011

- **Political dispute:** The whole site is owned by the government however, most of shops and markets are led by leaseholders. Even if the government has development and redesign plans the local leaseholders do not trust the government and are not allowing them to demolish the building.

- **Underutilized open space:** There are several open spaces waiting to be utilized however at the moment they are not open to public. Some are open but not accessible and safe for everyone. There is a huge opportunity for a connected neighbourhood parks and open spaces.

**Town hall market gradual development over the years:**
Scope of the Project:

1) A Unique Site to Study the Co-existence of Town Hall and Bazaar Together Situated in Dhaka and Potential Emergence of a New „town Hall-market” Typology Suited for Local Context and Climate.

2) A Scope to Study the Functions of Bazaar (Traditional Open-Air Market) and Supermarket (Modern Indoor Markets) Work Together.

3) Designing a Framework Built for Multifunctional Public Programs Which Could Be Used as a Model in Similar Functional Typology

4) It Has the Potential to Grow as a Public Gathering Place for the Neighborhood by Linking Open Spaces.

5) Great Potential for Community Service by Providing Local Needs and Demands and a Public Space That Would Hold the Community

Aims and Objective:

The Aim is to Renew the Area by Rejuvenating the Functions of Town Hall and Marketplace with Redesign and Redevelopment, Connecting Them with Public Spaces That an Urban Neighborhood Desperately Demands

Objective:

1) Study the Existing Functional Relation Between Bazaars, Public Markets and Offices to Understand the Traditional Bazaar Morphology

2) Study the Characteristics of Public Functions, Public Space and Where the Characteristics Are Stronger Than Other Places and How They Affect Each Other.

3) Finding a Design Layout/framework of How Multiple Public Functions of the Site Should Coexist

4) Reinstating the Function of Town Hall in the Site; Studying the Town Hall Morphology That Reflects the Town and Goes Best with the Site in Context

5) Opening the Access and Vista to the Open Spaces

2. Literature Review:

Source: Dhaka Structure Plan
The Existing Detail Area Map of Mohammadpur

Source: Final Report. Preparation of Detailed Area Plan (Dap) for Dmdp Area: Group-c, Rajuk
The Proposed Detail Area Map of Mohammadpur

Source: Final Report. Preparation of Detailed Area Plan (Dap) for Dmdp Area: Group-d, Rajuk
Neighborhood:

Ward No 31 Consists of Seval Neighborhoods. The Neighborhoods Here Are Formed Through Streets With 4-5 Storied Buildings Facing Each Other Sharing the Immediate Street. The Sense of Neighborhood is Established by the Children Who Regularly Play in the Streets.

Neighborhood Definition

Successful Cities Are Made With Successful Neighborhoods. Neighborhoods Should Be Compact, Safe, With Environmental and Psychological Comfortable Environment for the Dwellers.

The Neighborhood Community is Developed When the Users Have Common Urban Amenities, Facilities and Place to Share.

Community Facilities Serve the Basic Needs of Residents and Are Essential to the Liveability and Investment Potential of the City. With Respect to Neighborhood and Community Design, They Can Provide a Focus for Activity and, by Doing So, Contribute to the Definition of Each Neighborhood or Community's Character. Policies in the Framework Element Provide the Opportunity to Locate Community Facilities in a Manner That Reinforces or Defines the Character of the Communities or Neighborhoods in Which They Are Located. Given Current Fiscal Constraints, Facilities Could Be Shared and Financed/developed by Non-traditional Means.

The Townhall Bazaar is Used by Several Neighborhoods from Both Mohammadpur and Lalmatia Areas. The Community is Knit Through the Town Hall Area with Its Several Civic and Cultural

Islamic City Morphology: As the Townhall Site Consists Commercial, Religious Functions Alongside Public Space, Other Cities and Towns with Similar Concentration of Typology of Building Functions Have Been Reviewed. Traditional Islamic Cities Have Similar Religious and Commercial Practices and Social Behavior.

Town Square:

Figure: Studying the Morphology of Cities and Towns and the Functional Conetration of Town Center

Combining Asian and Western City Morphology We Can Come to the Conclusion That Civic, Commercial, Religious and Public Spaces All Create a Town Center or Square Which Holds and Knits These Functions Together In a Town Center Civic, Commercial, Religious, and Civic Space Exists to Complement Each Other Functions. In the Study Site Townhall All of the Functions Exist Except the Govt Offices.there Are Separate Entities of Building for Each Functions, However the Civic Functions Such as the Councilor Office, Housing Authority,
Political Party offices were built on top of the functions. A separate functional space is needed for the Government Offices. There is a possibility that these functions could be provided their separate identity using the site name. Even though the site is called Townhall however, the functions of a proper Town Hall do not work here. If the existing civic functions could be part of a Town Hall then a pace could be provided for the Govt authorities and public interaction as well. However, the validity of a Town Hall is questionable in the site since it is Western Philosophy and is not practiced here. In this scenario, a Town Hall could be established considering political, social context and size and scale of the project site area.

Trends Since Late 80s in Dhaka City:

By this time, developers started to enter the land market and started to construct shopping centers owing to the high demand. Shopping centers were now emerging at every residential area. A growing demand for modern malls was evident at this phase. With privatization at its peak many unplanned shopping centers started to emerge. These centers were very much influenced from the Western World. The main priority of these malls was to have a modern outlook with expensive imported building materials. Retailers started to bring in imported goods to sell at these markets, which caused these centers to become successful malls for the population that could afford the products. These malls that environmental and economic impacts.
2. Central Nerve of the Dhaka Mega City, Presently Covers More Than 25 Percent of the Total Land Area of Mega City. In Fact, After the Liberation War, the Physical Feature of the Main City Has Been Changed and Covered by Rapid Development Both by the Government and Private Sectors.

3. These Include Development of Commercial, Industrial, Educational, Health, Communication and Residential Sectors. Presently the City Development Including All the Above Sectors Covers Approximately 40 Km from North to South and 14 Km From the East to the West (Dcc, 2004).


Population:

1. The Population of Dhaka City Has Been Growing Drastically Over the Years. According to the Dhaka Structure Plan 2035 Dhaka Central Region is Expected to Undergo Major Increase and Become 13.5 million by the Year 2035.

2. With Such a Major Increase It Becomes a Challenge for the Government to Provide Services and Amenities and Keep in Track with the Growing Demand. The Dhaka Structure Plan 2035 Also States the Vision for 2035 in Terms of Social and Cultural Facilities in Neighborhoods Across the City. Trade/ Retailing and Public Spaces Fall in the Mentioned Spatial Plan.
Figure: Spatial Planning. [Source: Dhaka Structure Plan 2035]

Figure: Population Growth of Dhaka City. [source: Dhaka Structure Plan 2035]
Growth of Retail Areas in Dhaka City:

1. Dhaka Has Grown Spontaneously Over the Years to Meet the Socio-Economic Demand of the People and Has Thus Undergone a Rapid Urbanization.

2. Retail Plays a Key Role in Urbanization in Three Regards: Firstly, as a High Value Land Use It is a Driver in the Economics of Urban Land Prices, and of the Specialization of Other Land Uses; Secondly, It Acts as a Major Attractor Land Use and Affects Patterns of Urban Activity and Space Use; and Thirdly, Specifically in Developing Nations, Retailing Often Offers the First Form of Employment for Rural Migrants Arriving in the City.

3. With the Changing of Socio-Economic Status of the People and the Increase in Upper and Upper Middle Class Residential Areas, Retail Trade is Seen to Have a Growth Towards the Northern Part of the City.

4. With This Changing Land Use Pattern, the Shopping Areas Were Dispersed From Gulistan (the Planned Business Area) to a Number of Shopping Streets as Gulistan Became the Centre for Political Functions. Thus, New Business Centres Towards the North Near the New Market Area, Elephant Road, Mag Bazaar, Mouchak, Farmgate and Gulshan

5. The Lack of Unplanned Growth Led to a Haphazard Development of Shopping Centers All Over the City. The Other Popular Trend is the Clustering of Enclosed Shopping Centers at Nodal Points Which Take Advantage of Accessible Locations. According to Dhaka City Corporation, in 1983 the Total Commercial Area of Dhaka Was About 1500 Acres. This Has Become Nearly Four Times Larger by 1995.

Public Markets:

1. As Per a Report Published by the Association Project for Public Spaces, Public Markets Are a Civic Resource. It Plays a Vital Role in Creating a Vibrant Setup for the Local Identity of the City.

2. It Also Stated That a Variety of Different Activities in Public Markets Make It a Community Hub and Thus Acts as a Major Gathering Space. Locally Produced Products and Food Become the Main Center of Attraction for the Consumers.
Changes in Spatial Qualities of Retail Areas:

1. Rural to Urban Migration Has Continued to Be a Major Contributor to Urban Growth, Whilst the Economics of Third World Cities Have Failed to Generate Sufficient Employment for Their Growing Population.
2. The ‘surplus Population’ Has Been Forced to Generate Its Own Employment in the So-called ‘informal Sector’.
3. These Factors Contribute to the Extensive Growth of Informal Hawking Activities Within and Around Urban Retail Centers. Thus, Retail Areas in Developing Countries Are Characterized by Varying Group of Retailers and Consumers and Involve a Wide Variety of Institutions.
4. Thus, in Less Developed Countries Retail Outlets with Western Characteristics Seem to Coexist uneasily Alongside ‘Informal’ Traders. In General, ‘place-specific’ Retail Developments in Various Developing Context Appears to Be More Integrated with Their Urban Context by Accommodating Formal and Informal Retail Functions Within a Shopping Development.

Changes in User Expectation:

1. Over the Years the Major Reason Behind the Changing Culture of Shopping is Due to Change in Consumer Demand and Expectations.
2. Initially Around the 1990s, the Main Attraction of Markets Were Anchor Stores and Food Outlets Merged With Retail Shops. As Time Progressed, the Demand of the Consumers Started to Change.
3. Nowadays, the Top Performing Shopping Centers is a Mixed-use District, High Streets and Existing Malls in the Surrounding Plots. In Order to Keep Up With the Growing City Malls Are Now Also Being Merged With Nearby Transportation Facilities.

4. The Future of the Shopping Facilities Will Be an Experience rather Than Just a Market or Mall Which Will Incorporate Public Plazas, Entertainment Facilities, Retail Facilities and Recreation All at Once.

Figure: Source: Http://www.callisonrtkl.com/mall

Characteristic of Urban Public Spaces:

According to the American Planning Association, Characteristics of a Great Public Space Include:

- Promotes Human Contact and Social Activities.
- Is Safe, Welcoming, and Accommodating for All Users.
- Has Design and Architectural Features That Are Visually Interesting.
- Promotes Community Involvement.
- Reflects the Local Culture or History.
- Is Well Maintained.
- Has a Unique or Special Character.

It Also States That It Must Reflect the Area’s Culture and Historical Background and Create a Sense of Social Interaction and Belongingness as a Community.

User of Groups of Town Hall Market (Mohammadpur):

Slums:

There Are Many Slums in Mohammadpur area Name as Sunibir, Shekhortek, Adabor, Nobodoy, and Nabinagar. The People Living in Mohammadpur, Came from Less Developed Areas of Country, Such as Rangpur, Dinajpur, Gaibanda, Netrokona, Kishoregonjand Mymensing district

Residential Block:
One of the Largest Apartment Blocks [citation Needed] in the Capital, Japan Garden City is in This Neighbourhood. Besides, Pisci culture housing Society, Mohammadia housing Society, Baitulaman housing Society, Chad Miah Housing, Probal housing and a Number of Residential Areas Have Grown. This Has Resulted in a Real Estate Construction Boom Accompanied with Markets and Shopping Complexes. Kaderabad housing is a Big Housing Near Mohammadpur bus Stand, the Housing is Well Organized and Have College and School Inside the Housing Including Large Apartment Block by Assurance and Sara Builders. It's Near to Main Bus Stand of Mohammadpur bus Stand and Near Martyred Intellectuals Memorial.

Geneva Camp:

The Geneva Camp for "Stranded Pakistanis" (Originally from the Indian State of Bihar Who Migrated to the Then East Pakistan During the Partition of 1947) is in Mohammadpur. Pakistanis Have Been Living There Since the End of the 1971 War of Liberation

Findings From Literature Review:

- Promote Human Contacts and Social Activities
- is Safe Welcoming and Accommodating for All Users
- Has Design and Architectural Features That Are Visually Interesting
- Promotes Community Involvement
- Reflects the Local Culture and History
- Relates Well to Bordering Users
- Is Well Maintained
- Has a Unique and Special Character

Site Analysis:

Location and Demographic:

Town Hall Are Stands at the Middle of Asad Avenue and Mohammadpur bus Stand. It is Also the Front and Gateway to Mohammadpur with Its Landmark Shaheed Park Moqshue and Townhall building. Azam road and Shershah Suri road Intersects at the Middle of the Mosque and Market. This Part of Mohammadpur has Been Called Ward No 42 However, Recently the Warn Number Has Changed and It is Now Ward No 31.
Climate and Natural Environment:

The Area is Noisy with Traffic. The Traffic is Generally Created by Schools and Bus Stand.

It Faces a Park Which Has Been an Achievement of Government. They Designed Narrow Small Park for the Neighborhood Which is Used Very Much by the School Students and Housewives.
Average Monthly Hours of Sunshine Over the Year:

Average Monthly Precipitation Over the Year (Rainfall):

Average Monthly Rainy Days Over the Year:

Existing Function Analysis:
Townhall Consists a Multiple Function and Subfunctions Under That. Initially This Place Was Meant to Be a Supermarket Only but With Time Functions Added Sometime With Demand and Sometimes for Revenue Regardless of Consequence.

The Markets, Mosque, Dcc Civic Offices and the Open Space All Make Townhall a Diverse and Vibrant Place for User Purpose.

The Informal Market (Bazaar):
The Informal Part of Traditional Market is Known as Bazaar. It is an Open Aire Market With Few Parts Inside the Building. The Main Bazaar Street is 500 Feet Long and the Width Varise From 25 Feet to 10 Feet in Places. It Stretches East to West While Facing Residential Neighborhood on North and Townhall Supermarket on South Side. Besides Using as Bazaar Circulation, This Street S Used for Walking and Passing by the Neighborhoods. The Adjacent Residences Have Shops or Stores on the Ground Floor Which Becomes a Part and Façade of the Bazaar. Similarly the Market on South Has Grocery Shops and Poultry Shops Facing the Bazaar.

Physical Characteristics: the Stalls Are Made of a Polythene as Roof Tied to Each Other and Surrounding Buildings. The Ropes Keep from Large Vehicle to Pass Through Bazaar Street. Often Bamboo Poles Supports the Roof. Strings of Ropes Allow Light Bulbs to Hang. Each Stall Have More Than One Light Bulbs as They Do Not Require to Pay the Bills. The Sellers Site Under the Polythens on a Tool or Wooden Made Bed Like Structures. They Surround Themselves with Circular Strawmade and Plastic Baskets, Full of Fruits and Vegetable. As There Are No Designated Place for Dumping Waste the Vendors Just Keep Dumping the Waste in Front of Their Stall Making Walking Very Hard for the Passerby or Customers. The Waste is Cleaned by Dhaka City Corporations Authorities Every Morning After 7 Am Which Again Creates Inconvenience and Obstacles for Pedestrians. On Rainy Season the Plastic Canopies Can Hardy Keep the Products Dry and They Can Not Channel the Rain Water Properly Due to Which the Bazaar Becomes Heavily Wet, Dirty and Muddy. The Light Bulbs Keeps the Bazaar Always Lit and Vibrant at Night and Provides a Sense of Safety to the Neighborhood.
Types of Shops:

- There Are Basically 6 Types of Vendors in the Open Part of the Bazaar. Starting From East Side the Fruit Sellers Sits Right Next to the Old Building. The Sellers Who Sits Next to the Building Sells Mostly Apples, oranges, Pine Apple, Mango, Dates. The Need T Stack Their Product and Need Height. These Stalls Are Dry.
- Beside These Stales Other Types of Fruit Sellers Take the Place. Dry Veggies Such as Onion, Potato, Wheat Sellers Occupy with Large Sacks of Produce.
- The Structural Features Differs Lightly Depending on the Type of Food They Sell.
1. Vegetable Seller: a Vegetables Seller Has to Collect His Product From Karwaanbazaar in Early Morning and Arrange His Stall for the Day. He Uses Mainly Turkior Straw Round Baskets to Keep the Veggies and Keep the Basket Op Top of Bricks to Gain Height From the Ground. If He Can Afforthe Buys a Wood Bench Like Structure Called Chouki. He Does Not Need to Hang Any Thing Beside the Light Bulbs. It is Noticablethat the Vendors Keep Lights Turned on Even During the Day.

2. The Chicken Poultry Seller:

The Chicken Poultry Seller However, Needs Different Structure to Keep His Chicks. He Will Need Bamboo Two Vertical Posts Supporting Horizontal Post. Then Horizontal Posts Will Hold He Net Like Fences on the Baskets Carrying the Chickens. Chickens Need Good Amount of Natural Light and Air to Be Healthy and So the Nets Are Kept to Allow Light but Keep the Chickens Inside

3. Betalleaf Seller: the Betalleaf Seller Need Very High Stool to Sit and Keep His Leafs as They Might Get Be Attacked by Other Insects. The Seller Needs to Spray Water on Top Thleafs to Keeps Them Fresh and Have Gallons of Water In front of the Stall. As a Result, the Place Becomes Wet and Dirty Again. He Also Needs Many Shelves to Keep His Dirrentspices and Flavor Powders to Keep.

4. Tea Stall: at the Edge of the Bazaar Tea Stalls Line Up with People Hanging Out
Environment:

Semi Outdoor Corridors Are Occupied by Shops. There Are No Colonade Shaded Area Near the Bazaar. The Semi Outdoor Space is the Stall Between Street Indoor market.
The Interior Spatial Environment:

As the Structure is Failing the Interior Space of the Ground Floor is Very Risky and Declared Restricted by the Government Engineers. However, Lack of Negotiations and Substitute Placement of Shops Are Not Discussed So Shop Owners Do Business Here Despite the Risks. The Building’s Slab Has Lost Its Plaster and the Reinforcement Steel is Showing to Be Rusty. No Initiative to Restore the Building Have Been Taken Recently Since the Government Wishes to Rebuild the Market Anyway.

The Building Design Was Inspired by Colonial Style Civil Architecture with Three Pediments at Entry Points and Covered Façade with Minimal or No Punches at All. As a Result, the Inside is Always Dark and Gloomy Requiring Lighting 24 Hours. The Ground Floor is Not Popular Among Outside Customers and Only Known to Adjacent Neighborhood Residents.

Access
Similar to Other DCC Market the Townhall Supermarket on 1st Floor is Accessed by Three Stairs. However, the Access to the Stair is Blocked by Illegal Vendors, Cars, Shops Etc. Shops Grow Wherever the Can Even Below the Staircase.

The Entry to Ground Floor is Dirty, Dark and Crowded with Clock Shops Which is Uninviting and Unattractive.

Visibility:

As Seen in the Picture the Supermarket is Completely is Blocked with Wall and the Shops and Inside Can Not Be Seen. Despite Having a Large Number of Shops Upstairs Nobody Takes the Attempt

The Bazaar or Open-Air Market Grows from Need and Demand with Nothing Extra. Due to Their Open Nature and Street Quality Bazaar Has Visibility, Access and Open.

According to S.W.O.T Analysis We Can Find Certain Things About Townhall Market.

Strength: the Site is Surrounded by Many Educational Institutions.
the Location is Easily Accessible from Any Point.
Site is Located in a Mix Residential Zone.
There Are Average Size Buildings All Round This Site.

Weakness: No Such Public Square Beside This Side.
Opportunities: This Can Be a Great Cultural Platform. Can Work as a Public Hub.


Why Redevelopment is Needed?

1. Unplanned Growth
2. Unplanned Functional Structure
3. Narrow Pedestrian
4. No Fire Safety
5. Creating Traffic Hazard
6. Unethical Activity
7. Urban Density
8. Political Dispute
9. Underutilized Open Space
10. Unhygienic Environment
11. Structural Vulnerability

The Idea is to Renew the Area by Organizing the Functions of Town Hall and Marketplace with Redevelopment and Connecting Them with Public Spaces That an Urban Neighborhood Desperately Demands with All Necessary Objectives to Meet the Upcoming Future.

These Are the Objectives to Be Followed:

6. Analyze the Idiosyncrasy of Public Functions, Public Space and Where the Proclivity of Public Activities Are Stronger Than Regular Movements and How They Act on Each Other.
8. Concoct the Access and Vista to the Open Expand.

Proposed Program:
Client’s Demand Vs User’s Demand:

1. Multi Storied Building for Only Maximum Commercial Benefit Without Thinking Cultural and Traditional Value, User’s Perspective and Target Group.

2. User’s Demand:
   A. User Who Shops in This Area
      - environmental Development
      - better Circulation System
      - safety
      - existing Horizontal Approach of Market
      - traditional Value
   
   B. User Who Passes Through This Area
      - proper Dropping Picking and Parking
      - improvement of Traffic System
   
   C. Businessman
      - improved Environment
      - better Ventilation System
      - permanent Structure
      - toilet Facilities
      - sufficient Prayer Space
      - want to Serve Properly to Their Target Group
Concept: “Creating a Vibrant Setup for the Community by Connecting the Open Spaces”

Why?
Before Thinking About the Concept, I Had to Find Out 3 Major Problems. After Finding Possible Solutions I Finally Got My Concept.

The Problems Are:

1. Underutilized Open Space
3. Bazar Occupying Street.

Studying the Existing Situation Three Major Problems Have Been Identified and Possible Solutions Have Been Considered.
Design Process: Through the Design Process Townhall Always Seek to Have a Platform Where They Can Mix and Mingle with Local People So a Huge Plaza on First Floor is Designed to Serve the People Along with Basic Market Facilities Which is Open to Sky. Kacha Bazar (Meat and Fish) Has Been Kept Open to Let Flow the Smell of the Raw Fish and Meat So It Does not Suffocate or Irritate the Customers and Salesmen. The Unhindered Flow of Air Prevents the Odor from Being Trapped in the Space. All the Stores in the Whole Market Complex Are Organized Based On Their Categories Which Gives It a Well Planned and Systemic Approach. The Different Zones Are Well Connected Through Multiple Accesses and a Common Plaza. Hawker Plays the Dominant Role in the Bazar. Usually, University Students and Surrounding People Gather and Spend Time at Leisure. But During Ramadan Time, or at Festivals, the Sight Completely Changes as the Crowd Increase Double. As a Result, the Settlement or the Trading Pattern of the Hawkers Becomes Disorganized. To Make the Place More Efficient, Different Hawker’s Zone Has Been Designed. Multipurpose Hall, Cinema Hall and a Historical Museum Have Been Included to Keep the Place Active During the Weekends and Holidays. A Commercial Tower Has Been as Well Designed to Make the Place More Cost Effective. To Summarize, the Development of the Bazar is Based on Commercial and Recreational Benefits Where Different Recreational Zone is Connected to Commercial Space for Creating Vibrant Spaces. An Urban Park is Also Added as a Recreational Facilities Which is Badly Needed for the Locals. The Changes in the Bazaar Can Bring a Livable Space in the Future. The Aim is to Fulfill the Need, Combining Commercial and Recreational Facilities with Systematical Planning and Respecting the Historical Pattern. The Modification Can Bring a Better Environment with a Vibrant Character.

Form Generation:
Architectural Drawings:
Architectural Visuals:
4. Conclusion:

One May Argue That in Order to Adapt with the Rapid Urbanization Our Traditional Bazar Has to Be Modernized Too. However, This Process is Complex Needing Vast Analysis on Migration, Employment, Technology, Transportation, Space Allotment Etc. Which is Why the Adaptation of Informal Markets Have to Be Slow and Careful Working on a Single Issue One at a Time. Markets Have Always Been a Public Active Function That is Very Hard to Control. It Tends to Grow and Spread at Law Enforcement and Control is Weak. Even Though the Name of the Site is Town Hall with Study and Local Interviews, It Has Been Found That the Western Concept of Town Hall Which Includes Vast Municipal, Educational, Administrative Functions Would Not Work Here if Imposed Forcefully.

In This Particular Site, Preserving and Layering the Markets Are a Big Challenge and Task if We Want to Bring the Government and the Local Employers Work Together. However, It Can Be Possible with Open Communication Between Government and Local Inhabitants and
Workers. Thus, a Vibrant Neighborhood With Active Open Spaces and Lively Public Market Can Truly Be Designed and Implemented.

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16) Hassan Radoine, Figure:8 Access Through the Bazaar to the Main Road, Source: Rehabilitation of Tabriz Bazaar,2013 International Journal on “technical and Physical Problems of Engineering” (IJTPE), Iss. 9, Vol. 3, No. 4, Dec. 2011