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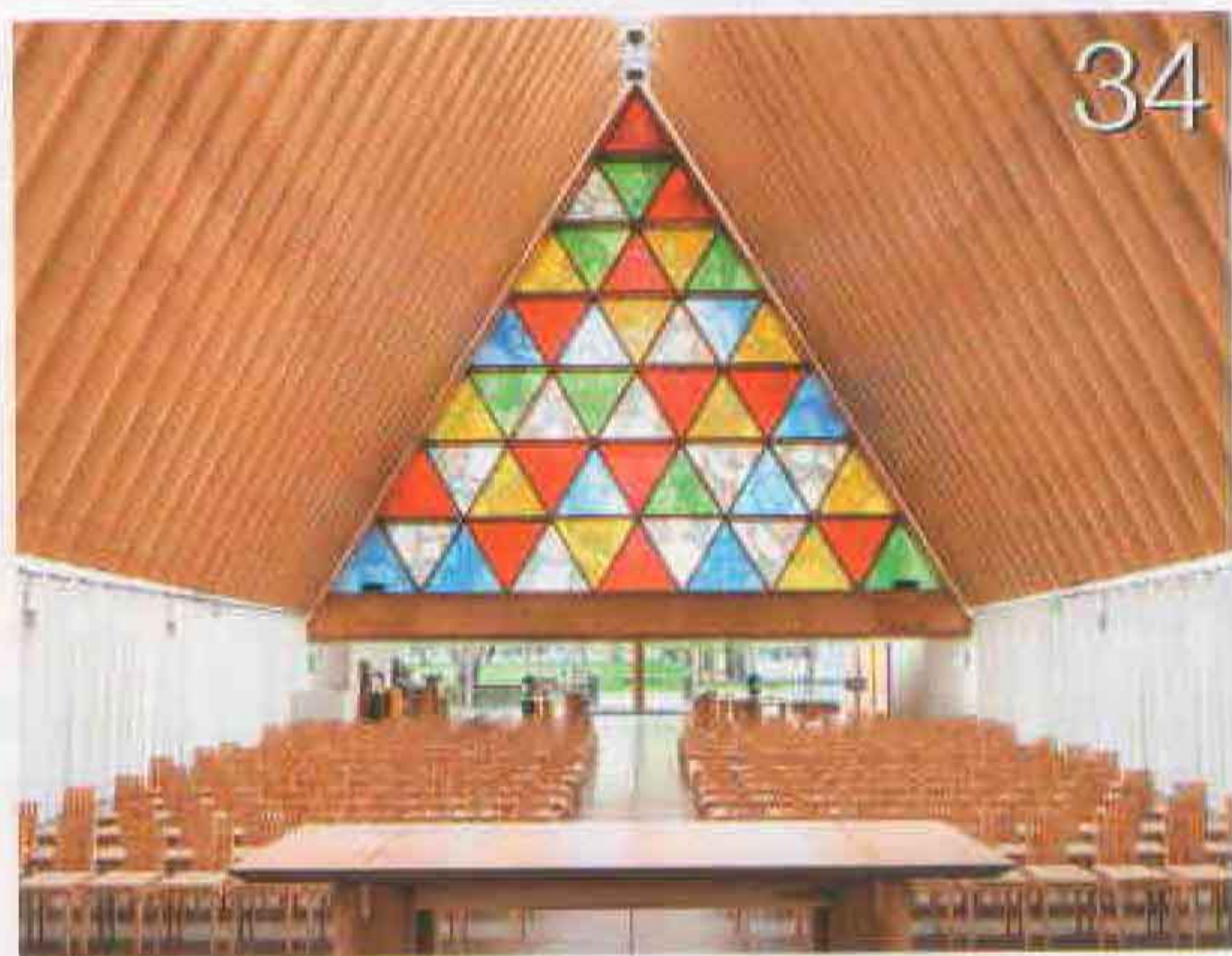
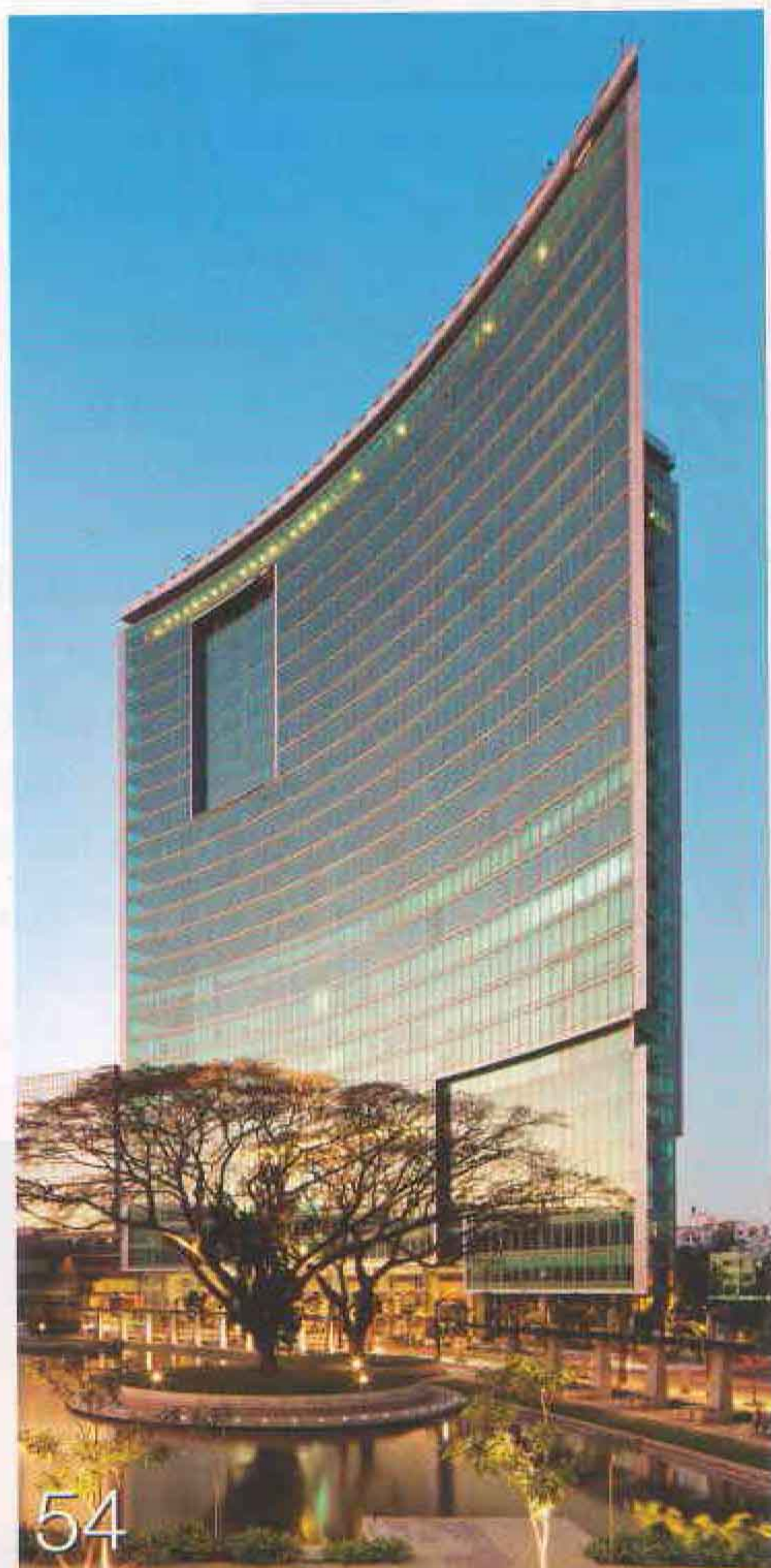
MIXED LAND-USE

WILLIAM J R CURTIS: INDIA IS EXPERIENCING
THE POSITIVE AND NEGATIVE EFFECTS OF A
HYPER-INFLATED CAPITALIST BOOM



CONTENTS

VOL XXXI NO 9 SEPTEMBER 2014



13 ABOUT THE ISSUE

14 REFLECTIONS

16 UPDATES

AWARD

- 22 **Structured in Timber**
TAMEDIA Project, Zurich, Switzerland
Shigeru Ban Architects, Tokyo, Japan
- 34 **Transitional Cardboard Cathedral**
Cardboard Cathedral, Chritschurch,
New Zealand
Shigeru Ban Architects, Tokyo, Japan

CONVERSATION

- 38 **Protecting Modern Masterpieces in India**
*A conversation between noted architectural
historian and critic William J R Curtis and an
Unknown Indian*

MIXED LAND-USE

- 54 **Centred Around Water**
Brigade Gateway, Bangalore
Venkataramanan Associates, Bangalore

60 Towering Heights

DC Towers, Vienna, Austria
*Dominique Perrault Architecture,
Paris, France*

72 A Topographical Interpretation

Zorlu Centre, Istanbul, Turkey
*EAA-Emre Arolat Architects (Principal) +
Tabanlıoğlu Architects, Istanbul, Turkey*

82 A Commercial Centre

Metropolis Mall, Hisar
Maas Architects, New Delhi, India

- 92 North Star Mixed-use Development,
Beijing, China
Andrew Bromberg of Aedas

100 Compact Configuration

Nirvana Residency, Vadodara, Gujarat
Design Cosmos, New Delhi

106 BOOK EXTRACT

EXPLORING DESIGN

- 122 **Bar Cabinets**



A Commercial Centre

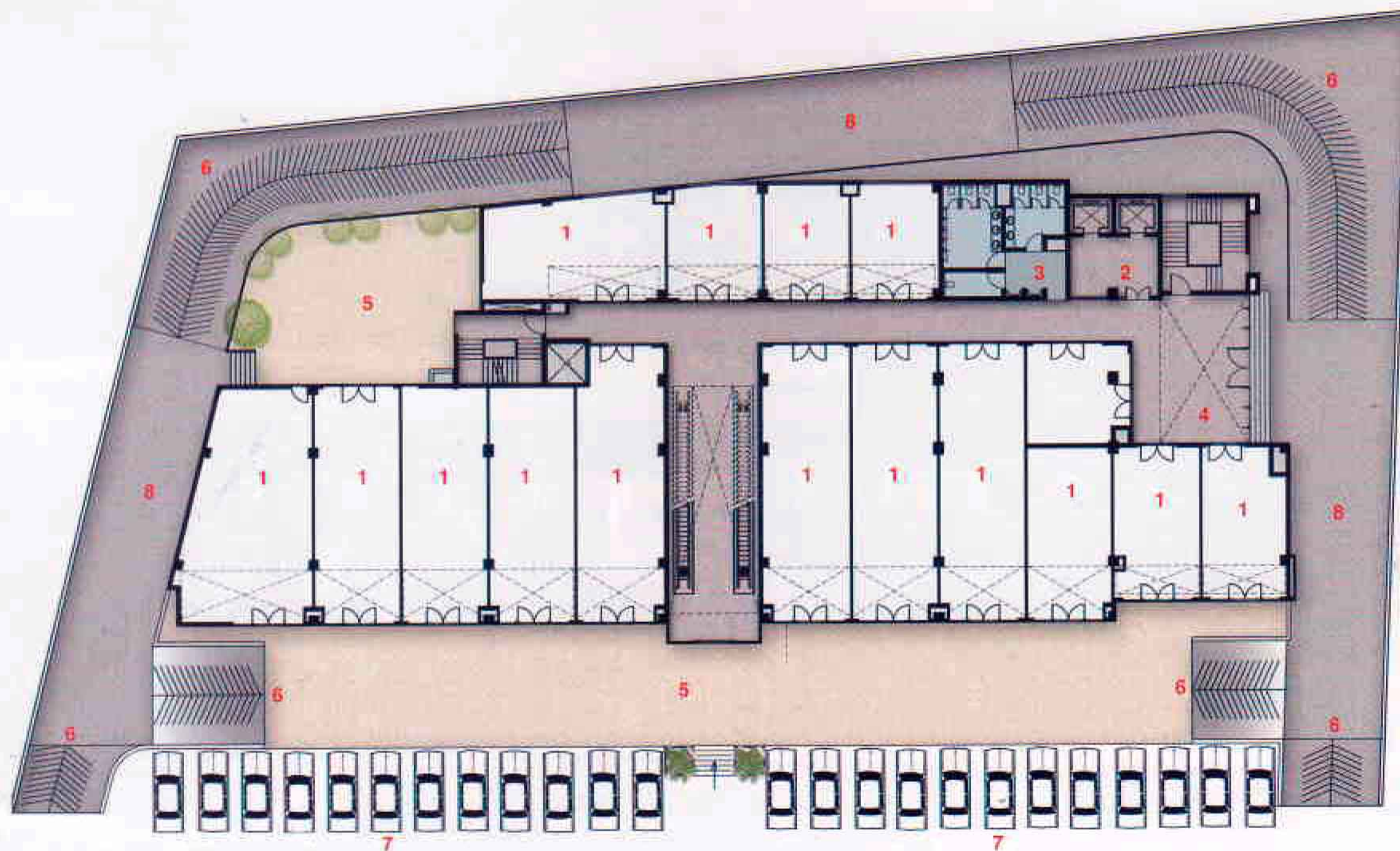


Project: Metropolis, Hissar, Haryana

Principal Architect: Maas Architects, New Delhi

The Metropolis is the first organised retail/commercial centre built in Hissar, Haryana. The north-facing site is located on the Hissar-Delhi highway and is approximately 8km away from the city centre with an existing petrol pump serving as the buffer between the highway and the mall. With a very narrow frontage on the north towards the highway, it was always a challenge to make a building statement. The longer face of the building faces the east

towards an internal 40" wide road across the existing landmark of Hissar 'The Midtown Grand'. The building was efficiently planned with the lower three floors intended for retail stores and food courts, whilst the third floor serves as a banquet space. The upper three floors are designed as office spaces and the arrangement of the entrances is planned prudently. The north face of the building has a multi-height entrance for offices, whereas the entrance for the mall visitors is positioned



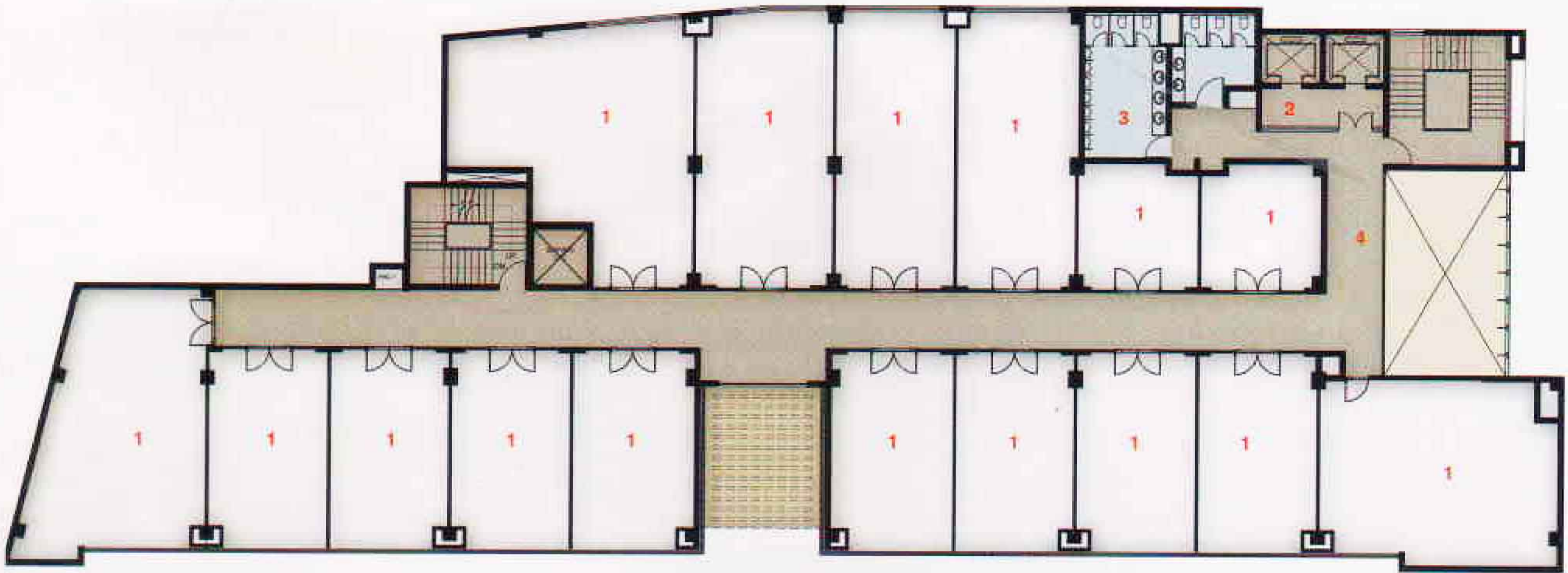
GROUND FLOOR PLAN

- 1. SHOPS
- 2. LIFT LOBBY
- 3. TOILETS
- 4. ATRIUM
- 5. PODIUM
- 6. RAMP
- 7. PARKING
- 8. DRIVEWAY

on the east face with two sets of escalators connecting the ground and the first floor. There are two discrete basement levels that are only allocated for parking and storage. The overall intent of the spatial planning was to ensure the segregation of the varied types of spaces within a whole, without compromising on space disposition.

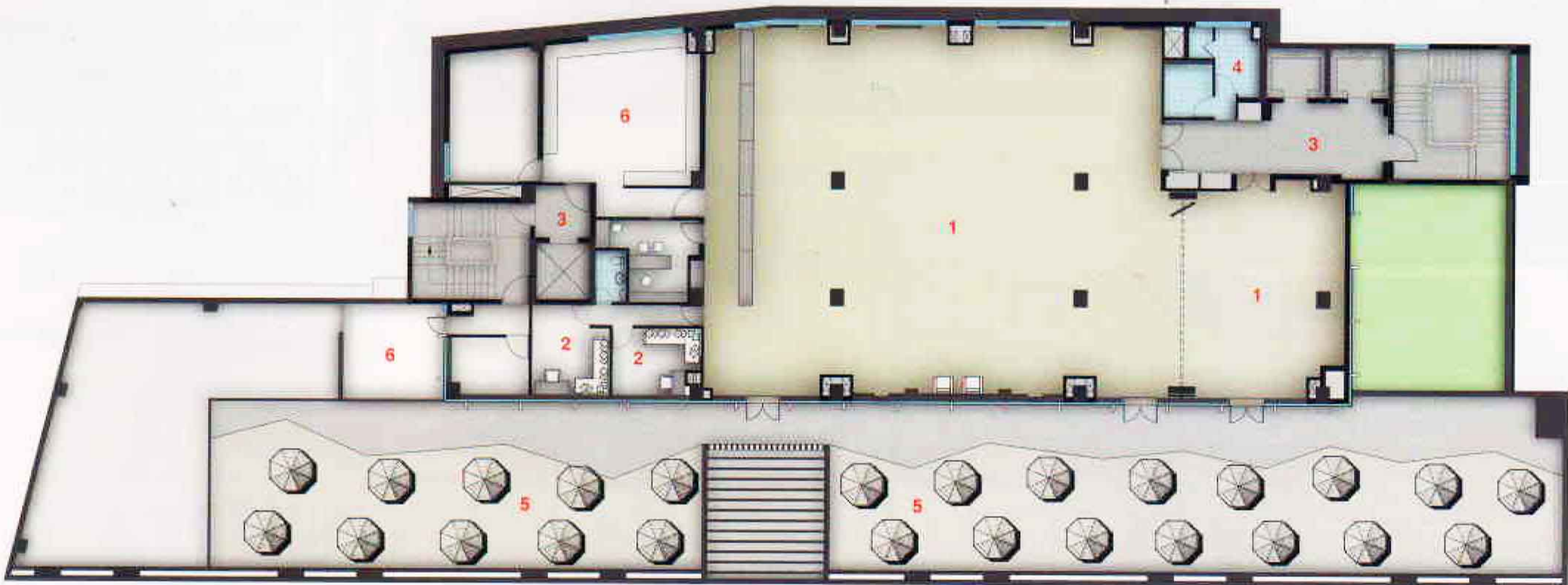
The material palette enhances the contemporary composition of the built volume. A mix of travertine stone

and dark grey granite cladding is used on the exterior of the lower floors. High performance light tinted glass is placed on the east and the south façade of the building. On the other hand, the west façade on the rear side mainly has punctured windows, and hence, maximising the wall area. The front is accentuated with *fundermax* wooden cladding to give the forward-facing expanse a neat look. The colour scheme of the façade is fashioned with its blue glass, cream and grey



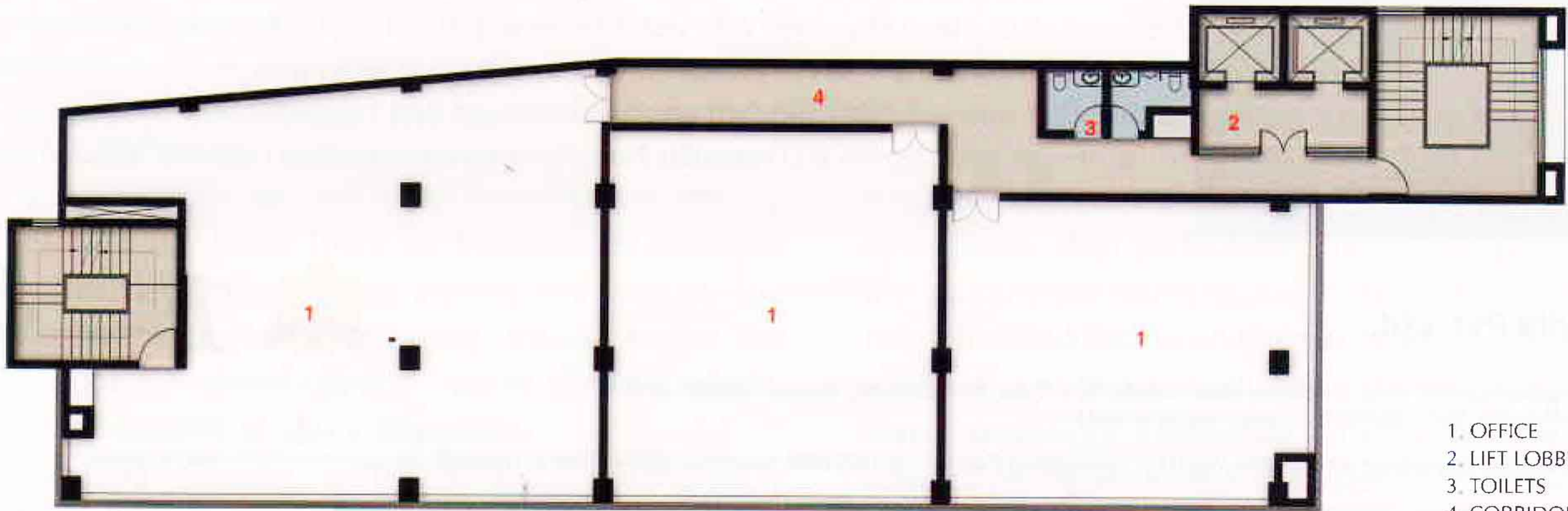
- 1. SHOPS
- 2. LIFT LOBBY
- 3. TOILETS
- 4. CORRIDOR

SECOND FLOOR PLAN



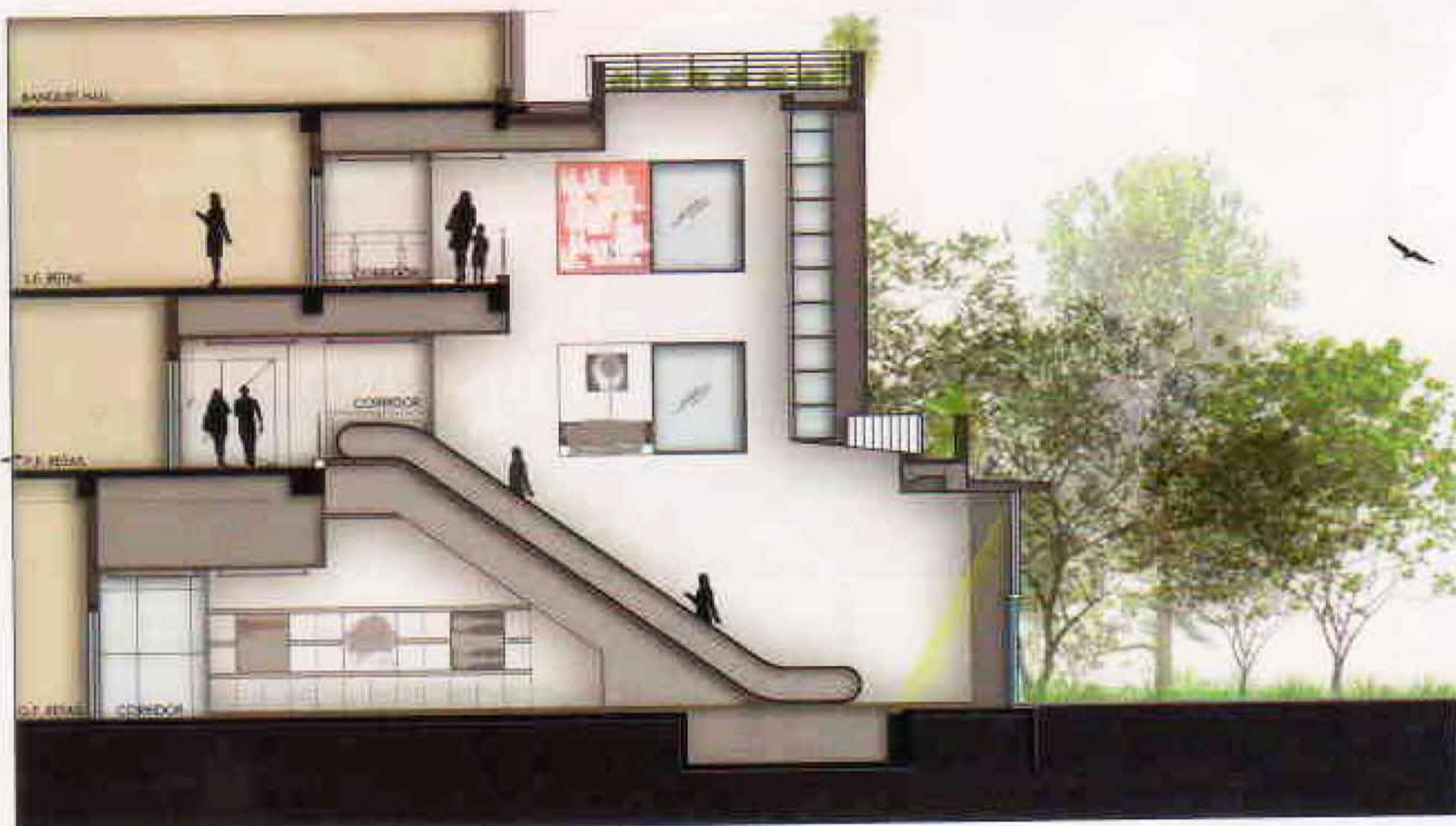
THIRD FLOOR PLAN

- 1. PARTY HALL
- 2. ROOMS
- 3. LIFT LOBBY
- 4. TOILETS
- 5. TERRACE
- 6. KITCHEN



FIFTH FLOOR PLAN

- 1. OFFICE
- 2. LIFT LOBBY
- 3. TOILETS
- 4. CORRIDOR



SECTION



ELEVATIONS

stone and the wooden cladding, all bound together with white ACP fins and cladding. To add to the insolent looks of the façade, the front staircase is highlighted as a framed glass block. The front 10m setback is divided into a 4m plaza with sit out areas, planters and kiosks and the rest is reserved for parking. With a mandatory height to setback ratio, the built form had to be recessed back at various levels leading to large usable terraces at various levels thus helping carve out an interesting massing composition. In the east side, a 10'

FactFile

Client: Rakesh Agarwal (Simplex Alloys Pvt Ltd)

Consultants: LKT Engineering Consultants Pvt Ltd (Structural & Civil); RS Consultants (Mechanical, Electrical, HVAC & Plumbing); MAas Architects (Landscape); Global C Inc (PMC)

Contractors: Manoj Constructions (Structural); Scopic International (Electrical); Simco Interiors (Landscape); Bluestar (HVAC); Bal Plumbing (Plumbing); Global C Inc (PMC)

Built-up area: 1,05,000sq ft

Year of completion: 2014



wide canopy is used as an insert over the main entrance doors which concludes the soffit and also accentuates the horizontality of the building.

The shop fronts located in the ground, first and second floors have white lacquered glass bands inserted in laminated cladding on the pillars. The flooring is mostly a mix of vitrified tiles and Italian stone bands. The third floor is leased

out to a banquet space– 'Skyline'. Skyline was also conceived and designed by architects themselves as a part of the project. It offers 6000sq ft of fully equipped banquet facility with an additional outdoor terrace of the same size. The mall-cum-office project is a trendsetter in the town of Hisar with its unique architectural style and sets a contemporary precedent for the upcoming projects. ✚