

Planning Strategy for Heritage Conservation of Campal Heritage Precinct in Panaji City

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ABSTRACT: Panaji was formally a Portuguese colony and it is well known for its rich cultural and built heritage. The city has been declared as heritage city to provide assistance under Jawaharlal Nehru Urban Renewal Mission (JNNURM) Scheme, which was launched by the central government in coordination with the state government. It is also one of the important tourist destinations and has one of the longest coastlines in India. The city has many heritage buildings and precincts. The Campal heritage precinct is one of the Conservation areas, which has been identified in the Outline Development Plan 2011. "The Goa Land Development and Building Construction Regulation 2010" has also identified two residential houses and a statue of Dr. Francisco Luis Gomes in the Campal garden. The heritage area has number architectural and heritage buildings of high significance, which requires identification and notification. These have come under tremendous threat due to new developmental pressures in the area and some of them are getting demolished due to non comprehensive approach to the heritage conservation by the agencies concerned including people at large. The paper focuses on the issues faced by the heritage precinct and proposes planning strategies and measures for harmonious development in the Campal heritage precinct.

Keywords: Heritage Precinct, Conservation Areas, Strategies.

I. Introduction

Panaji city is an historical and cultural capital of Goa State. The city had a population of 59,066 persons (as per census 2001) which spreads over an area of 8.12sq.kms, with a density of 7274 persons per sq.km. It was a small fishing village with lots of coconut trees, creeks and fields. The city is an Indo-Portuguese cultural heritage city and is situated on the bank of river Mandovi. It is famous for its natural scenic beauty, exuberant greenery, attractive beaches, temples, churches and distinctive neo-classic architecture. The city has been identified as heritage city by the Government of India for providing assistance under JNNURM project. It has many monuments, heritage buildings, precincts and sites of architectural and historical importance. There are many heritage areas/precincts namely Campal heritage precinct, the Massano do Amorim heritage precinct, the and Mala Fontainhas and these areas have come under great threat of new developments. The precinct has neither heritage management plan nor heritage inventory and significance assessment of buildings and areas for preparing the conservation plan for up-keeping of these monuments, heritage buildings and heritage precincts which need to be preserved, protected, and conserved in a professional manner.

The Campal Heritage area is one among the five declared areas for "Conservation" in the recently published development control regulation by the Government of Goa under the Goa Land Development and Building Construction Regulation 2010. This area has come under the threats of demolitions of old and dilapidated architectural buildings by replacing with the modern buildings due to increase in land value and high maintenance cost. There is no heritage management strategy or policy of the government for the area by which the heritage structures are to be repaired, maintained and restored in a cost effective manner, as it has been done in other countries. The paper addresses the issues of heritage area and proposes strategies for harmonious conservation of heritage precinct of Campal in the City of Panaji.

II. Characteristics of Campal Heritage Precinct

The City of Panaji has strong historical connotations, dating back to the 18th century, when it was officially made the capital of Goa and called Nova Goa. In the year 1830 the "Father of Panjim", Dom Manuel de Portugal-e-Castro developed a place by making it commercial from urban. This is a beautiful place situated approximately at a distance of 4 km from Panjim came to be known as "Campal" named after 'Campal-de-Dom Manuel'. The precinct's predominant land use is residential and commercial uses, which starts from the end of the medical college and the road that leads to Campal is now called 'Dayan and Bandodkar Marg'. Unlike other areas of Panaji, the Campal heritage area is unique in its nature and characteristics. The street pattern consists of a grid iron pattern and only residential houses fully self sufficient in their needs and demands. Every house is different in its character, accessible with well tarred roads, parking space and compound is housed with ornamental railings carved in stones, and a distinct construction technology used to construct these houses. Basically, a formal layout with a garden (Jardin de Francisco Luis Gomes) facing the river front as focal point. Campal lies along river Mandovi and predominantly a residential area, occupied by higher economic group of population. The area is serene and tranquil away from the main hub of activity.

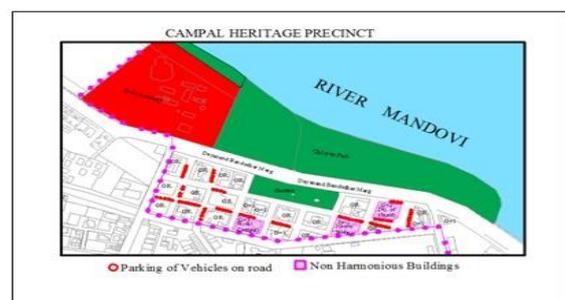


Fig. 1 Campal Heritage Area

Architectural elements such as verandahs, balconies, cornices, windows corners etc., play an important role in the appearance for conservation areas. Individual low stung bungalows oriented towards river Mandovi. Compound walls form a strong visual element and lend distinctive character. Green setting for built up areas adds to general ambience.

III. Historical Bridges in Campal

The Campal precinct had six bridges which were reclaimed between 1827 and 1835. The Viceroy D. Manoel Francisco de Portugal-e-Crasto undertook large scale reclamation of the western marshes of Panajim. The open area was called Campo de Manuel or Campal, which means an extensive open ground. The several measures initiated by the illustrious Viceroy included the construction of six

bridges leading towards and beyond the Campal area. These include:

- The Bridge connecting the mouth of St. Inez creek to the Mandovi,
- The bridge by name Ponte Minerva built in 1829 located on the west of the old Goa Medical College leading to the market,
- The bridge near the present sports complex,
- The bridge connecting the main road beyond Caculo circle to Campal,
- The bridge near the Military Hospital named Ponte Portugal built in 1832 and later was renamed Ponte Alexandre Herculano, and
- The bridge connecting St. Inez to Tonca.

With the construction of these bridges the Capital was poised for further expansion and growth.



Fig. 2. View of the Historical Bridges

IV. Listed Heritage Structures in Campal

The Goa Land Development and Building Construction Regulation 2010 has listed down as many as three heritage structures of importance in the area of Campal. They are: (a) Statue of Dr. Francisco Luis Gomes, (b) House of Mr. Paulo Mesquita, and (c) House of Professor Leao Fernandes. The names of the owners of these houses are

mentioned in the listed heritage structures but there are no identifications made for these houses. The listed houses are in dilapidated condition which needs urgent repairs for restoration. Due to high cost of maintenance the owners are unable to maintain these houses. Some of these structures are having high significance that are not listed are on the verge of demolition for promoting the new developments.



Fig.3 Statue of Dr. Francisco Luis Gomes in Campal Heritage Precinct garden

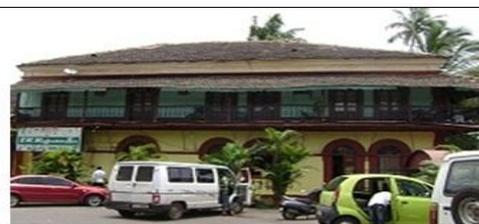


Fig. 4 House of Mr. Paulo Mesquita



Fig.5 House of Professor Leao Fernandes

Dr. Francisco Luis Gomes was born on 31st May 1829 and one of the intellectual figures of Goa. Graduated as a doctor from the Escola Medico-Cirurgica de nova Goa in 1850. Like his father he too was involved in civic matters and was elected as the Corte (Portuguese Parliament during the monarchical times in 1860. Wrote extensively but remained best known for his book “Os Brahmanes” and died at young age. The statue was inaugurated at Campal in 1932 in the garden known as Jardin de Campal further the

name was changed to Jardin de Francisco Luis Gomes in 1952 by the Ministro de Ultramar Sarmiento Rodriguez.

There are many Residential Buildings of high architectural significance in the Campal Heritage Precinct which needs identification. Some of the heritage buildings which are having architectural and cultural value with high significance in the heritage areas of Campal are depicted in the following figures.



Fig.6 House near Central Lodge (Paulo Mesquita)



Fig.7 House of Perigarine Da Costa



Fig.8 House of Wendell Rodrigues



Fig.9 Heritage House Facing the Garden



Fig.10 Heritage House Recently Restored



Fig.11 Restored Heritage House

VI. Issues of Campal Heritage Precinct

The Campal Heritage Precinct is facing many problems to be taken for the conservation and preservation by the Planning Authority and is as follows:

- a) Even though Campal heritage area is an old residential area and many architectural and heritage buildings only two heritage residential houses and a statue of Dr. Francisco Luis Gomes which is situated in the garden have been notified in the "Goa Land Development and Building Construction Regulation 2010".
- b) There is no comprehensive approach followed in identifying heritage buildings in the precinct area.
- c) New and tall buildings that were permitted by the local authority do not have the harmony with existing architecture and the area losing its significance.
- d) The heritage structures of high significant value are dilapidated in condition due to non provision of financial assistance from the Government or Local Authority in conserving and maintaining them.
- e) Original owners are disposing off their properties due to increase in land value and maintenance cost of these heritage structures.
- f) Poor quality of roads and gutters continued, although the area is unique in its character.
- g) The number of vehicles plying in this precinct has increased over the years. Campal being a very peaceful residential area gets disturbed due to the frequent movement of vehicles.
- h) Also, on-street parking of vehicles is allowed, thereby reducing the carriage width of road by the outsiders who visit market and Campal trade centre and park their vehicles due to non availability of parking space.
- i) Parking on roads blocks the visibility of these heritage structures of high significance.
- j) There is no Management Action Plan to improve the precinct with the support from the government for improvement and restoration of houses in the area.
- k) Streetscape and street furniture are not adequate.
- l) There is no proper signage in the area to control the hoardings.

VII. Planning Strategies for Conservation in Campal Heritage Precinct

The heritage precinct recognises that the whole is greater than the sum of the parts; that a collection of heritage buildings has a greater impact on the observer and has greater heritage value than the same number of buildings scattered throughout the city. The loss or the unsympathetic alteration to even a single building detracts from the whole precinct rather like a missing tooth from a smile. The precinct includes non-listed buildings form an integral part of the visual catchment. The aim is to achieve more

sympathetic development on non-listed sites as these are rebuilt or altered areas. The strategy or policy shall ensure that alterations of existing houses and new buildings are sensitive and enhance the existing visual qualities of the streetscape in the precinct. The proposed strategy for harmonious conservation of Campal heritage precinct to include:

- a) The area needs Heritage Conservation Management Plan to identify, develop, and maintain the heritage buildings or structures of high significant value.
- b) Campal precinct needs Heritage Inventory Assessment for identification of heritage buildings or structures of high significance.
- c) The character is to be preserved in all the identified and listed heritage buildings in the precinct.
- d) The streets which are having single storey buildings need to be preserved or conserved.
- e) Steps to be taken for maintaining the listed heritage buildings and encouraging the restoration of street frontages.
- f) Ensuring alterations and additions for maintaining the architectural integrity of listed heritage buildings and also enhancing the appearance of non-listed buildings in line with the general streetscape.
- g) The safety measures like gated community to be introduced in view of the area being small and protection for their invaluable heritage structures of high significance.
- h) Parking restrictions are to be imposed in the precinct.
- i) Abandoned and dilapidated structures shall be restored by providing financial assistance and incentives to the owners in form of tax rebate, concessions etc., by the Local Authority with the assistance of state government so that the structures of significant value could be restored or preserved and managed.
- j) Special Grants may be obtained from State and Central governments for getting finance for up-keeping of these buildings, developing streetscape and street furniture and landscaping by encouraging Public-Private-People-Partnerships joint ventures with a formula: Government-50% : owner -50%).
- k) Visitors' parking place, cafeteria, entry and exit is the need of the hour. And such works/activities to be allotted to the local residents of the place only.
- l) Entry tickets shall be made compulsory for the heritage tourism and revenue generated to be used for the maintenance of the area.
- m) Garden that facing the heritage precinct to be developed and maintained.
- n) Modern and non-harmonious buildings in the areas are to be discouraged by proper development control in the area. After proper assessment of building condition,

restoring, re-plastering, re-roofing and re-flooring to be allowed.

- o) Ensuring the design harmony which is sympathetic to the neighbouring houses and the streetscape so that the visual qualities of the Precinct are enhanced.

VIII. Conclusion

The Campal is one of the important heritage precincts in the City of Panaji. There are many residential buildings of high architectural significance in the Campal Heritage Precinct which needs identification. Some of the heritage buildings are having architectural and cultural value with high significance in the heritage areas of Campal. It has rich built heritage of Campal needs to be protected, managed and properly planned for the future generations in terms of sustainable development. As far as possible care need to be taken to protect these houses from demolition and the area getting spoiled with the new buildings of modern architecture which detracts the significance and the area gets developed in a non- harmonious manner. The heritage conservation strategies which are proposed in the previous paragraphs shall be adopted to safeguard this area from getting developed in unsympathetic manner. Maximum efforts are needed to manage, maintain and restore the heritage structures of high significant value to retain the character of the heritage precinct.

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Biographies



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