

# CONCEPT NOTE

## CR PARK MARKET SITE 1 - *BAJARA ADDA*

CRPRE080

**Goal:** Redevelopment of the CR Park market precinct through community empowerment which will through phase development ensure longevity, better community ownership, transparency and controlled gentrification.

### **Objectives:**

Prioritizing community empowerment is our goal.

Empowerment by enabling the community to express themselves. Empowerment through strengthening resources and facilities for market vendors to grow economically stronger.

Empowerment by creating public spaces which are inclusive, accessible, safe and intuitively engaging.

### **SITE STRATEGIES:**

#### ***BUILT STRATEGIES***

- **Market 1** is currently utilized as a centre for purchasing East Bengal food and fish produce. This proposal introduces an ***informal community-driven market*** to encourage stay at home residents, housewives, elderly residents and interested community members to showcase their talent and create/supplement their personal social and economic livelihood.
- As an environmental and public design element, trees provided for landscaping and shade are chosen specifically as **fruit bearing trees**, as a way of helping the less fortunate or homeless through easy access to fresh fruit.
- **Streets and sidewalks** are designed to integrate gathering spaces (**'Adda's**) with safe play spaces (**"Khel"**) to ensure families are in a comfortable environment to interact and grow as a community.
- Beginning with once a month, and then expanding to alternate weekends, **BC Pal Road** and **K Block Road** are converted to pedestrian-only streets to strengthen the Market as a hub for community gathering and socio-economic activity.
- Access to the Market is through **multiple entrance 'portals'**, designed to retain and promote the street bazaar feel. This ensures a one on one connection with vendors over a shopping mall like feel, which tends to amplify a bias of segregation between vendors and customers.

- The **Temple circulation** is connected with the plazas and walkways to promote temple processions without affecting fish market circulation and traffic.
- To provide more public utility to the community, **car stalls** have been widened for larger vehicles to encourage more public transportation over private, while the number of car parks have been reduced to encourage carpooling and quick-move drop off lanes.
- **The Adaptable Kart (a multi-functional mobile unit)** can be deployed for a variety of public uses such as a mobile vendor cart, performance space for small groups, a play spot for kids, pop-up stalls, seating and more.  
The Adaptable Kart is a key element in addressing the issue of renovation of the Fish Market without loss of revenue to the sellers. Our phasing proposal enables the smooth completion of construction while ensuring vendors do not compromise in their ability to sell their produce.  
This is done by creating mobile individual vending carts that comprise a freezer unit for housing the fresh fish. Upon completion of the renovation of the Fish Market (structural changes to column, roof and waste management systems), the individual units are re-used as a permanent unit for the Fish Vendors.

#### **UNBUILT STRATEGIES:**

- Moving toward a future where technology plays a bigger role in connecting communities, this proposal creates the **Bajara Adda App**. Through this digital platform, the fish market and food market can grow online, attracting a larger user base to the market and highlighting seasonal special catches from the fish market. Local residents are encouraged to rent the Adaptable Kart at affordable per hour rates to sell handicrafts, or home made food on an ad-hoc basis.
- **East Bengal Art** plays a significant role in bringing cultural and aesthetic identity to the public spaces. The murals and art facades are chosen with community as the subject and fish based themes from the popular Patachitra art style. Bankura horses adorn the walkways, while terracotta is the predominant material for paving and signage on the facade.

#### **Critical existing issues are resolved such as**

- **Lack of an enjoyable pedestrian experience** is addressed via utility based beautification of plazas and streets.  
A factor to address in any beautification proposal is the issue of continued hygienic maintenance. This is initiated by integrating design elements intended to gently introduce long term positive civic behaviour. These elements include specially **designed garbage receptacles** combined with planters and art murals, art tiles as random paving material and seats created from recycled materials locally sourced.

- **Existing congestion of spaces** surrounding the market is addressed by 3 actions:
  1. Opening up the roof as a spillover space for eateries
  2. Designated spaces for eating and general circulation demarcated by art, sculptures and urban furniture
  3. Use of colour palettes and lighting which brighten the space and enhance the visual perception.
- **Facade signage** which is currently haphazard and organic in nature - is organized into a toolbox of options based on material, fonts and cost. This enables customization within a common language, thus promoting a sense of cohesiveness without compromising on individuality.
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#### **Materials and Budget strategies:**

Using low cost materials and upcycling the waste from the surrounding area is the key strategy in formulating an overall estimate and reducing costs for the program.

Cost of constructions will be including:

- Fish Market Roof redesign to form a connecting terrace (RCC-steel composite Structure)
- Adaptable Karts will be designed using refurbished metal sections and wood.
- Filler materials for the Adaptable karts and the public furniture will include the waste collected by the ploggers (mainly glass and plastic bottles) which can act as a public installation for waste awareness
- Costs for facade reformatting (Metal/Terracotta and Painted options)
- Costs for the J Block Park boundary wall redesign using refurbished metal and urban furniture
- Costs for the terrace bamboo pavilion (Phase 2)

By bringing in a strong model of community involvement into the vision of the Community Market, aka, Bajara Adda, the issue of organization and maintenance over the long term is alleviated. The goal of community empowerment is the outcome of the above spatial and behavioural design choices.