

FAQs: One-Hoshang

1. What is considered to be a heritage site?

Any site of architectural, historical, archaeological, artistic, ethnological, anthropological, or national interest.

2. What is the history of HKC?

The Homie Katrak Chambers was built in 1930 as a mixed-use ground plus one building, housing retail, and apartments. The building was listed as a protected heritage site in the 1980s.

Wooden Jali in a diagonal pattern with painted doors makes up the fenestration at the retail level, while overhanging balconies with cast-iron railings were the prominent design features on the first floor.

The building was acquired by TPL Properties in June 2017. For more details click on the following link: <https://www.samaaenglish.tv/news/pakistan/2020/03/the-history-of-karachis-homi-katruk-chambers/>

3. Is this site being demolished?

The site has been derelict and abandoned for over 20 years. Structural spalling has resulted in the building becoming precariously unstable. The unstable parts of the building will be demolished, however, the original façade will remain intact.

4. What approvals are in place for this development?

The architectural plans have been submitted to Sindh Building Control Authority (SBCA) for final approval, meanwhile, preparatory works including demolition of the old inner buildings and protection/restoration of the exterior (façade) are underway with the requisite SBCA permission in place.

The Department of Heritage and Culture, Government of Sindh granted a NOC to the project in April 2021, following from the Provincial Cabinet's approval of the project based on the recommendation of the Technical and Advisory Committees. Further NOCs from utilities (K-Electric, SSGC, and KW&SB), Civil Aviation Authority, and Pakistan Air Force are in place. The environmental approval was granted in June 2021 after due process including a public hearing and expert committee interviews.

5. How is the site being preserved? Or how will this site be restored?

The process involves preserving, restoring, and using the building's original façade while constructing an interior from scratch. Detailed point cloud surveys and conventional surveys have been conducted capturing every detail and dimension of the façade.

The steps involved in the preservation will include:

- The masonry surface will be cleaned to remove harmful substances.
- Patching material will match the existing surface as nearly as possible in color, grain, bedding, durability, porosity, and chemical composition. Render will closely match existing material to avoid detrimental interaction.
- Repointing where existing mortar is unsound or where sufficient mortar is missing to cause detrimental water penetration.
- Hairline cracks will be repaired by applying a fine skim coat.
- Repairing unsound timber.
- Retaining all hardware and replacing only deteriorated or missing elements with matching elements.
- Providing structural strength and stability to the façade by tying it up with the new construction from within.

6. How is it benefitting the city?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape. They are historical records that are important as tangible expressions of our identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Pakistani landscape.

As part of the approval process, TPL will maintain a small public museum on the ground floor, enabling present and future generations to be connected with the history of the building and vicinity.

7. Benefits of HKC Restoration and Development

Restoration of Heritage

- Heritage sites play an instrumental role in creating the city's identity as not only do they reveal unique stories but also provide a sense of cultural unit among the residents.
- Understanding the importance of the preservation of history, our development brings forth an eclectic mix of architecture that reinforces Pakistan's history and identity.

Showcasing Pakistani Culture

- The design language of the building combines local styles with British-influenced architecture and traditional heritage.

Improving the Cityscape and Urban Regeneration

- This was an abandoned plot that was creating no value and remained dilapidated for the last 20+ years.
- One-Hoshang, with the heritage façade intact, will beautify the vicinity (Civil Lines), giving it a sophisticated and modern look.
- A museum is also being housed in this development, to capture the heritage and history.

Foreign and Local Investment

- Bespoke-luxury apartment sales will result in an investment inflow from both foreign and domestic residents.
- Construction and associated industries will contribute to economic growth and development.

Job Creation and Improving Local Construction Skills

- We aim to create more jobs in the construction sector through material manufacturers and service providers, while also improving our teams' skill-set for more efficient and cost-effective projects in the future.