

# A METHODOLOGY IN URBAN RENEWAL

## A CASE STUDY OF PANCHIKAWATTA



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**A METHODOLOGY IN URBAN RENEWAL**

**A Case Study of Panchikawatta.**

**A Dissertation**

**Presented to**

**The Department of Town and Country Planning**

**University of Moratuwa,**

**SRI LANKA.**

**In Partial Fulfilment of the**

**Requirement for the Degree**

**University of Moratuwa, Sri Lanka.**

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**Mr. Master**

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I also wish to offer my thanks to the officials of the State institutions,

for their very courteous and generous co-operation.

**PATRICK DAYARATNE**

**May 1981.**

I am also grateful to Wasanthi, Sheela, Lal, Rameshri and Prasanna

who helped me in cartographic part and in numerous ways to finalise

this study.

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1. Land in Public Ownership 27  
 2. Drainage  
 3. Existing Water Supply  
 4. Sewerage & Catchment Areas  
 5. Location of Buildings  
 6. Population Density

I will be failing in my duty at this juncture if I do not offer my thanks to many people who helped me to complete this dissertation successfully.

7. Lack of Water Connections  
 8. Lack of Sewerage Connections  
 9. Areas Liable to Flood

First of all, I acknowledge with sincere thanks the assistance and co-operation I received during the course of study, from various sources and the encouragement given by our Prof. Willie Mendis.

10. Accessibility to  
 11. Land Values  
 12. Obsolete Areas of the City

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 19. Upgrading Schemes - Part  
 20. Elevations  
 21. Plan and Birds Eye view  
 22. of the Proposed Renewal  
 23. Programme

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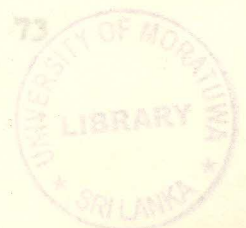
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2. The Historical background of the City and the growth of major Problems of the city in general and a detailed analysis of such problems in absolute areas relating to the socio-economic and physical functions are presented here.

3. This part of the document describes the methodology of identifying the extent of absolute areas and locates absolute areas for further study.

4. The selected areas is studied in detail. The survey and the outcome are presented here in quantitative terms. It also records the needs and aspirations of the people of the selected areas.

SYNOPSIS

This is an analytical study evolving a process the evolution of an Urban Renewal Methodology for the absolute areas of the City of Colombo.

The process begins with the identification of these areas where condition of social, economic and physical are worse than those prevailing elsewhere in the City.

The identification and selection of the problem areas lead to an in depth analysis. The synthesis of data that follows, highlights the problems and the potential of the area.

At the end, of a programme of urban renewal is formulated drawing lessons from similar approaches in other parts of the world together with a zoning scheme and a detail layout plan for the Panchikawatta area development.

The study consists of the following seven steps:



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1. Electronic Theses & Dissertations stated here in the light of the social and physical conditions of the problem areas.

2. The Historical back ground of the City and the growth of major problems of the city in general and a detail analysis of such problems in absolute areas relating to the socio-economic and physical functions are presented here.

3. This part of the document describes the methodology of identifying the extent of absolute areas and locates absolute areas for further study.

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1. INTRODUCTION

5. This part of the analysis devoted to evolve objectives of urban renewal in the ground of other countries experiences acquired in this respect. The carrying out of urban renewal programme to a large extent depends on capabilities of planning agencies. This analytical part was undertaken in this step.

6. Having evolved the objectives of renewal and renewal capabilities of planning agencies this part has extended further covering the analysis of problems involved in zoning allocation.

7. In the last stage of this study a zoning scheme and a detail layout plan were formulated considering the potential and the problems of Panchikawatta area. The cost and benefits of implementing this Urban Renewal

Project were analysed and it was concluded that the Urban renewal project can be made viable in terms of social and economic considerations.



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as water, electricity, sewerage, etc. This inadequacy of services have damaged the environmental quality of these areas. There exists land misuse, waste, pollution and other damages. On the other hand, according to the socio-economic characteristics, living standards of the people of these areas are very low.

1.2.3. The situation of obsolescence has now to be viewed against the background of the most pressing problems facing Colombo. These being population, shelter, employment, health and nutrition, land use, environmental quality, etc. Solutions to these pressing problems predominantly lie in affecting renewal programmes in the obsolete areas of the City.

Presently the opportunities for finding solutions and thereby City development had not been possible due to constraints offered by the obsolete areas of Colombo. It is, therefore, timely to affect renewal programmes and expeditiously carry out City development.