

## CHAPTER-12

### CONSERVATION AND MANAGEMENT OF HISTORIC BUILDINGS, PRECINCTS AND ARCHITECTURAL GUIDELINES

The World Heritage site has many inscribed monuments and historic villages which are characterized by historic precincts and cultural properties. The HWHAMA has made detailed surveys of **all surviving** Architecturally important buildings and identified the '**historic urban fabric**' in Anegundi and Kamalapur. (please refer HWHAMA's '**Architectural Inventory**'). The housing in these villages represent the traditional life style, construction technology etc., and continue to exist and occupied by their traditional owners. These traditional houses are energy efficient and are constructed by using local materials construction technology and popularly known as '**Vernacular**'. Such Cultural and Architectural properties needs to be protected and conserved. HWHAMA has identified mapped the Vernacular Residential structures in the villages coming within the core zone. (Please refer HWHAMA's 'Architectural Inventory'). To protect and conserve these properties special schemes with **financial and technical** incentives will have to be supported for repair, construction materials, maintenance, alterations and designs etc., It is also suggested that **Athithi** schemes of tourism department in these houses.

Based on the criteria's laid out in volume 3 of the Integrated Management Plan (cultural resources redefinition and its management implications) the Historic precinct, Buildings and community open spaces within each settlement were identified. Detailed Architectural guidelines for harmonious built form in the historic settlements of Anegundi and Kamalapur have been worked out. (for details please refer Village wise Architectural Inventory prepared by the HWHAMA). These guidelines will have to be interpreted in accordance with the **Zonal Regulations** and **Regulations for Historic Monuments and Natural Areas**.

## **1. HISTORIC CORE/ PRECINCT:**

The historic precinct is an area comprising of significant cultural properties/ buildings of various typologies whose relationships are important in order to protect the values of the place. The old quarter of the historic settlements is significant in terms of its Architectural assemblage, built open space relationship, community spaces etc. These areas were identified by the Hampi Authority and notified as areas of special control by the KTCP act. The historic core/ precinct can be either one or more areas identified in each settlement.

## **2. HISTORIC BUILDINGS:**

It is a building possessing architectural, aesthetic, historic or cultural values, which is declared as heritage building by the planning Authority or HWHAMA within whose jurisdiction such area is situated. Structures protected by the State and Central archaeological departments are not included in this category.

## **3. COMMUNITY OPEN SPACES:**

Community open spaces are part of the community activities in the historic settlement. These comprise of the interface in between the street and built form, street junctions with traditional katta, water fronts of river and historic canals such as Ghats etc. (Please refer the Map)

### **GUIDELINES FOR PROTECTION AND MANAGEMENT OF CULTURAL AND NATURAL PROPERTIES:**

#### ***1. HISTORIC PRECINCT:***

##### ***a. Street facade:***

- The facade of the streets within the historic precinct shall not be changed
- Any changes in terms of additions and alterations to the facade is allowed only after the approval of the Authority

**b. Vegetation:**

- Trees identified in the historic precinct especially the shade giving trees in the community spaces shall not be removed
- New plantation shall be taken up in consultation with HWHAMA

**c. Street furniture:**

- Historic furniture, inbuilt and movable, shall not be modified. The platform (katta) in public squares shall not modified
- Infrastructure such as public water tanks, water spouts, street lighting shall be placed at identified places only
- Antiquities lying in the open spaces shall be documented and their location shall not be changed

**d. Community Spaces:**

- Courts between clusters of vernacular houses shall not be changed
- Spaces identified in the master plan, as community spaces shall not be changed
- Any change in terms of additions and alterations to the identified community spaces shall be done only after approval from Hampi Authority

**e. Natural and Rocky formations:**

- Rocky outcrops within the settlement shall not be changed
- No development, demolition, alteration or repair shall be carried out without prior permission of the authority.
- Development activities on the rocks, boulders, hillocks and rock outcrop shall not be permitted.
- No Moving, Destroying, Breaking, Quarrying, Painting and Writing on the boulders shall be permitted.
- No alienation/conversion of ecologically sensitive areas like river islands, tank bed areas, forest areas and river front areas in the Local Planning Area.

## **2. HISTORIC BUILDING:**

### **a. Structural Stability:**

Before adding a floor above the existing vernacular house identified within the historic core, the strength of the core structure needs to be assessed

### **b. Open spaces:**

- Traditional Open spaces (*such as courtyard, front and back spaces*) within the house and the around shall not be changed.
- The traditional interface between the house and the street shall not be changed. ( *katta* (traditional seating place) in front of the house etc.,)
- Semi open spaces within the vernacular houses shall not be changed

### **c. Built/Architectural form:**

A detailed guidelines for the use of Building materials, Type of openings, Color, Texture, Type of construction etc., has to be prepared under a special project by the Hampi Authority. This is very important to match the existing Archeological environ/form to maintain harmonious Architectural form.