Wakefield House			248
	Common Ref No: 248 Card No: 339 Ward (Part): A (Part II) CS No: 16/1187 Plot Area: 957.36 sqm. B U Area: - Date: 25/11/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 248_Wakefield house	 Location Plan	

1.0		**Denomination**			
1.1	Name of Premises	Wakefield House			
1.2	Earlier Name	Wakefield House			
1.3	Built in:	1920's	Extension Date:	-	
2.0		**Access**			
2.1	Main	Shri Shivsagar Ramgulam Marg (Sprott Road)			
2.2	Subsidiary	Narottam Morarji Marg			
3.0		**Ownership pattern**			
3.1	Present	Owner			
3.2	Past	Owner			
3.3	Status	Owner - Tennant			
4.0		**Use**			
4.1	Present	Commercial – shops, offices, restaurants			
4.2	Past	Commercial			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	Prominent corner building with curved corner façade located at the junction at which the war memorial is located Part of a well conceived commercial layout with control guidelines in sense of retaining similar façade character and street profile			
5.2	Architectural Description	**Planning** The building is accessed from the Sprott Road at the west, with its wings on either side along the side roads. All floors above are typically planned with office spaces on either sides of the corridor. Common toilet and services are planned on the northern side with an open to sky duct to ventilate the inner lobby area. Citibank, Britannia restaurant, and retail shops occupy ground floor, shipping company offices are located on the upper floors **Features** The prominent curved corner building is emphasised with features like curvilinear balconies supported on brackets and the curved parapet feature at the top. Continuous semi-circular arched openings with prominent keystone detail in stone, projecting cornice bands supported by concrete block brackets. The entrance is flanked with columns and capital order in stone relief work **Style** The building derives influence from European Renaissance style of Architecture			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F, G(grp)	Recommended grade	II A	
6.0		**Topography**			
6.1	Floors	G+4 with mezzanine floor levels added			
7.0		**Construction**			
7.1	Plinth	Low height plinth in rough stone masonry			
7.2	Walls	Rubble stone masonry walls on the ground floor and brick masonry on the upper floors.			
7.3	Floor	RCC supported beams and columns			
7.4	Stairs	RCC 'C'-shaped staircase with a central lift shaft supported on slender columns with			

		wooden railing and newel post at the ground floor.
7.5	Openings	Large door openings at the first & fourth floor, projecting balcony like features at some places on second and third level. Window openings with wooden paneled glazed shutters and top hung ventilator.
7.6	Roofing	Flat RCC slab supported on concrete beams and columns. Openings in slab for light and ventilation provided.
7.7	Articulation	Projecting balcony like features in the form of cornice bands
7.8	Finishes	Exterior walls are finished in yellow stone ashlar masonry medium course whereas internally the surfaces are plastered. All door and window openings are emulsion painted. The ornamental detailing and projecting features are painted in white.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	No compound wall. The building abuts the road share open space with adjoining buildings. Collapsible gate at the entrance leading to stair. Iron gate enclosing open space with adjoining buildings on the two sides.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	Large door and window openings with louvered panels provide ample daylight supplemented with electric lighting.
8.2	Ventilation	Large door and window openings provide natural ventilation along with electric fans and air-conditioning devices.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Few tenanted offices have installed fire extinguishers
8.7	Other (HVAC/BMS/Security Systems)	Installation of window unit and split air conditioning in office premises
9.0		**Condition**
9.1	Plinth	Poor – the plinth height has been altered due to encroachment by retail shops on ground floor. Seepage has been observed at places
9.2	Walls	Poor - damaged plaster, cracks and organic growth has been observed externally as well as internally.
9.3	Floor	Fair
9.4	Stairs	Fair - *pan* stains and encroachment of services has been done in a haphazard manner.
9.5	Openings	Fair – Shutters have been altered, missing and broken shutters on the side and rear facades have been observed. Grills have been installed, window openings have been blocked to occupy air conditioning units
9.6	Roofing	Fair - exposed reinforcement and corrosion of steel reinforcement from the inner side of terrace slab has been observed
9.7	Articulation & Finishes	Fair - Cracks and exposed steel reinforcement observed in cornice and bracket members. Balcony railing is damaged and unmaintained.
9.8	Services	Poor - old plumbing lines have caused leakage affecting strength and hygiene. Unplanned additions in plumbing, electrical and telephone lines have damaged the external fabric as well as the visual congruity of the facades.
9.9	Out Buildings	-
9.10	Overall Conditions	Fair | Maintenance level | Poor
10.0		**Transformation**
	Form	No visible changes externally.
	Structure	No visible changes externally.
	Articulation & Finishes	No visible changes externally.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation*. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.



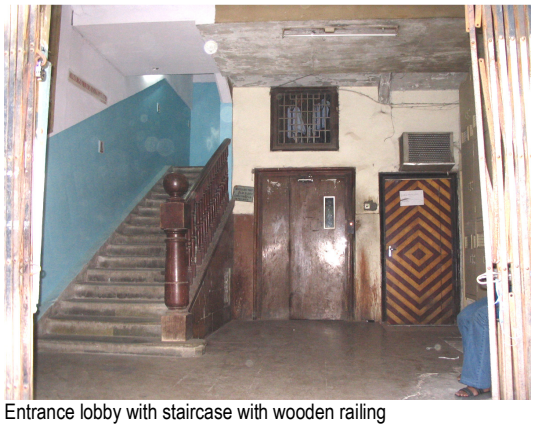
Buff stone clad corner building with a curved bay with rectangular openings, cornice band, projecting balconies etc



Projecting balcony with bracket support



Arched opening, frieze band, service pipes covering the façade features etc



Entrance lobby with staircase with wooden railing



Façade stucco articulation



Cornice detail supporting projecting balconies