

# RE-CONSTRUCTING A PUBLIC HERITAGE BUILDING CASE STUDY: Western Wing of Lahore High Court Building, Lahore

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## ABSTRACT

Violating the Punjab Special Premises (Preservation) Ordinance 1985, Lahore High Court (LHC) authorities demolished an enlisted, protected public building i.e. Western Wing (W.W.) of Lahore High Court (LHC) Lahore in year 2004. The argument for demolition of 90 years old colonial building was based on "The Law of Necessity"<sup>1</sup>. To fulfill the immense need of accommodation of eight-number court rooms, LHC Administrative Authorities decided to raze the existing single storey heritage building of W.W. and construct a double storey structure. Architects, Archaeologists and Civil Society representatives launched an aggressive agitation to stop the demolition but authority proclaimed, "LHC building is not a shrine that can not be demolished or re-constructed" (Daily Times, 2004a).



**Figure 1:** Eastern Elevation of Newly Constructed W.W. of LHC Building

*Lahorites* approached Supreme Court who passed stay order against demolition and directed LHC authorities to re-construct the razed building, following the ditto architectural features in its true spirit and using the similar construction materials. Supreme Court further desired to appoint an experienced Resident Architect for such specialty job of intricate nature.

This study reveals the integrated-coordinated efforts of administrative authorities of LHC,<sup>2</sup> technical and professional input of Communication & Works Department,<sup>3</sup> concern of architectural professional bodies<sup>4</sup> and supervisory role of Resident Architect working under government conventional system of execution, having expertise in re-creating the historic building of Colonial period having heritage value.

Study also presents a comparison between conventional methodology of execution of a public heritage building as practiced by Communication and Works (C & W) Department, Government of Punjab (GoP), and the integrated-coordinated design approach where Resident Architect and Client Department had played a vital role while working with the Contractor and Engineers of C & W Department.

**Key Words:** Colonial Building, Heritage, Lahore, Architecture, Archaeology, Restoration, Public Building, History, Lahore High Court. Brick Masonry.

- 1 The term is used in its popular idiom as defined by the LHC in its judgement whilst replacing the elected Prime Minister and imposition of Army Chief as Chief Executive of Pakistan.
- 2 Administrative Authorities of LHC mean Registrar, Chief Justice, Judges' Committee as constituted by Supreme Court in its decision.
- 3 Offices of the Chief Architect and the Chief Engineer, Punjab.
- 4 Pakistan Council of Architects & Town Planners and Institute of Architects Pakistan, Lahore, Islamabad and Karachi chapters.

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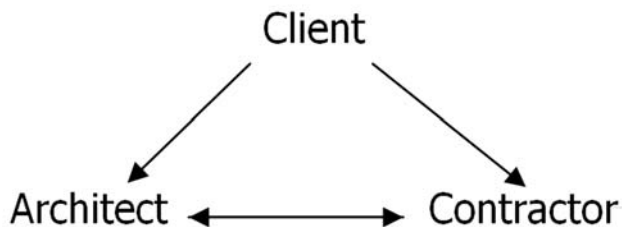
## ACRONYMS

A. A.: Administrative Approval<sup>5</sup>  
C & W: Communication & Works  
D.D.C.: Departmental Development Committee<sup>6</sup>  
GPO: General Post Office  
GoP: Government of the Punjab  
IAP: Institute of Architects, Pakistan  
LHC: Lahore High Court  
P & D: Planning & Development Board<sup>7</sup>  
RCC: Reinforced Cement Concrete  
T. S.: Technical Sanction<sup>8</sup>  
W.W.: Western Wing<sup>9</sup>

## INTRODUCTION

W.W. of LHC building has been re-constructed truly following the architectural features of existing main building, using the cement-*surkhi* mortar and fair-face masonry work. It has become a state of the art building, internally loaded with all modern facilities and interior design component.

In private sector, architectural designing and building construction activity is envisaged and implemented by three key actors, linked mutually with a strong triangular relationship as under;



Contrary to the Private Sector, in Public Sector the whole activity revolves around the engineers of C&W Department who dominate because they hold the financial control of the project since its inception till handing over. In fact, Engineers have purposely minimized the role of above mentioned three actors. This has resulted in shabby form of public buildings, having the only merit that these buildings have no architectural merits. One can recognize these public buildings distinctly because of the poor aesthetics and lack of rich architectural details. But in case of newly constructed W.W. of LHC building, such impression stands no more.

Before going into details of the project, it would be appropriate to know briefly about the annals of earlier construction of LHC building during the late decades of 19<sup>th</sup> century, in Lahore.

## BRIEF HISTORY OF LAHORE HIGH COURT

The British annexed the Punjab in 1849 A.D. and for its management immediately constituted a Board of Administrators comprising three members (en.wikipedia.org). The Board was empowered as a *Sudder* (Chief) Court of Judicature and Board of Revenue. After passing of four years (in 1853 A.D.), Board of Administrators was dissolved and two Principal Commissioners separately, one for Judiciary the other for Administration, headed by a Principal Commissioner, were appointed. The Judicial Commissioner was the Chief Judge of Appeal and his court was the final appellate court. The Chief Court Act IV of 1866 conferred powers upon the Chief Court of the Punjab to act as the ultimate Court of Appeal for Civil as well as Criminal Courts in the Province. It was upgraded as Lahore High Court, Lahore, on March 21,

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- 5 "Administrative Approval" means an allocation of funds in fiscal year for particular project planned to be executed under set pattern of C & W Department, Government of Punjab.
  - 6 D. D. C. is a Departmental Development Committee headed by chief of any Government Department i.e. Secretary to Government, Medical Superintendent, District Coordination Officer, etc. and other members representing Finance Department, P & D Board. Executive Engineer
  - 7 Planning & Development Board is provincial Department where budgeting and allocation of funds for all the development works is approved before the Annual Budget of province.
  - 8 The term "Technical Sanction" is used for the estimates of the works where scheduled and non-scheduled item rates are approved by the Executive Engineer, Superintendent Engineer or Chief Engineer according to ones' competency, well before the advertisement of tenders in the daily newspaper.
  - 9 Western Wing means the Western Wing of the main LHC building.

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1919 A.D. Presently, other three High Court Benches in Punjab are functional at Rawalpindi, Multan and Bahawalpur Divisions.

The main building of LHC, previously known as Chief Court was constructed during 1880-1889 at the cost of Rs3,81,837/ (en.wikipedia.org). Its architectural style is Anglo-Indian, designed by the English Architect Brossington and constructed by Hilton being Executive Engineer. In 1919, Eastern and Western Wings were constructed when the High Court was established. It has now become a symbol for Justice. Brick masonry, *kankar*-Lime mortar with partial use of *Noshehra* Pink marble and Terra-Cotta *Jali* were the main building materials used.

### **DEMOLITION OF WESTERN WING OF LHC BUILDING**

It was in early 2004 A.D., when Administrative Authority of LHC desired a new building to accommodate eight number LHC Judges' court rooms. No space was available as on southern side, new blocks were already constructed in 1973-74. On eastern side, across the road, behind the State Bank Building, the government land was vacated from encroachers and buildings for Advocate General Office and multi-storey parking was started. Under such circumstances, LHC authorities decided that the single storey W.W. of LHC may be replaced by a double storey structure, accommodating the eight-number court rooms that were of the immense requirement, according to their point of view.

Chief Architect Office of Communication & Works Department was asked to prepare the preliminary architectural plans and elevations following the decorative features of the existing building. The office submitted the plans and elevations in March 2004. In principle, it was further decided that in the second phase, Eastern Wing of LHC building would also be re-constructed following the same pattern.

Contract to the tune of Rs1.50 million dispose was awarded to the contractor to raze the old single storey structure and dispose off the debris. When first hammer dropped on the enlisted-protected building of LHC's Western Wing, its

resonance was heard all over the country. Archeologists, Architects, Civil Society and *Lahorites*, all took notice of it and started agitation to stop the Law-protection institution from such illegal action, but it was ignored by the authorities.

### **AGITATION AGAINST DEMOLISHING THE HERITAGE BUILDING**

In an annual Architects' Convention held at Lahore in year 2004, Institute of Architects, Pakistan (IAP), Lahore Chapter, took first notice of demolition of an enlisted-protected heritage building of LHC. A resolution was passed in which the point of view of the Chief Architect Office, Punjab, was condemned for his words, "*When cancer is spread in a part of body, it becomes essential to cut it off*".

When demolition started in August 2004, Architects, Archaeologist and Civil Society started agitation on the roads, in press and electronic media. The slogans such as, "Save our Heritage", "Stop demolition of our 100-years old landmark", "Retain Lahore's Structure" etc. were inscribed on the placards raised by the demonstrators (The Daily Times, 2004a). Protesters criticized the LHC authority's statement in which they had said, "*it is not the building but the function performed that is significant*". IAP passed another resolution to condemn the acceleration in demolition work instead of stopping. Architects across from the Pakistan gathered outside LHC building on September 6, 2004 but could not succeed in persuading the authorities to stop demolition. The LHC authority refused to hear them and asked them to make an official request for meeting (The Daily Time, 2004b).

On September 11, 2004, an advocate moved against razing of W.W. of LHC building and sued LHC through its Registrar, Building Committee through LHC Registrar, Federation of Pakistan through Secretary Culture, Information & Youth Affairs, Punjab Government through Chief Secretary Punjab, Archaeology Department through D.G. Archaeology and LHC Bar Association through its secretary (The Daily Times, 2004). The petitioner said that the LHC building had immense historical value since

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Quaid-e-Azam had appeared for Ghazi Ilm al-Din Shaheed in the murder case of a Hindu for passing sacrilegious remarks about the Prophet Mohammad (peace be upon him). IAP Lahore, Islamabad and Karachi chapters passed resolutions against this act of demolition and demanded to immediately stop the further razing of heritage building.

## HIGH COURT PROCEEDINGS

After agitation of the architects, archeologists, Civil Society etc., Chief Architect Office Punjab refused to provide the architectural drawings to LHC authorities. A writ petition (W. P. No. 5775/2005) was filed in the court of Justice Abdul Rashid, LHC Lahore, where it was pleaded that in the W.W. of LHC building, the room-size were too small to serve the purpose of court. That's why it was decided by the LHC to re-construct the block accommodating the eight-number court rooms.

On approaching the President of Pakistan, a special committee was constituted to resolve the controversy. Committee was headed by Federal Secretary Law, Justice (R) Mansoor Ahmed, along with other two members Professor Dr. Anis A. Siddiqi<sup>10</sup> and Dr. Muhammad Aslam<sup>11</sup>. The objective was "to develop a consensus by which the concern of the Institute of Architects, High Court Bar and general public may be addressed and simultaneously meet the needs of the High Court".

From September 18 to December 20, 2004, Committee held several meetings with the stakeholders. The Structure Engineers of Engineering University, Lahore, on request of the committee visited the under demolition building and gave their expert opinion. In the last meeting of committee as held on December 20, 2004, following consensus emerged out:

*"In view of the report received form the University of Engineering, the present structure of the western wing of the Lahore High Court*

*is capable of bearing the construction of six court rooms by adding an inter floor. The façade of the western wing from the courtyard side which stands partly demolished shall be restored by utilizing, as much as possible the material available at site or by the use of compatible raw material. As regards the façade from the Bar room side, the setback can be aligned to create additional space. The height of the different panels as has been indicated in the documentation prepared and presented by the Chief Architect shall be maintained as far as possible".*

Committee also made following recommendations;

- i. The Chief Architect, Government of the Punjab, may be asked to prepare a fresh layout and line-plan for construction of 6 Court Rooms, 3 on Ground Floor and 3 on First Floor in the light of above decision.
- ii. Auction contract of demolition of western wing of the High Court shall be cancelled and the amount deposited by the Contractor in the Government Treasury, shall be refunded, with compensation considered appropriate.
- iii. The High Court may undertake the new construction within a parameter of the principle already settled with consensus between High Court and Principal of the Civil Society. In that case the High Court may give a fresh contract for new construction with credit whole material.

Recommendations of the committee were presented before the authorities of LHC but they did not agree and initiated case against the Secretary C & W and Chief Architect office, to provide the architectural drawings. Several hearings were held in High Court on 12-04-2005, 13-04-2005, 16-05-2005, 23-05-2005, 30-05-2005, 02-06-2005, 06-06-2005, where various stakeholders were called by Justice,

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10 Chairman College of Arts and Design, University of The Punjab Lahore.

11 Urban Planner/Engineer, Lahore

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LHC, and their point of view was registered by the court. On 06-06-2005, Registrar LHC presented his point of view as under:

1. The Punjab Special Premises (Preservation) Ordinance, 1985 is not applicable to the W.W. of Lahore High Court.
2. For technical reasons, the existing structure cannot be renovated to make out functional court rooms.
3. In view of above, the existing structure is to be demolished for constructing six or eight court rooms (double storey structure – three/four on ground floor and three/four on first floor) which shall be symmetrical with the veranda of the court room No. 3, to maintain the height and features of the said block.

Secretary C&W Department expressed his reservation whilst taking stand on the basis that the LHC building has been declared as Special Premises within the preview of Punjab Special Premises (Preservation) Ordinance 1985.<sup>12</sup>

In the judgment, it was said that the portion of the LHC building which is required to be reconstructed is flanked, rather surrounded by other buildings within the LHC premises and is not visible from the road side which runs around LHC i.e. Shakra-e-Qaid-e-Azam, Nabha Road, Turner Road and Fane Road. Further It was revealed that in the past, construction work within the High Court premises had been undertaken in which entire wing comprising several court rooms had been constructed on the pattern of the old High Court building, design and structure wise.

Further, court deliberated "The High Court building is not to be viewed purely as a monument for its designs and architecture but it has to serve a purpose which is to provide

court rooms. Reconstruction of W.W. of LHC building is required to serve the prime purpose of provision of court rooms. Therefore, to serve the prime purpose, if some minor portion is to be demolished and then reconstructed on the design and pattern of the old building then it can not be held violation of any Law or public policy". Finally, Justice LHC gave 10 days time to Secretary C&W Department to prepare architectural drawings for eight number court rooms. He was further directed to prepare estimate of the said proposed building and come up on June 17, 2005 for further proceedings.

### **SUPREME COURT PROCEEDINGS**

Professionals, Civil Society and *Lahorites*, by joining hands, approached Supreme Court and finally succeeded in getting stay order against the demolition of W.W. of LHC building. On direction, Advocate General Punjab prepared and submitted a report before a Three-Member Bench of Supreme Court where it was mentioned that W.W. of LHC building was in a dilapidated condition (The Daily Times, 2004d). Its verandas were about to collapse. These were the reasons that authorities of LHC decided to demolish this part of the building despite the opposition of custodians of cultural heritage. Report also mentioned that various changes in building were made in 1974 and in 1999 for its repairs and upgradation.

After hearing the arguments of both sides, Bench of Supreme Court issued directions for constitution of a Committee comprising two LHC Judges<sup>13</sup> who would be entrusted the mandate of ensuring the re-construction of the demolished part of the building in its previous form, following the earlier architectural features of the building after consulting the architects and engineers (The Daily Times, 2004d). LHC asked the Ministry of Law Islamabad to appoint an experienced Resident Architect having expertise of restoration of Colonial period buildings. Whole of this process

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12 Section 5 says, "No alteration in or renovation, demolition or re-erection of such portion of a Special Premises as it visible from outside, or any part of such portion, shall be effected without the prior permission in writing of the Government or a Committee."

13 Justice Hamid Ali Shah and Justice Tariq Shamim of LHC were members of the Construction Committee constituted by Chief Justice LHC in compliance of directions of Supreme Court.



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took two years and re-construction of W.W. of demolished LHC building started in November, 2006.

## **GOVERNING LAWS**

In Punjab, following three governing laws protect the heritage buildings and prohibit additions, alterations, and reconstruction within special premises of the protected-enlisted monuments:

- a) Antiquity Act 1975 (as amended in 1992)
- b) The Punjab Special Premises (Preservation) Ordinance, 1985
- c) Tajdeed-e Lahore Board Ordinance 2002

### **a. Antiquity Act 1975 as amended in 1992**

Before 1985, preservation and restoration of the archaeological monuments, buildings, and sites was purely Federal subject, under Antiquity Act 1975 as amended in 1992. Antiquity Act imposes restrictions on repairs, renovation, reconstruction, etc. of protected immovable antiquity (Antiquity Act, 1975a). It enacts punishment for a term which may extend to six months or with fine which may extend to five thousand rupees or with both (Antiquity Act, 1975b). The Act empowers Director General to arrest any person against whom there is reasonable ground to believe that he has committed an offence.

### **b. The Punjab Special Premises (Preservation) Ordinance, 1985**

Ordinance 1985 restricts from changes, renovation, demolition or re-erection as visible from outside, without permission in writing of the Government or a Committee (The Punjab Special Premises (Preservation) Ordinance, 1985a). Ordinance restricts the authority, the local body from approving any plan in relation to a Special Premises without prior permission of the government or a Committee (The Punjab

Special Premises (Preservation) Ordinance, 1985b). It does not allow any development or scheme or new construction on or within a distance of two hundred feet of a Special Premises except with the approval of government or a Committee (The Punjab Special Premises (Preservation) Ordinance, 1985c). Ordinance authorizes imprisonment for one year or fine or with both, on contravening (The Punjab Special Premises (Preservation) Ordinance, 1985d).

### **c. Tajdeed-e-Lahore Board Ordinance 2002**

Tajdeed-e-Lahore Board Ordinance 2002 was promulgated "to maintain, preserve, and restore the Buildings, Heritage, and Monuments and to keep them in original and presentable condition". Ordinance jurisdiction was limited to the district of Lahore. Ordinance authorizes a magistrate to punish against such offences following the procedure as laid down (Tajdeed-e-Lahore Board Ordinance, 2002). On violation, a person can be penalized for one month imprisonment or fine for one hundred thousand rupees or both. Main content of the Ordinance deals with the powers of Board and Secretary of the Board instead of protecting the monuments declared as heritage buildings.

## **CRITICAL APPRAISAL OF GOVERNING LAWS**

Lahore High Court building is placed at Serial No. 64 on the list of protected heritage buildings as approved by the Government of Punjab. It is protected under all the three Ordinances/Act as given above. It is very surprising that in the presence of these laws, how a law enforcing agency decided to demolish the protected building. After going through the whole case, following reasons for demolition of W.W. of LHC Building come on the surface:

1. There were ample funds under Access to Justice Programme<sup>14</sup> for construction and upgradation of the judiciary buildings in Punjab in year 2004-05. LHC authorities were keenly interested to carry out some

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14 Access to Justice Programme was launched by Federal Ministry of Law Islamabad with the financial support of Asian Development Bank to improve, upgrade and constitute the laws and infrastructure of judiciary in the four provinces.

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remarkable development works in the premises of Lahore High Court. So they decided to reconstruct the Western Wing.

2. The room sizes of W.W. of LHC were small and not of any use for the offices or court rooms. It was thought to reconstruct the larger size rooms for better utilization.
3. It seems that the Chief Architect Office of Communication & Works Department was not aware of the protection of enlisted-heritage buildings. When Chief Architect Office was asked to demolish and reconstruct the W.W. of LHC building, nobody pointed out to the LHC authorities regarding the sensitivity of the matter. Previously it was a routine practice of C & W Department to add, reconstruct or repair the buildings within the premises of LHC.
4. Since promulgation of Punjab Special Premises (Preservation) Ordinance 1985, not a single case has been brought in the notice of Lahore High Court by the Archaeology Department who are responsible for restoration and protection of heritage buildings. There is a long list of enlisted-protected shrines and mosques demolished and reconstructed by Auqaf Department<sup>15</sup> but Archaeology Department has never served any notice to the Secretary/Chief Administrator Auqaf.
5. All these ordinances made a provision for Committee or Board headed by Chief Minister, Governor, Chief Secretary, and Director General Archaeology. These authorities are directly responsible for this violation as they never took stand against these violations.
6. In Ordinances/Act, there is provision for constitution of rules but no one has made comprehensive rules defining the various terminologies, conditions, etc. This gives free hand to violate the restrictions.

## **RECONSTRUCTION OF W.W OF LHC BUILDING – VARIOUS ACTORS**

### ***A. Client Department Role: (LHC authorities)***

- i. Initiated the project
- ii. Approved Architectural Drawing
- iii. Approved PC-I in D.D.C. meeting
- iv. Issued Administrative Approval

### ***B. C&W Department Role: (Executing Agency)***

- i. Prepared estimate and issued Technical Sanction
- ii. Allotted work and got it executed
- iii. Prepared Structural Drawings
- iv. Made Payments to the Contractor

### ***C. Contractor Role: (Construction activity)***

- i. Execution of the Project
- ii. Management of labour and building materials
- iii. Maintenance and defects liability

### ***D. Judges' Committee Role: (Project Monitoring)***

- i. Ensured quality and pace of work by visiting twice daily.
- ii. Coordinated between Contractor, C&W Department, Resident Architect and LHC authorities.

### ***E. Resident Architect Role: (Detailed Supervision)***

- i. Prepared & revised architectural Drawings
- ii. Detailed supervision during construction
- iii. Construction details as per site requirements
- iv. Interior designing of court rooms
- v. Ensured quality and pace of work

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15 Punjab Auqaf Department has demolished and reconstructed mosques at shrines of Hadrat Ali Hujwiri and Baba Farid and the shrines of Badshahan Khoshab, Sakhi Saidu Shirazi, Bulleh Shah, Baba Kamal Chishti, Abdul Salam Chishti, Shah Hussain etc. All these mosques and shrines were en-listed protected monuments.

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## **CONCERN OF STAKEHOLDERS DURING EXECUTION**

The recommendations made by the Committee headed by the Federal Secretary as emerged with the consensus of all the stakeholders were ignored and never implemented by the LHC authorities. These include;

- I. The present structure of the western wing of the Lahore High Court is capable of bearing the construction of six court rooms by adding an inter floor.
- II. The façade of the western wing from the courtyard side which stands partly demolished may be restored by utilizing, as much as possible the material available at site or by the use of compatible raw material.
- III. As regards the façade from the Bar room side, the setback may be aligned to create additional space.
- IV. The Chief Architect office may be asked to prepare a fresh layout plan for construction of 6 Court Rooms, 3 on Ground Floor and 3 on First Floor.

In fact it was responsibility of the Chief Architect office to prepare a revised plan with three court rooms at each floor, including the setback, exiting towards the Bar room side. LHC authorities implemented the previously proposed plan of Chief Architect Office, accommodating the eight-number court rooms and not including the setback to widen the plot size. This resulted into smaller size court rooms lacking the ancillary requirements.

There is another side of the story also. When Director General Archaeology prepared a petition against demolition of protected building, he could not find a single professional architect to sign as petitioner. Every body, being a government employee or private practitioner was having his own reservations.

When execution started at site, no one among the stakeholders turned back to check and inspect the work under construction. The

committee comprising the professionals, constituted by the Supreme Court was required to submit interim reports regarding the progress of work but not a single visit was paid by the committee during construction. Chief Architect office remained aloof during construction, never visited the site and did not give their professional input.

## **RE-CONSTRUCTING HERITAGE PUBLIC BUILDING - CHALLENGES**

In pursuance of the directions of Supreme Court, it was a different type of experience to re-construct heritage public building, particularly using the existing features of brick-masonry on facade. For engineers of C&W Department, it was off the routine matter. The temperament, experience and approach of the government contractor were not of re-constructing the heritage building following the architectural details, perfectly and accurately. Judges' Committee was under pressure to meet the Supreme Court set criteria and was not having any experience of construction. Every one was worried to meet the targets of in time completion and to achieve the quality of work. All these stakeholders placed numerous challenges before the Resident Architect.

LHC authorities approved plan for double storey building (Fig. 02), each floor accommodating the four court rooms with Judges' Chamber, Secretary Room and attached washing rooms. The plan was prepared within the same area where building was demolished. The site limitations and fixation to provide the eight number court rooms left no choice for the architect. This resulted into square shape court room (31'-3" X 30') and comparatively smaller Judges' Chamber (11'x13'-3"). Provision for 10'-0" wide veranda on eastern and western sides of the building was another functional requirement to accommodate the petitioners whilst waiting for their turn to appear in the court. Each floor was having almost 11000 Sft. covered area. There was no capacity to enlarge the court room size unless court numbers were reduced from eight to six, but LHC authorities were not ready to accept any change in their requirement.



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After excavation, foundations were laid down following the approved plan with minor adjustments in washroom and by adding the negative space of Dias area in Judges' Chamber and hence enlarging its size.

As proposed by Chief Architects' Office, the Eastern and Western Elevations were monotonous, simply composed of the repetition of one arch-element throughout the western façade (Fig. 03). The demolished structure was single story with veranda on one side but proposed W.W. of LHC building was double storey with 10'-0" veranda on both sides; this further reduced the useable space for court rooms.

### **CONTRIBUTIONS OF RESIDENT ARCHITECT**

Appointment of Resident Architect on the project set precedent for the other public buildings to be constructed under a set pattern of C & W department. His presence not only controlled quality and pace of the work but also made certain at-site changes in proposed design which added to its functional and aesthetical values. Following are the few of the contributions made by the Resident Architect;

1. Chief Architect Office normally provides standard architectural drawings i.e. plans and elevations to the engineers. Resident Architect provided construction details of brick work, its pattern and minute details. He also provided As-Built Drawings. These detailed drawings left no option for the contractor and the engineers to deviate from the design, their specifications and construction details.
2. Keeping in view the time constraints, Engineers of C&W Department with the consensus of contractor and Judges' Committee decided to construct the double storey building by using the RCC frame-structure. Resident Architect did not agree and straight forwardly rejected the modern construction system and cosmetic treatment of fair-face brick on façade of building. He insisted for load-bearing masonry walls with stepped-footing for foundation.
3. In the eastern & western facade, C&W Engineers recommended inducing concealed RCC beams inside the masonry walls but Resident Architect insisted to cover the span of openings by using segmental-arch in brick masonry, in the traditional manner.
4. On the parapet of Ground and First Floors, there were 14" cantilevered brackets composed of brick projections (Fig.13). Engineers and contractor desired to mould the required shape in concrete and place it over the wall while embedded in horizontal RCC beam to take the load. Resident Architect refused to introduce such interventions. One specimen from the existing masonry projection was dismantled carefully and samples of special molded bricks were provided to the brick manufacturing agencies to fabricate required special size and shape of the bricks. Because of larger size and thickness of the bricks, there were de-shaped while cooking. Great patience was required to find out the proper person for making the moulds and the proper brick manufacturing agency, to manufacture.
5. On the western facade, an arch composed of stone-segments and balustrade along with terra-cotta Jali was used as an element (Fig.15). For specific quality of Noshehra Pink marble, stone markets in Northern areas were visited and selected. No mechanical device was available to cut the stone into curve shape. So arches' curved part was made manually.
6. Judges' Committee desired the "muqarnas on flat surface"- an element used in facade of the main building, to replicate on western facade of W. W. of LHC building. Study revealed that seven-types of molded-bricks were used to compose that muqarnas shape on flat surface. The shape of single mehrabi was prepared first in true size by using Plaster of Paris in sculpture technique. Then it was cut into required brick-form in a way that bricks' courses may be laid down, following their proper bonding.

7. To construct a large size arch, that was centrally located in eastern facade of W.W. of LHC Building, along with small brick-arches in masonry technique, was another challenge (Fig.08,09,10). In 1974, when extension was carried out, this element was molded in concrete but this time, it was decided to make it in brick-masonry like the original. This arch was dismantled twice to get its final appropriate shape, under strict guidance of Resident Architect.
8. Resident Architect through integrated-Coordinated design approach, laid down the infrastructure component along with the masonry work. He ensured in-time laying of various services i.e. electricity, air conditioning ducting, sewer and water supply piping, etc. It was very important to protect the fair-face brick work from damaging while providing these services.
9. Resident Architect also designed and supervised the interior of the court rooms as per actual requirements (Fig.16). The proposed layout of furniture made possible for maximum seating capacity.
10. Engineers and Contractor were of the view that the northern and southern elevations which were not directly visible from the road side and from normal eye-level, may be left unfinished. Resident Architect did not make any such compromise and insisted to give equal importance to all the four elevations.
11. For first floor, an intermediate slab for storage of court record was proposed by Chief Architect Office. The limitation of height did not permit enough space for storage of record. Resident Architect convinced the Committee to delete this inter-floor. This resulted into saving of an amount because of deletion of an extra slab of 11000 Sft and it also enhanced the ceiling height of court rooms at first floor from 11 feet to 17 feet at the ridge level.
12. Parallel to the W.W. of LHC building, construction of Advocate General Office across the road started. Sub Divisional Officer,

Executive Engineer and Contractor were the same for both projects, but the quality of product came with visible difference. The reason was only that, on W.W. of LHC building, a Resident Architect was deputed to take care of all the construction and design related issues whereas Advocate General Office Building was designed by Chief Architect office as a routine matter.

## **CONCLUSION**

The experiment of construction of W.W. of LHC-Building was different in many aspects at Administrative Level, Execution Level, and Supervision Level. It was totally different from the routine construction pattern as practiced by the government engineering department for public buildings.

### **a. Administrative Level**

Normally, engineers of C&W Department are given free-hand for technical matters regarding the construction of public buildings following the government set pattern. But here, Client Department i.e. LHC fought against the professional community of Architects, Archaeologists, Conservationists, Punjab Bar Council, Civil Society and by using its Judiciary powers to get execute the building after demolition of an heritage building. Registrar Lahore High Court became party against the agitators. The court explained and interpreted the word "facade" as "Road-Side Elevation" and since there is no road passing from western side of Western Wing, so this does not fall under that particular clause of Ordinance.

### **b. Execution Levels**

Although the tendering process, work allotment procedure, billing etc every thing was carried out under Punjab Government pattern but there was difference in role of engineering staff. Decisions were made by the Resident Architect with the consensus of Judges' Committee. Engineers were asked to implement the decisions in true spirit. Engineers were not given free hand to change the specification, to select the finishing materials, to avoid the traditional way

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of construction for brick-masonry building or to introduce the RCC beam or columns in walls and footing. Engineers purely performed their duties, managed the site problems and controlled the contractor for its function. Every thing was done under strict guidance of the Resident Architect.

### **c. Supervision Level**

Chief Architect Office of C&W Department usually provides the architectural drawings to the engineers who prepare the estimates, and issue Technical Sanction for the project. It is claimed that at various stages, architect visit during construction but in reality, architect role is very much minimized. When budget constraints come, engineers without consulting the architect change the specifications and finishing items. This practice badly damage the project conceived by the architect in original.

For this particular case, in pursuance of the direction of Supreme Court, Federal Ministry of Law appointed a full time Resident Architect who was available round the clock. Resident Architect not only made changes in plans and elevations, also provided details of architectural feature for construction, guidance for specific type of brick masonry construction.

W.W. of LHC building is an integrated effort of Contractor, Resident Architect, engineers and Judges' Committee. This close supervision of Resident Architect has produced a remarkable building of W.W. of LHC.

### **FINDINGS**

The role of architect in Public Buildings if strengthened may result in visible improvement in quality of work. Such buildings will carry their identifiable architectural character resulting in good visual impact. During construction, it is only the architect who can evaluate the necessity of change in actual requirements to cater successfully the purpose of the building constructed for.

The close supervision of the building during construction makes it more efficient, functional

and aesthetically congenial. This is the only way to change the visual impact of public buildings; the engineers who focus only at the cost of the project, in fact lack aesthetics and sensibilities. They mentally accept to spend profligately to cover the risk of structural instability but do not give any weight to the efficiency, function, and aesthetical value of the building.

The governing rules for enlisted-protected heritage buildings for restorations, alterations and additions may be reviewed and reframed comprehensively so that no authority can manipulate and maneuver its meanings for achieving malicious objectives.

### **RECOMMENDATIONS**

- In public buildings, although chief architect and chief Engineer offices work independently under a Secretary to Government of C&W Department, yet the role of architect is required to be strengthened during construction. The project may be finalized only after detail inspection report of the project architect.
- For restoration, conservation and maintenance of the enlisted-protected buildings of governmental institutions that are of Colonial period, an independent cell may be created for in the Office of Chief Architect, C & W Department where expertise may be inducted.
- The present hierarchy of Service Structure may be dissolved and architects should be allowed to work on basis of their capability and creative potential. The hierarchy may be re-structured on specialty of the job, based on nature of buildings rather than the bureaucratic system of seniority.
- For buildings of heritage value as well as for large scale buildings worth above Rs50.00 millions, an office at site, headed by Project Architect may be established with infrastructural support of subordinate staffing. For such cases, Resident Architect maybe appointed on contract for the project till its completion. The role of Chief Architect Office

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may be supervisory for such cases after preparation, approval and issuance of basic architectural drawings. During preparation of estimates, an amount may be reflected in PC-I under head of project-cost to meet the expense of Resident Architect office, established for particular project.

- Legislation may be made to bar the Engineers to change the specifications and finishing items as recommended by the Project Architect. Engineers use their powers to

decrease the project cost under directions and guidance of Planning & Development Board. Before issuance of Technical Sanction by the Engineers, estimate would be vetted and recommended by the Project Architect in regard of its specifications and finishing items, where Schedule Rates are followed. For non-schedule items, Project Architect may be consulted for ensuring the architectural merit, functional and aesthetical requirements of the project.

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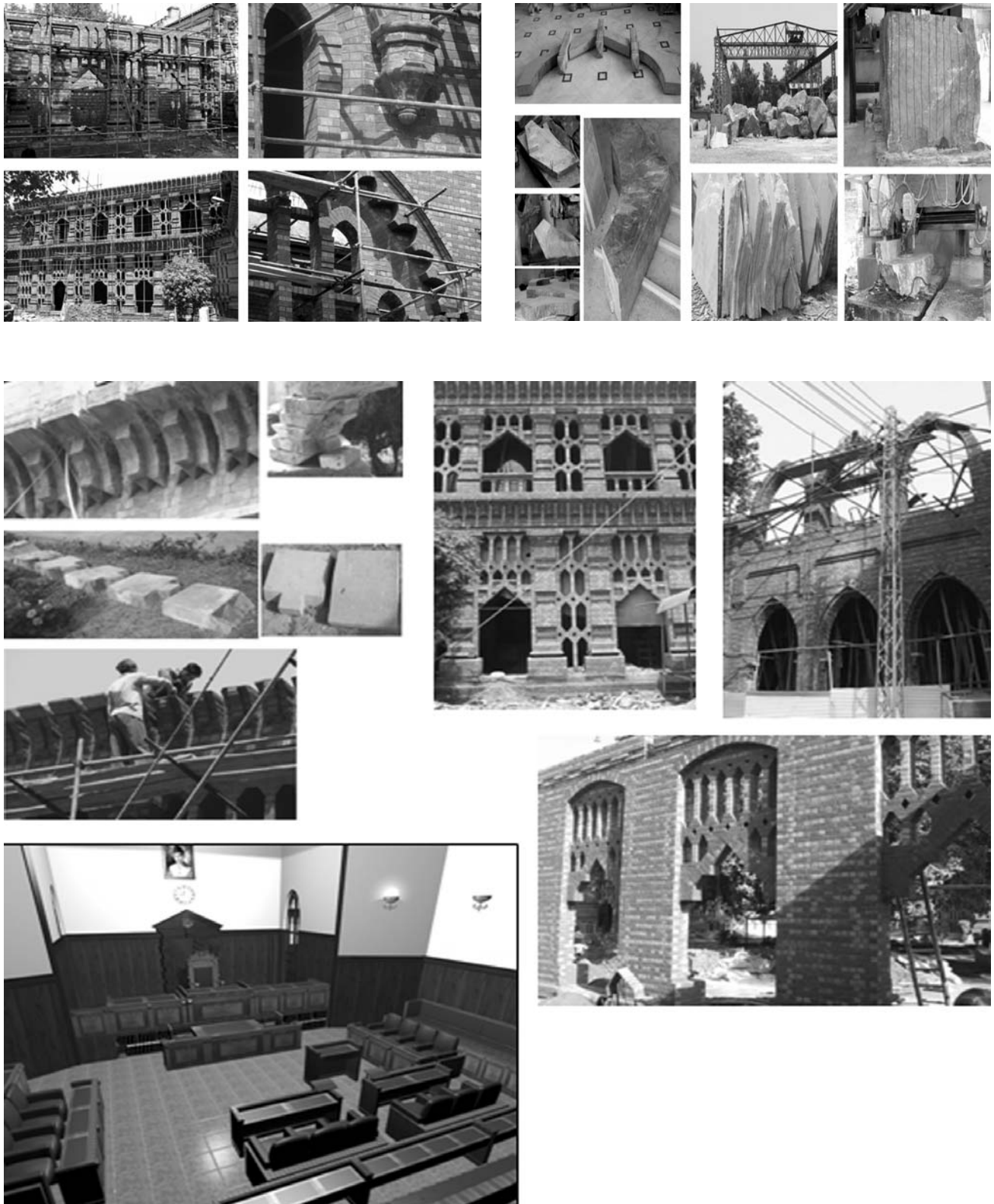
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**Figure 2:** Images of LHC Building, Lahore.