

NORTH SEAFRONT, GEORGE TOWN WORLD HERITAGE SITE

A case study

THINK CITY A FULLY-OWNED SUBSIDIARY OF KHAZANAH NASIONAL BHD.

**WE ARE AN
IMPACT-FOCUSED
ORGANISATION
DEDICATED TO
MAKING CITIES
MORE
LIVEABLE**

We want to make cities people-friendly and resilient by being a catalyst for change in the way cities are planned, curated, developed, and celebrated.



Think City specialises in:

PLACEMAKING

- Area improvement plans/ Strategic placemaking
- Public realm improvements
- Space activation
- Place management

RESILIENCE

- Nature-based climate adaptation
- Health & safety solutions
- Housing

ANALYTICS

- Baseline studies / Territorial analysis
- Urban data analytics
- Strategic plans / Planning documents

CONSERVATION & ADAPTIVE REUSE

- Area conservation / Conservation management plans
- Conservation programme coordination
- Museology / Content curation
- Adaptive reuse strategy & follow up management

Think City Institute



- Think City Institute
- It was built on a decade of know-how, experimentation & expertise derived from our extensive knowledge networks

WHO WILL BENEFIT?

- Public sector officials
- Urban & Town Planners
- Developers
- Professionals
- Students of urban planning, architecture and heritage preservation

ACCREDITED/CERTIFIED COURSES

- Content programming, space activation, place management
- Community engagement, data collection, research methodology, data analysis, geographic information systems
- Climate adaptation, social inclusion
- Heritage management, cultural economy

OUR PARTNERS



The Getty
Conservation Institute



AGA KHAN TRUST FOR CULTURE



GEORGE TOWN WAS NAMED UNESCO WORLD HERITAGE SITE IN 2008



**GEORGE TOWN,
PENANG**



Parts of George Town were in a state of decay and neglect. Efforts to preserve built and cultural heritage were strengthened after the UNESCO title inscription mainly driven by Government and local communities



COMMON URBAN ISSUES



Underutilised heritage assets, disconnected from the urban fabric



Inappropriate use of Padang that resulted to water ponding and infrastructure failure



Seafront promenade with structural and design incompatibility issues



Dislodged blocks and structural issues at the Seawall



Flooding issue due to blocked drainage and ineffective infrastructure



Community park used as a flea market

ESTABLISHMENT OF MANAGEMENT COMPANY

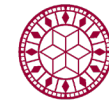
Formation of the George Town Conservation & Development Corporation Sdn. Bhd. (GTCDC) between the Penang State Government, Aga Khan Trust For Culture, and Think City



AGA KHAN TRUST FOR CULTURE



thinkCITY
REJUVENATING THE CITY TOGETHER



GTCDC

GEORGE TOWN CONSERVATION & DEVELOPMENT CORPORATION SDN. BHD.

Zones of Intervention as highlighted in the Special Area Plan

PENANG ECOURBAN REGION

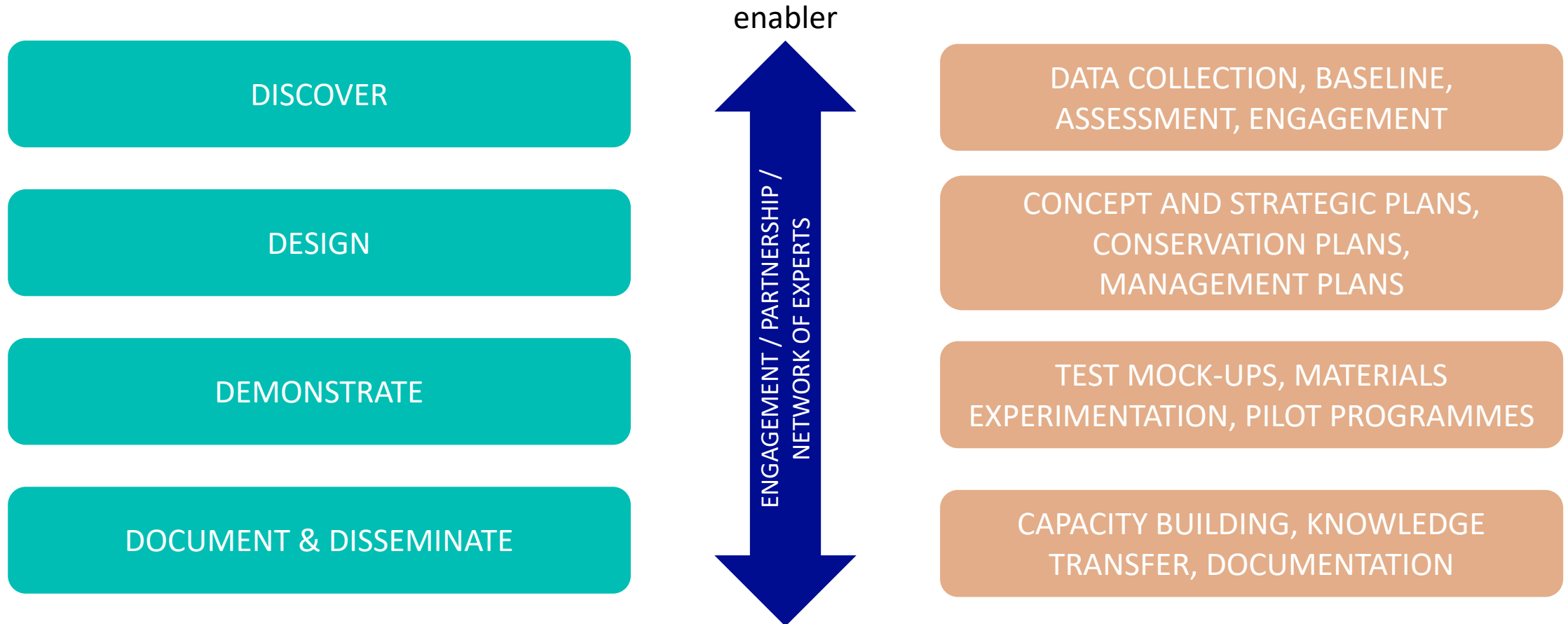
Urban Profile

Urban Centers



Source: Georgetown, Panoramio

EVIDENCE-BASED APPROACH



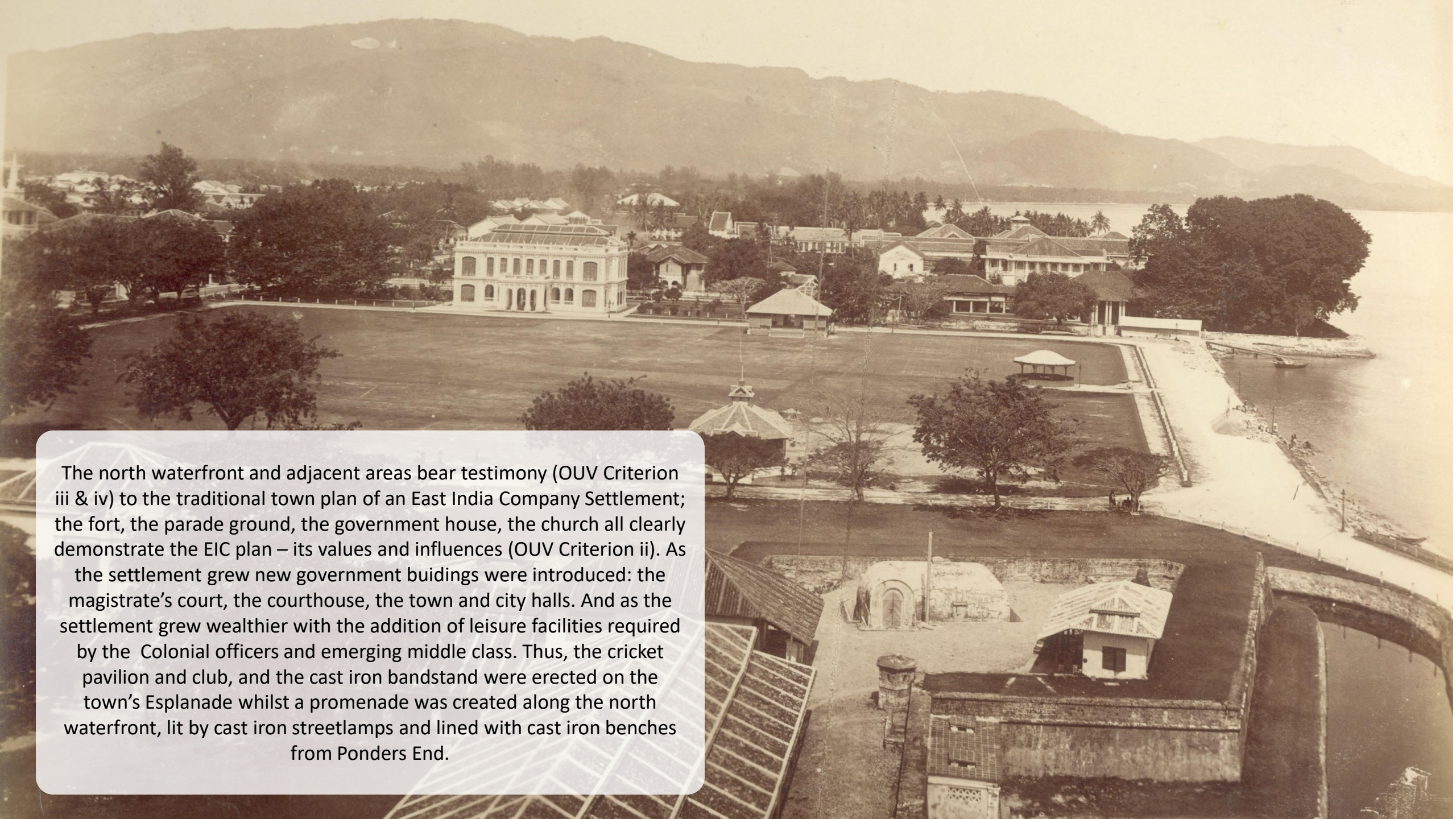
A photograph of a man and two children playing on a large green lawn. The man, wearing a blue and white striped shirt and dark pants, stands on the left, looking down at a small object in his hand. A young girl in a light blue dress and pink hat stands in the center, holding a long stick. A young boy in a blue shirt is crouching on the grass to the left of the girl. In the background, there are trees and a large white building with a sign that says "BANK ISLAM".

North Seafront

Project Background

The North Seafront is a major public realm improvement initiative aimed at upgrading the George Town's north waterfront. The area has been identified as a priority conservation area in the George Town Special Area Plan's Annexure B. The implementation of the North Seafront demonstrates the advantages of a culture-based approach that offers sustainable well-being to the community and preserve its valuable cultural and environmental assets.

The first inception plan was approved in 2017 with funding allocated for selected projects such as the preliminary phase of Fort Cornwallis, the Dewan Sri Pinang Conservation Management Plan and the Strengthening of the Esplanade's Seawall.



The north waterfront and adjacent areas bear testimony (OUV Criterion iii & iv) to the traditional town plan of an East India Company Settlement; the fort, the parade ground, the government house, the church all clearly demonstrate the EIC plan – its values and influences (OUV Criterion ii). As

the settlement grew new government buildings were introduced: the magistrate's court, the courthouse, the town and city halls. And as the settlement grew wealthier with the addition of leisure facilities required by the Colonial officers and emerging middle class. Thus, the cricket pavilion and club, and the cast iron bandstand were erected on the town's Esplanade whilst a promenade was created along the north waterfront, lit by cast iron streetlamps and lined with cast iron benches from Ponders End.

The North Seafront Components



Dewan Sri Pinang

Town Hall

City Hall

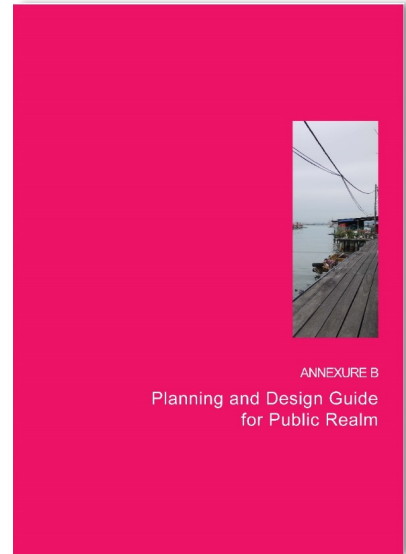
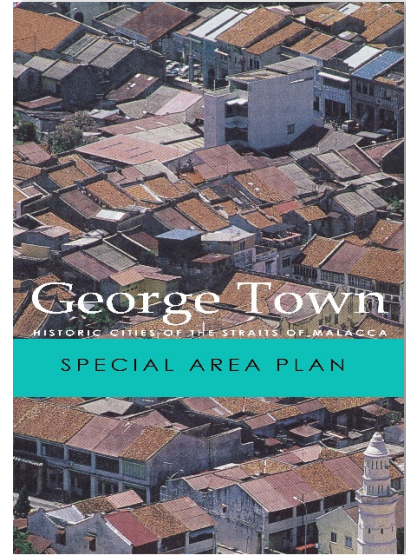
Esplanade

Queen Victoria
Clock Tower

Fort Cornwallis

THE NORTH SEAFRONT PRINCIPAL PROPOSALS





THE NORTH SEAFRONT IN THE SPECIAL AREA PLAN



THE NORTH WATERFRONT Existing Conditions

Legends

- Boundary of North Waterfront
- Category I
- Category II
- Replacement
- Infill

Significant Landmarks

- ① High Court
- ② Dewan Sri Pinang
- ③ Town Hall
- ④ City Hall
- ⑤ Fort Cornwallis
- ⑥ Queen Victoria Memorial Clock Tower
- Existing Trees

Footprint

- Category I (22,929 sq.m.)
- Category II (38,441sq.m.)
- Replacement & Infill (11,222 sq.m.)
- Built-up Space (72,592 sq.m.)
- Green & Open Space (59,440 sq.m.)
- Road Network (69,520 sq.m.)



Location of the A1 Development Action Plan



THE NORTH SEAFRONT MASTERPLAN

- 1 Relocation of all 56 hawkers to new food court behind Dewan Sri Pinang, complete with toilets, surau and centralised dish washing station with amenities upgrade
- 2 New seafront public park to replace old Renong Food Court and adjoining spaces.
- 3 Additional public car and motorcycle parking bays to serve new food court (47 cars, 82 motorcycle).
- 4 Reconfigure roads with avenue of "wind-tunnel" trees to draw ocean breeze into city core.
- 5 Public squares flanking Dewan Sri Pinang axis, building refurbishment and new interpretation of DSP public space
- 6 Restoration of Fountain Garden
- 7 New Centralised Building with linkage to Town Hall, City Hall and Dewan Sri Pinang.
- 8 Replace Cenotaph Fence and perimeter reflective pond.
- 9 Strengthening of Seawall and promenade improvement
- 10 Upgrading of Lebuhraya Light Avenue including reinstatement of historic fountain and restoration of Queen Victoria Clock Tower
- 11 Conservation of Fort Cornwallis including Reinstatement of historic moat on South and Western side of Fort Cornwallis. Reinstatement of Francis Light Statue as per original axis.
- 12 Upgrading of Padang subsoil and drainage system
- 13 New linear food court with views towards padang. To be constructed first before relocating all existing 25 hawkers from Medan Astaka, following by construction of new toilet, surau, additional stalls and seating behind.
- 14 New historical/nautical themed playscape and general North Seafront landscape improvement

NORTHERN SEAFRONT REVISED MASTERPLAN

27 November 2020

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Strategic Masterplanning



Management Plans



Public Realm Improvement & Resilience



Conservation



Partnership



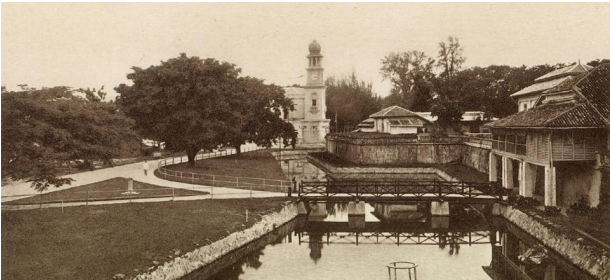
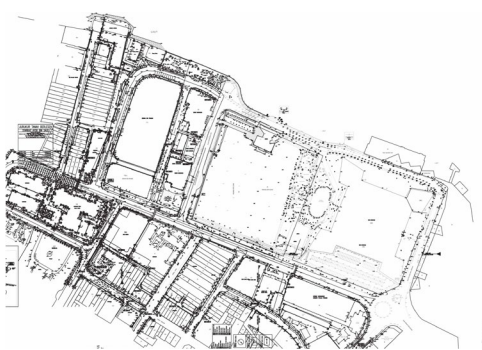
EVIDENCE-BASED APPROACH

DISCOVER

DESIGN

DEMONSTRATE

DOCUMENT & DISSEMINATE



Reference to old maps, photographs, postcards and existing topography to understand the urban transformations

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Fort Cornwallis Visitor Study (Draft) 2015

Prepared for
Think City Sdn Bhd

31 August 2015

The main area of the Padang is less frequently used, though the perimeter does attract groups of men sitting and relaxing. There is some infrequent use of the area for exercise (Table 6). The basketball area is mainly used by people walking through to either the Fort or food court. The playground does attract families for short periods of time, and groups of lone men sitting and relaxing in the shaded areas. The basketball court is occasionally used for informal basketball games, skating and youth rehearsing dance or other group activities (Table 7). The Dewan Gardens have limited use (Table 8).

Figure 23: Fort Cornwallis Surrounds Observational Survey Locations

Table 3: Fort Surrounds Observational Survey User Counts

	Morning (7am-9am)		Midday (12pm-2pm)		Afternoon (4pm-6pm)		Evening (6pm-9pm)	
	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend
Padang	14	17	6	70	59	60	33	279
Bandstand	8	10	5	14	22	24	1	66
Dewan Gardens	0	1	2	0	10	2	17	35
Basketball	11	14	25	12	27	20	18	102
Bandstand	7	7	10	5	30	41	20	118

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Fort Cornwallis Visitor Study

Fort Cornwallis Dilapidation Mapping

This map shows the locations of dilapidation at Fort Cornwallis. The map is divided into seven sections, each with a different color and a set of photographs showing the dilapidation. The sections are: A1, A2, A3, A4, A5, A6, and A7. Each section has a set of photographs showing the dilapidation, and a set of text describing the dilapidation. The map also includes a legend and a scale bar.

22

Fort Cornwallis Dilapidation Mapping

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Fort Cornwallis Dilapidation Mapping

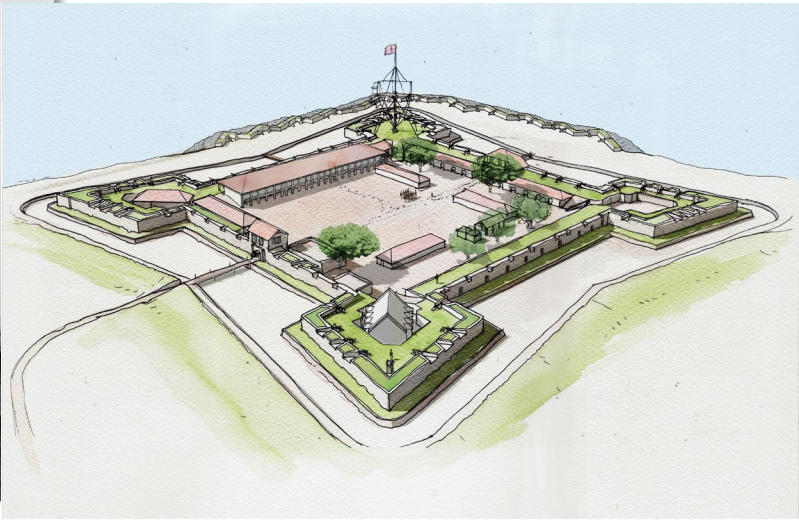
EVIDENCE-BASED APPROACH

DISCOVER

DESIGN

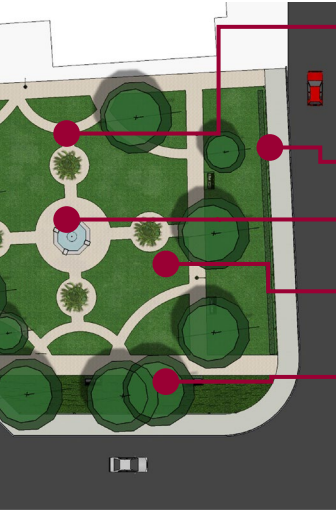
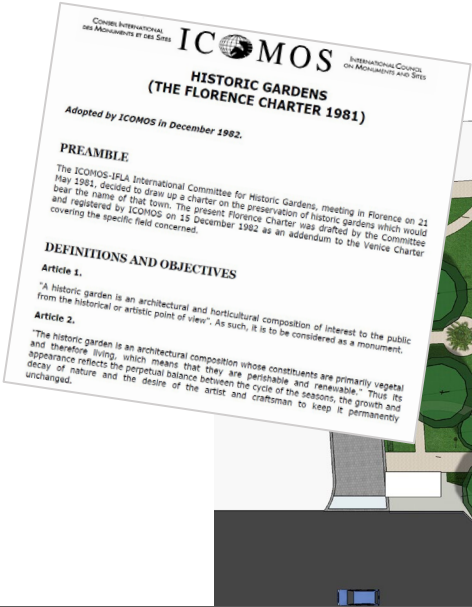
DEMONSTRATE

DOCUMENT & DISSEMINATE

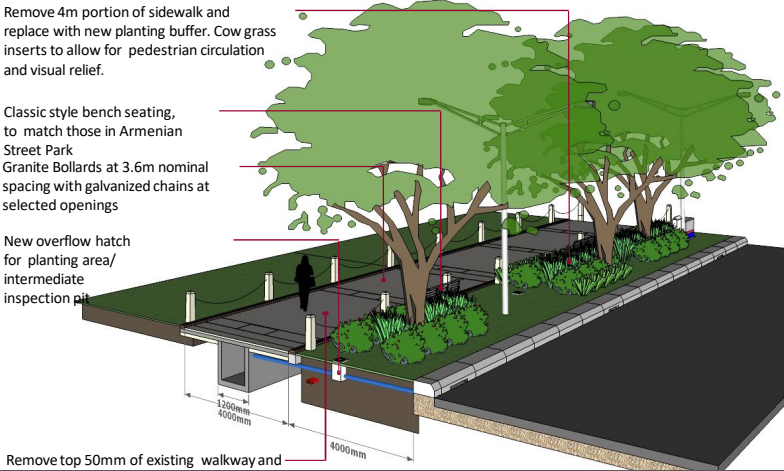


▲ Interpretive Sketch of Fort Cornwallis in 1816 (Courtesy Marcus Langdon)

Preparation of the Fort Cornwallis CMP led to the identification of significant values and conservation practices



- New granite aggregate pathway
- New granite bollards and shrub hedge
- Fountain to be repaired and cleaned up
- Remove existing concrete paving and reinstate cow grass
- All canopy trees to be retained, recovered and pruned.



Restoration of the Fountain Garden following the ICOMOS Florence Charter of 1982

Development of the Lebu Light streetscape improvement plan based on historical documentation

EVIDENCE-BASED APPROACH

DISCOVER

DESIGN

DEMONSTRATE

DOCUMENT & DISSEMINATE



Plasterwork testing at Fort Cornwallis

1st layer - Lime and Metakaolin plaster (Applied 23.04.18)	
Aggregates	Binder
1 volume Sand 0>1 1 volume Crushed brick 0>1 1 volume Crushed brick 2>5 1 volume Metakaolin	Lime putty (CAO A1 grade)
3 volumes	1 volume
All the aggregates have to be mixed with lime putty one day before application of the plaster.	
2nd LAYER (Applied 27.04.18)	
Aggregates	Binder
1 volume Crushed brick 0>1 1 volume Metakaolin	Lime putty (CAO A1 grade)
1 volume	1 volume
Shiny surface This plaster has two layers. This second and final plaster layer thickness is about 2mm to 3mm. It was smoothen with a stainless steel trowel until the plaster surface became shiny. Then, it was left to dry as it is.	



Advising and improving the quality of construction work at the Seawall



Local craftsmen involvement and participation

EVIDENCE-BASED APPROACH

DISCOVERY

DESIGN

DEMONSTRATE

DOCUMENT & DISSEMINATE



Workshop with government agencies, organisations and NGOs



Fort Cornwallis Young Archaeologists' Programme



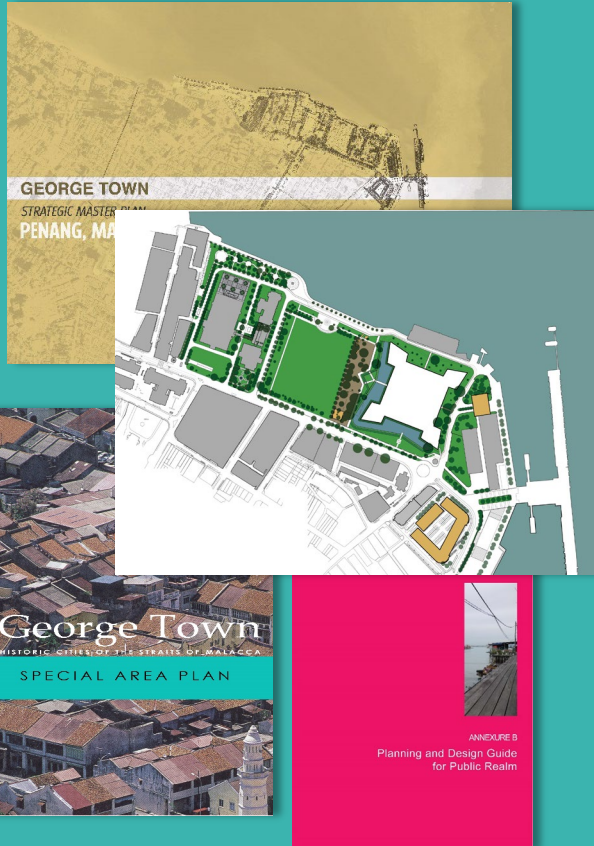
Training and demonstration by master mason Giovanni

Padang Management & Maintenance Guidelines	
1) General Information	
a)	The purpose of these rules and regulations is to promote the harmonious use and occupancy of Padang, Esplanade, George Town (hereinafter referred to as the 'Padang'), to safeguarding the integrity of the upgrading works to the sub-soil infrastructure and turf and to protect users and neighbours from nuisance caused by any improper use of the Padang and to preserve the reputation and prestige of Padang.
b)	The Rules are formulated to serve as guidelines which govern the occupation and usage of the Padang for events. All persons intending to use the Padang for events shall be bound by these rules. It is MBPP's desire to create awareness among all users and to achieve the common goal of maintaining the property, security, facilities and landscaping of the Padang and the co-operation of all persons in complying with all rules and regulations is required.
c)	The Rules shall include such amendments thereto as may from time to time be made by MBPP.
d)	The Padang shall not be permitted to be used for any functions, events, parties or gatherings without the prior written consent of the Management and subject to all rules, regulations and requirements as may be specified by the Management at its absolute discretion from time to time including but not limited to the permissible usage hours.
e)	An Event Application form must be completed for any event planned to take place at the Padang. Where public is invited to attend, the expected capacity shall not exceed 50,000 people. Applications for events must be submitted at least 30 days prior to the event date. Early applications are encouraged. Illegible and/or incomplete requests will be returned.
2) General Rules and Regulations for Padang	
a)	A certificate of public liability insurance is required listing MBPP as an additional insured.
b)	No permanent painting or marking of field in any manner is permitted.
c)	No vehicles permitted on the turf.
d)	No animals permitted inside the Padang ground (except guide dogs).
e)	No staves may be driven into the field.
f)	Amplified sound and/or inflatable equipment is not permitted without MBPP's approval.
g)	The charging of admission or the sale of food, alcohol or merchandise is not permitted without MBPP's approval.
h)	Any promotional activity will need to receive consent from Licensing Department, MBPP.

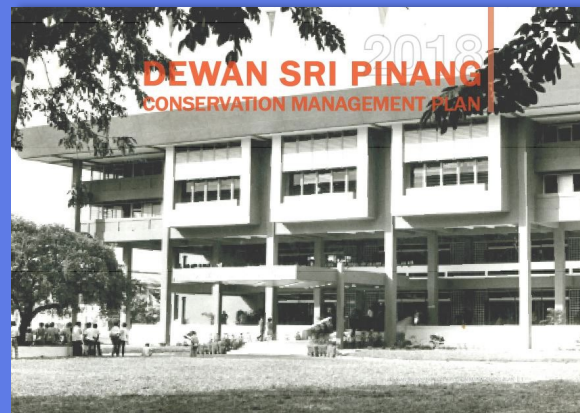
Padang space management guidelines

Strategic Masterplanning & Management Plans

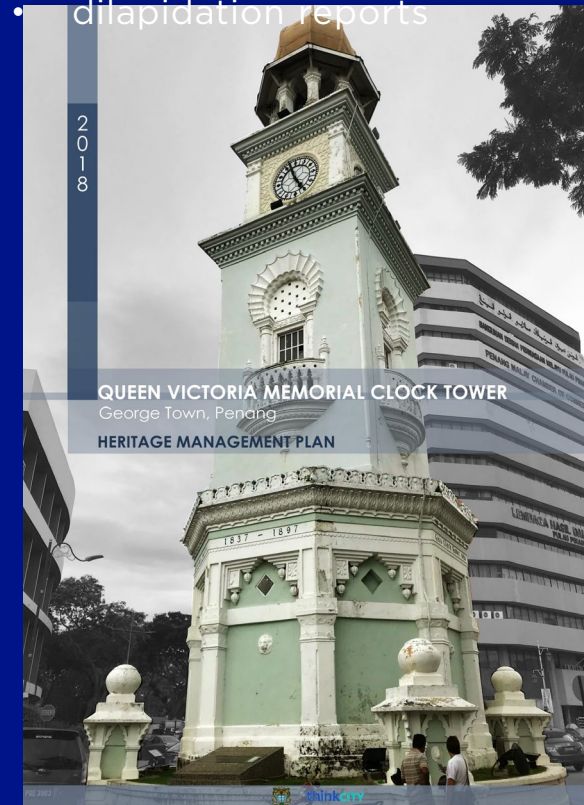
- Special Area Plan (SAP)
- Strategic Master Plan (SMP)
- Planning and Design Guide for the Public Realm



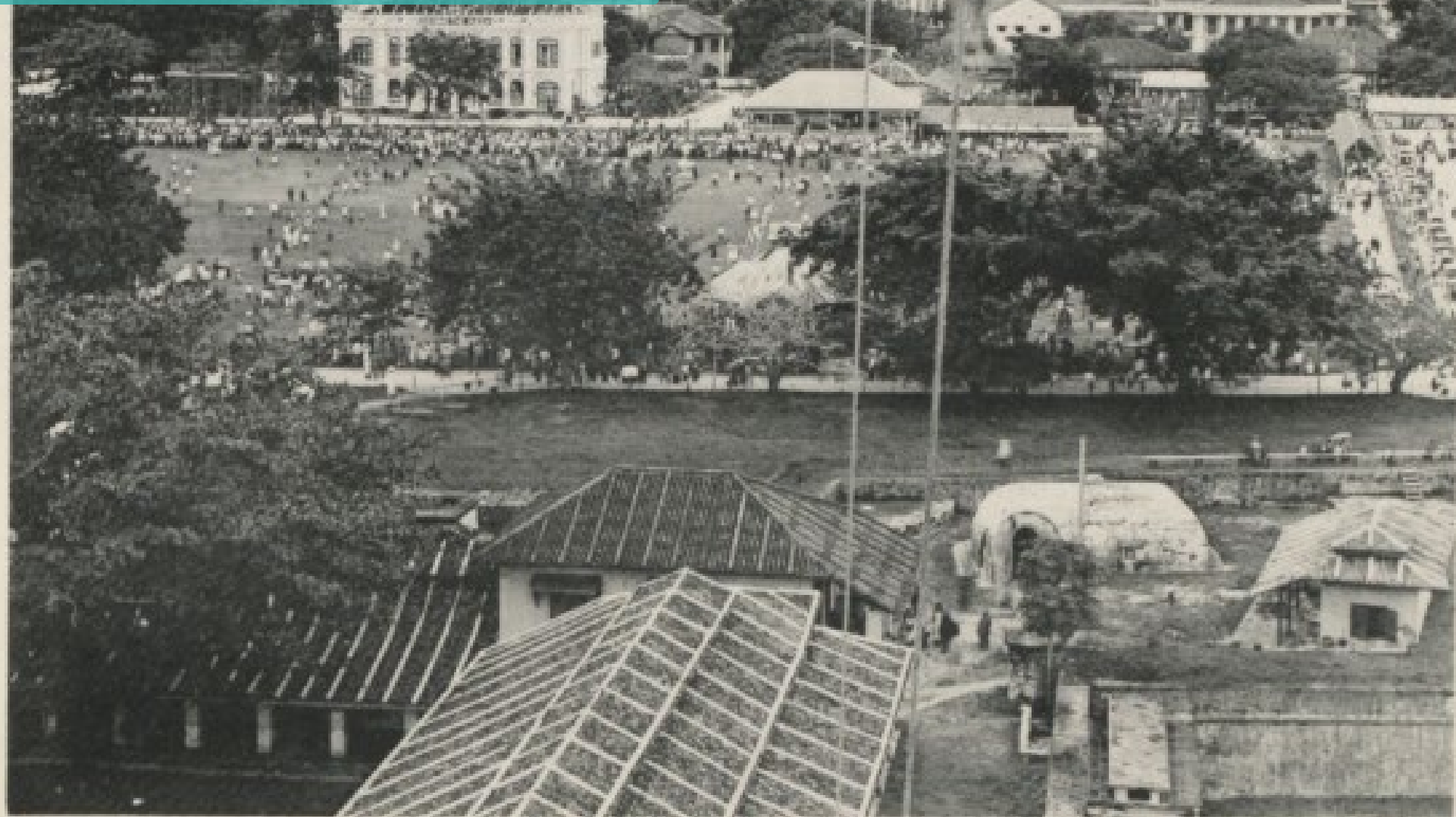
- Conservation Management Plans (CMP) under the *National Heritage Act 2005*



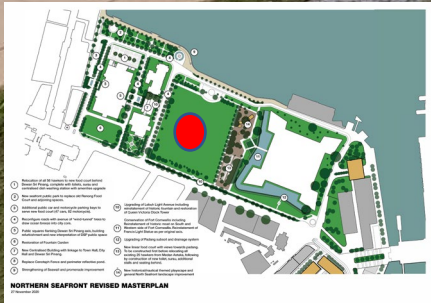
- Heritage Management Plans (HMP) under the *George Town Special Area Plan (SAP)* and associated dilapidation reports



The Padang (Esplanade)



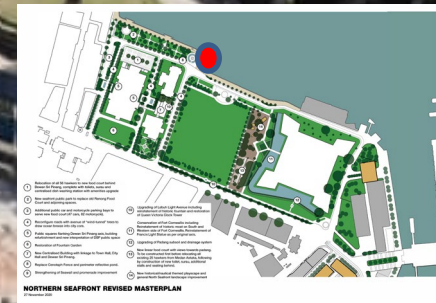
Esplanade from the Flagstaff.



The Padang before: note the flooding in the area



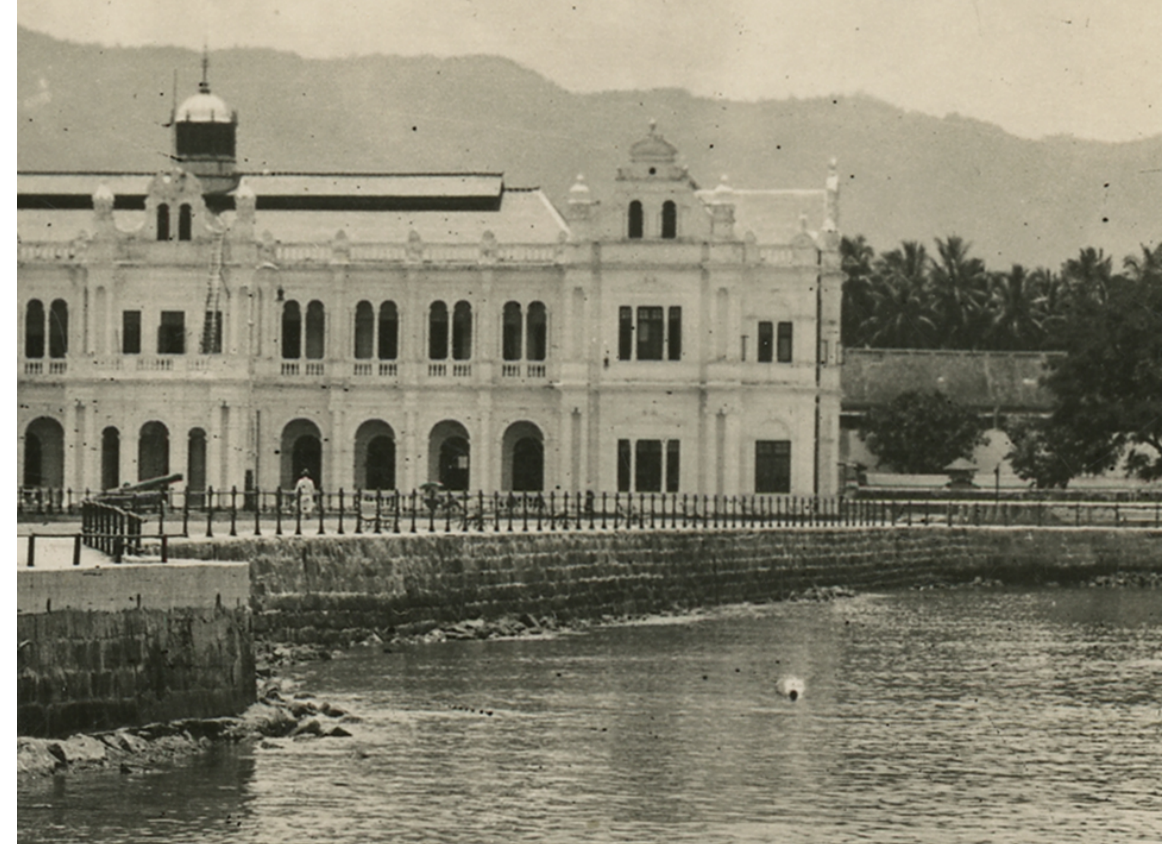
Strengthening & Improvement of North Seawall



STRENGTHENING & IMPROVEMENT OF THE NORTH SEAWALL



The seawall in the 1920s

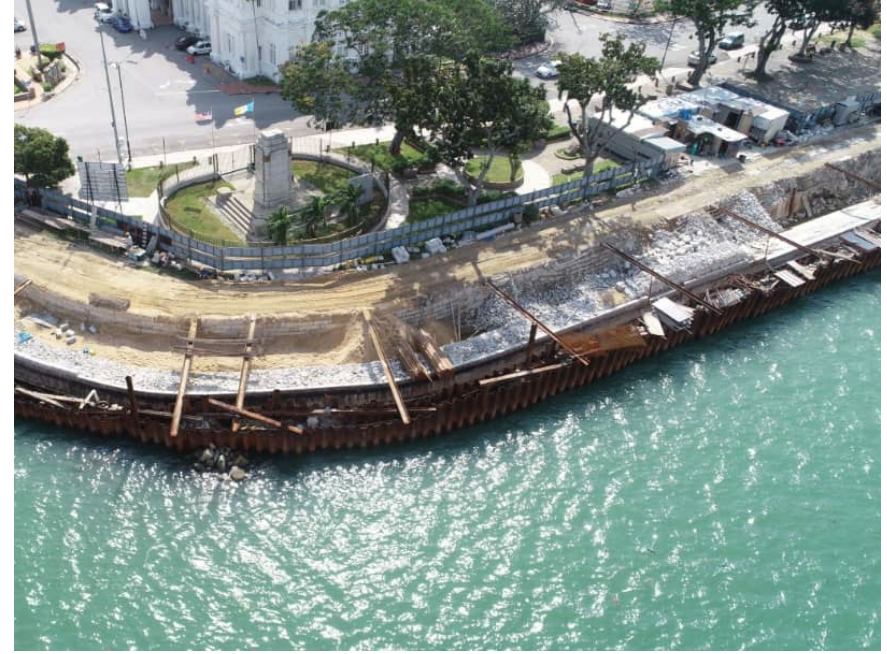


Detail of the Esplanade seawall with the cast iron handrails © M. Langdon

STRENGTHENING & IMPROVEMENT OF THE NORTH SEAWALL



Progress on site



Close monitoring to ensure high quality of results



Design update: The lower passageway exposing the old wall



Lebuh Light as found



Lebuh Light as it was



Lebuh Light today



Lebuh Light (Phase 1) - After (1)

Lebuh Light today



Lebuh Light as found



Lebuh Light today



Koh Seang Tatt's Fountain Garden



Koh Seang Tat Fountain, 1883

Launching of the New Town Hall

Source: The Penang State Library Collection, via Visions of Penang website



Inclusion of artisans to re-create the old bench



Old bench found at MBPP Workshop



Giovanni assisted in the fountain and granite block restoration works



CM explaining the project to press during a press conference



Restored fountain. (small pic) – reference to a Victorian fountain in England



Master mason Laurino assisted the construction of gravel walkway

The Fountain Garden Today



Fountain Garden – Before (1)

The Fountain Garden Today



The Fountain Garden Today



Fountain Garden – Before (1)

The Fountain Garden Today



Fountain Garden – After (1)

The Fountain Garden Today



The Fountain Garden Today



Conservation & Curation of Fort Cornwallis



View of Fort Cornwallis, surrounding moat and Clock Tower, George Town (circa 1920)

Areas of Intervention

Conservation of Storerooms



Moat Reinstatement



Content Curation





Restoration of
Storerooms

South Moat
Reinstatement

West Moat
Reinstatement



PAST ACTIVITIES AT FORT CORNWALLIS



KONSERVASI

Fort Cornwallis Storerooms as found



Current Restoration of the Storerooms



Current Restoration of the Storerooms



Circa 1990

Fort Cornwallis before excavation in 1990

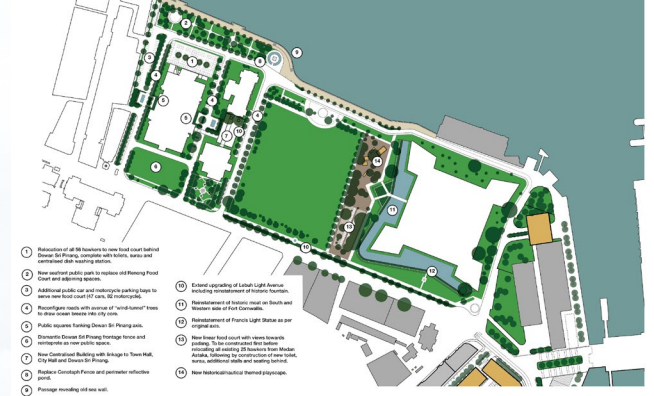


© KSN392 VOP

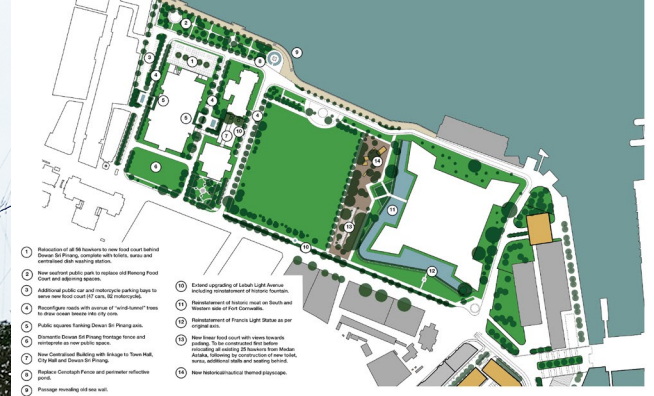
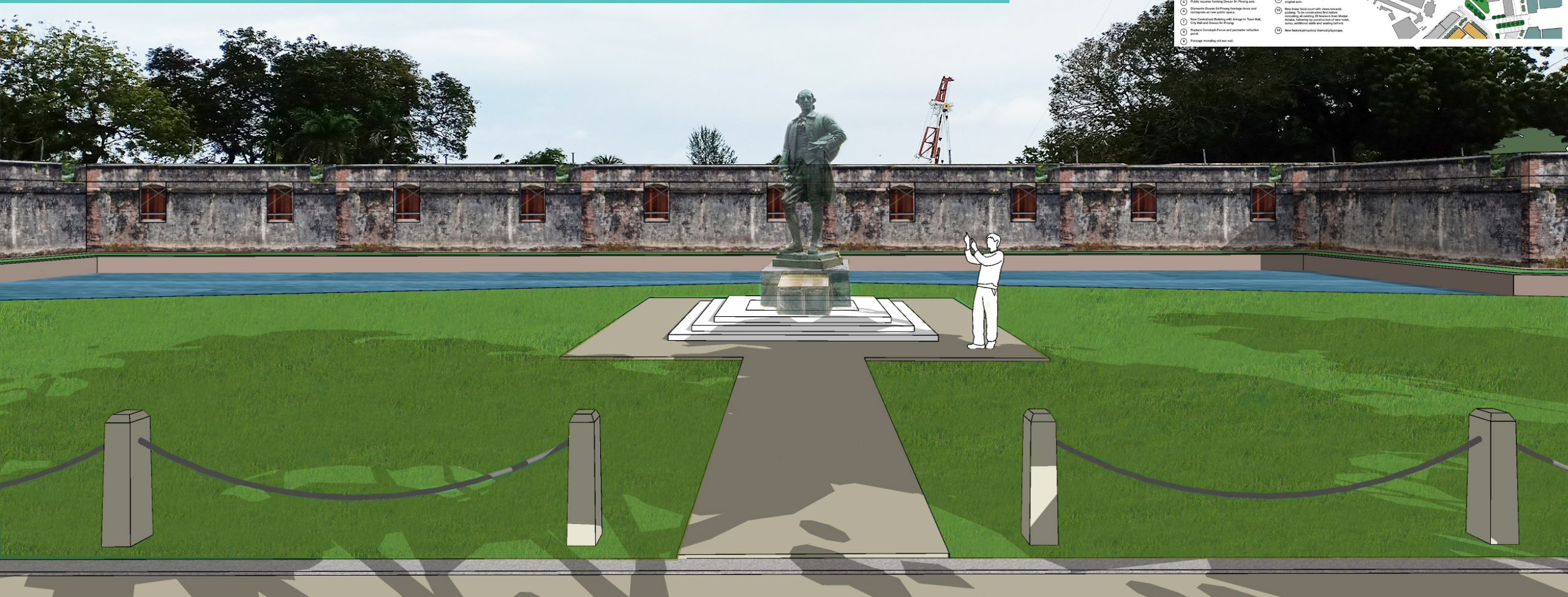
Fort Cornwallis after archaeological excavation



Reinstatement of the South Moat



Reinstatement of the South Moat



Reinstatement of the South Moat



Traffic Re-configuration



KEY LESSONS

- **Consolidate a comprehensive, holistic plan for the area.** This should be based on an accurate understanding of the historic evolution of the area and its previous configuration through old plans, historic photographs and visual representations.
- **Do not proceed haphazardly through separate and unrelated interventions.** Rather, streamline the different actions and phases of implementation in a way that combines reinstatements, demolitions and calibrated additions to reflect the genuine values and qualities of the area.
- **Partnerships, public consultations & community engagement are essential** to ensure that information and a general consensus are captured, established and disseminated effectively towards the formulation of a comprehensive use programme and physical plan for the area.
- **Pilot initiatives, experimentation, capacity building sustained training and testing are important** to preview the final results and ensure that they are in keeping with the expected objectives of the project. Avoid rushed implementation and half-backed solutions in favour of tested solutions that achieve the intended results.
- **Traditional principles of conservation must be applied, while also exploring innovation** to respond to contemporary needs and user expectations.