



REWEAVE KOZHIKODE

Re-imagining the
Comtrust Precinct

National Architecture
Design Competition



YAF Hosted by
Kerala Chapter



YOUNG
ARCHITECTS
FESTIVAL
**CROSSROADS
2022**

OCT. 27,28,29 AT / CALICUT BEACH

indianinstituteofarchitects.com

COMPETITION
BRIEF-2022

Introduction

Can we reweave the city into a factory building?

Can we reweave our lives today into the buildings of yesterday?

Can we reweave the life of a weaving factory?

Can we reweave the factory into the city?

Can we reweave Kozhikode?



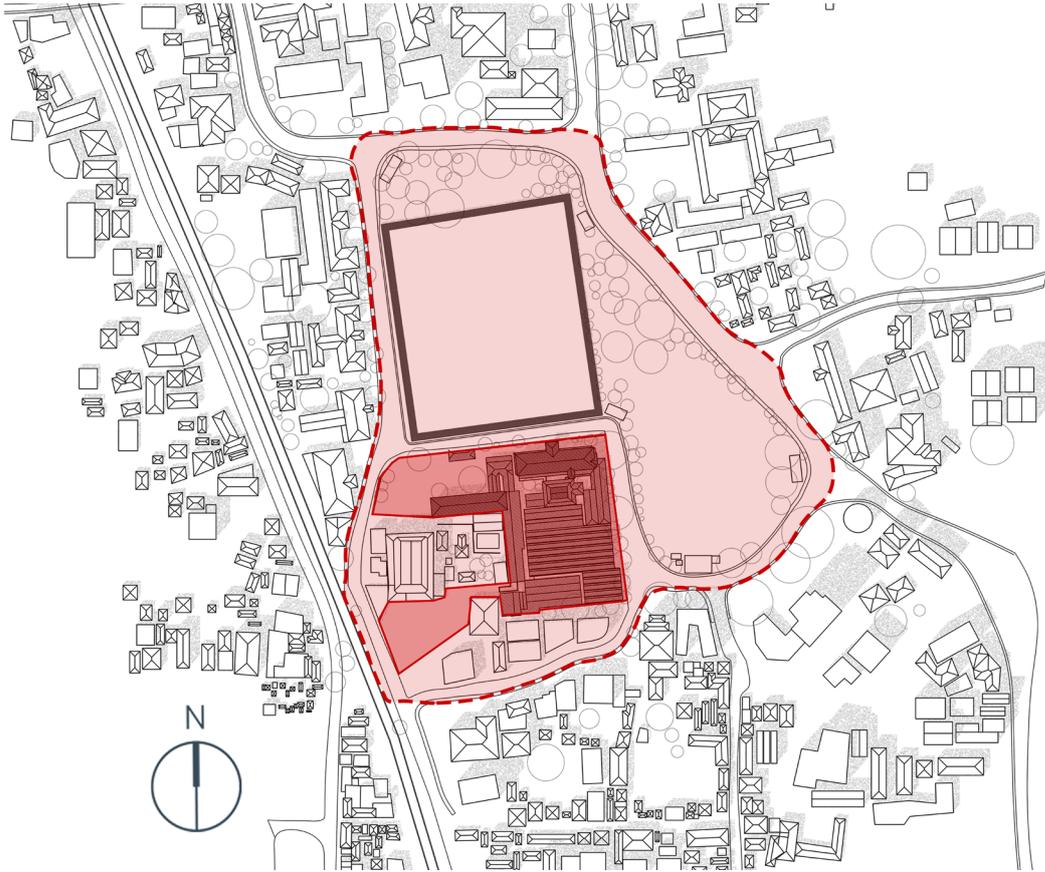
A photograph of Comtrust Weaving Factory assumed to be from 1890

Reweave Kozhikode is a national level architecture design competition, organised by IIA Calicut Centre as a part of YAF 2022 hosted by IIA Kerala Chapter, that aims to enable the stakeholders of Comtrust Weaving Factory to understand the possibilities of the dilapidating factory and its surrounding areas as a project of greater civic significance.

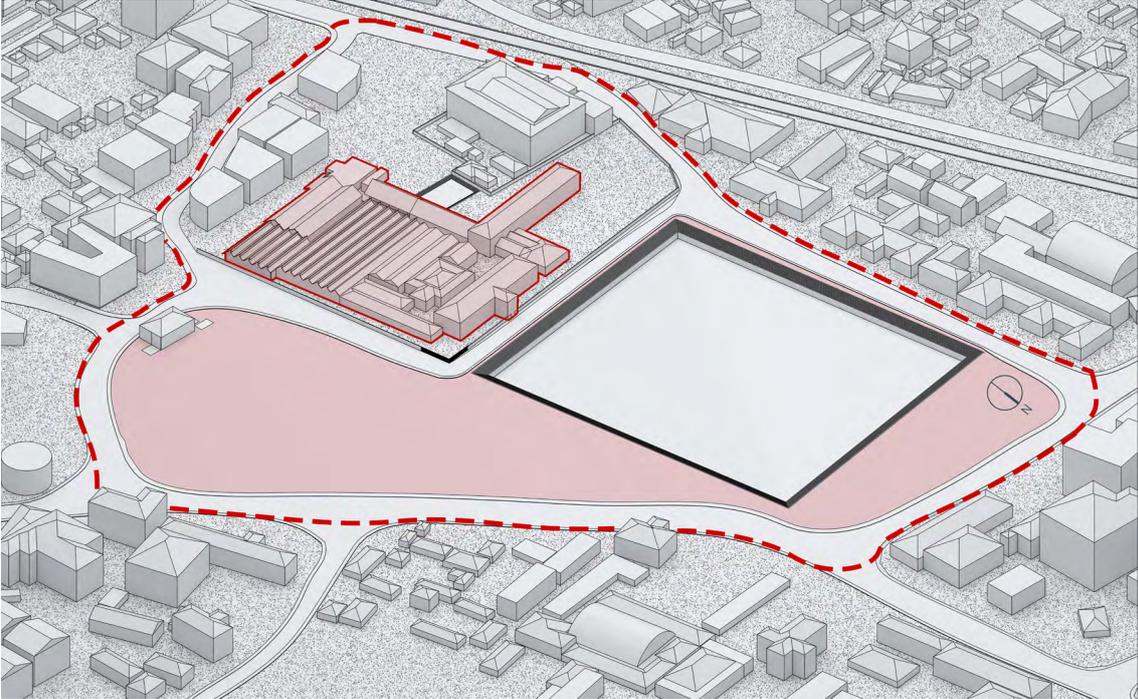
The competition is looking for creative ideas on how to tap the potential of the site, enhance the connection of the factory site to its wider precinct and also with the people of Kozhikode. While the site previously housed the headquarters and factory of the Comtrust Weaving Factory, the buildings presently remain mostly unused. The

factory complex and the surrounding context are of significant heritage value being situated adjacent to one of Kozhikode's busiest commercial streets, SM Street and the popular Mananchira Park situated at the heart of the city.

In this first phase of the competition, we are seeking contextually sensitive yet visionary and promising proposals for the future of the Comtrust Weaving Factory site and its precinct. In subsequent stages of the competition, the shortlisted participants shall be expected to develop their proposals further upon incorporating inputs from workshop sessions with the stakeholders.



Map showing boundary of Comtrust Weaving Factory Site and Precinct © Abhinav Sajeev



Axonometric view showing boundary of Comtrust Weaving Factory Site and Precinct © Abhinav Sajeev

2. Historical and Urban Significance

a. Background

Situated on the Malabar Coast of northern Kerala, 'Kozhikode', also called Calicut, was a city envied by visitors and traders from both the East and the West. The royal family of Hindu Eradi Nair Zamorin ruled over the Malabar coast from 1300 AD till 1806 AD and had trade dealings with the Arabs, Chinese, Portuguese, Dutch, and English. The Zamorins were among the most cultured and accomplished rulers, and protected the commercial and religious

interests of all merchants making Calicut a sought after centre for international trade. Calicut was a renowned cotton-weaving centre known as the place of origin of calico textiles, which was named after Calicut. The city was also a thriving industrial centre for tile production, hosiery manufacturing, and timber saw-mills, while also being known for the export of commodities like pepper, ginger, and cocoa.

b. Site and Context

The city was built to a concentric square plan following the principles of Vastu Sastra between the 13th and 14th CE. Overlaying the Vastu Mandala over the map revealed the locational importance of various establishments, for instance, the area that had the palace complex (presently does not exist) was at the Brahma sthana of the Vastu Mandala and the Tali Temple was at the Agni mandala.

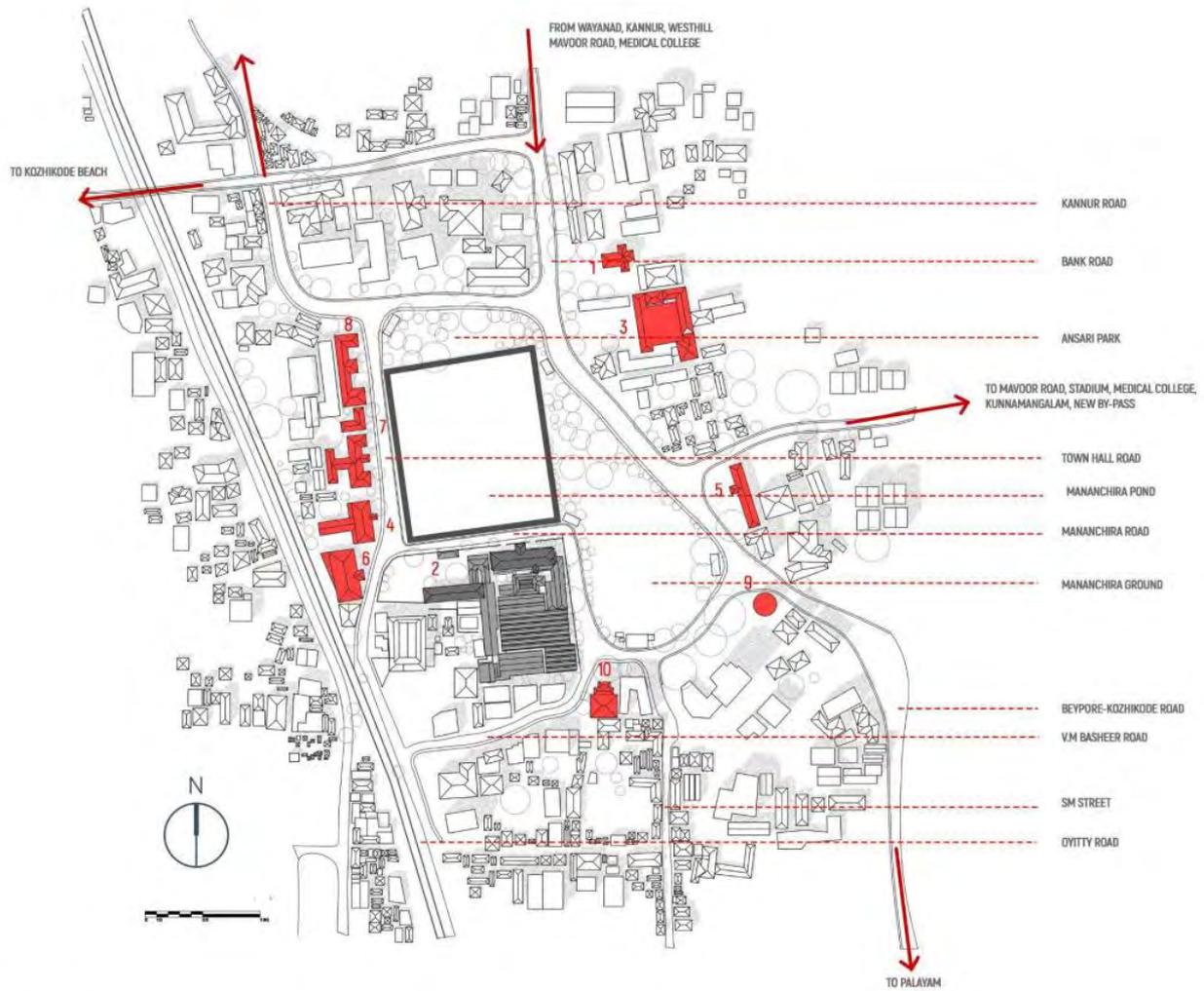
Located in the heart of present-day Calicut city's urban core is Mananchira Square, which is constituted of Mananchira (the tank), a maidan, Mananchira Park and Ansari Park.

Mananchira Square is surrounded by many important historical and cultural landmarks of Calicut city. The open maidan once acted as the courtyard for the palace complex with a



pathway leading towards it. Mananchira or Mana Vikraman Tank (Manan or Mana Vikraman being the Coronation name of the Zamorins) was said to be the drinking water source for the entire palace complex. The invasion of Hyder Ali of Mysore in 1766 marked the end of the 600 years of Zamorin rule. Calicut was later established as the administrative head of the Malabar districts

which were under Madras Presidency (1792-1947). The East India Company had established their local headquarters, Hazur Kacheri near Mananchira Square, European residences around the maidan, and used the maidan as a parade ground. Other institutions like the BEM Girls' School, Town Hall, Crown Theatre, and Radha Theatre were also built during this period.



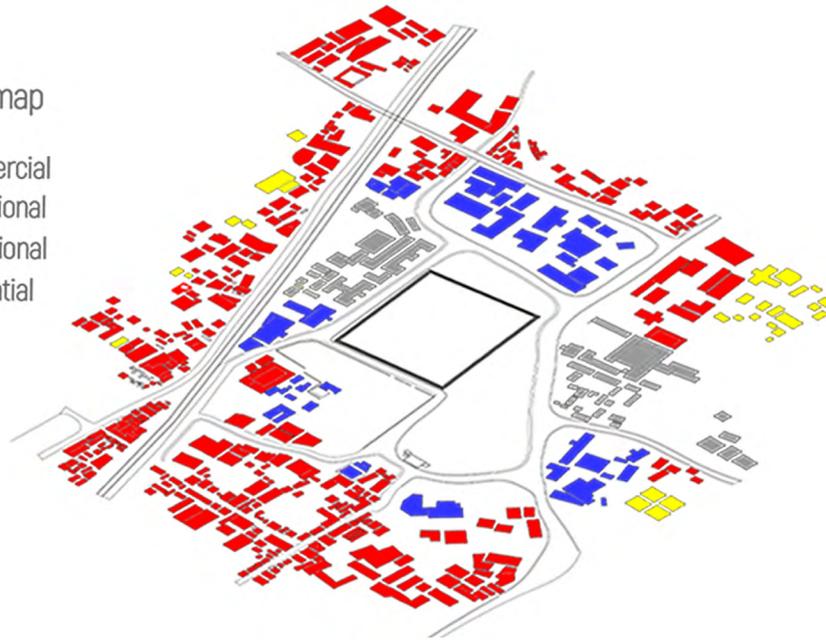
BUILDINGAGE - VOCABULARY TIMELINE



Map of major cultural and historical buildings around Mananchira, the maidan, mananchira pond, mananchira square, mananchira park, ansari park, names of roads on all sides.

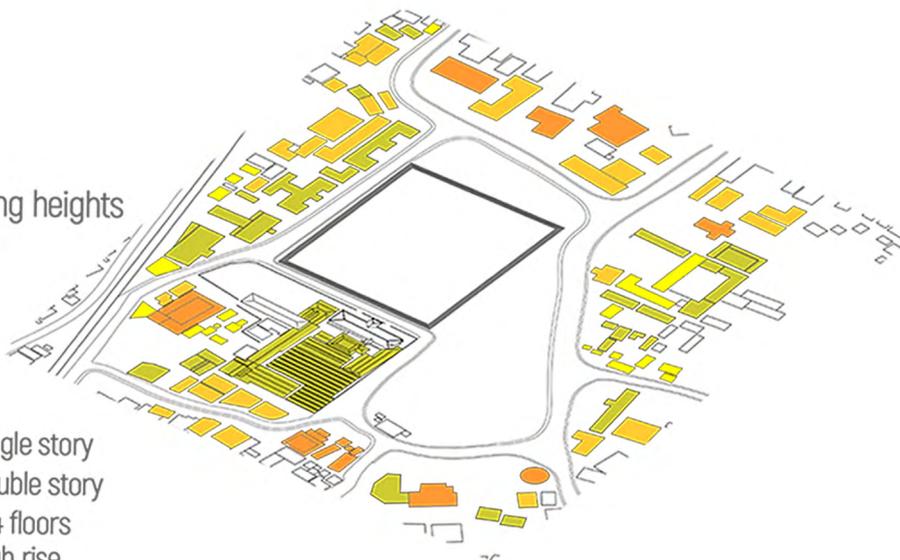
built use map

- commercial
- institutional
- educational
- residential



building heights

- single story
- double story
- 2-4 floors
- high rise



The Comtrust Weaving factory was established in 1844 by a German Protestant Christian Missionary society called the Basel Evangelical Missionary. The Missionary introduced modern looms, European frame loom, dyeing-based chemical processes, mechanised yarns, steam engines for spool winding and dyeing when weaving was only carried out by the Chaliyas community, who had migrated from Nagercoil and Tirunelveli. The looms manufactured all types of clothes, including shirts, pants, dresses, pyjamas, cotton bed sheets,

table cloths, Turkish towels, and some specialised types of cloth. In 1913, there were as many as 630 labourers in the Calicut Comtrust Weaving factory. Comtrust was the first factory in Malabar where people from different castes started working together. The factory spaces offered women a presence in public space and the opportunity to leave their mark. The factories by the Basel Evangelical Mission were highly decentralised and people enjoyed greater freedom and empowerment. After World War 1, the company was taken over by

a British company named Commonwealth, based in London. In 1977, it was registered as an Indian company. Since then it has been a trust-owned factory until it was shut down on February 2, 2009, due to financial losses. For the purpose of this competition we shall be referring to the Comtrust Precinct as the area that includes Mananchira

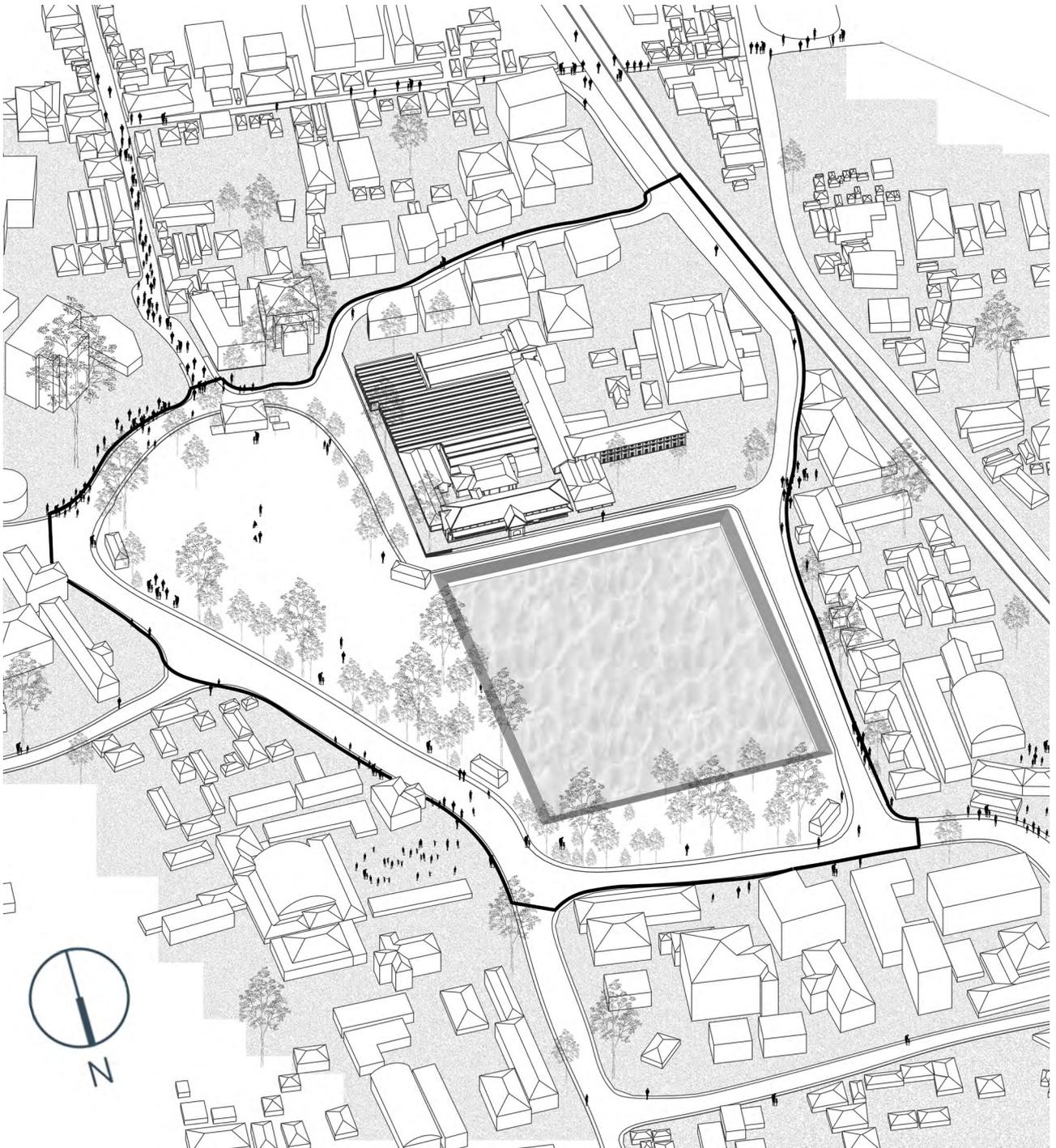
Square, the city block south-west of it which has the Comtrust Weaving Factory, Mananchira Road that lies between these two, and the four roads around these - Town Hall Road & Oyitty Road (West), Vaikom Mohammed Basheer Road & Mananchira Road (South), GH Road (East) and Kannur Road (North).

c. Present Scenario

Mananchira Park and Maidan is fenced on all sides and is open to the public only from 2.30pm to 8.30pm everyday. Mananchira Square has entry points at 3 locations altogether for the general public. The Mananchira Tank/Pond is presently under-used with no special amenities or access to the water. The Maidan presently has a basketball court beside it along with the office of Kozhikode District Sports Council. The surrounding roads are congested with traffic. Pedestrianised SM Street and the rest of the block south of the square is a busy commercial area with lots of footfall. On the western side of the main factory building, there is a temple complex with its pond abutting the site boundary. The main access to the factory complex is from the northern side of the site. The plot of the Comtrust Factory is presently inaccessible to the general public. The Comtrust Weaving Factory buildings are left abandoned with only its front block put to minimal use by the Comtrust Trust to function as an office space. The building is left in a dilapidated condition with no up-keep and

maintenance. In recent years parts of the roof have caved in. As you enter the factory, the weaving looms can be seen left abandoned in those large halls with north windows, as if it were frozen in time. The technical documents in German and English referring to the intricate weaving patterns and methods in the library and office rooms still remain untouched after the factory shut down. The structure of the factory building comprises wooden roofing system with clay roofing tiles; flooring with terracotta clay tiles, and masonry made of burnt brick and lime plaster. The first floor which was mainly used as office spaces and packing godowns has a wooden flooring system. Due to the lack of strength of these wooden flooring systems, steel girders and additional metal supports were added later. (More photos explaining the existing condition are available in the docket)

The existing site, being part of a major commercial zone, has a very high land value. The adjacent properties have undergone sub-division due to sale and multi floor commercial structures have been constructed.



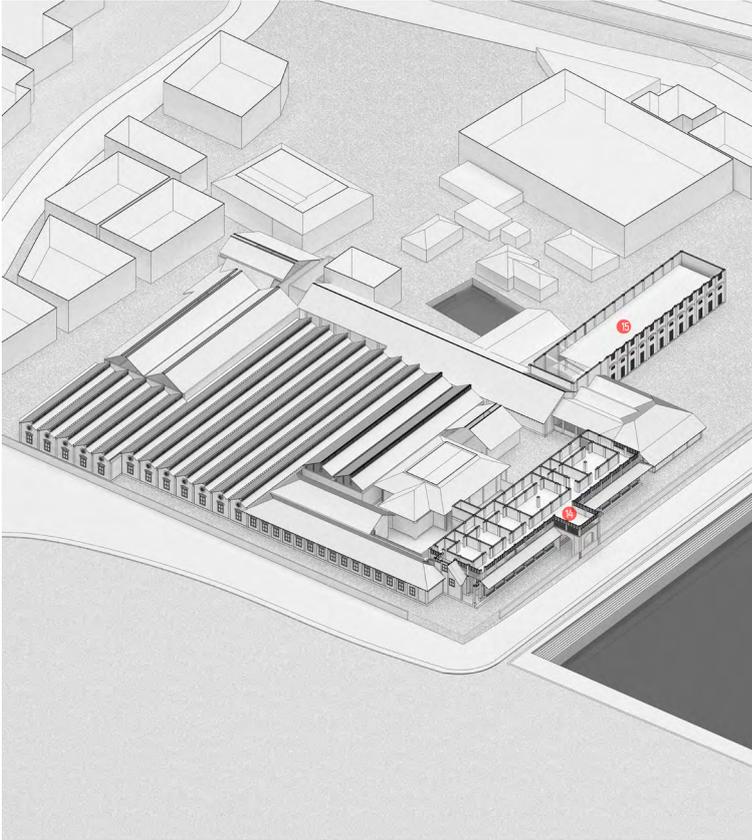
Axonometric view of the Comtrust Precinct © Abhinav Sajeev

Axometric view of ground floor of the Comtrust factory © Abhinav Sajeev

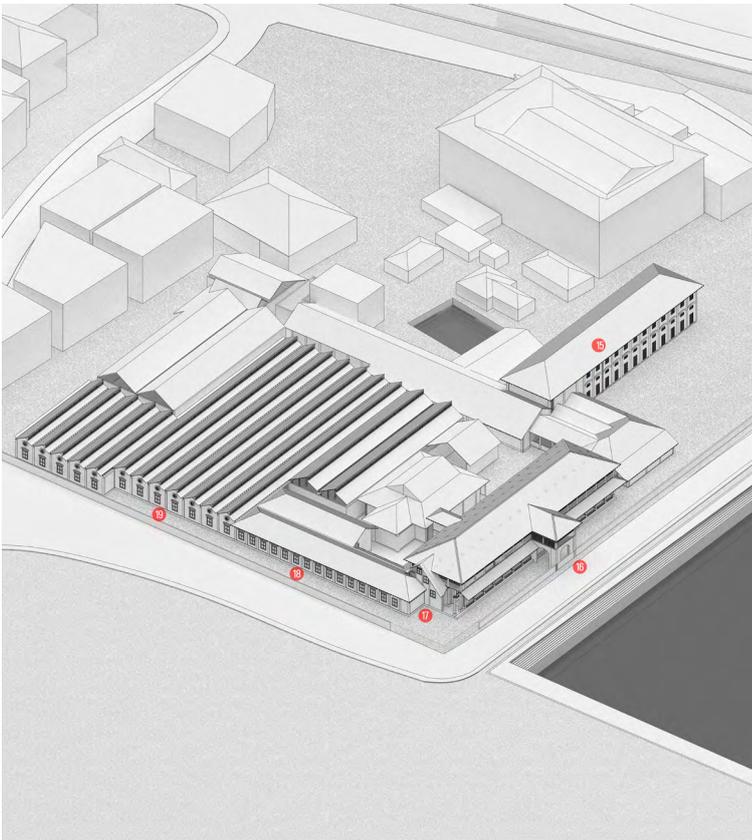


- | | | |
|----------------------|-------------------|-------------------------|
| 1. Office building | 6. Boiler room | 11. Weaving area |
| 2. Weaving area | 7. Die house | 12. Samples room |
| 3. Office rooms | 8. Yarn store | 13. Canteen and kitchen |
| 4. Yarn winding area | 9. Generator room | |
| 5. Dye house | 10. Weaving area | |

Axometric view of the Comtrust factory © Abhinav Sajeev



- 14. Office building
- 15. Stitching and ironing area



- 16. Office building
- 17. Office building
- 18. Office room
- 19. Weaving area

3. Scope Of Intervention

The focus of the competition is to identify what should become of the Comtrust Weaving Factory buildings and their existing site. The participants need to propose what the Comtrust Weaving Factory buildings and site could be used for, and how it could be adapted for the same, based on sound reasoning and analysis of the existing structures, their heritage value, the potential of the site, the context, and all other concerns relevant to the successful realisation of the project. Participants are also allowed and expected to

look beyond the Comtrust Weaving Factory site and propose at a schematic level how the larger Comtrust Precinct can be reimagined into a visionary piece of public space that responds to the immediate context and positively impacts the city. The competition anticipates entries that have evolved from critical thinking and practical analysis of design interventions that could add a sensible layer on to the existing urban fabric maintaining the contextual values associated with it.

Questions to consider:

- What is the future of the Comtrust Weaving Factory site?
- What is the potential of the site today?
- What is the value that the site can add to the city?
- How should the city centre of a place like Kozhikode be?
- How can a site like the Comtrust Weaving Factory become a catalyst in transforming the area?
- How can the site, the tank/ pond, the maidan and the parks be reconceived to create a much greater impact on the city and the lives of people from far and near?
- Who all could benefit from such a site in such a prime location?
- How can old factory buildings be adapted for contemporary use? How can we move forward without letting go-off the past?
- When does heritage value trump commercial value? And, when does

commercial value trump heritage value? Do we need to seek a balance, or are there times when you can only ask for one?

- Can we rethink what should become of the streets in and around the precinct to allow for a more robust public realm?
- Can we look at the larger context of the Comtrust Precinct and demonstrate how seeing it in totality is of greater advantage to the city?

Again we ask,

Can we reweave the city into a factory building?
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Can we reweave the factory into the city?

Can We Reweave Kozhikode?

4. Evaluation and Jury

- A distinguished panel of jurors will assess all the entries.
- The Jury will comprise a panel of eminent Architects.
- The Competition will be conducted in phases.
- From all the entries received, the jury shall shortlist a few. The shortlisted projects will have to be presented in person during the Crossroads event.
- The final jury evaluation will be based on these live presentations.
- The winning three entries will enter a phase which will begin after the crossroads event.
- The Jury may decide not to award a prize at their discretion.
- Decisions, deliberations, opinions and proceedings of the Jury need not be made public or otherwise revealed
- The Jury can remove any entry from the evaluation process through majority opinion
- Decision of the Jury shall be final and without appeal shall be binding on all participants.
- All the entries will be evaluated and shortlisted based on the following criteria:
 - ▶ Contextual sensitivity
 - ▶ Feasibility
 - ▶ Social and cultural impact
 - ▶ Inclusiveness
 - ▶ Inventiveness
 - ▶ Sustainability
 - ▶ Creation of new and relevant opportunities
 - ▶ Value addition

5. Eligibility

- Open to all architects with IIA membership or architecture firms represented by a registered IIA member.
- Registered IIA member should be under 40 years of age as on October 27th, 2022.
- Registered IIA members must have no outstanding membership dues.
- Entries from individuals who have applied for membership and are waiting for their membership number shall also be accepted, provided documentation for the same is provided.
- IIA National Office Bearers and Host Centre Committee members are NOT eligible for participation.

6. Entry Documents, Guidelines and Conditions

- The submission process is entirely online, through our website.
- Entries must be original work created by the participant/s
- One design submission per registration.
- You may work as an individual or in a group or team.
- The participants are requested to upload the following documents:
 - ▶ A maximum of upto 3 A1 size sheets (in JPEG/PDF format) are to be uploaded, explaining the design with relevant drawings and sketches.
 - ▶ Please ensure that all the drawings are legible and are not superimposed over other images. All sheets are to be self-explanatory with all relevant design details.
 - ▶ A text document in a single A4 in Microsoft Word format (.doc or .docx) should be uploaded, giving the relevant additional details explaining the design (Colour – Black. Font – Arial. Size – 12). Maximum number of words: 1000 words.
 - ▶ A digital copy of a recent passport size colour photograph of the nominee architect is to be submitted along with the entry.
- Please note that in the submitted drawings, reports etc. participants should NOT mention their name or IIA Membership Number or any other identification mark.
- The entry material sent to IIA for the Competition will be retained as property of IIA and may or may not be executed. The competition is being organised for academic and educational purposes. The Indian Institute of Architects shall be free to publish the entries in Institute's publications or display the same in exhibitions organised by the Institute. No claims for compensation shall be entertained by the IIA on any account.

7. Schedule/ Timeline

August 22, 2022	:	Registration Commences
September 12, 2022	:	Opening of Submission Portal
September 22, 2022	:	Last Date for Submission of Entries
October 05, 2022	:	Announcement of Shortlisted Entries
October 27, 2022	:	Workshop for Shortlisted Participants
October 28, 2022	:	Jury & Presentation of Shortlisted Entries
October 29, 2022	:	Announcement of Winners

8. Awards

First Prize : 5 Lakh
Second Prize : 3 Lakh
Third Prize : 1 Lakh

Winning entries shall also be published on nationally and internationally reputed print and online platforms.

9. Contact us

YAF2022 Competitions Convenor: Ar. Aabid Raheem _ +91 8589 931 993

Email : competitions@atcrossroads.in

Direct links to Competition Docket Items

Site Plan of the Comtrust Precinct

Site plan

Documentation drawings of Comtrust factory

Documentation drawings

SketchUp model of Comtrust factory

SketchUp Model

Photographs of the Comtrust precinct and factory

Photographs



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