

AN URBAN DESIGN FOR BORELLA  
TOWN CENTRE

A Disseration,

Presented to the Department of  
Town and Country Planning,  
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Sri Lanka.



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## SYNOPSIS

Borella is one of the most important sub centres of Colombo city, with a high concentration of commercial and service activities. Heavy congestion of people and activities, problems of traffic & transportation, give rise to an urgent need for a development plan for this area. This dissertation is an attempt to study Borella town centre in order to prepare a planning scheme with special reference to the Urban Design aspects and three dimensional physical development of this town.

The first part of this study includes the historical development of Borella in the context of expansion and development of Colombo city. The origin of Colombo and its development through the Portuguese, Dutch and Colonial periods upto the present day with reference to Borella is given in Chapter I. In Chapter II the past and present attempts to plan the city were described. Details of the Geddes Plan, Holiday Plan, Abercrombei Plan and the present UDA planning schemes are given in this chapter.

The third chapter highlights the significance of Borella in the context of Colombo city. The physical characteristics of the study area including land use, population, traffic and transportation data are given in this chapter. Analysis of the two field surveys on land use and traffic is described here.

Economic characteristics revealed from a commercial survey carried out in the study area and the analysis of land values, construction rate and trends are given

in chapter four. This follows the Qualitative aspects of the environment in the Borella area given in chapter five. Different type of environments prevailing in the study area were identified in the interests of easthetics and Quality.

The second step of the study bigins with chapter six, where the functional efficiency of Borella Town centre is analysed. All charactoristics,phisical,social, economic; and environmental were analysed in relation to the functial efficiency of the study area. It was revealed from this that the functioanl efficiency of Borella town centre could be improved by proper spacial organisation of land and activities.

Chapter seven brings out the outline proposals for the development of Borella town centre. These proposals basically consists of land use & zoning proposals, traffic management proposals, environmental & building proposals. These led to the detailed urban design proposal for the core area of Borella presented in chapter eight. A project area was identified in the town centre and a detail design of three dimensional form was attempted, as seperate project.

In chapter nine the detailed Urban design proposal was analysed in terms of financial viability and feasibility of the project.

The document concludes with chapter ten giving the conclusions & recomandations of urban design for Borella town centre.

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