

Abhishek Xavier

Curriculum Vitae

Nationality: Indian

DOB: 10 Dec 1975

Contact Details:

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Academic qualify.:

2007 -'09 MSc in Spatial Planning (part-time), Oxford Brookes, UK
2000 -'02 MA in Urban Design, Oxford Brookes University, UK
1993 -'00 B Arch, B'lore Institute of Tech. India

Professional Exp.:

Jan'21 - current: - - Consultant: Architect/ Urban Design/ Urban Planning
Jan'18 -Dec'21: UD Expert, IPE Global , Kochi
Mar'17 - June'17 - Dec'17 HoD/ Principal, KMEA COA, Aluva
2015 -'17, (PT) Assoc Prof. KMEA COA
July'13 - Dec'17 Consultant: Architect, UD & Planner
2014, (PT) Asst. Prof. CAT, Trivandrum, India
Dec'11 - July '13, UD & Planner, AECOM, India
Jun'10 - July'11, Sen. UD, Focus Design, UK
Apr'07 - Nov'09, Sen. UD David Lock Assoc., UK
Dec'02 - Mar'07, UD, Terence O'Rourke, UK
Prior to 2002: Worked in independent Architectural and Landscape firms in Oxford, B'lore, Kochi

Professional memberships:

-Member: CoA, IIA: India
-Assoc. Member: IUDI, India
-Licentiate Member, RTPI, UK

Language Proficiency:

English, Malayalam (basic Hindi)

Hobbies:

Reading, films, travelling, socialising, squash, badminton

Background

Skilled in developing realistic and imaginative design solutions for buildings, settlements and sub-regions. Academic and professional background in architecture, urban design and planning. 20 plus years of professional experience in public and private sector projects in multi-disciplinary environments. Sustainability and identity through design -whilst addressing economic, social and environmental realities, have underpinned a holistic approach to place making. Contributed to design of new settlements, urban extensions, town centre revitalization/ regeneration schemes, mixed use developments, residential layouts, EWS housing, urban roads, streetscapes, design codes, parks, markets, control centres, mobility hubs, varied building typologies, etc. Skills include ability to prepare contextual analysis, programme briefs, conceptual and detailed design, lead design teams, engage stakeholders, etc. In brief below are the academic underpinnings followed by a description of sample projects.

Architecture

Designed a small portfolio of new build and retrofitted architectural works, including residential, educational, cultural, commercial, hospital and mixed use buildings in Kochi and Bangalore, India. Undergraduate *B.Arch* thesis, set within 1990s Kerala, was a critique of current day holiday resort typology and aimed to substantiate the existing phenomena through a counter proposal. The design solution, set within a live project, was a sensitive response to the environmental and cultural context of the site.

Urban Design

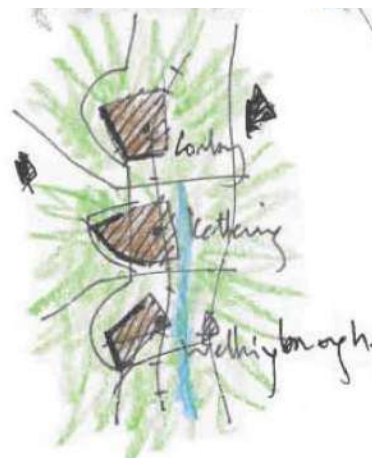
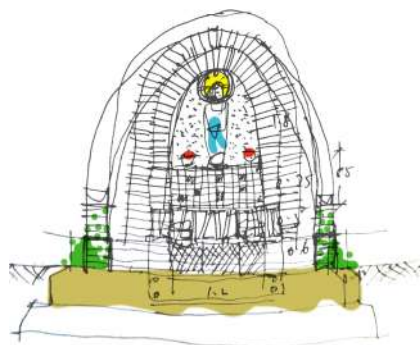
MA in Urban Design (2001) dissertation, *Extending and Implementing Responsive Environments* under Prof. Ian Bentley at *Joint Centre for Urban Design, (OBU, UK)*, provided the theoretical framework for subsequent UD related professional practice. The patterns of good urban design and respective indicators for small urban settlements played a defining role later (2015-2017) shaping the patterns of good design in the *IIA Cochlin Centre's* urbanism related *Living Monsoon* publication. The latter had been a documentation of works by select design and planning practitioners in tropical monsoon regions across the world.

Spatial Planning

Urban design projects in the UK were set within a larger planning context. At *David Lock Associates (UK)* these fed directly into ongoing sub regional plan proposals. For example, the Corby, Kettering, Wellingborough and Thrapston projects were part of a larger sub-regional strategy for North Northamptonshire. The part-time *MSc in Spatial Planning* undertaken at this time provided a critical understanding of national, regional and sub-regional planning context and its influence on urban design issues. The dissertation '*Impact of built form in new settlements in the UK*' evaluated some of the new settlements existing (2008), such as Welwyn, Cambourne, South Woodham Ferrers, etc and their socio-environmental impacts.

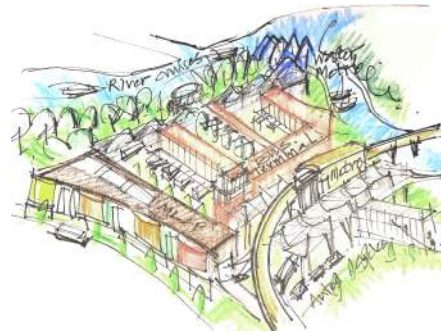
Environmental Assessment

Specialism in EA (*MSc in Spatial Planning*) stemmed from a concern for built environment's impact on the fragile environmental systems we inhabit. Environmental Impact Assessments (EIAs) and Strategic Environmental Assessments (SEAs) are an integral part of large scale master plans and urban design projects, including that of various other policies, plans, programmes and projects in the UK. The course work involved reviewing the environmental statements of urban extensions in UK; preparing a draft Environmental Statement (group work) for a hypothetical extension to a small wind farm in Oxfordshire, UK. Finally, evaluating the extent to which urban design issues are addressed and monitored through SEAs and Sustainability Appraisals of Core Strategies in Local Development Framework in UK, and giving recommendations.



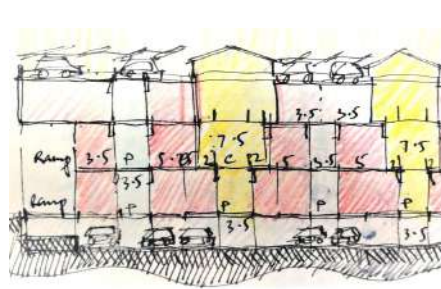
Client: Kochi Metro Rail Ltd (2018 -19)
Project Cost: INR 572 Cr; Area: 26 acres
Final output: Detailed Project Report, Stakeholder presentations including Chief Minister of Kerala

Vyttila Mobility Hub, Kochi, India: the multi-modal hub project, set within 27 acres in the heart of city, proposed integration of various transportation modes to facilitate a modal shift from high car usage to public transportation. Conceived as first of a kind in India it proposed integration of rapid transit metro, water metro, city and regional buses, cars, auto-rickshaws, cycles and pedestrians. Also included for commuter convenience were commercial uses, small hotel, multi-purpose halls, recreational and leisure spaces with a built up area totalling 1,07,000 sqm. Set within a landscaped environment, including plazas and parks, the emphasis was on the quality of pedestrian experience, including walk-ability and safety.



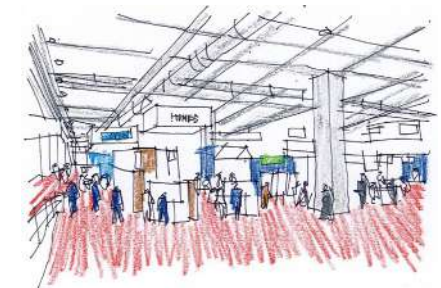
Client: Cochin Smart Mission Ltd (2018 -21)
Project Cost: INR 72 Cr; Rehabilitation project: INR 5 Cr,
Final output: Feasibility Report, Detailed Project Report, stakeholder consultations, tender documents, site supervision

Ernakulam Market Redevelopment, Kochi, India: conceived as part of densification and urban revitalization proposed under Kochi Smart City's area based development. The existing single storied market comprising of more than 215 stall owners on an 1.6 acre site was proposed to be converted into basement plus ground plus three floors 20,000 sqm floor area of market related use. The century old Market faced issues of poor infrastructure, inadequate floor space, unhealthy hygienic conditions, pedestrian vehicle conflict, etc. The existing stall owners were shifted to the nearby 1,25 acre rehabilitation site designed and fitted with temporary stalls. Ground works for the market building project have begun.



Client: Delhi Mumbai Industrial Corridor Development Corporation (2013)
Final output: Report, Powerpoint Presentation

Exhibition and Convention Center (ECC), New Delhi, India: the Prime Ministers Office of India was keen to develop a world class ECC in Delhi, India that could potentially be linked to the DMIC State-Sponsored Project and funded through private-public partnership and foreign investment. Role involved evaluating internationally well known ECC examples, reviewed viability of the proposed sites in Delhi and provided design directions for the development of ECC. The study covered various aspects such as connectivity within regional and sub-regional contexts, facilities offered, spatial requirements, development phasing, etc.



Client: Cochin Smart Mission Ltd (2018 -21)
Project Cost: High rise devt. INR 42 Cr;
Final output: Detailed Project Report, stakeholder consultations, tender documents, site supervision

EWS Housing, Thuruthy, Mattancherry, India: two types of projects were conceived separately economically weaker section (EWS) housing . A low rise row house and small apartments on already plotted development and a ground plus 13 ground plus 13 floor project conceived by Kochi Municipal Corporation under the Rajiv Awas Yojana project (later under PMAY scheme) in Mattancherry. The latter was taken forward with a total of units is 195 dwelling units. Tasks involved preparation of architectural drawings, architectural specifications for tender documents, applications for building permit, CRZ mapping, stakeholder consultations and steering of project with the contractor. Project is currently under execution.



Client: Century Group, Bangalore (2012-13)
Final output: Report, Powerpoint Presentation

Township Development, Bangalore, India: contributed to concept masterplan preparation for a 150 acre township development close to the international airport in Bangalore, India. Proposed as a mixed use development including hi-tech, retail, and commercial uses, high and low rise residential, convention center, hospital, school and a club. The design aimed to balance a global site FAR of 4 with high quality open spaces - such as central and neighbourhood parks, mixed use streets and plazas. Design concepts were drawn from around the world and applied to develop site specific solutions.



Client: Ascendas, Chennai (2012-13)
Final output: Powerpoint Presentation

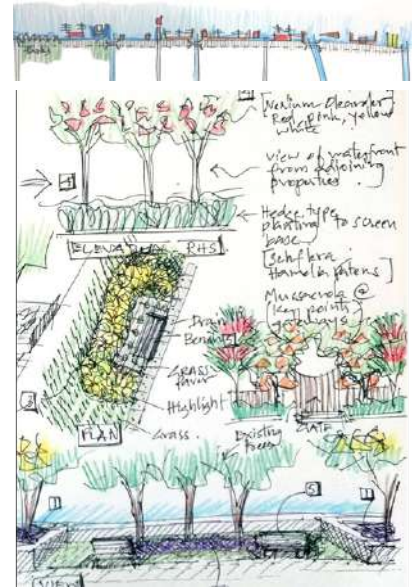
Proposed Golf Community, Chennai, India: developed concept masterplan and land use budget for a high end Golf community near Chennai. Proposal integrated the golf course with a mix of low, mid and high rise residential and commercial development and integrated with an adjoining industrial and IT park. The solution took into consideration the prevalent flooding issues and integrated it with golf course's water features. Special attention was given to maximising residential frontage of the value enhancing golf course - using housing clusters that reflected this and tiered building heights. a workshop.



Project samples:
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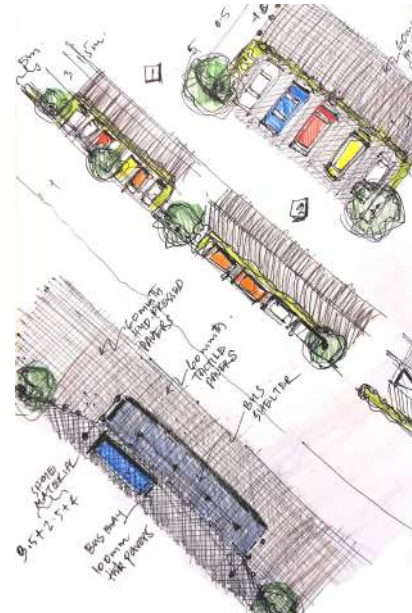
Client: Cochin Smart Mission Ltd (2018 -21)
Project Cost: INR 9.5 Cr;
Length: 2.4 km
Final output: Feasibility Report, DPR, Tender doc, Presentations, Stakeholder engagement, Work supervision

Open Space Corridor from DH Ground to Mangalavanam, Kochi, India (2018–21): in a city where water bodies comprise about 20% of the land area with very limited recreational waterfront developments. Within this context streetscape beautification of 2.4 km Marine Drive waterfront walkway was proposed as part of the open space corridor linking two significant open spaces. This corridor is amongst the most important tourist attraction of Ernakulam mainland. The treated water from an adjoining STP was utilized for watering the landscape. A three year maintenance period was included into the project. The project has been implemented. A separate project, *Marina at Marine Drive*, which remains at concept stage is the proposed revitalization of waterside in tandem with the above project. The existing boat jetties are haphazardly arranged and dangerous to use for the tourist who flock here for backwater cruises. The proposal aimed to create a series of attractions such as moored historic ships, recreational piers with cafes and restaurants, light and sound areas, marinas and incorporated the water metro terminal by Kochi Metro.



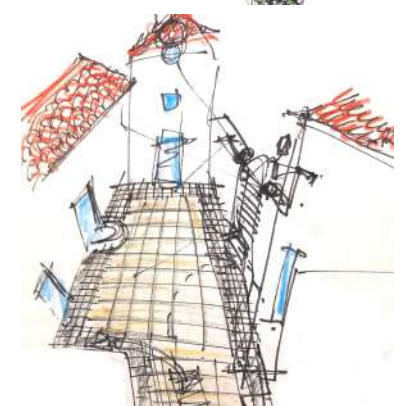
Client: Cochin Smart Mission Ltd (2018 -21)
Project Cost: INR 90 Cr;
Length: 9 km
Final output: Feasibility Report, DPR, Tender doc, Presentations, Stakeholder engagement, Work supervision

Smart Roads, Kochi, India: Project included proposals for 8km of Smart Roads in areas of Fort Kochi and Ernakulam – land parcels separated by a large estuary in the coastal city of Kochi. Work involved creation of footpaths and streetscape works, carriageway rationalization, cycle lanes, bus bays, undergrounding of electrical lines, stormwater drainage, decorative street lighting, road signage, design of junctions. Challenges included addressing issues of high vehicle density, limited right of way, high water table, etc Execution of most roads, such as Shanmugham Road and Abraham Madamakal Road, have been completed.



Client: Cochin Smart Mission Ltd (2018 -21)
Project Cost: INR 111Cr;
Length: 44 km
Final output: Feasibility Report, DPR, Tender doc, Presentations, Stakeholder engagement, Work supervision

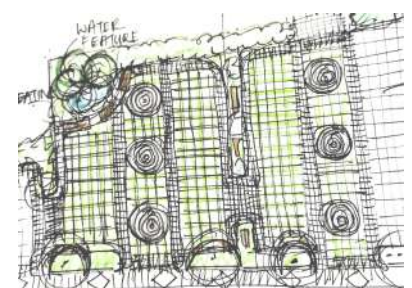
NMT Roads, Kochi, India: project included proposals for about 45 km of non-motorised transportation roads in the areas of Fort Kochi, Mattancherry and Ernakulam. Work involved carriageway rationalization, creation of footpaths, road signage, aerial bunching of electrical lines, stormwater drainage, street lighting. Execution of most roads has been completed. Specific streets, were developed under thematic concepts of cultural corridor, pedestrian streets and tourist circuit. One of them, Synagogue Lane in Mattancherry, was implemented and the others are in DPR and concept stage.



Public spaces in historic precincts, Kochi, India : some of the historic precincts within Fort Kochi and Mattancherry were evaluated to identify key areas of touristic value which could be developed as pilot projects. Disconnected parcels of land and traffic dominated roads were proposed to be integrated and beautified to create walkways with seaside views, areas for outdoor performances, urban plazas, etc. Works undertaken have primarily been streetscape, lighting and landscaping works. The projects, such as upgradation of Vasco Square and entrance to Synagogue Lane have been completed.

Client: Cochin Smart Mission Ltd (2018 -21)
Project Cost: Various
Final output: Feasibility Report, DPR, Tender doc, Presentations, Stakeholder engagement, Work supervision

Beautification of Parks: some of the existing parks in West Kochi were in misuse and lay in disrepair . These were evaluated to identify key issues and redevelopment proposals were prepared. For example, Eraveli park's high compound walls were replaced by bollards to ensure surveillance from the wider community. Wire mesh fencing was provided at bollard height to keep goats and stray dogs away. Soft and hardscape works were undertaken and mature trees were trimmed. Gym and play equipment were provided to cater to wider user groups. The park was integrated with surrounding areas through pilot projects on a government run day care centre and a couple of streets to revitalize the area and make it conducive for vulnerable age groups.



Client: Cochin Smart Mission Ltd (2018 -21)
Project Cost: INR 4.8Cr
Final output: Feasibility Report, DPR, Tender doc, Presentations, Stakeholder engagement, Work supervision

Project samples:
<https://abhishekvxavier9.wixsite.com/projects>

Client: Various (2013)
Final output: Adaptable block level housing patterns

Housing Prototypes, India: the study developed and evaluated housing patterns and clusters from around the world with a view to implementing them in Indian. A typical city block was used as a common scale and their variables such as built up area, open space, street space, etc measured to provide a consistent set of parameters to compare them against each other. The densities ranged from 2 dwellings per acre to 160 dwellings per acre. These offered an array of solutions for varied master planning contexts. The presentation illustrates these prototypes and patterns through CAD plans, SketchUp models, photographs, tables, etc to be used for discussion with developers.



Client: World Business Council for Sustainable Development (2013)
Final output: Report, Powerpoint Presentation

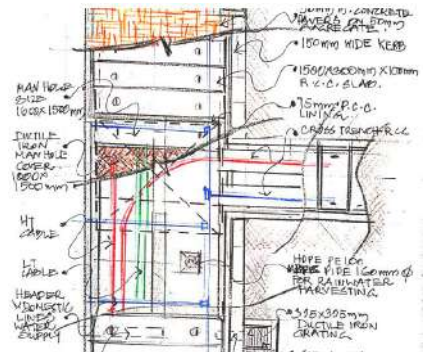
Urban Solutions Landscape for the State of Gujarat, India

WBCSD, a global association of companies dealing exclusively with business and sustainable development. The study offered sector specific assessments of urban infrastructure initiative within the state of Gujarat -focussing on urban planning, waste water management and energy efficiency. It then offered a ten point solutions plan, towards implementing them in Gujarat. Prepared a brief report that illustrated information collected from various consultants on these issues and was used to inform public sector officials in the State of Gujarat.



Client: Shillong Smart City Ltd (2019- current)
Project Cost: INR 40 Cr;
 Length: 6 km
Final output: Detailed Project Report, Stakeholder engagement

Beautification of city roads, Shillong, India - area based development and beautification of 6Km city roads. Work involved creation of footpaths and streetscape works, carriageway rationalization, cycle lanes, bus bays, undergrounding of electrical lines, stormwater drainage, decorative street lighting, road signage, design of junctions. Challenges lay in the design of hill roads, high vehicle usage, limited right of way and space constraints. Shillong remains a city with high touristic value, therefore the project aimed to enhance scenic beauty of Shillong's urban areas through this beautification proposal. Implementation of works has begun.



Client: Ministry of Urban Development (MoUD), India (2012)
Final output: Powerpoint Presentation
 Skills used: Research, Powerpoint

Transit Oriented Development, India: following implementation of the initial phases of rapid transit metros in India, the MoUD sought guidance on the subsequent phases. Primary focus was on TOD linked finance mechanisms that would help meet the capital and operational costs of transit systems. Stage 1 involved explaining the concepts behind Transit Systems and TOD. Stage 2 involved evaluating successful case studies from around the world and their business models. Third stage involved an assessment of development linked funding mechanisms for Metros within the Indian context - and how the lessons learnt could be applied in India.



Client: Countryside Properties, UK (2005)
Final output: Conceptual Design

Bicester Local Centre, Oxfordshire, UK - involved in developing a range of options for a local centre. This was to form the heart of a 3500 unit urban extension to Bicester, a small market town in the UK. Following studies of historic town squares and village greens in the nearby neighbourhoods, the final design was a unique response to the context and set a brief for the new development. The clustering of activities for convenience of use, establishing an architectural dialogue to knit the space together and arranging the space as per the sun path were some of the key results of the final proposal. This was also a part of a larger set of studies done to inform the final master plan, and fed into the outline planning application. At a later date, prepared illustrations for various character areas.



Project samples: <https://abhishekvaxier9.wixsite.com/projects>

Client: BEE BEE Homes, UK (2007-'09)
Final output: Conceptual Design

Kettering District Centre, Kettering, UK – substantiated the outline design for a mixed use district centre at the heart of a 5500 dwelling urban extension to Kettering, UK. A unique concept had been set - a place where the countryside would meet the town. Brief involved adopting national trends of retail, commercial, health, leisure, educational and residential uses to justify the form, space and scale proposed. Other key issues involved shaping the concept with respect to – human scale, street hierarchies, movement patterns, local car parking standards, clustering of activities and micro-climate. Developed other character areas of the proposed masterplan.



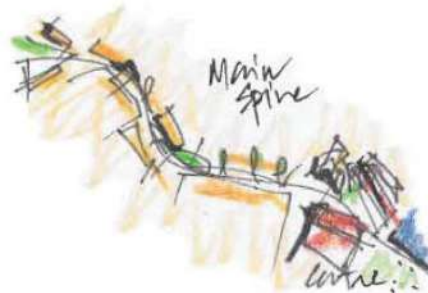
Client: Guildford Cathedral Estate, UK (2007-'09)
Final output: Conceptual Design

Guildford Cathedral Estate, Guildford, UK –this cathedral estate, located on a hill top, occupied a prominent position close to the centre of Guildford, the county town of Surrey, UK. Initial studies explored the significance of similar religious buildings on hill tops in Italy, France and England, and the spatial relationship it had with the surrounding community. These studies were developed to produce three different conceptual options that would embody and signify different types of spatial relationships between the estate and town. The proposals also aimed to develop the underutilized land at Stag Hill, part of the 23 acres surrounding the cathedral, to accommodate a mixed use development within it. These proved useful in displaying the site's design potential to the client at an early stage of the design process.



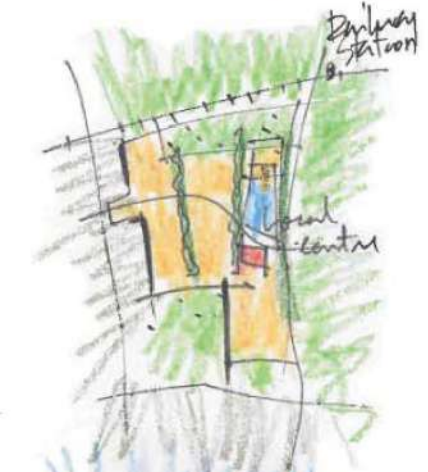
Client: BEE BEE Homes, UK (2007-'09)
Final output: Conceptual Design

Wellingborough North Main Road – conceptually designed the main road through a 3500 dwelling urban extension to the town of Wellingborough, UK. Towards this spatial and movement patterns of main streets and public spaces in the nearby historic towns and villages of Northamptonshire were analysed. These studies proved instrumental in developing design concepts for the proposed through road and neighbourhood centre. Of special concern was to create a street - that would knit the different uses and parts of the development together; had a scale that was responsive to the pedestrian but would still accommodate the traffic flow, and thirdly have a spatial pattern that was evocative of, but reinterpret, the street typology of surrounding towns.



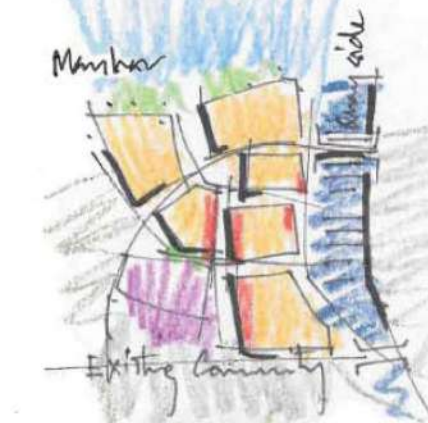
Client: Mersea Homes, Ipswich, UK (2008-'09)
Final output: Concept Masterplan, Planning Application Drawings

North Ipswich Urban Extension, Ipswich, UK - prepared master plan for a 43 hectare urban extension to the northern fringe of Ipswich, the county town of Suffolk, UK. The extension for 1100 homes, included a local centre and primary school. The key design considerations were – retention of existing mature trees and hedges within the public realm; design of local centre and incorporation of the Bus Rapid Transit system. Developed design concepts, land use budgets, preparation of the final master plan and the final set of outline planning application drawings— through participation in the project team's monthly meetings with the external consultants to work to a final design solution.



Client: Poole Borough Council, UK (2002-'03)
Final output: Conceptual Design

Hamworthy Urban Regeneration, Poole, Dorset, UK - reviewed an existing master plan, and developed a conceptual master plan to feed into the supplementary planning guidance being produced for the Poole Borough Council. The brief was for a mixed use scheme for a brownfield redevelopment project adjacent to the waterfront. The key challenge was to integrate the development with the existing community, the marshes on one side and the quay side on the other with appropriate character areas and density patterns. The project involved working with the council and followed work on a significant regeneration project for the town centre itself. The Poole Bridge Regeneration Initiative project was the winner of 2006 RTPi National Awards for spatial strategies of town centres.



Project samples: <https://abhishekhxavier9.wixsite.com/projects>