

**GLACIS ESTATE
EXTENSION AND REFURBISHMENT
DESIGN PROPOSAL**



for the






**MINISTRY FOR HOUSING
GOVERNMENT OF GIBRALTAR**



and

GIBRALTAR JOINERY AND BUILDING SERVICES

JULY 2012

	Introduction	The brief The site and proposals Design proposals External envelope New accommodation
	Existing estate drawings	Ground layout plan Typical upper floor layout plan Existing tower elevations Existing block elevations
	Proposed Design	Additional floor plan - Apartment mix (43no. units) Apartment plans Tower block elevations Typical Block elevations Proposed extension Proposed drying screen
	Photomontage from Winston Churchill Avenue	
	Alternatives	Floor plan - Apartment mix (50no. units) Apartment plans Tower block elevations alternative colours Tower block elevations alternative colours Typical Block elevations alternative colours Typical Block elevations alternative colours



The Ministry for Housing and the Government of Gibraltar have asked us to prepare proposals for the extension and refurbishment of the buildings within the Glacis Estate.

This includes two tower blocks Constitution and Referendum Houses together with the eight other blocks comprising the estate

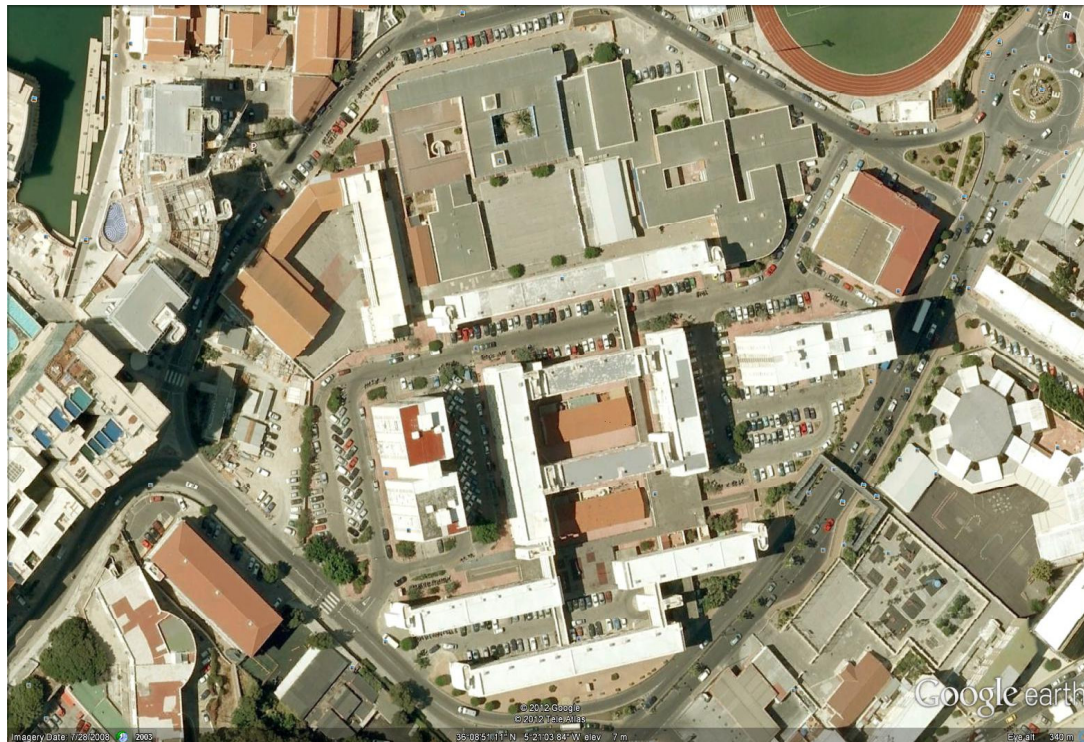
The proposed works are to be managed by Gibraltar Joinery Building Services Ltd on behalf of the Client, the Ministry for Housing.

The project brief involves all blocks which are to be refurbished externally using a proprietary type of coloured insulated render system together with the replacement of all existing windows and minor repairs as deemed necessary.

Also involved is the addition of an extra floor erected in lightweight construction using a proprietary system of light gauge galvanized steel profiled sections this will also involve the lifts being extended to the extra floor.

The site is situated to the north west of Gibraltar on the western side of Winston Churchill Avenue and just south of Sundial roundabout and Bayside sports complex. It is an existing estate built in two stages in the 1960's and the 1970's

This estate along with Laguna Estate contains some of the first buildings seen on the approach into Gibraltar and as such form an important impression on visitors to Gibraltar



The main elements to the design proposals involve the cladding of the external envelope and the addition of new accommodation of the existing roofscape.

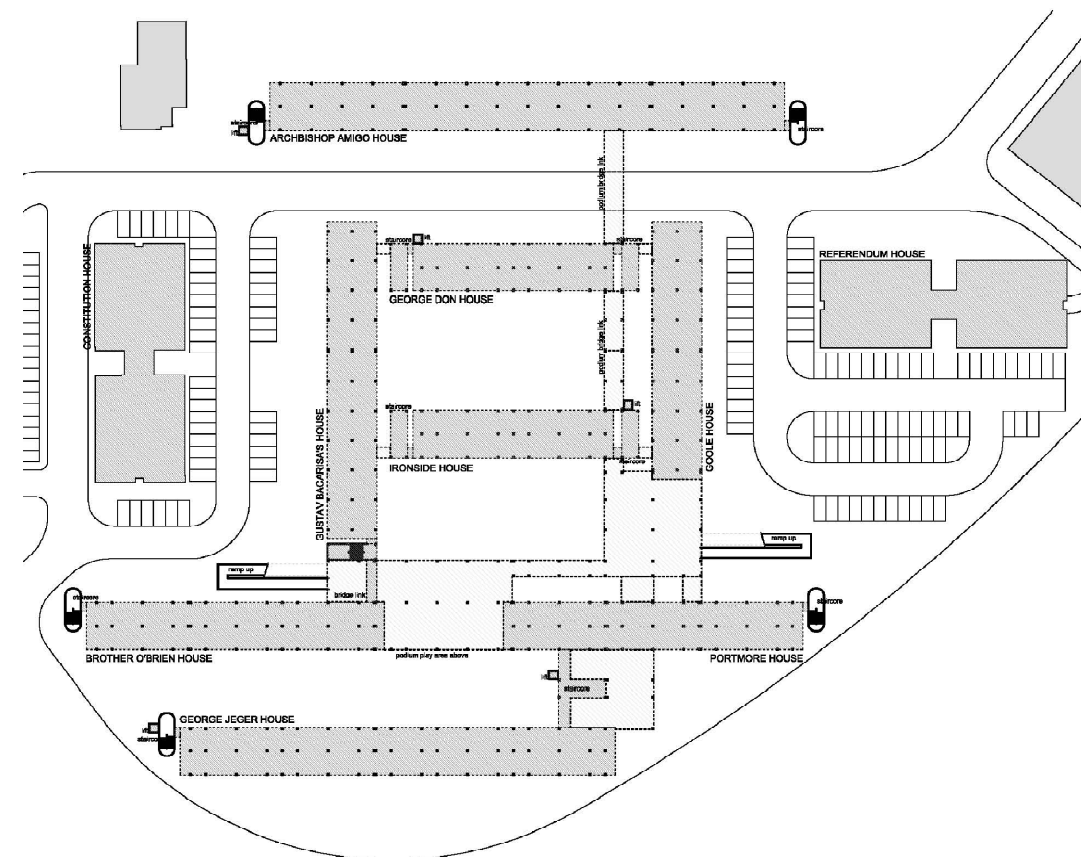
External Envelope

All redundant cables and services are to be removed thus tidying up the facades together with all existing exposed live services to be concealed or fixed in a manner so as not to deface the building, affect the character or breach in any way the surface protection of the building.

The buildings are to be provided with a form of screen to conceal the washing lines some of which will be attached and form part of the facade treatment others will be concealed and out of sight.

All of the existing windows are to be replaced with double glazed aluminium sliding windows.

The external face is to be treated and protected with an approved breathable proprietary insulated render system complying with current thermal and sound insulation properties and requirements. Elements of the system will be used to break up the facade and allow for the opportunity to apply colour to the estate and form a new identity either to the estate as a whole or differing approaches taken to areas or individual blocks.



New Accommodation

Additional accommodation is to be provided on the top storey (existing roofscape) providing further apartments for the Ministry of Housing. This will be constructed in lightweight construction using a proprietary system of light gauge galvanized steel profiled sections.

The floors are existing and as such will be stripped off of existing finishes ready to apply new internal finishes appropriate to the apartments.

External walls are to be of an approved breathable proprietary insulated render system to comply with all current thermal and sound insulation properties and requirements and will match the same as that used for the external face of the existing building. Currently a Weber product is being explored.

The new roof is to be mono pitched and have lightweight cladding system. The proposal will be for a single length sheet from front to back and a single gutter concealed behind the fascia to provide for reduced maintenance in the future.

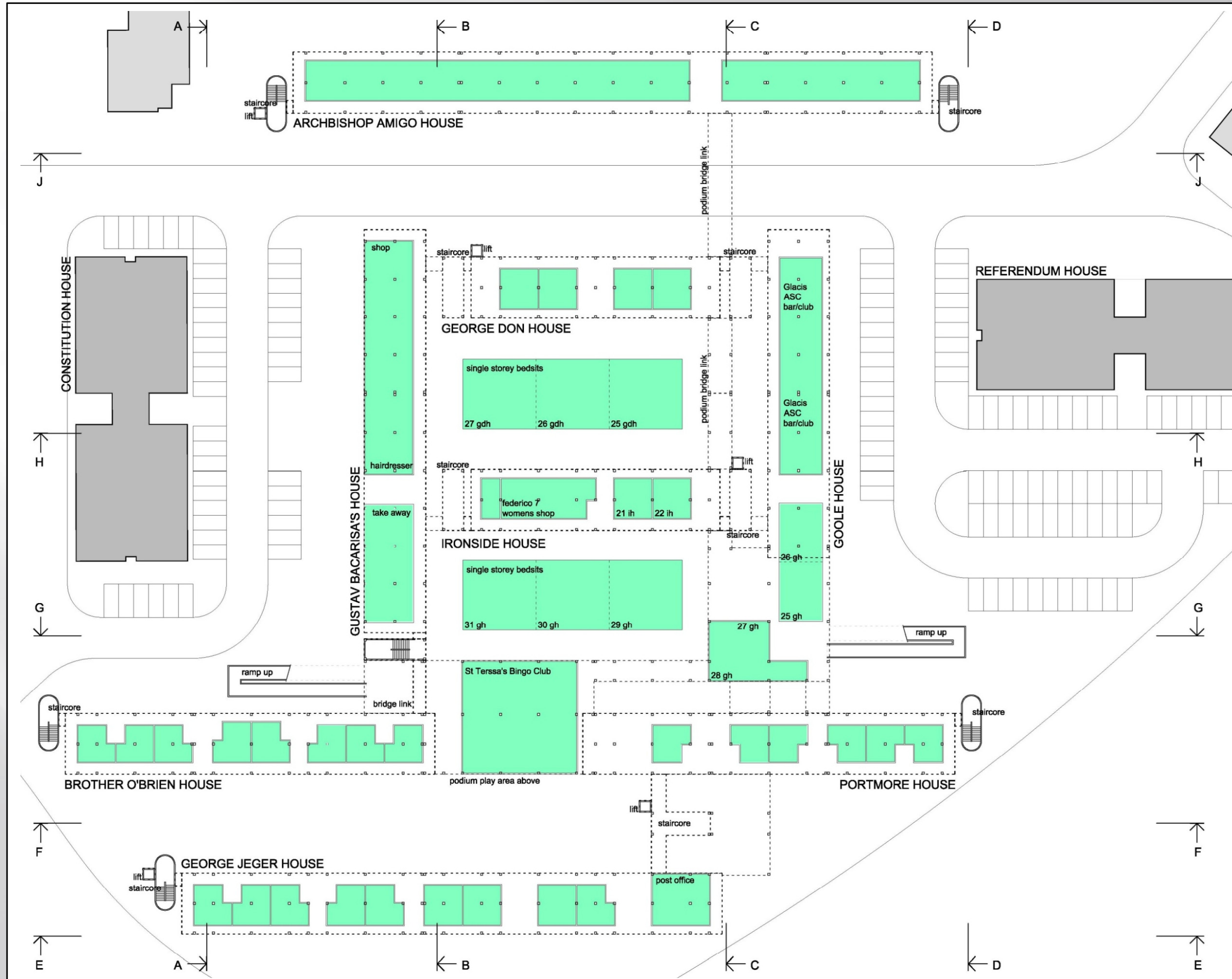
Internal layouts of new flats are generally shown as a minimum 3 or 4 RKBs (room, kitchen & bathroom) and contain storage cupboard areas.

All internal and party walls party walls are to be in solid construction are to be in lightweight construction with plasterboard and will comply with both sound and fire safety requirements.

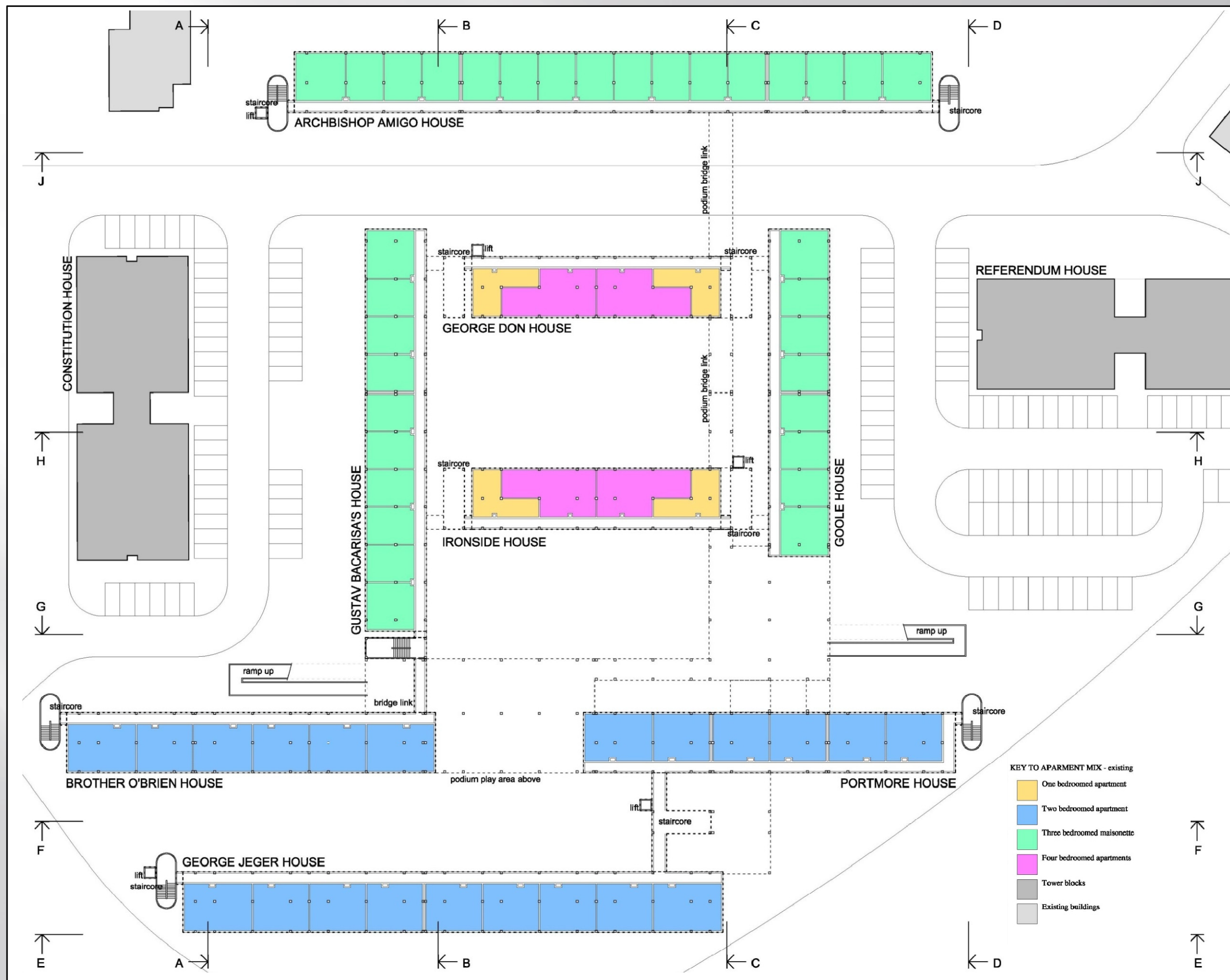
All internal finishes, fixtures and fittings will be as standard set out by the Ministry for Housing and subject to their approval.

The new services required will all be taken from the existing unless advised otherwise when upgrading may be necessary.

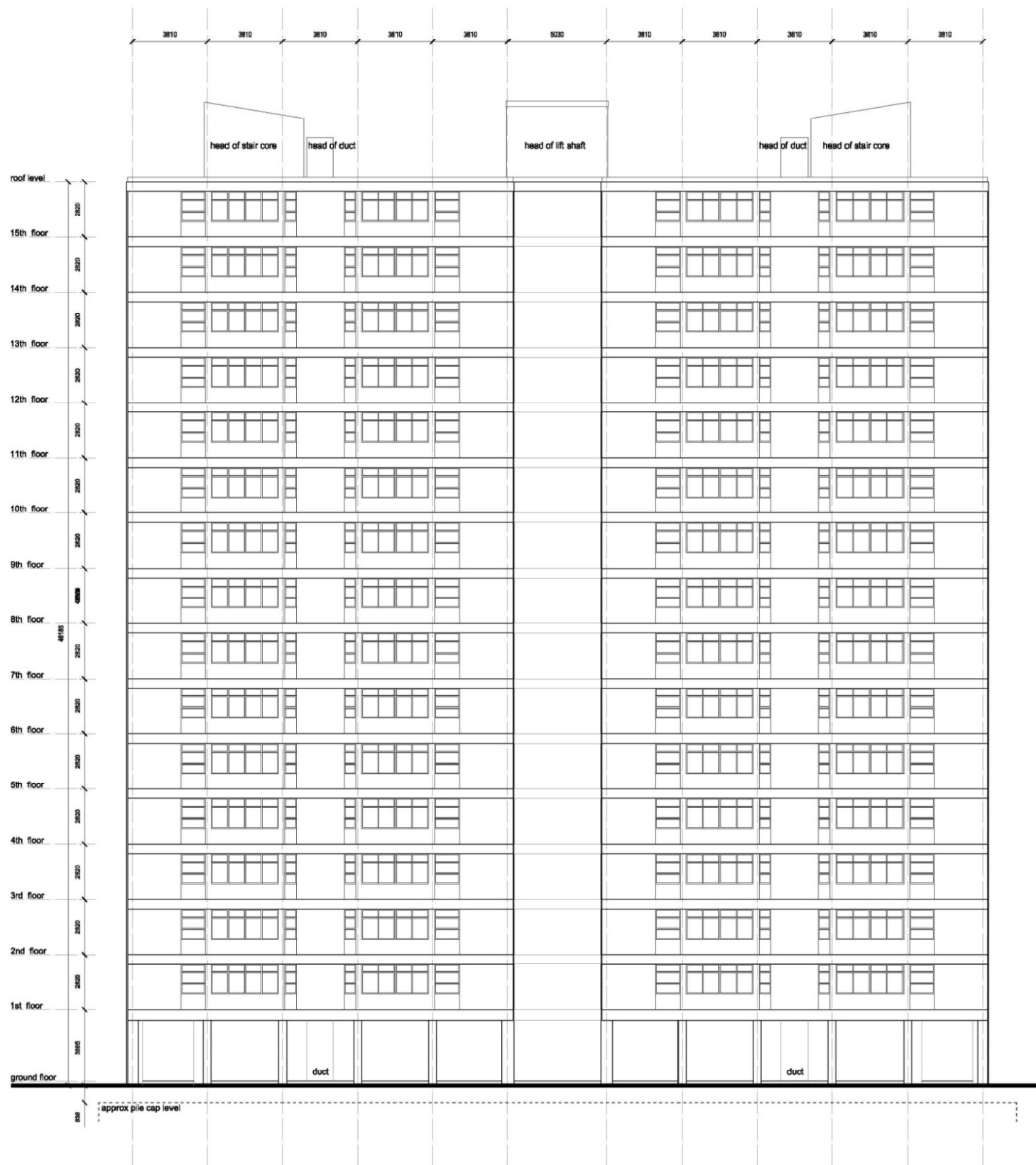
EXISTING GROUND LAYOUT PLAN



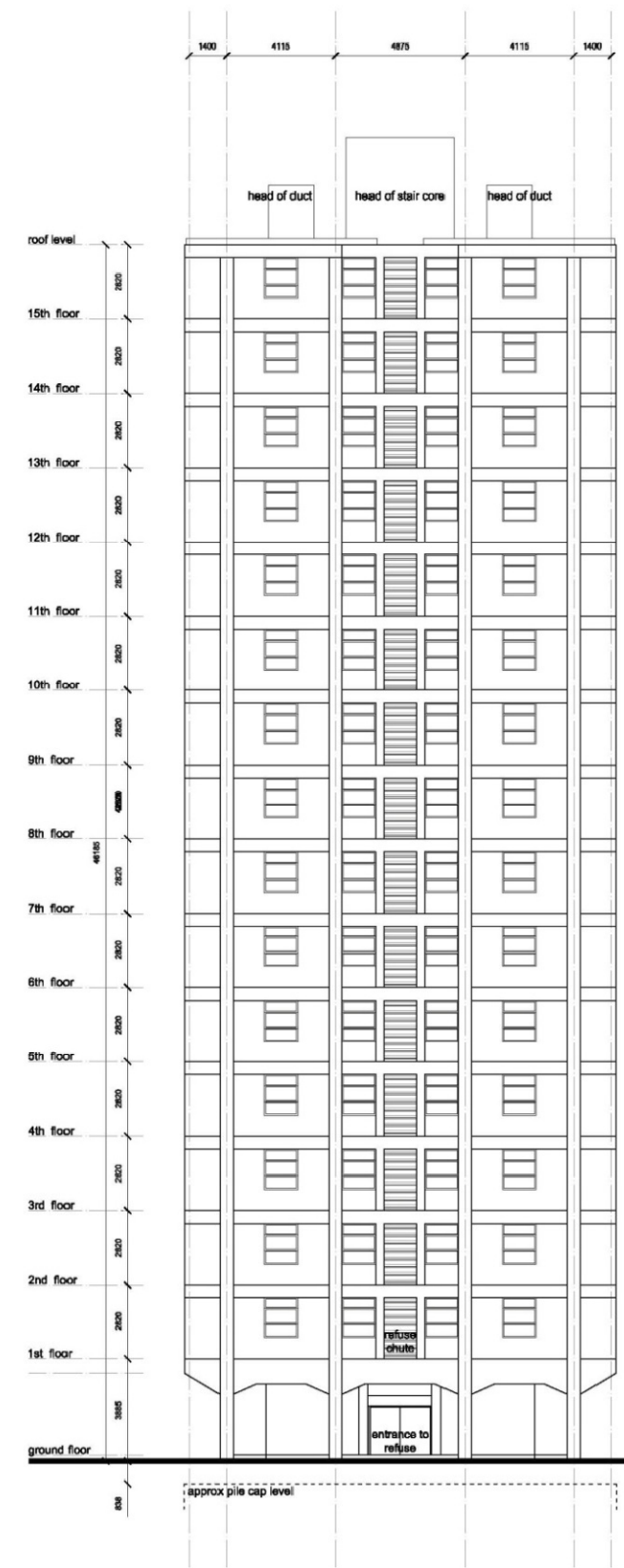
TYPICAL EXISTING LAYOUT



EXISTING ELEVATION - tower

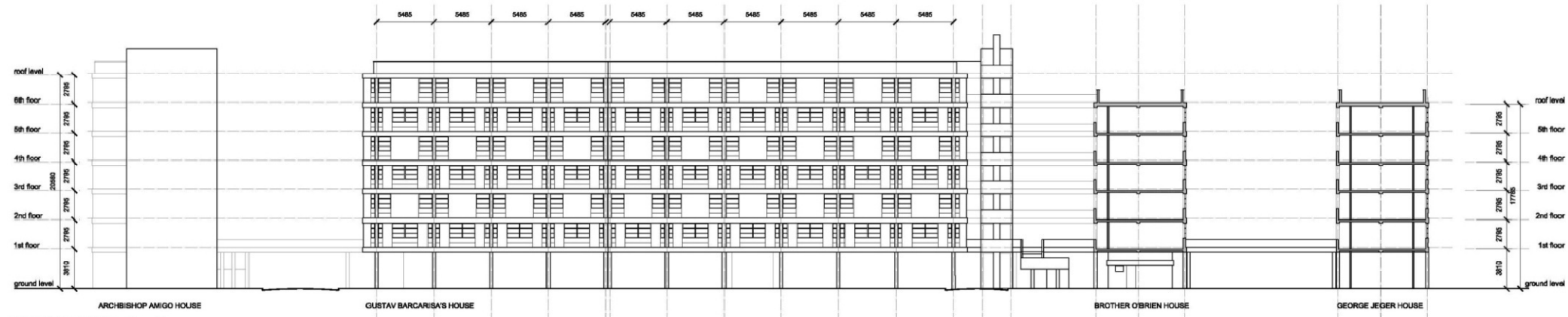


TYPICAL FRONT ELEVATION

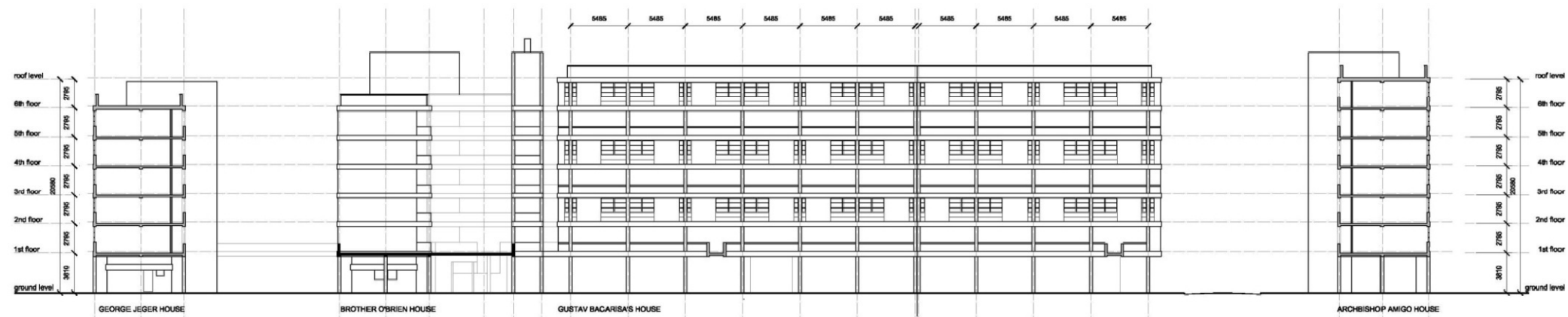


TYPICAL SIDE ELEVATION

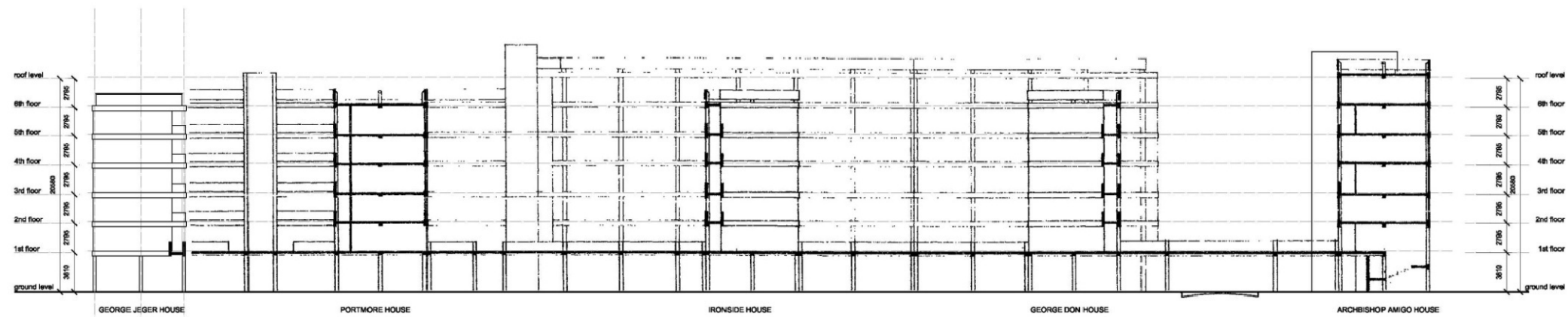
EXISTING ELEVATION - blocks



ELEVATION A - A

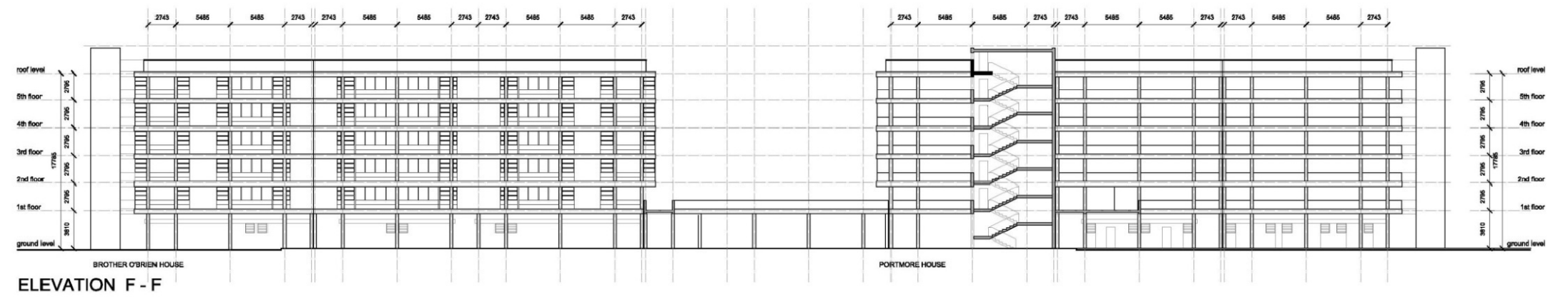
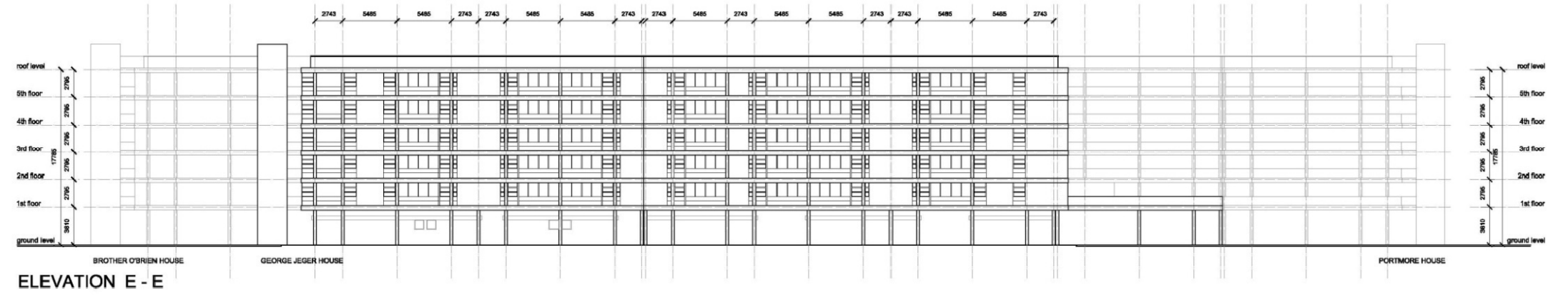
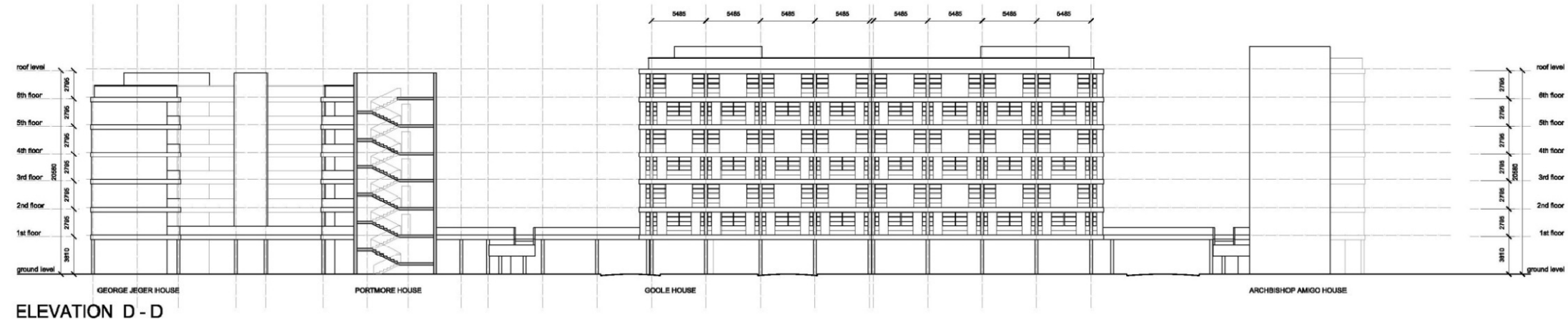


ELEVATION B - B

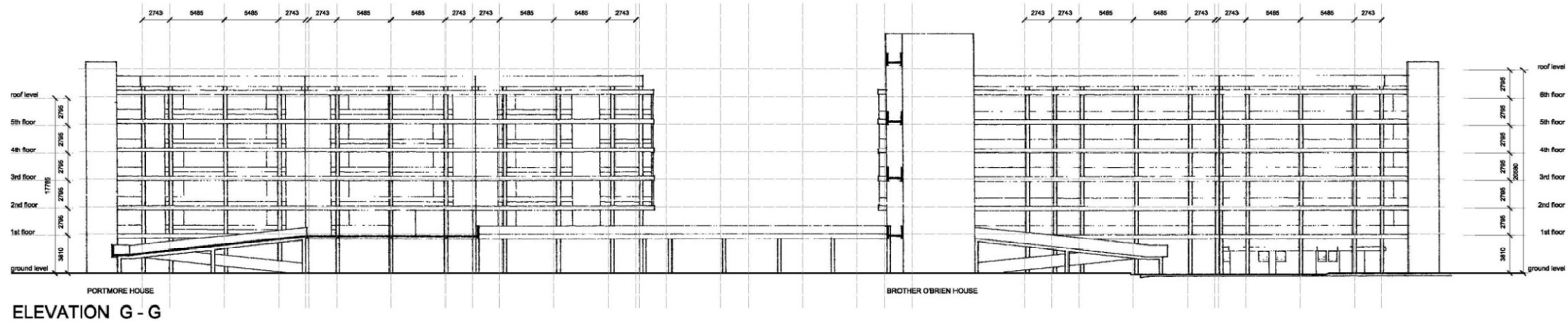


ELEVATION C - C

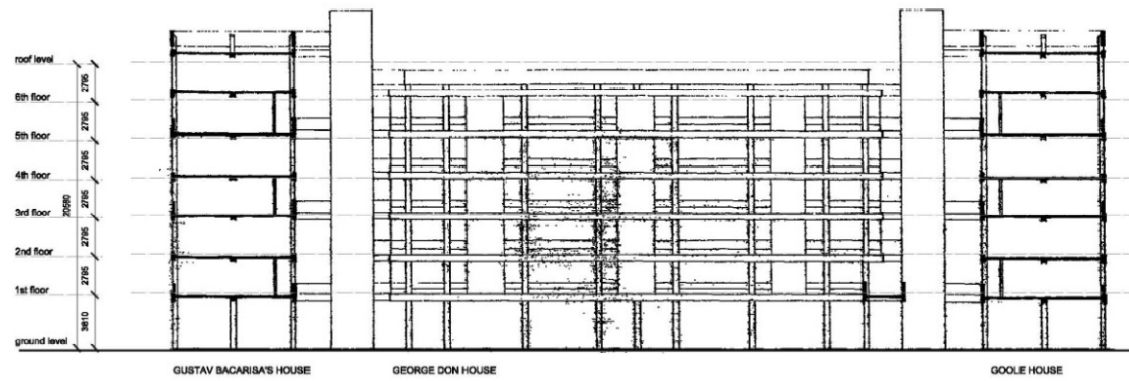
EXISTING ELEVATION - blocks



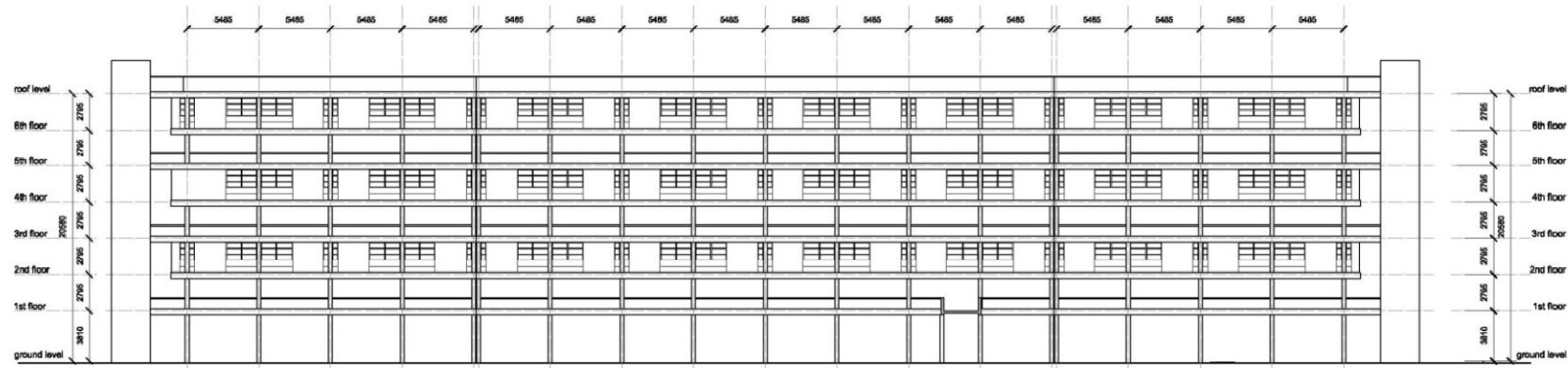
EXISTING ELEVATION - blocks



ELEVATION G - G

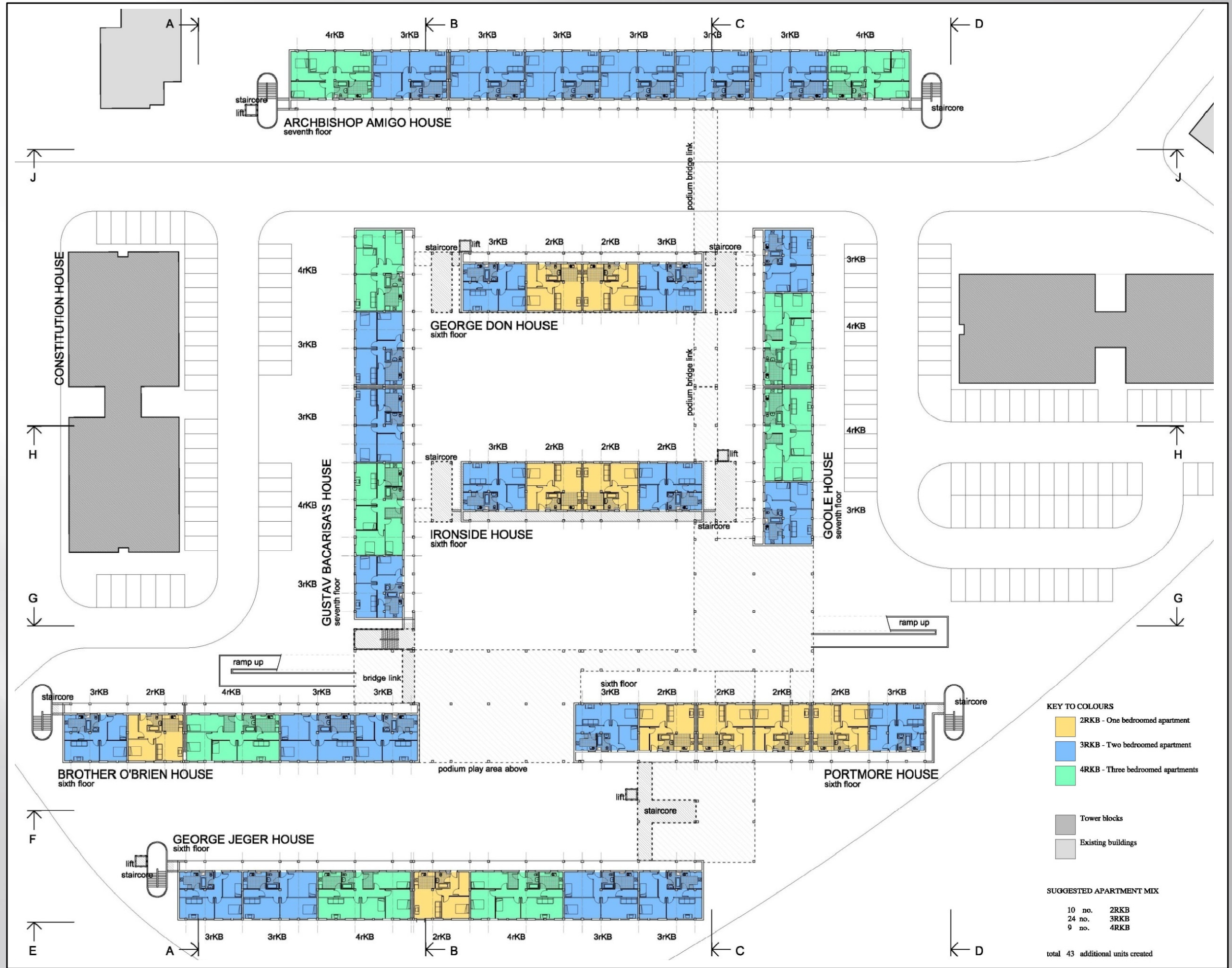


ELEVATION H - H

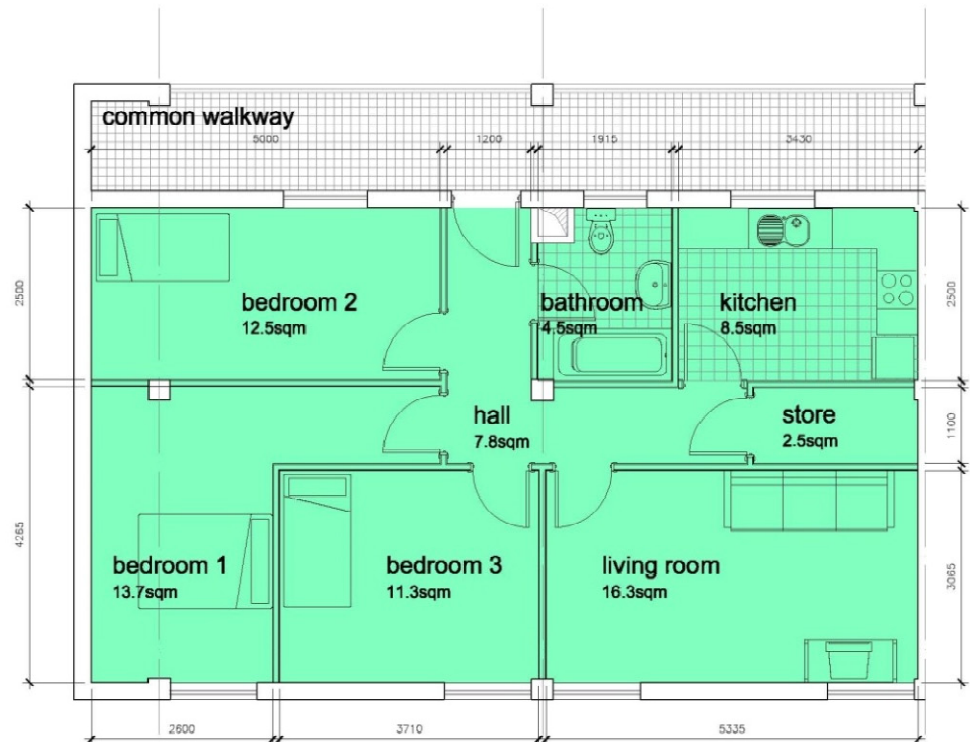


ELEVATION J - J

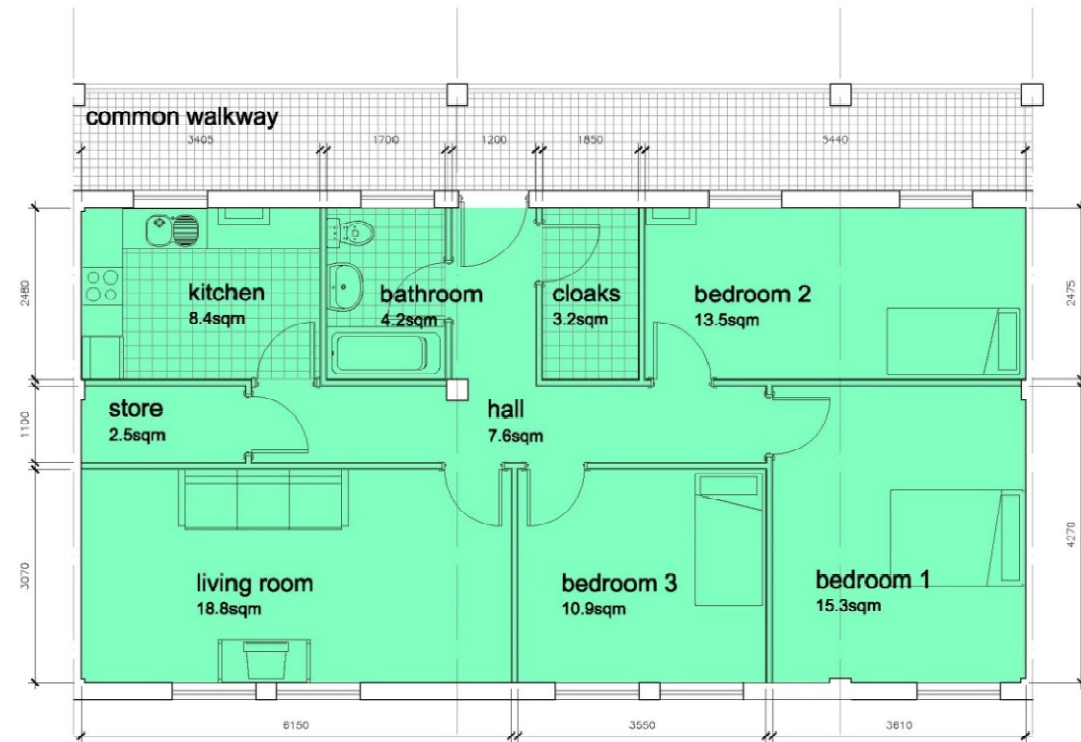
PROPOSED APT. MIX - 43no. UNITS



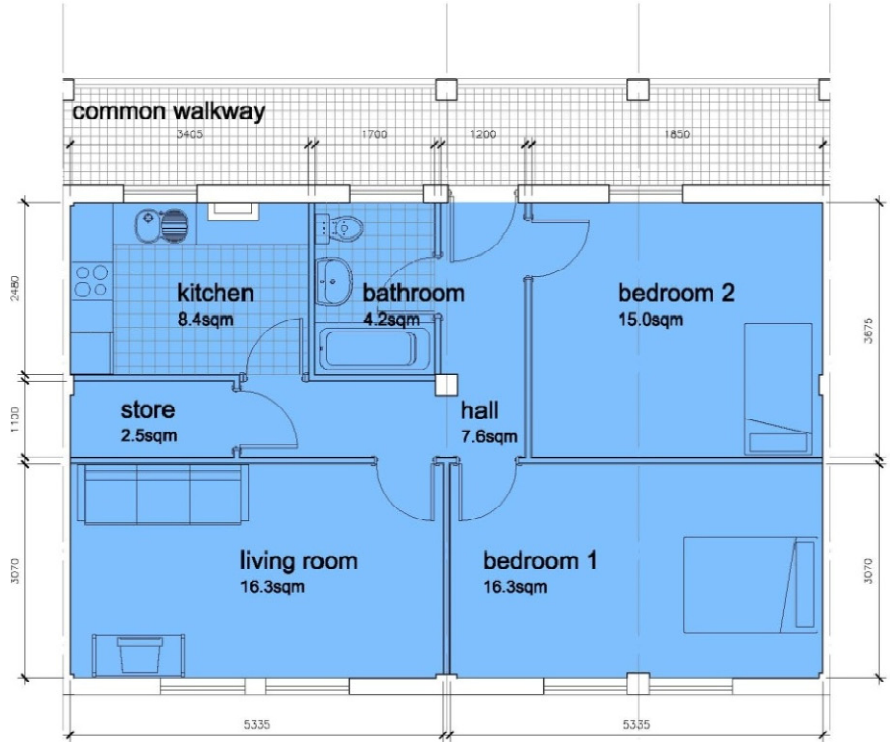
PROPOSED APARTMENT PLANS



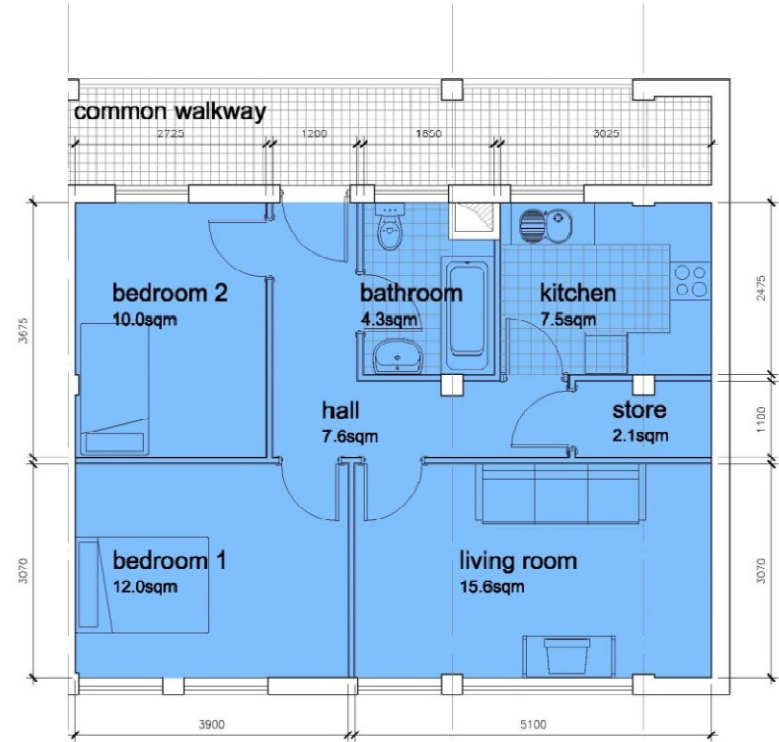
4rKB - Type A (left / right)
81.2sqm
x3



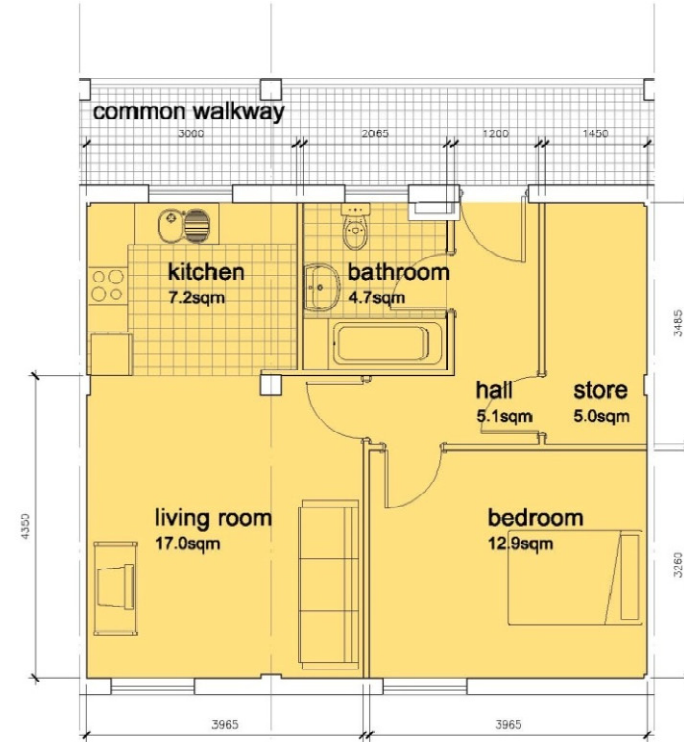
4rKB - Type B (middle)
91sqm
x6



3rKB - Type C (middle)
73.7sqm
x11

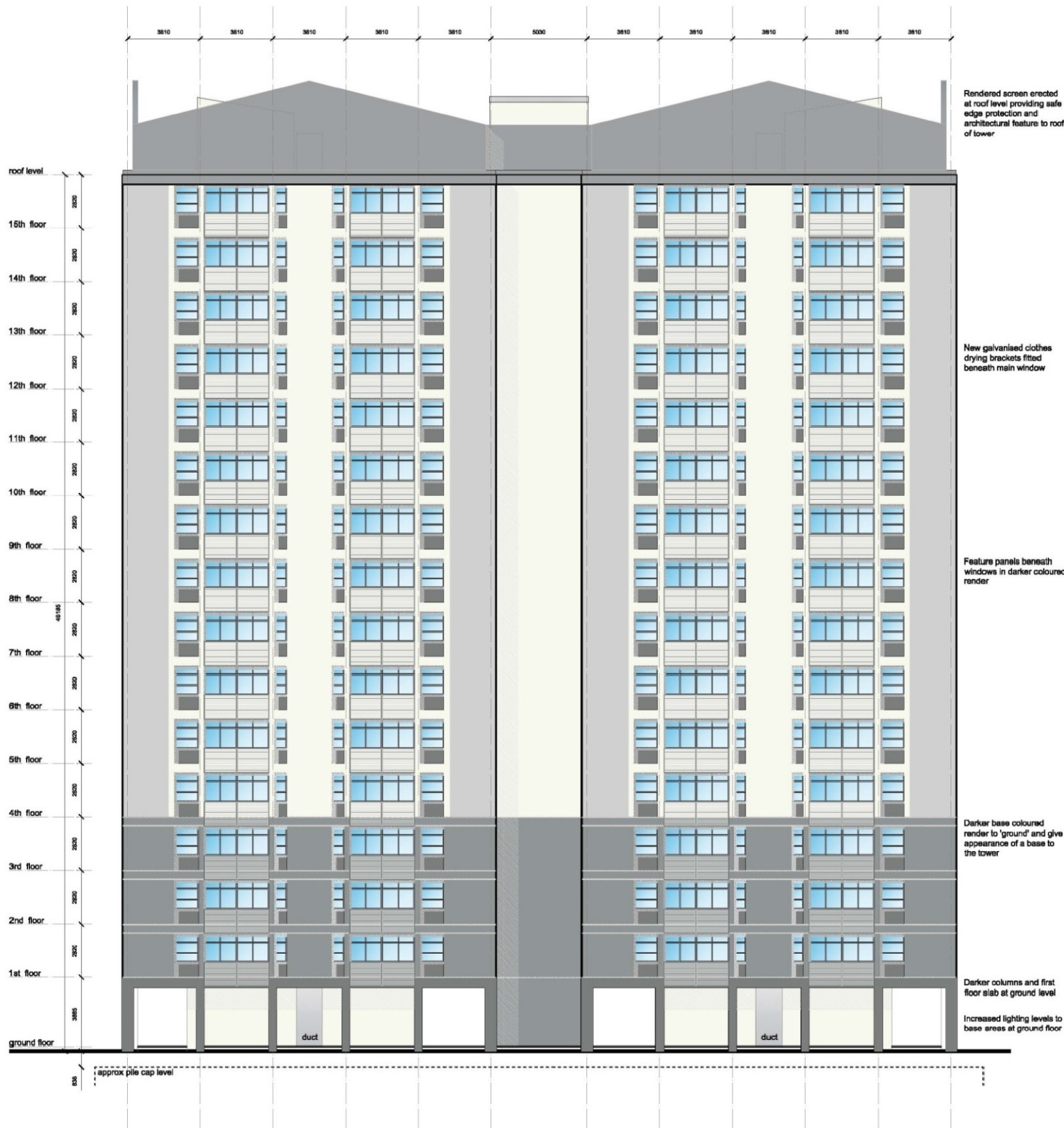


3rKB - Type D (left / right)
62.3sqm
x13

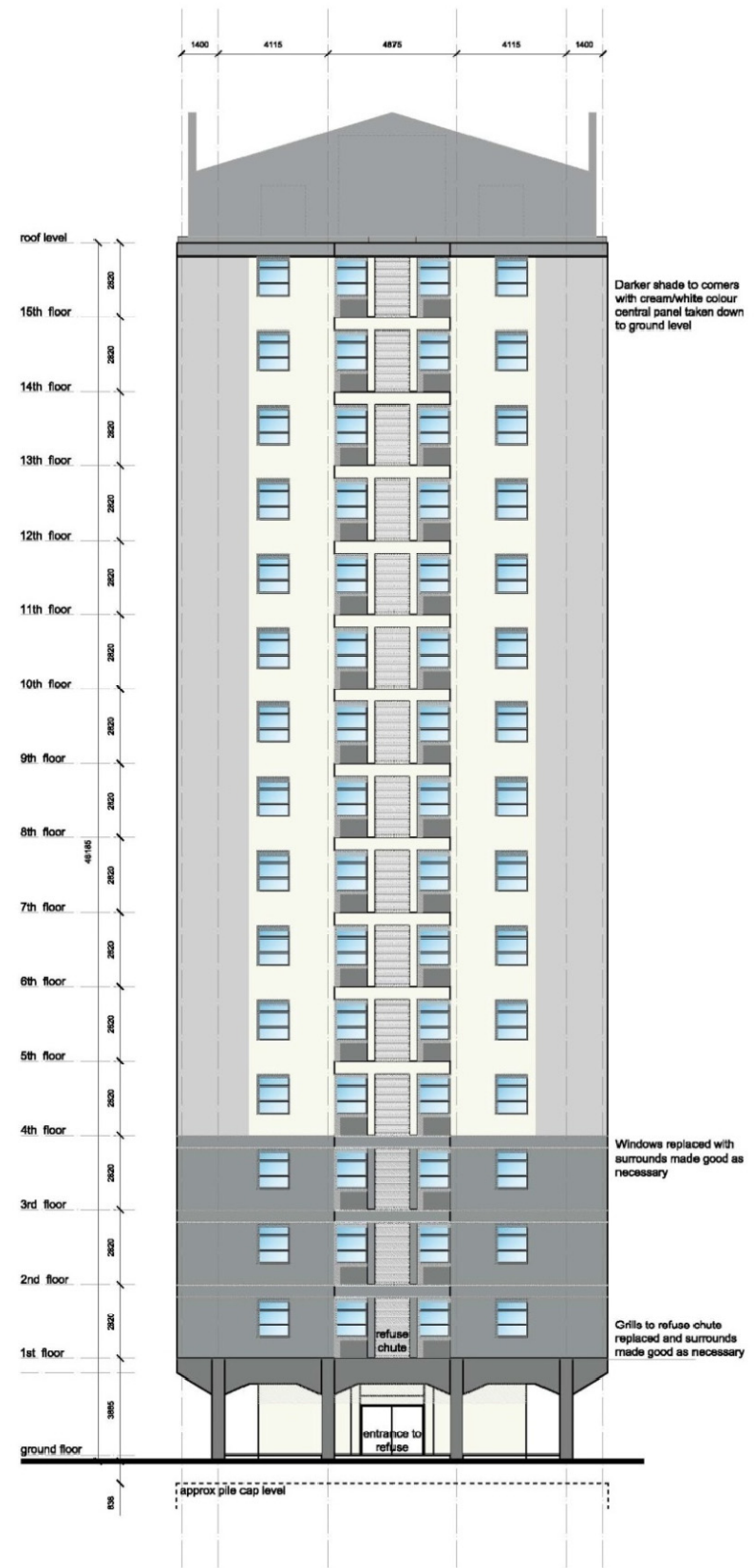


2rKB - Type E (middle)
55sqm
x10

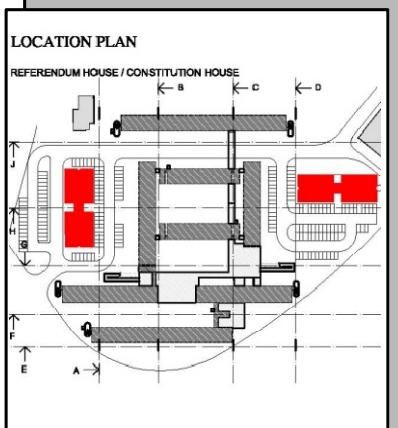
PROPOSED ELEVATION - tower



TYPICAL FRONT ELEVATION



TYPICAL SIDE ELEVATION

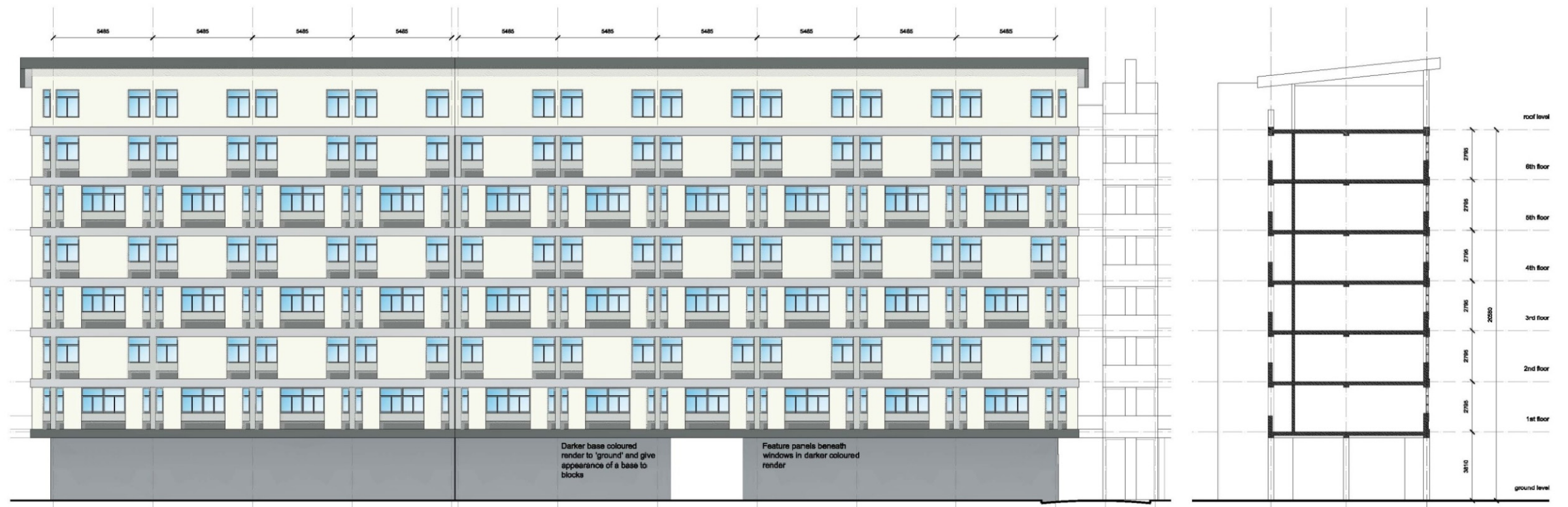


PROPOSED ELEVATION - blocks



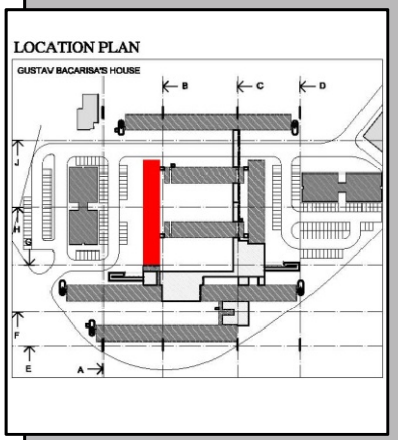
BROTHER O'BRIEN HOUSE
ELEVATION A - A

GUSTAV BACARISA'S HOUSE



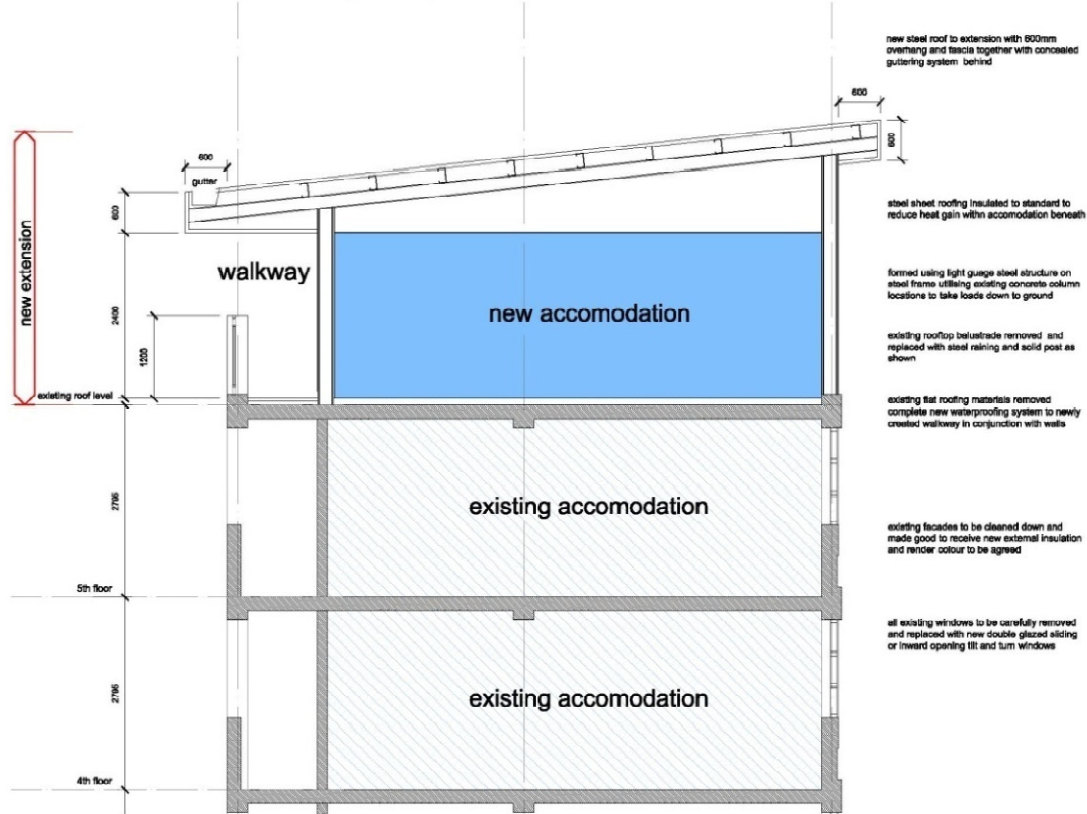
GUSTAV BACARISA'S HOUSE
ELEVATION B - B

ARCHBISHOP AMIGO HOUSE



PROPOSED EXTENSION

PARTIAL SECTION - showing rooftop extension



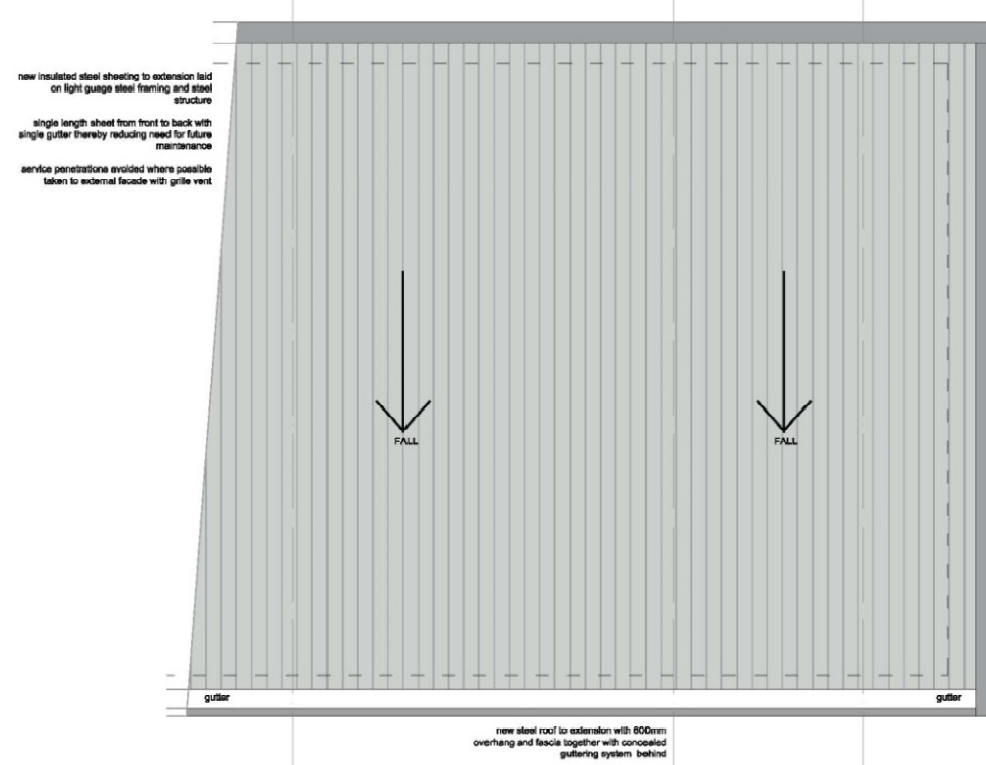
ELEVATION TO WALKWAY



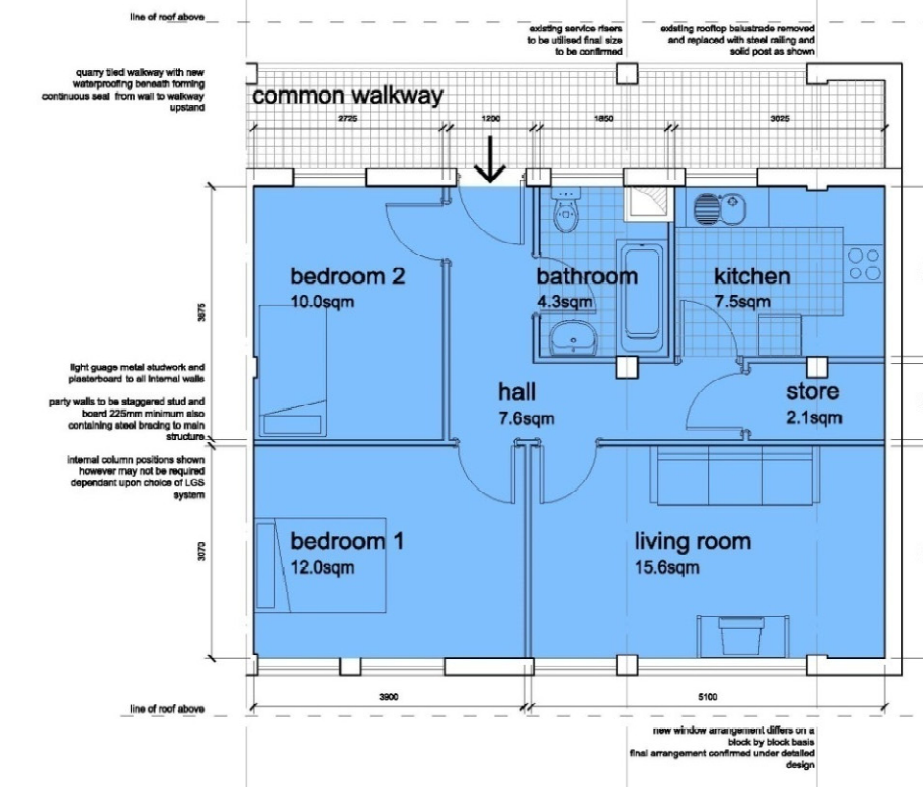
ELEVATION TO MAIN FACADE



PLAN OF ROOF LEVEL



TYPICAL APARTMENT PLAN - 3rKB type D (62.3sqm)



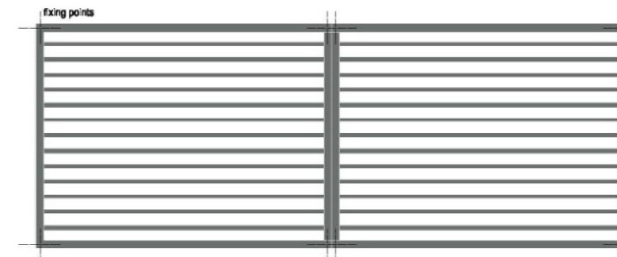
PROPOSED DRYING SCREENS

ELEVATION TO MAIN FACADE - tower block
scale 1:50

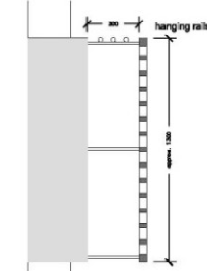


ELEVATION AND SECTION OF DRYING SCREEN - 4no. options
scale 1:20

Aluminium frame



fixing points
fixing points back through external insulation as per manufacturers instruction
main framework forming frame
fix or bars to central section forming screen

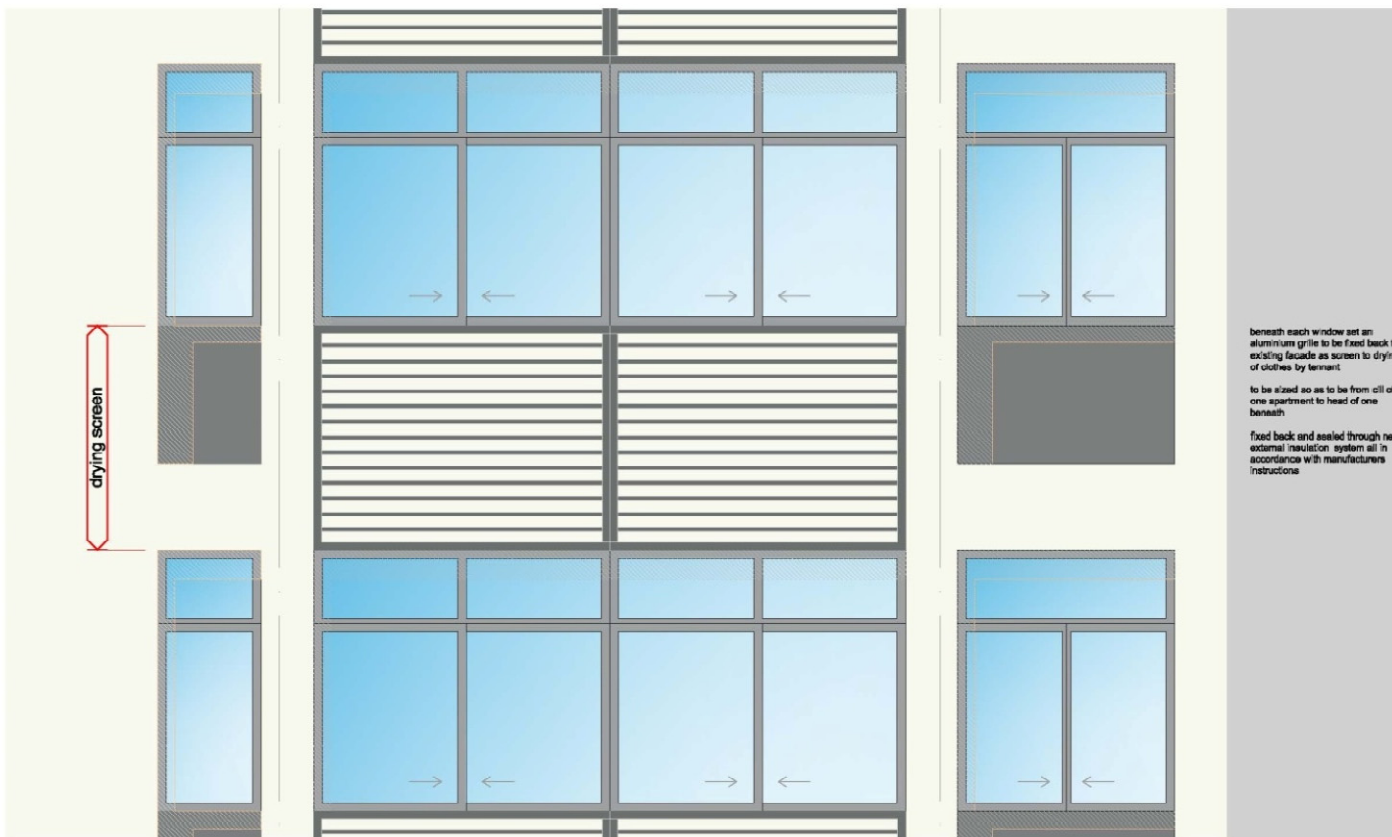


grille to follow from cill to head between floors
distance from facade to be decided as to health and safety considerations
Note: similar screens to be adapted for use on tower block positions to be decided with Client

Further options
Galvanised frame

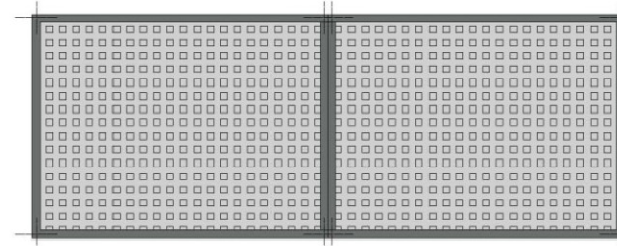


ELEVATION TO MAIN FACADE - tower block
scale 1:20

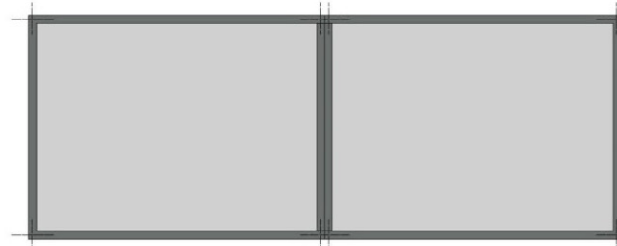


beneath each window set an aluminium grille to be fixed back to existing facade as screen to drying of clothes by tenant
to be sized so as to be from cill of one apartment to head of one beneath
fixed back and sealed through new external insulation system all in accordance with manufacturers instructions

Perforated panel and aluminium frame



Rendered panel and aluminium frame





PHOTOMONTAGE



taken from Winston Churchill Avenue

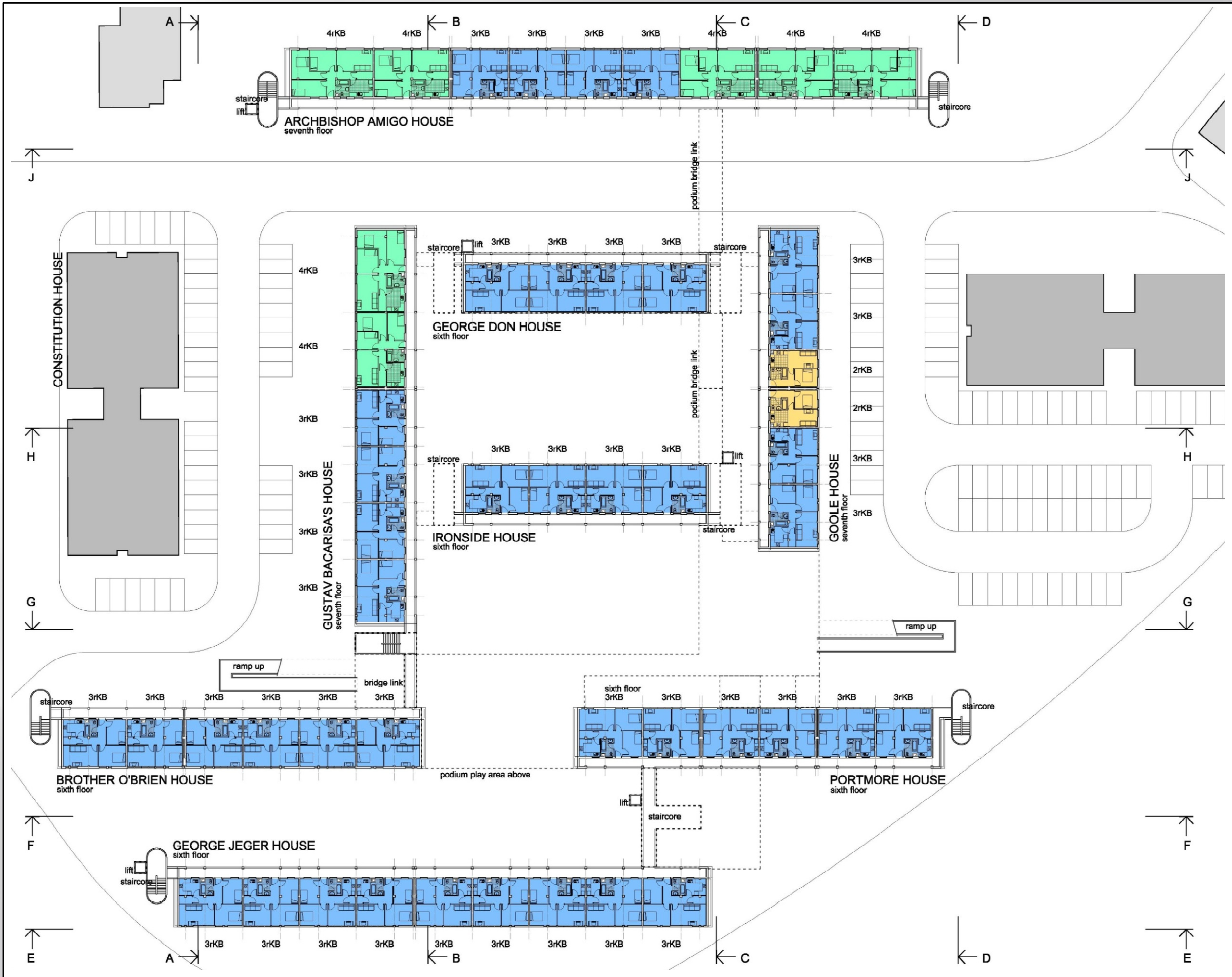


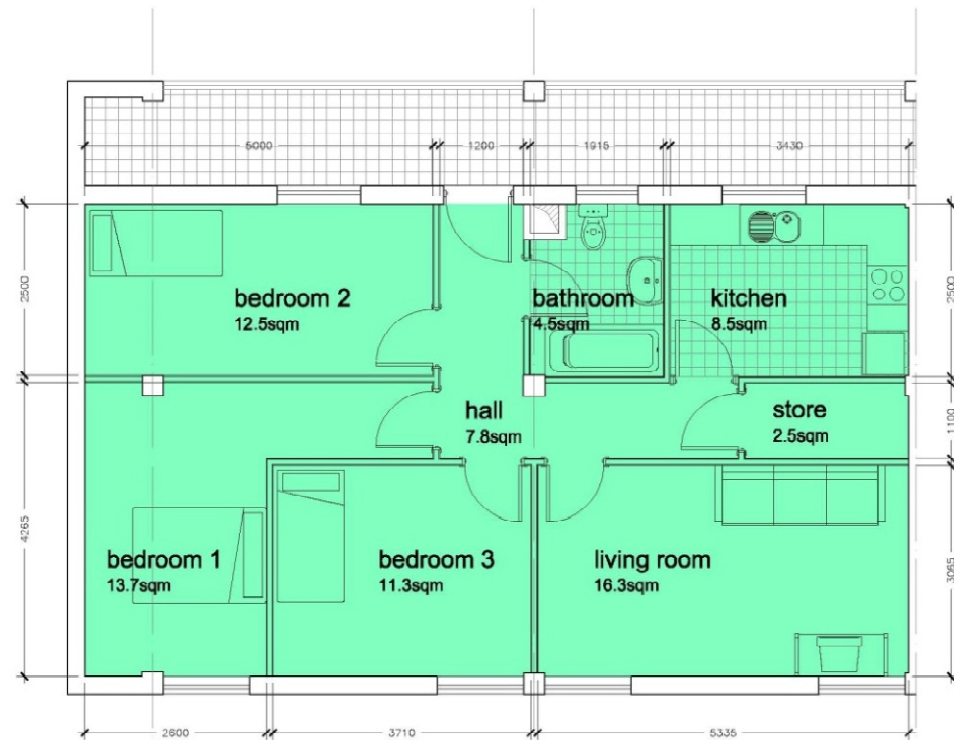
taken from Winston Churchill Avenue – alternative colours



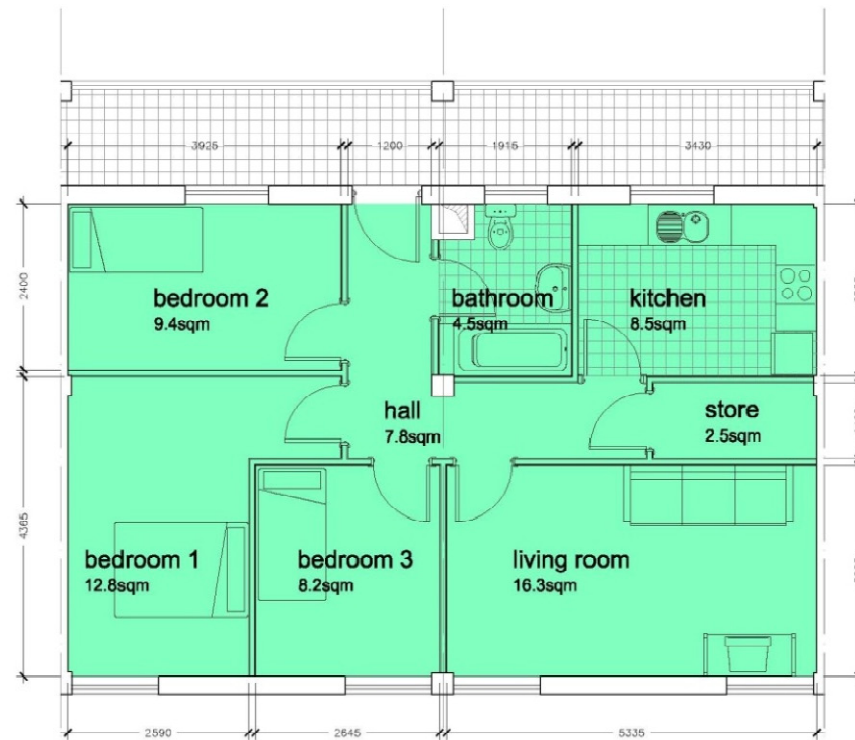
taken from Winston Churchill Avenue – alternative colours

ALTERNATIVE MIX - 50no. UNITS

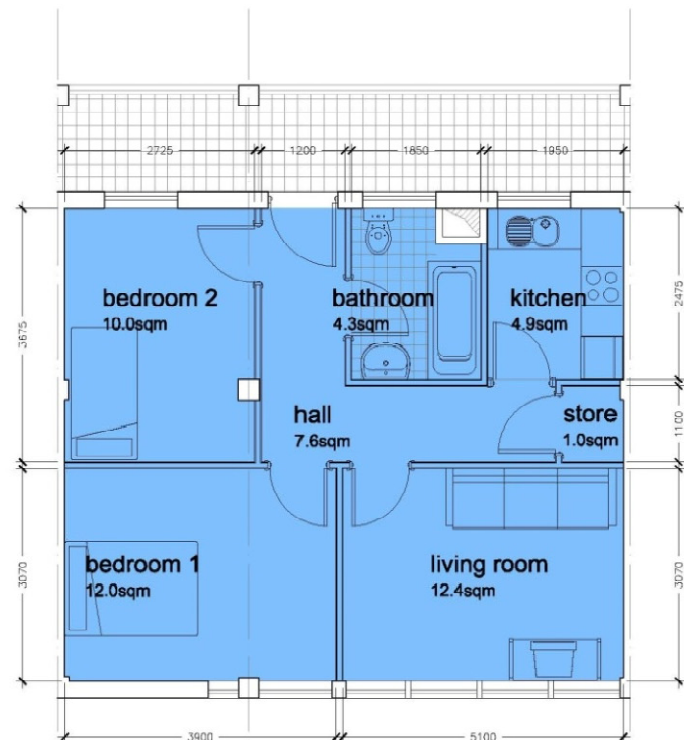




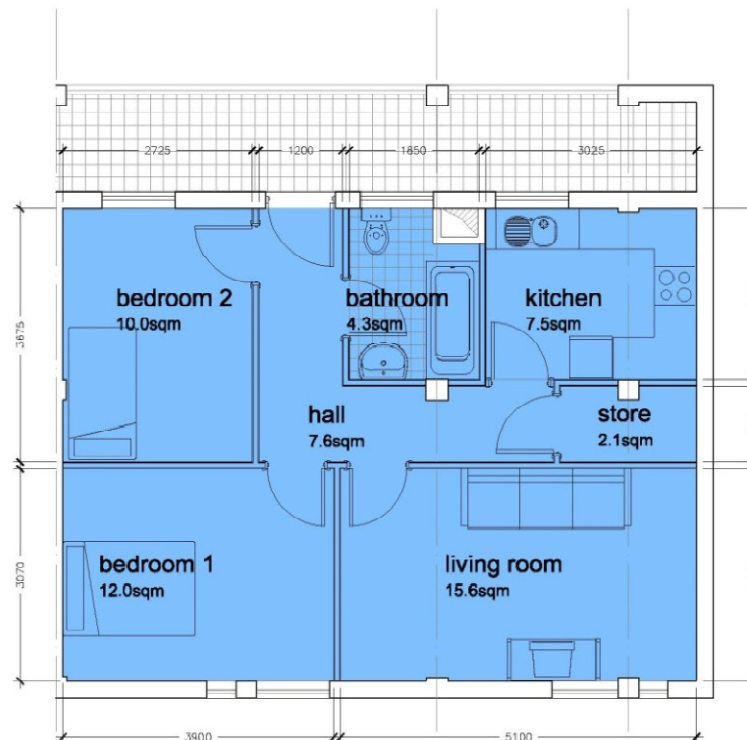
4rKB - Type A (left / right)
81.2sqm
x3



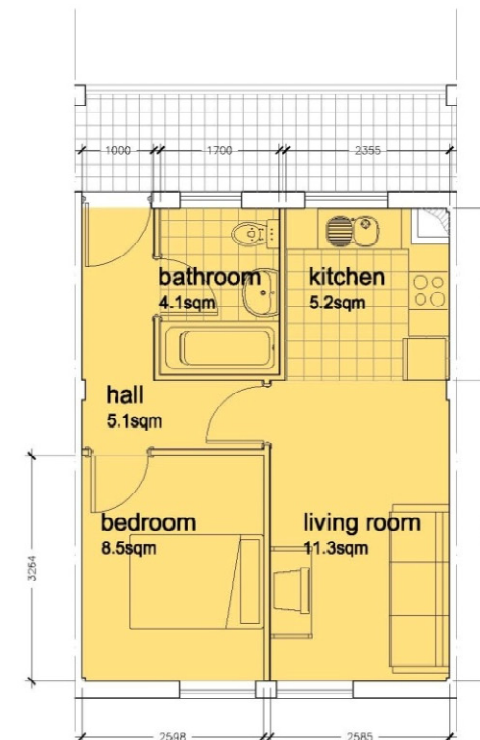
4rKB - Type B (middle)
73.75sqm
x4



3rKB - Type C (middle)
x28

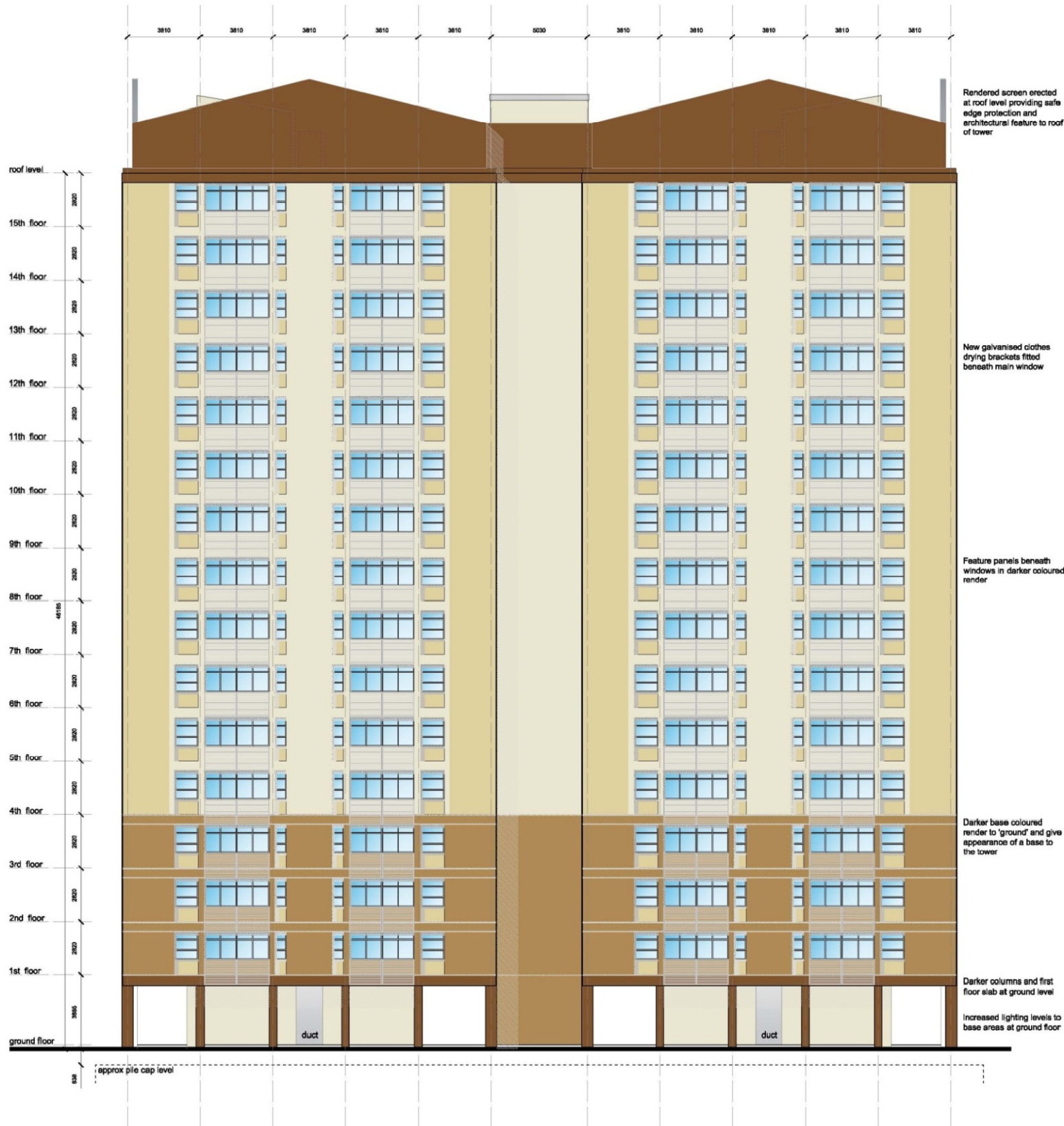


3rKB - Type D (left / right)
x13

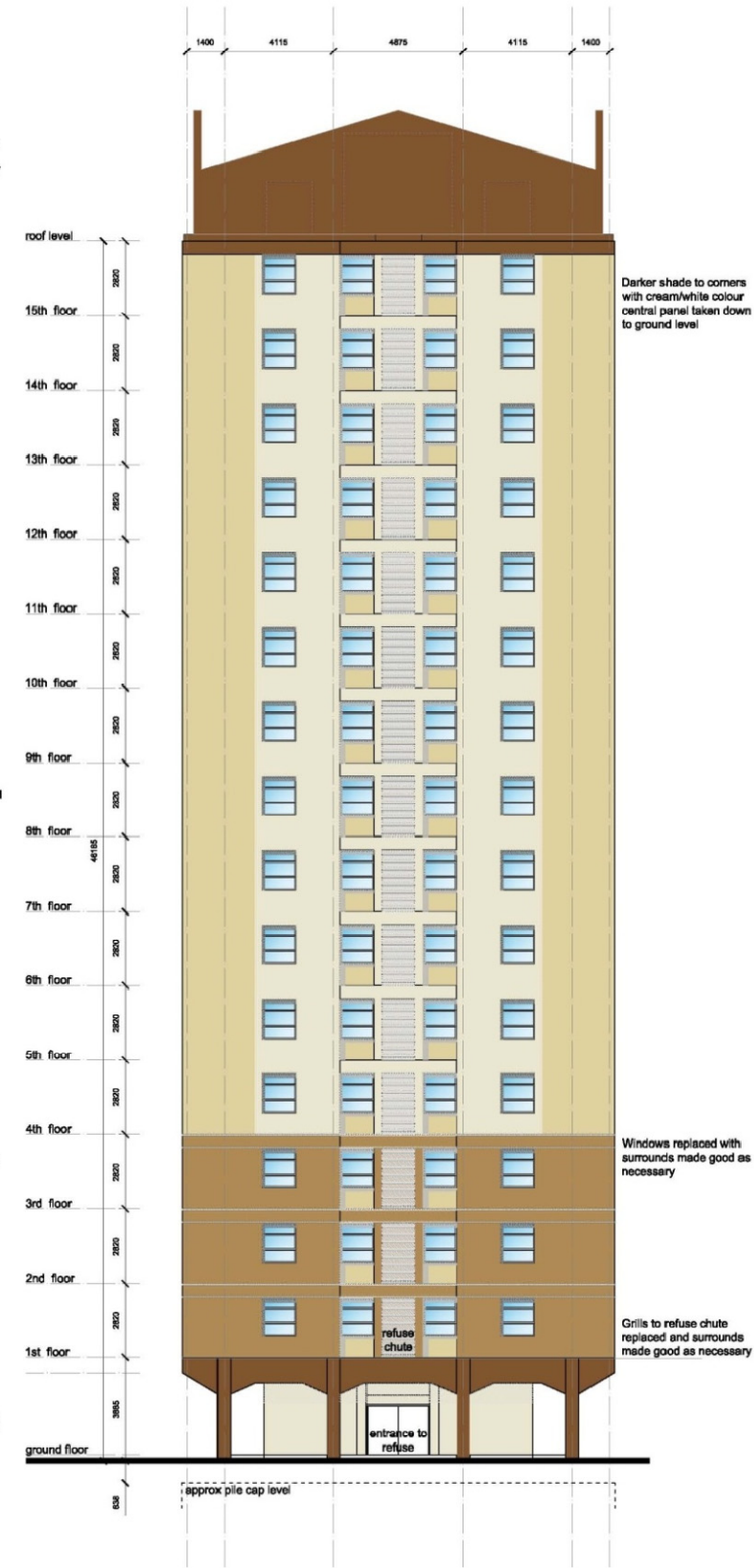


2rKB - Type E (middle)
x2

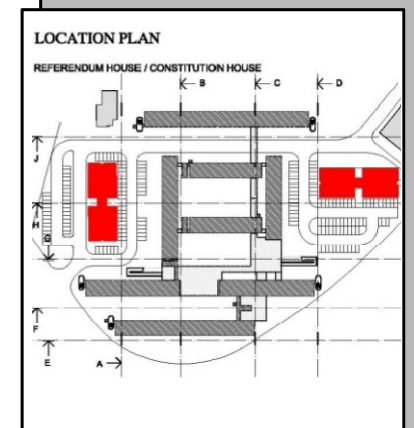
ALTERNATIVE RENDER COLOURS



TYPICAL FRONT ELEVATION



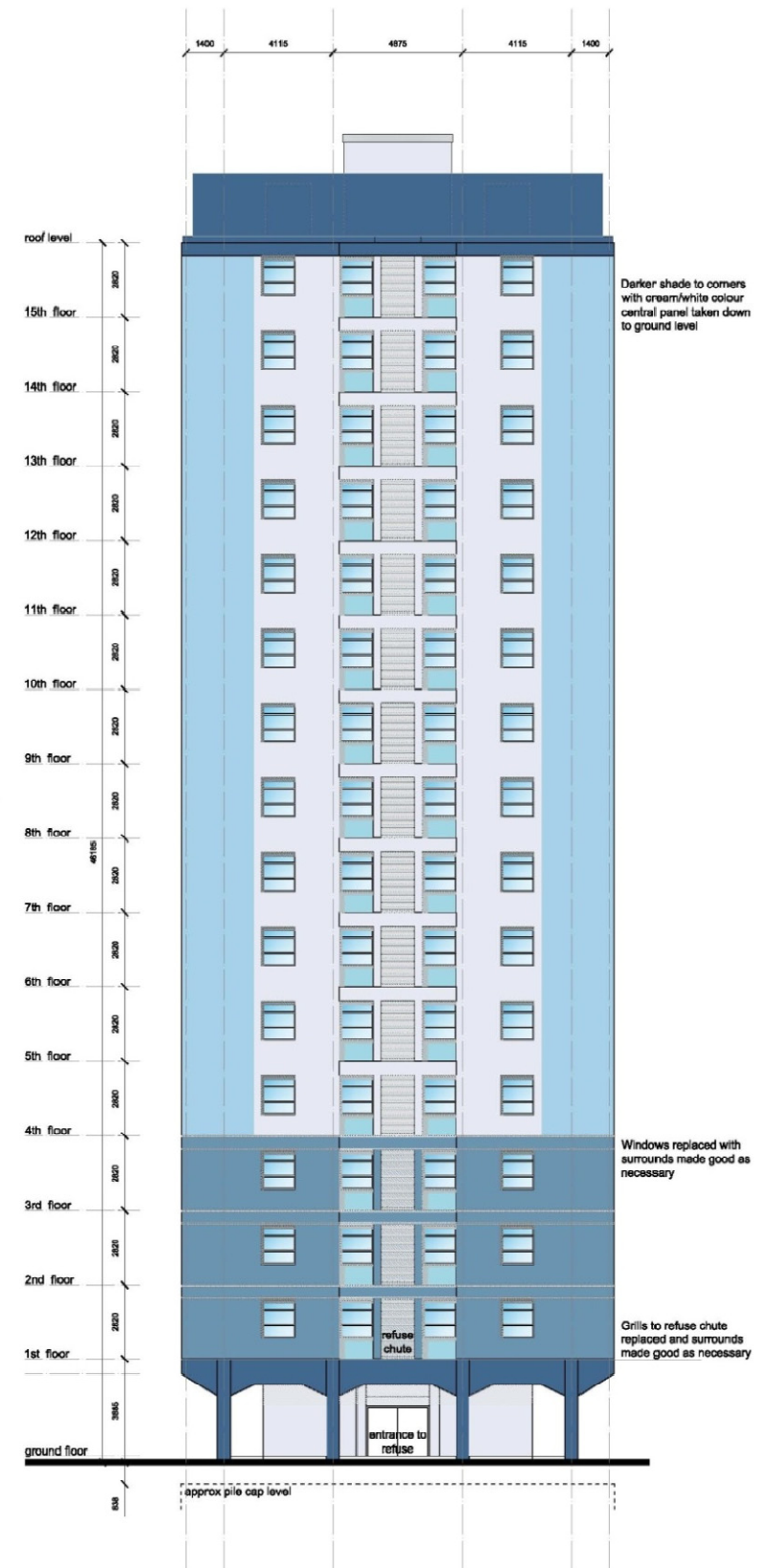
TYPICAL SIDE ELEVATION



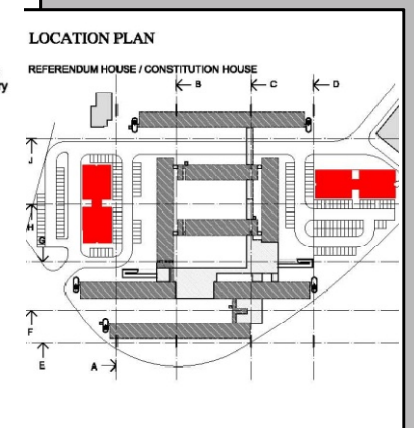
ALTERNATIVE RENDER COLOURS



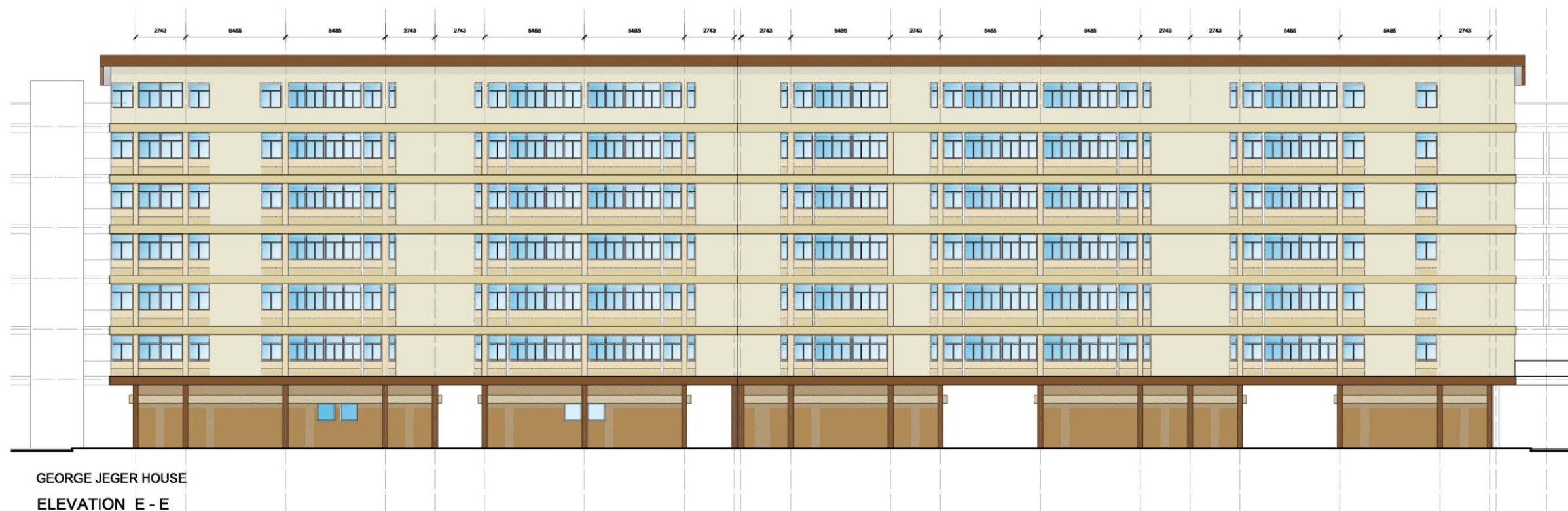
TYPICAL FRONT ELEVATION



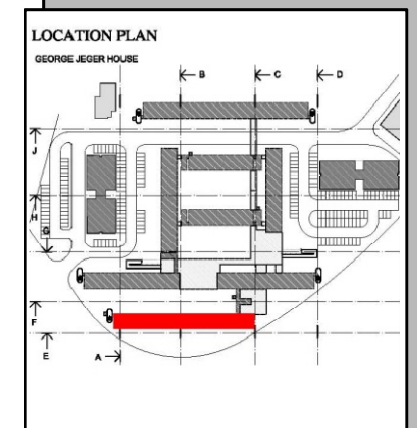
TYPICAL SIDE ELEVATION



OPTION ON RENDER COLOURS



GEORGE JEGER HOUSE
ELEVATION E - E



ALTERNATIVE RENDER COLOURS



ELEVATION D - D

GOOLE HOUSE

ARCHBISHOP AMIGO HOUSE

