GLACIS ESTATE EXTENSION AND REFURBISHMENT

DESIGN PROPOSAL

for the

MINISTRY FOR HOUSING
GOVERNMENT OF GIBRALTAR

and

GIBRALTAR JOINERY AND BUILDING SERVICES

JULY 2012
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| Photomontage from Winston Churchill Avenue |

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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.

**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.

The main elements to the design proposals involve the cladding of the external envelope and the addition of new accommodation of the existing rooftscape.
### 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 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.
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 - blocks

BROTHER OSIRIEN HOUSE
ELEVATION A - A

GUSTAV BARGARISA’S HOUSE

GUSTAV BARGARISA’S HOUSE
ELEVATION B - B

ARCHBISHOP AMIGO HOUSE

Job No. 212049
July 2012
PROPOSED DRYING SCREENS

FLIP-VATION TO MAIN FACADE - lower block
scale 1:50

FLIP-VATION AND SECTION OF DRYING SCREEN - 4mm options
scale 1:20

Aluminium frame

Further options
Galvanised frame

Perforated panel and aluminium frame

Rendered panel and aluminium frame
taken from Winston Churchill Avenue
taken from Winston Churchill Avenue – alternative colours
PHOTOMONTAGE

taken from Winston Churchill Avenue – alternative colours
OPTION ON RENDER COLOURS

GEORGE JEGGER HOUSE
ELEVATION E - E

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