

Suite 1, 1st Floor
21 Horse Barrack Lane
Gibraltar
T 200 49550
F 200 49501



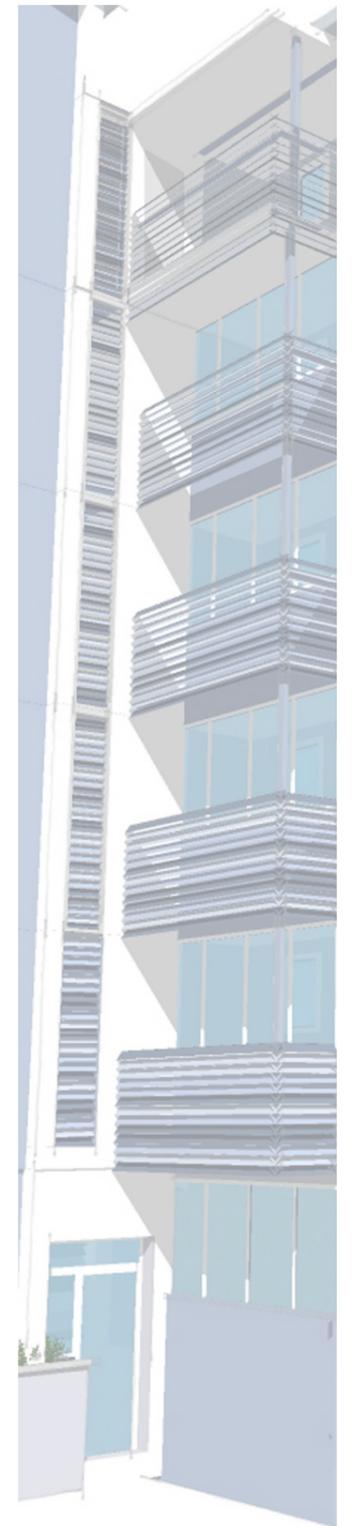
Contents

- Design Statement
- Existing Photos
- Site Master Plan
- Existing typical block Plans, Sections & Elevations
- Proposed Visuals
- Proposed Elevations (typical block)
- Proposed Plans (typical block)
- Proposed Section (typical block)

NOTES :
ALL INFORMATION SHOWN ON DRAWINGS IS BASED ON SCANNED COPIES OF ORIGINAL DRAWINGS RECEIVED FROM THE CLIENT - ALL TO BE VERIFIED UPON RECEIPT OF AN UP TO DATE TOPOGRAPHICAL SURVEY.

NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.

ALL PLANS/DRAWINGS SHOWN ARE FOR OUTLINE PLANNING PURPOSES ONLY - NO CONSTRUCTION OR DEMOLITION WORK IS TO BE CARRIED OUT FROM THESE.



Design Statement

The project comprises the following three work elements :

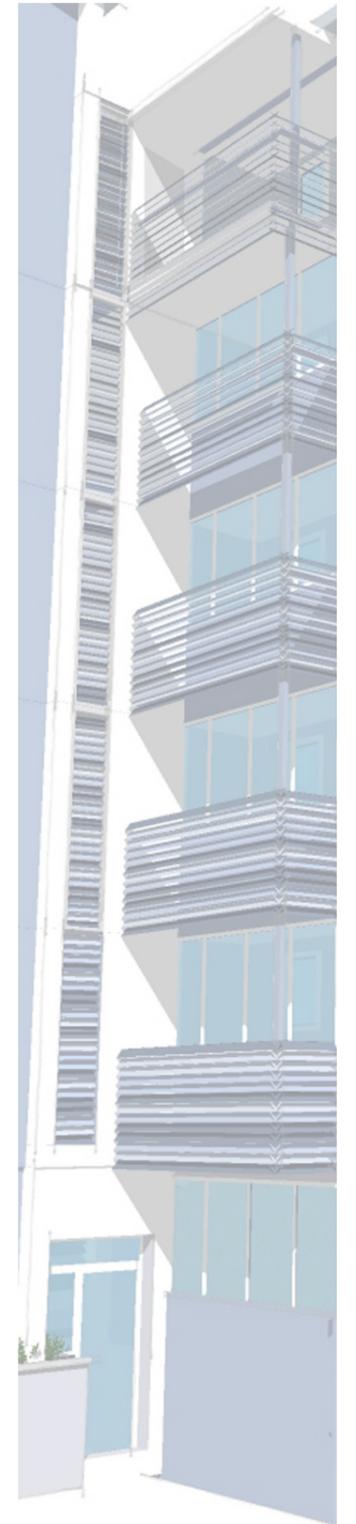
1. RE-CLADDING OF RESIDENTIAL BLOCKS - to improve the performance of the external envelope.
2. CONSTRUCTION OF AN ADDITIONAL RESIDENTIAL FLOOR - to increase apartment numbers and address roof problems.
3. PROVISION OF LIFT FACILITIES TO EACH BLOCK - to lessen the burden of stairs to existing flats.
4. PROVISION OF DEFINED INDIVIDUAL CLOTHES DRYING AREAS – to order and conceal what can amount to a necessary but untidy practice impacting on the first impression of the estate.

All four elements provide creative solutions towards resolving the ongoing practical problems and shortcomings of these residential blocks.

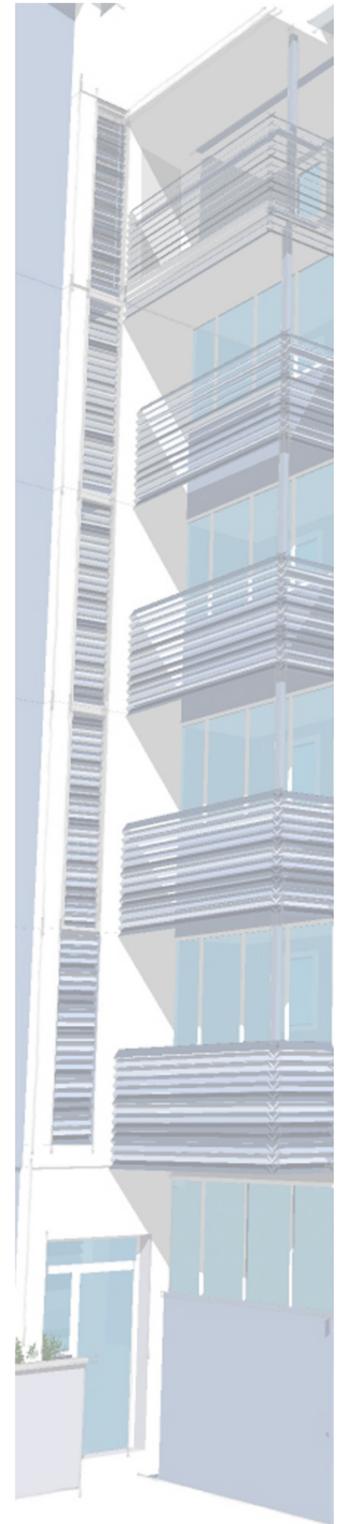
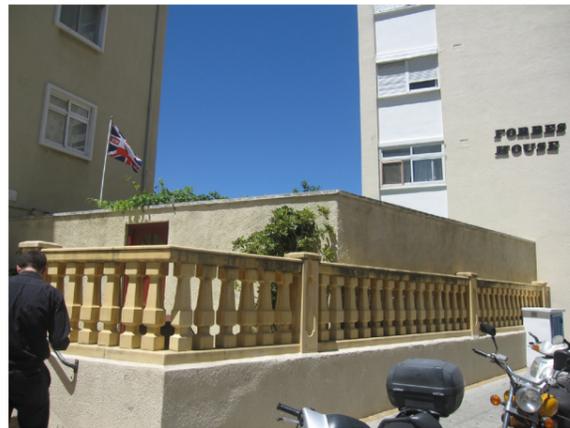
As architects we have also seen the above as an opportunity to afford the estate a renewed contemporary look. Our approach is one of highlighting the above new elements using contrasting form and colour to provide a new architectural language as follows :

- Existing wall planes are designated as background and receive a passive treatment around the order set by the original fenestration pattern.
- The new additional storey acts as a horizontal crowning band emphasised with colour.
- This sets the new architectural language which is then carried vertically down over the original façade via the new lift shaft.
- The same colour contrast is used to break the original flat façade planes by removing style-dated inset planes and introducing colour panel highlights.
- The same colour scheme is extended onto the new louvred screens which serve to conceal external clothes drying areas to each apartment.
- Our drawings include options for a single colour scheme, or for a multi-colour option (i.e. each block to have it's own colour variation of the same theme).
- Both vertical elements also serve to conceal service installations to the new upper floors.
- Upper flat layouts will remain in consonance with the configuration of existing flats in the estate, but they will be designed to improve accommodation to a level closer to that achieved in more recent residential estates. Measures will include up-to-date installations, level access from the lift, larger bedrooms, storage cupboards, defined clothes drying areas, and redecoration of communal areas.
- The new works will also include replacement of windows, rationalisation of present accretions and removal of exposed service routes.

All layouts and designs have been developed in close consultation with the Ministry for Housing.



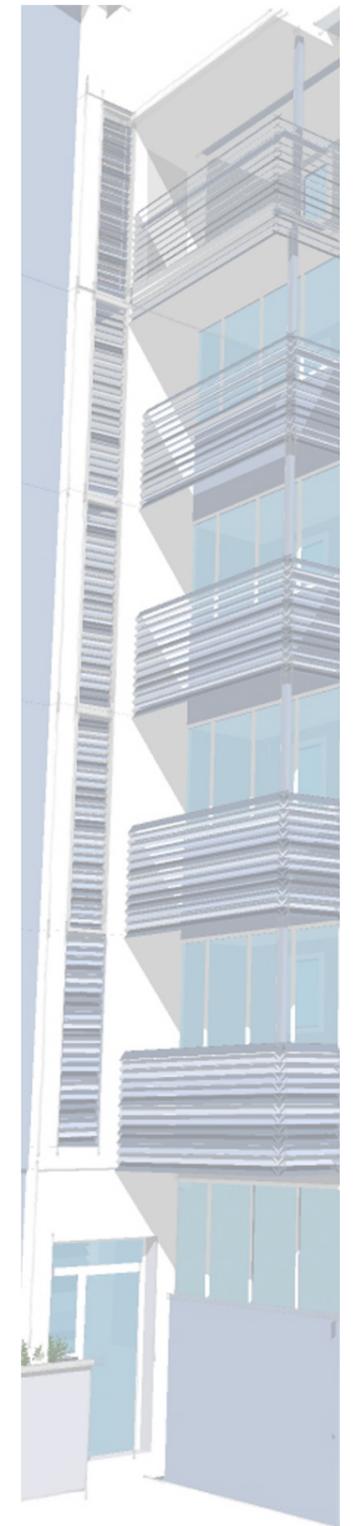
Existing Photographs



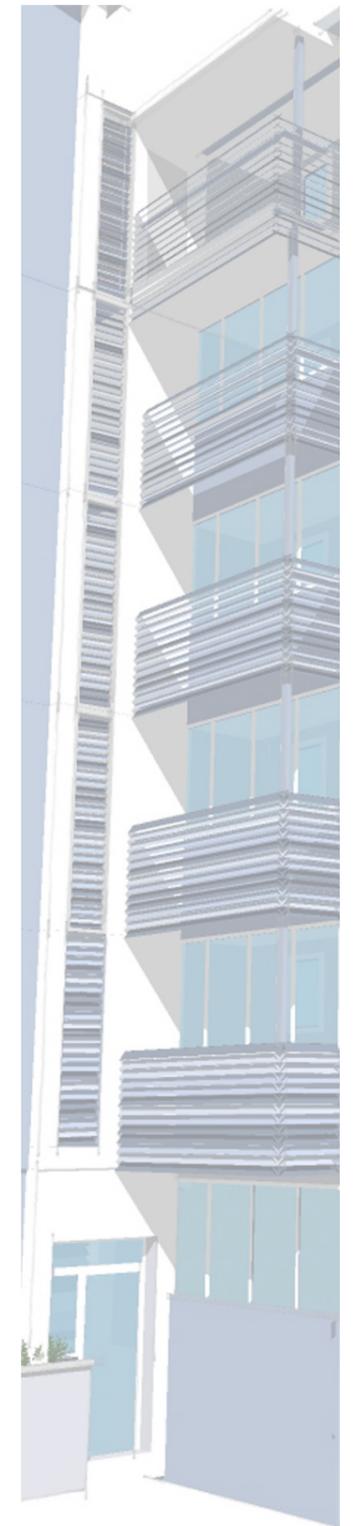
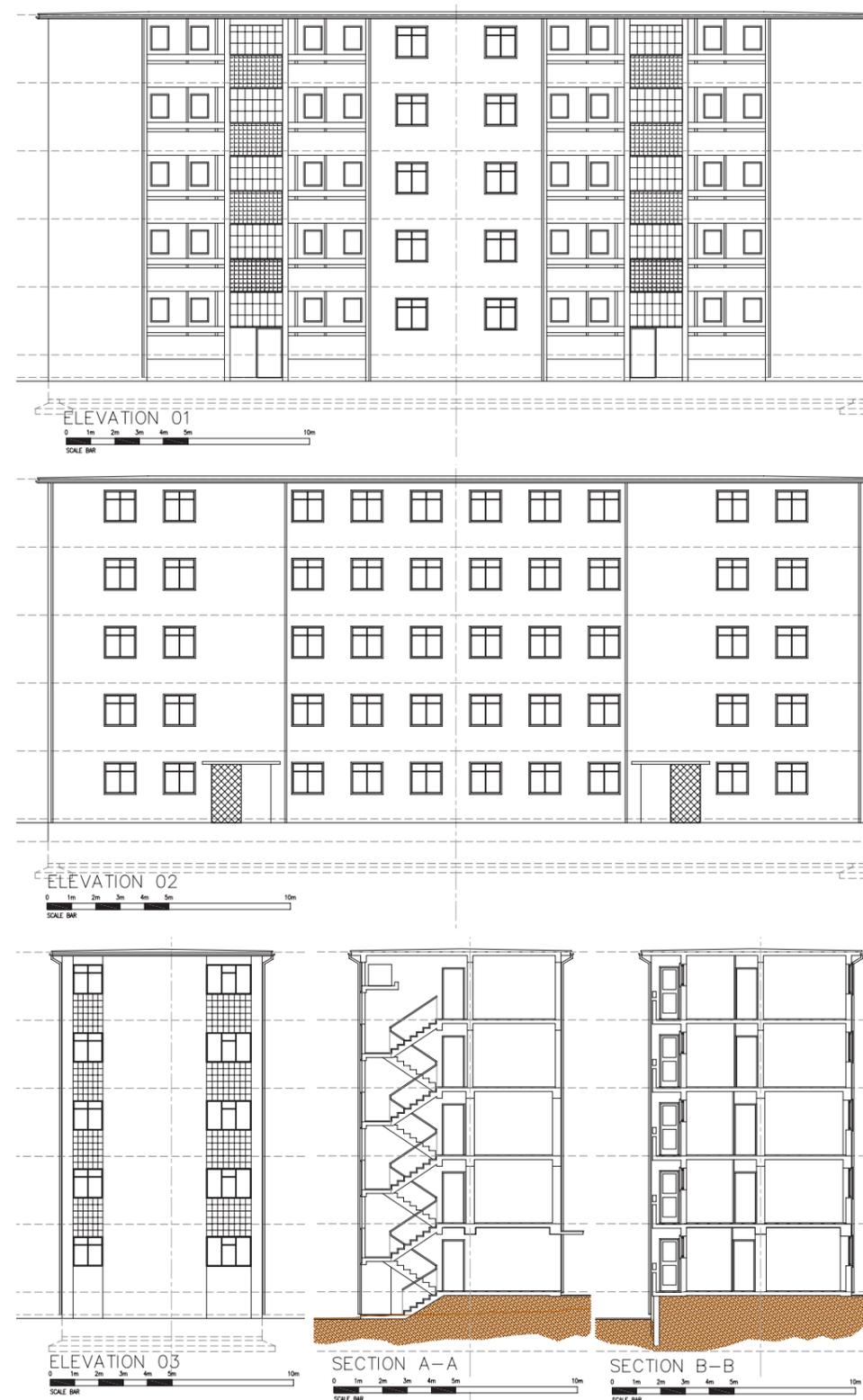
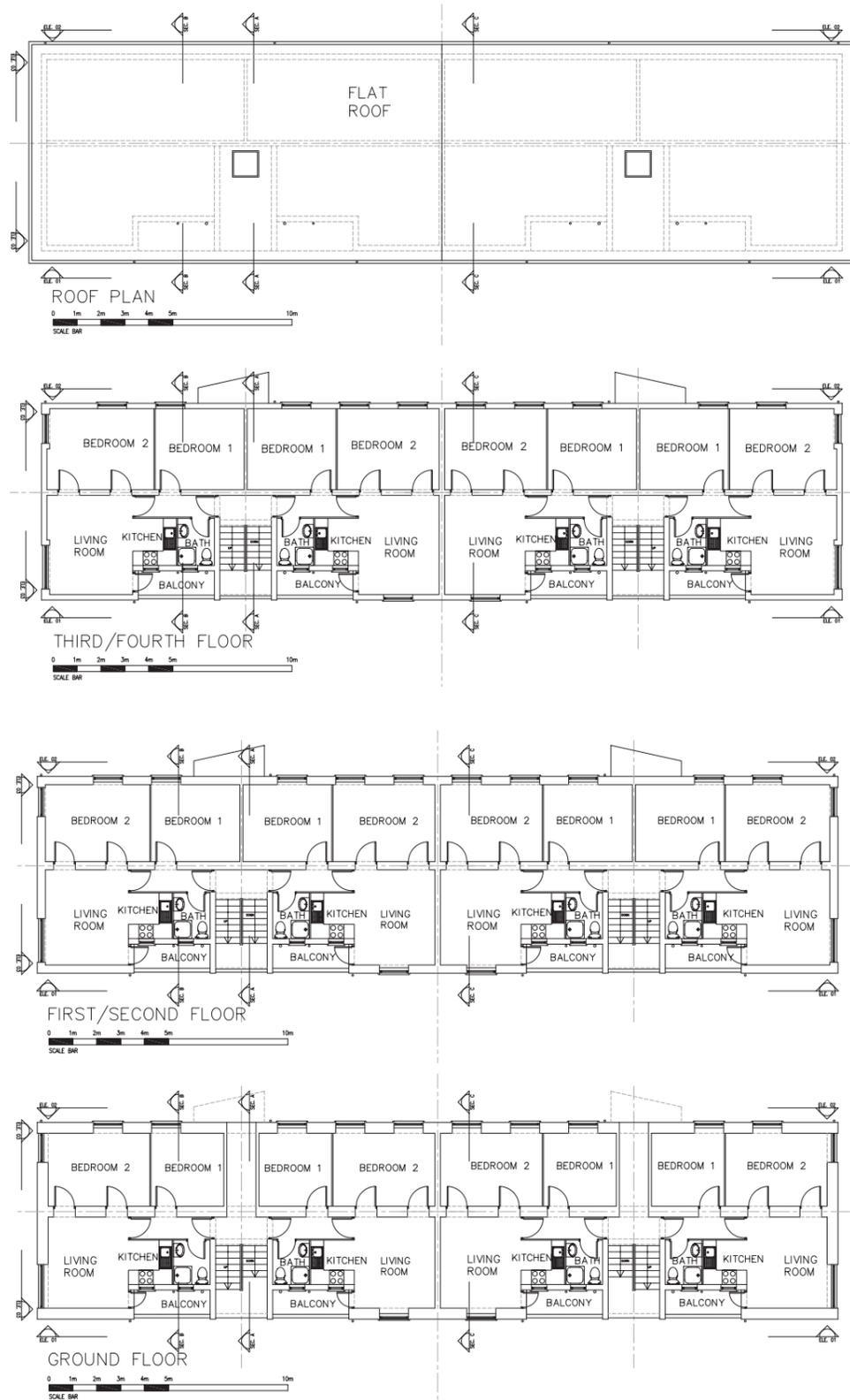
Proposed Site Masterplan

LEGEND

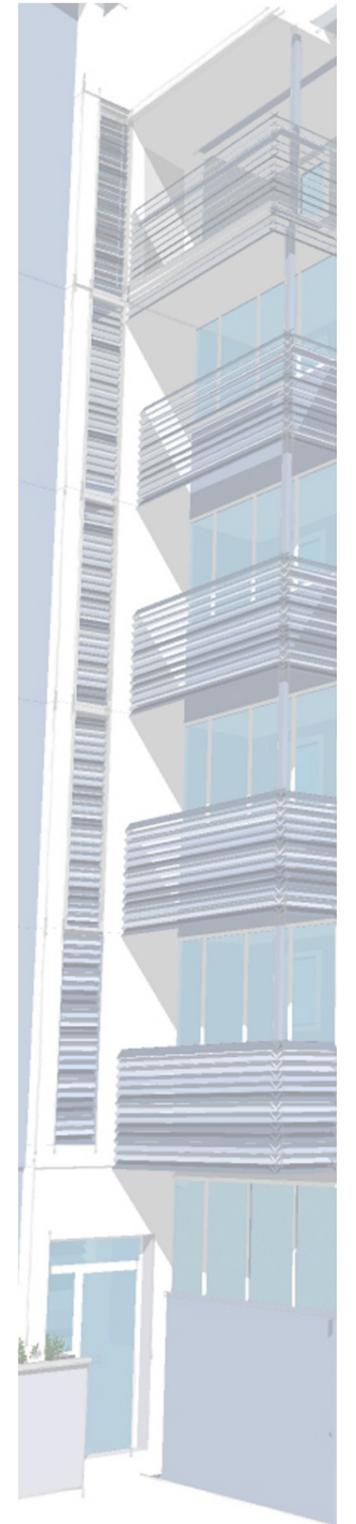
- EXISTING ADDITIONAL FLOOR
- PROPOSED ADDITIONAL FLOOR
- PROPOSED ADDITIONAL TWO STOREYS
(SUBJECT TO STRUCTURAL ASSESSMENT)
- PROPOSED LIFTS



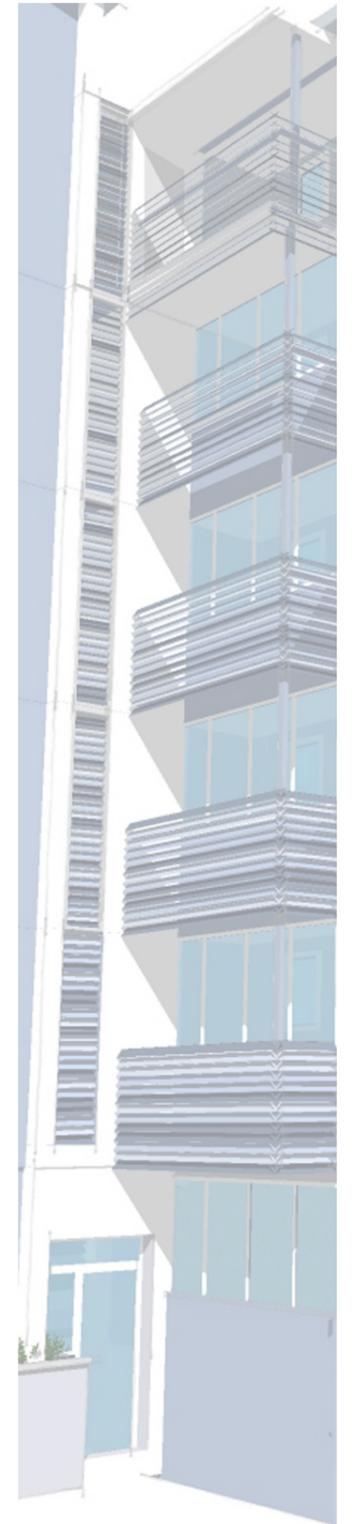
Existing Typical Block Plan, Elevations and Section



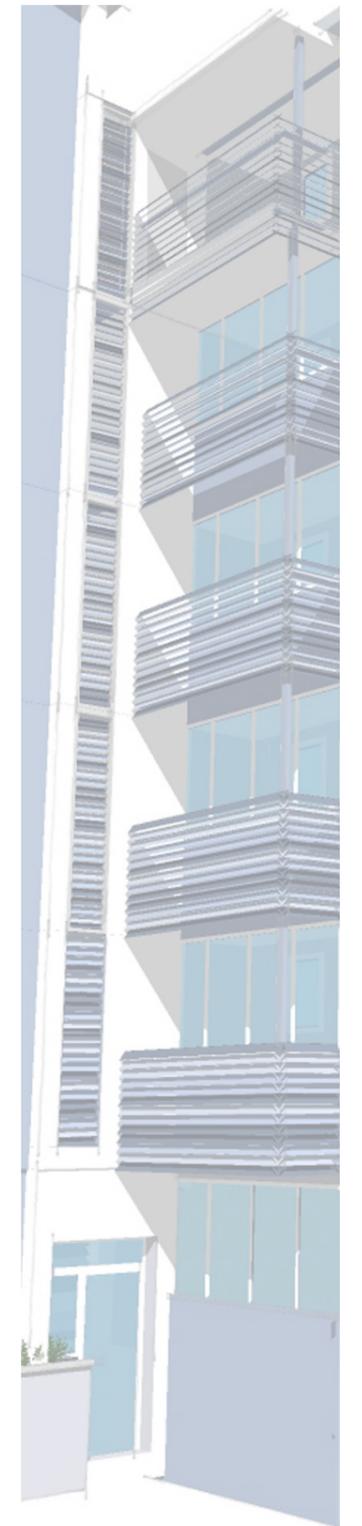
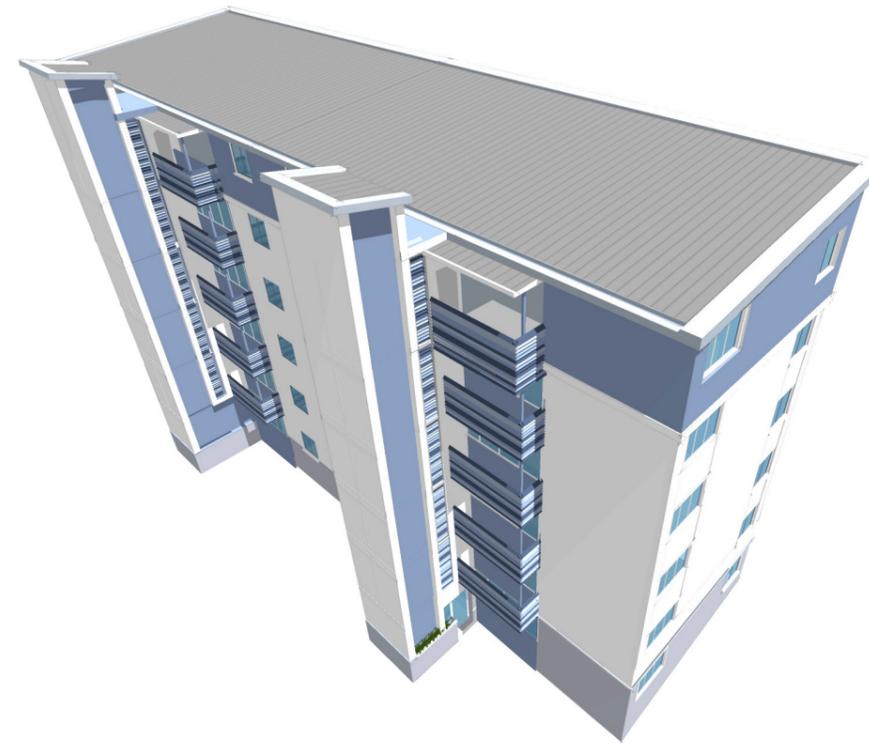
Proposed Visual-01. Single Colour Option



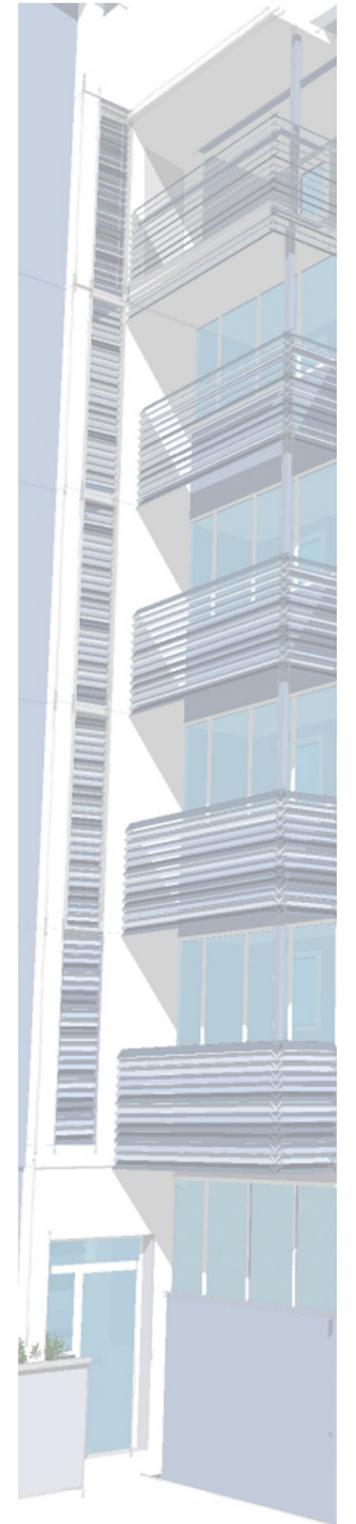
Proposed Visual-02. Multi-colour Option



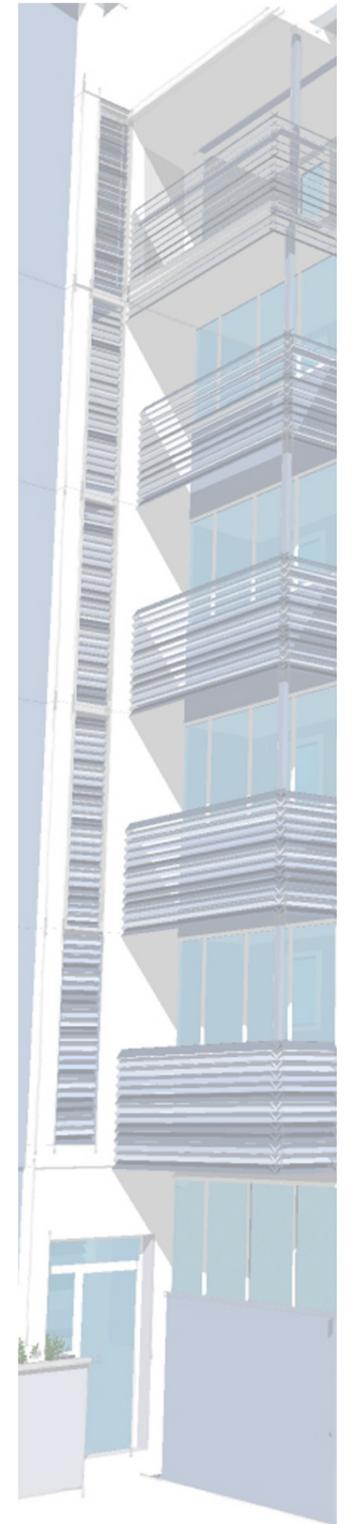
Proposed Visual-03. Typical Block



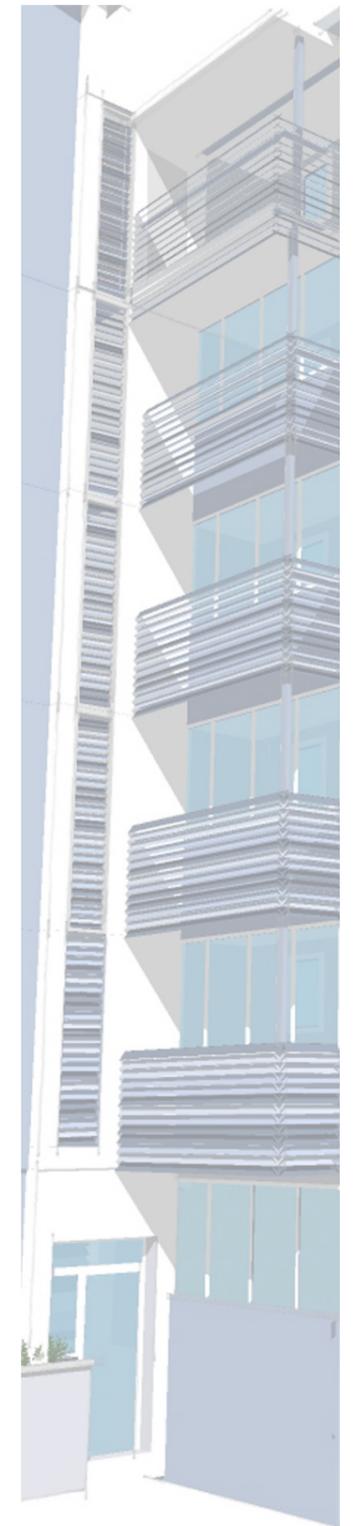
Proposed Visual-04. Single Colour Option



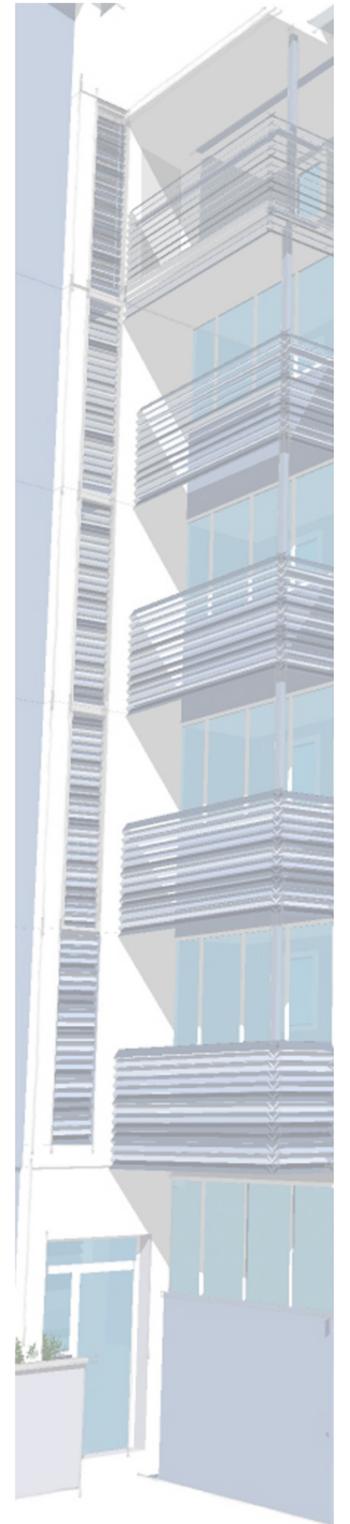
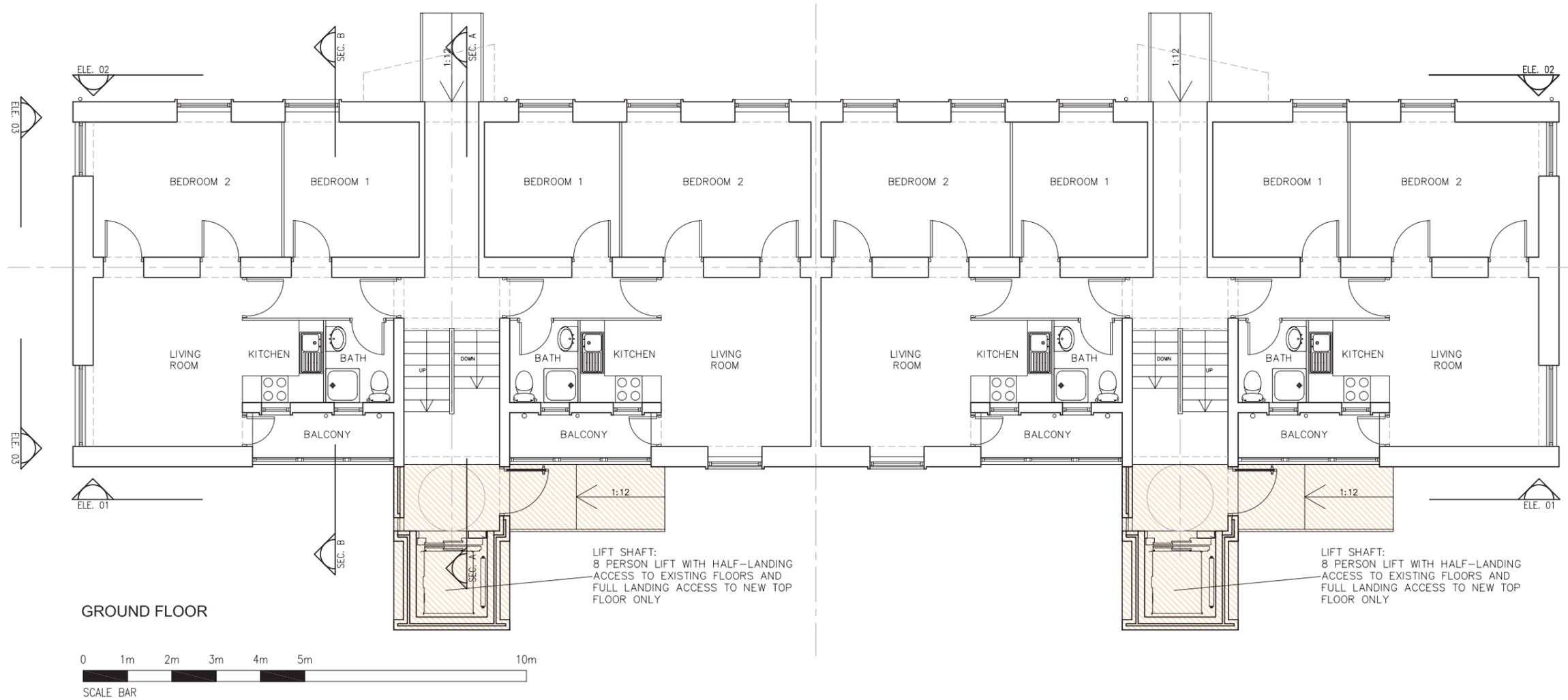
Proposed Visual-05. Multi-colour Option



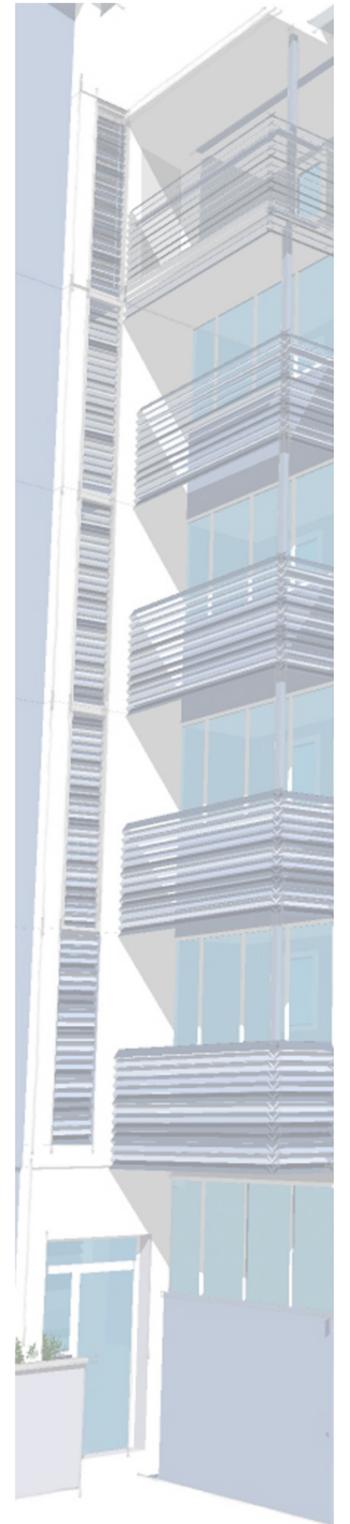
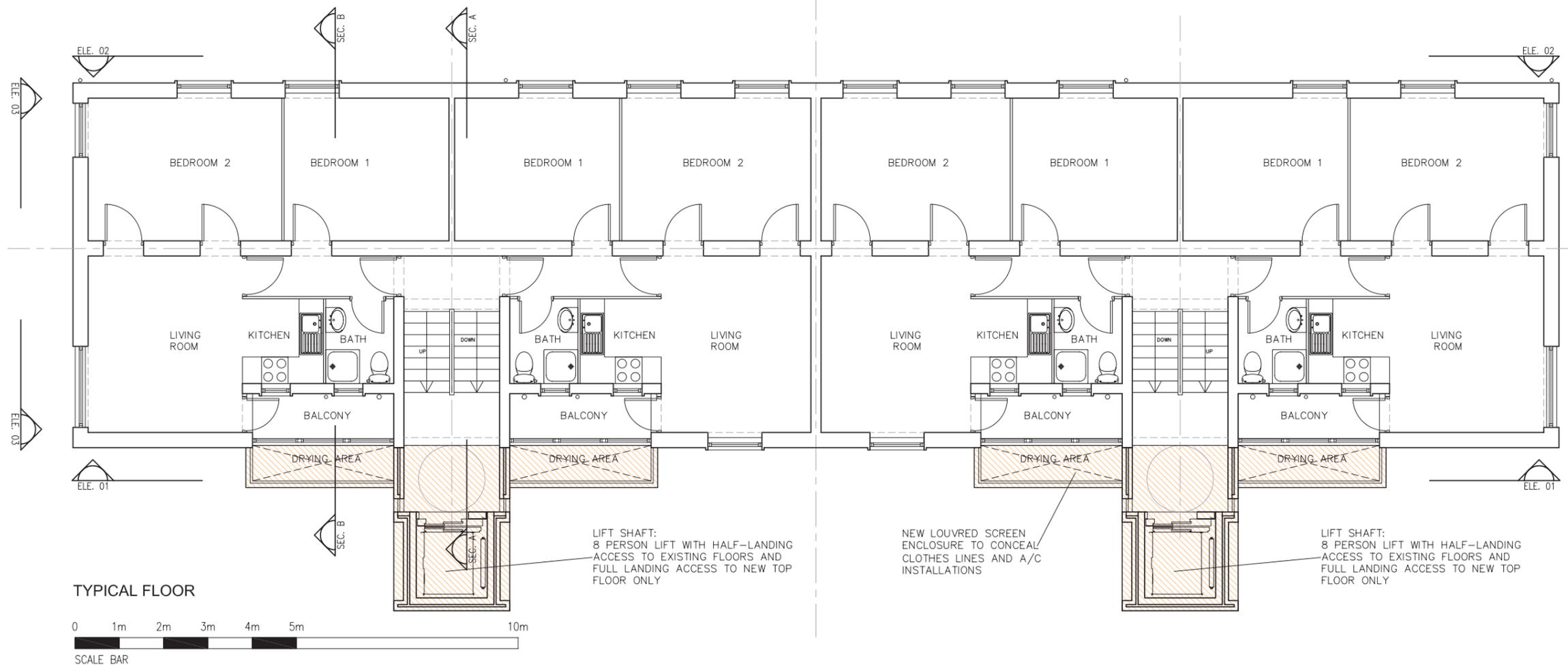
Proposed Elevations. Typical Block



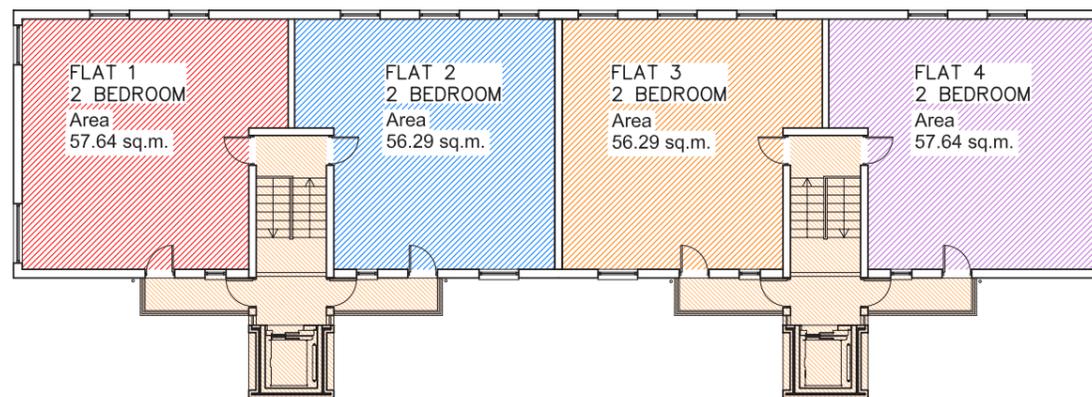
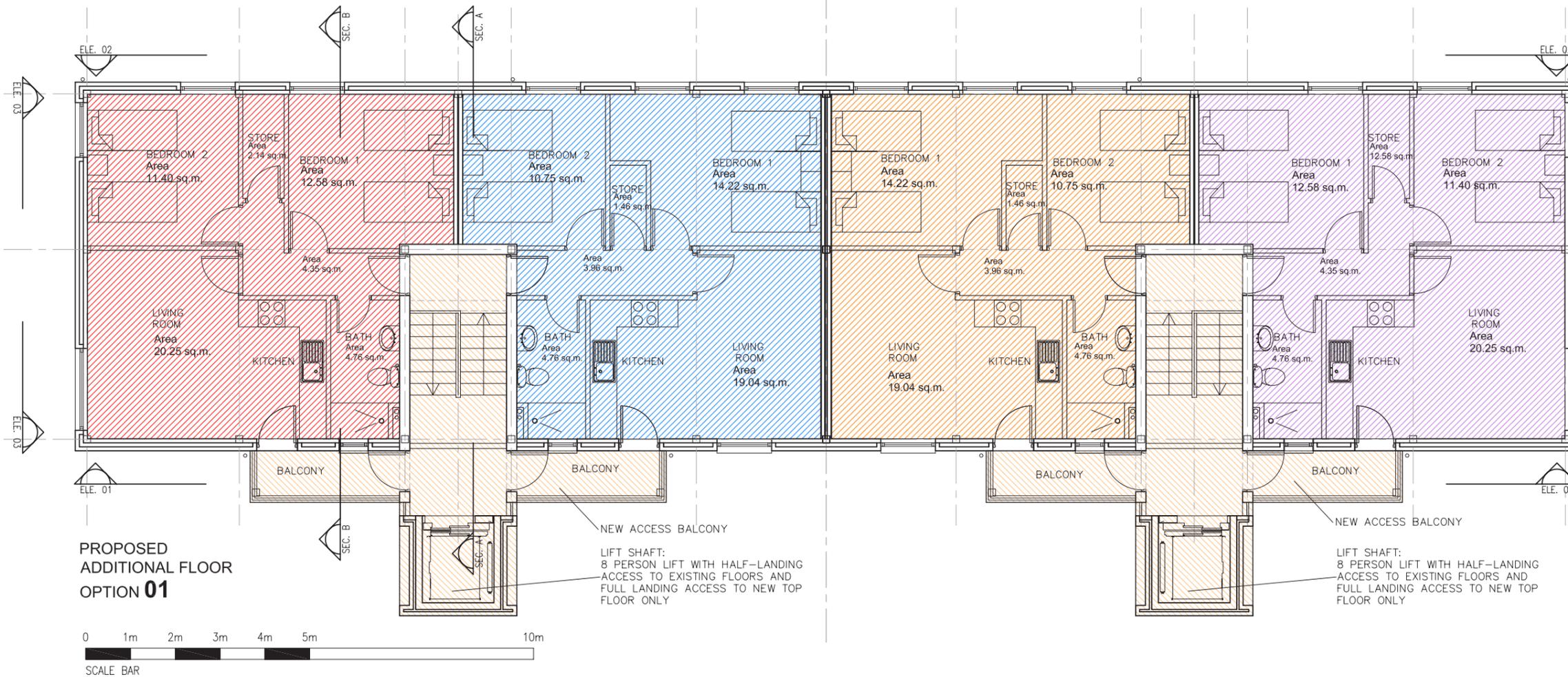
Proposed Ground Floor Plan (Typical Block).



Proposed Typical Floor Plan (Typical Block).



Proposed Additional Floor Plan (Typical Block). Option 01



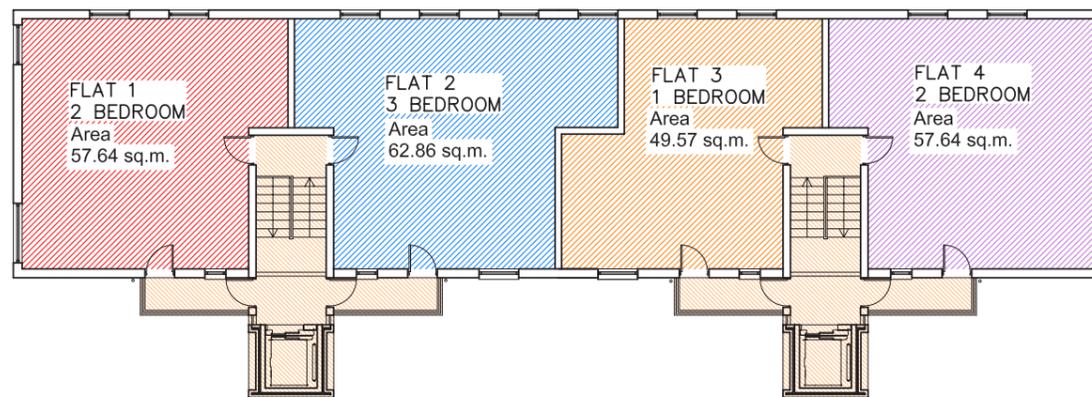
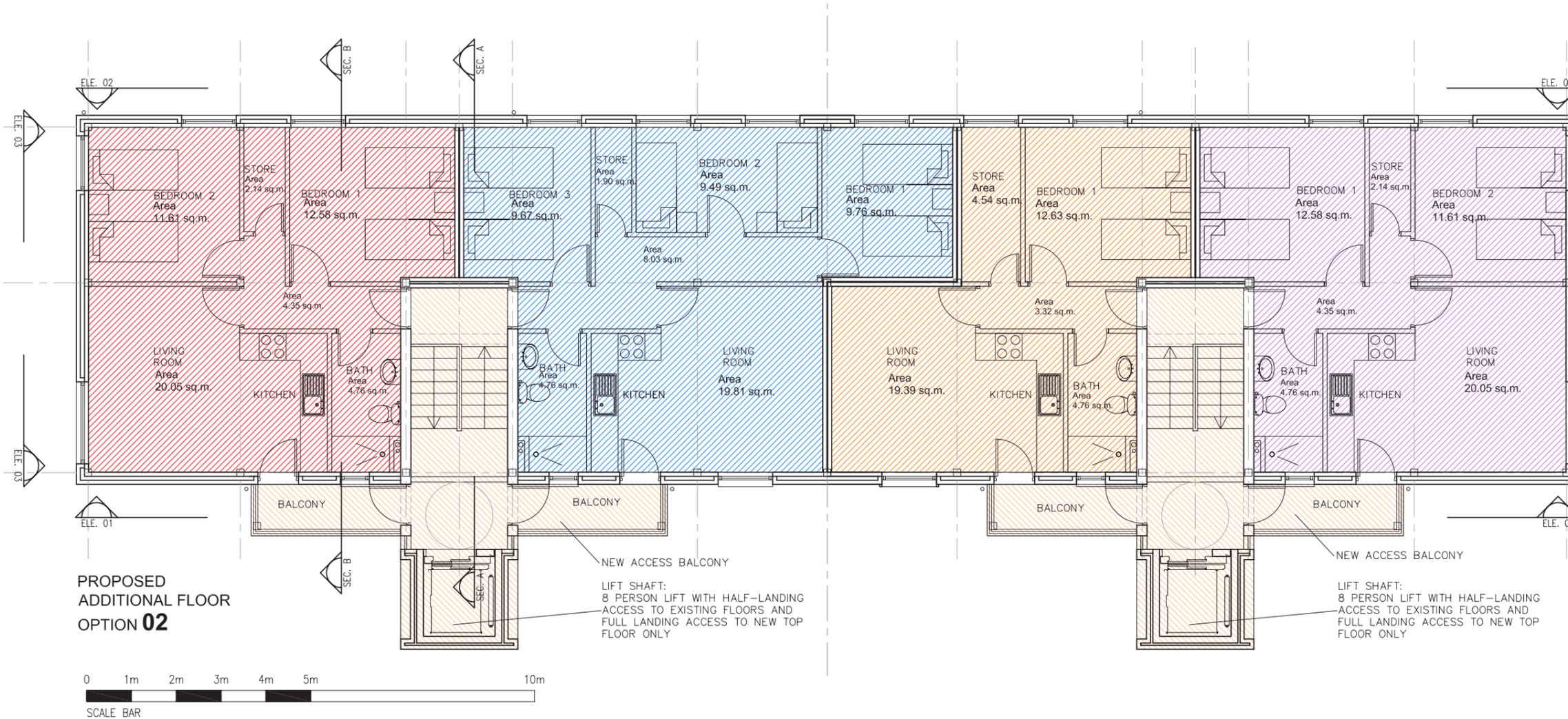
OPTION 1
ESTATE TOTAL (APPROX.)

2 RKB - 0
3 RKB - 143
4 RKB - 0
TOTAL - 143

NOTE.
- THE ABOVE TOTALS ARE APPROXIMATE, BASED ON DESIGN PROPOSALS FOR A TYPICAL BLOCK ONLY.
- ACTUAL NUMBERS WILL BE CONFIRMED IN CONJUNCTION WITH THE DETAILED DESIGN OF ALL BLOCKS.
- IT IS ALSO POSSIBLE TO COMBINE OPTIONS 01, 02 & 03 TO ACHIEVE ANY REQUIRED MIX.



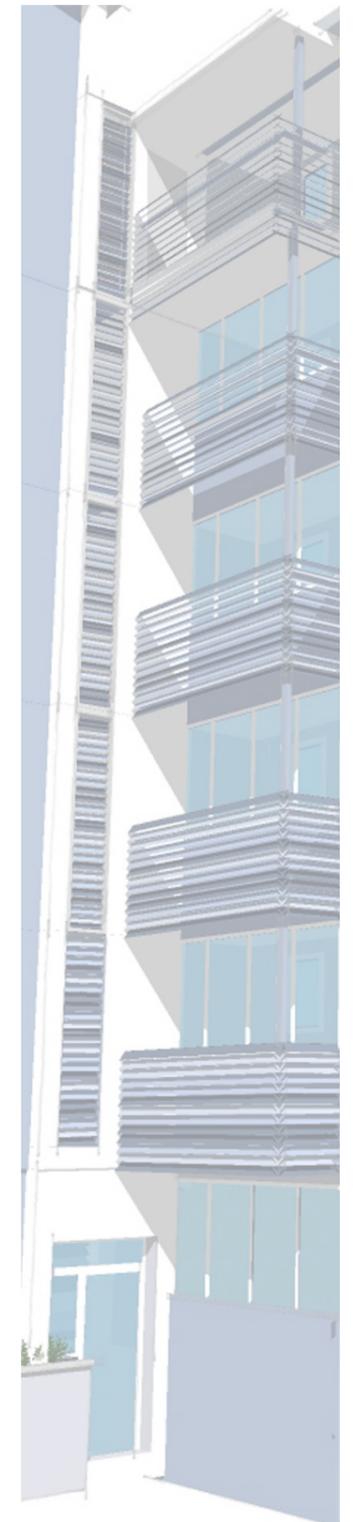
Proposed Additional Floor Plan (Typical Block). Option 02



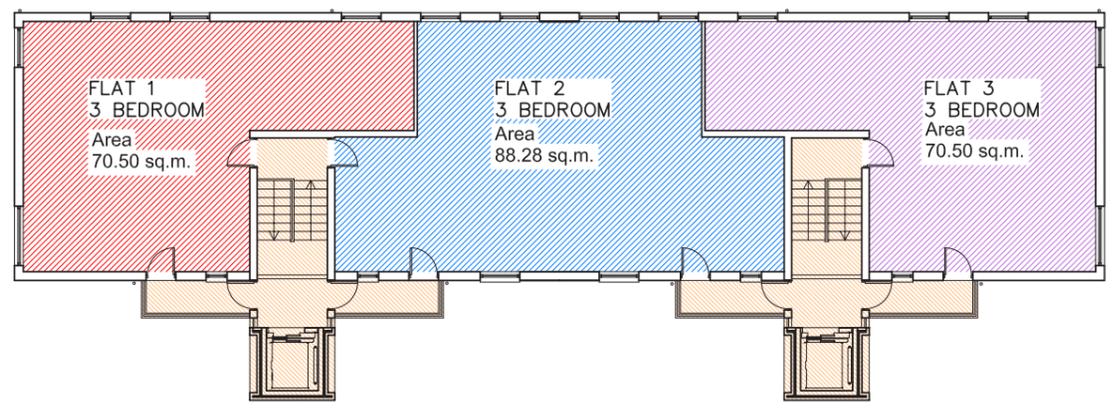
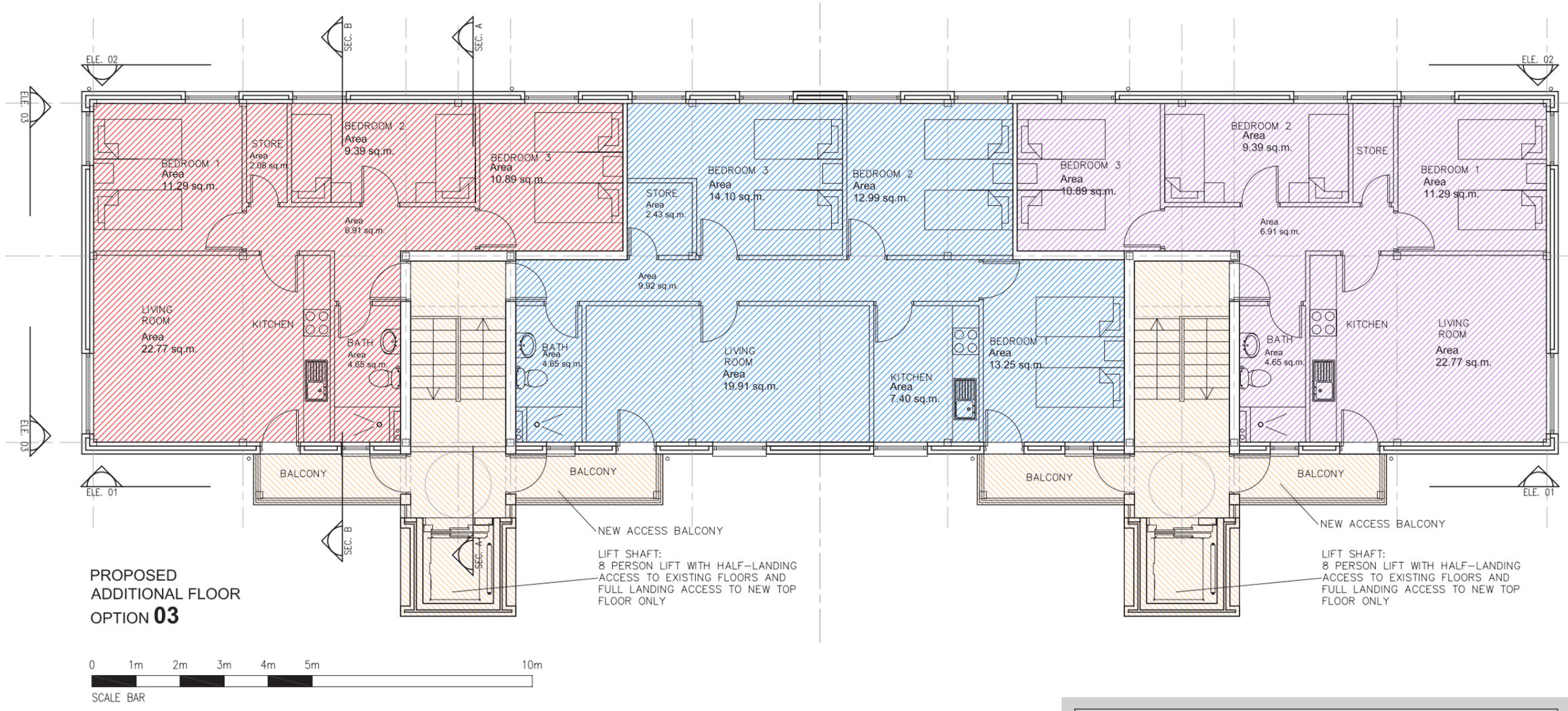
OPTION 2
ESTATE TOTAL (APPROX.)

2 RKB - 25
 3 RKB - 65
 4 RKB - 48
TOTAL - 138

NOTE.
 - THE ABOVE TOTALS ARE APPROXIMATE, BASED ON DESIGN PROPOSALS FOR A TYPICAL BLOCK ONLY.
 - ACTUAL NUMBERS WILL BE CONFIRMED IN CONJUNCTION WITH THE DETAILED DESIGN OF ALL BLOCKS.
 - IT IS ALSO POSSIBLE TO COMBINE OPTIONS 01, 02 & 03 TO ACHIEVE ANY REQUIRED MIX.



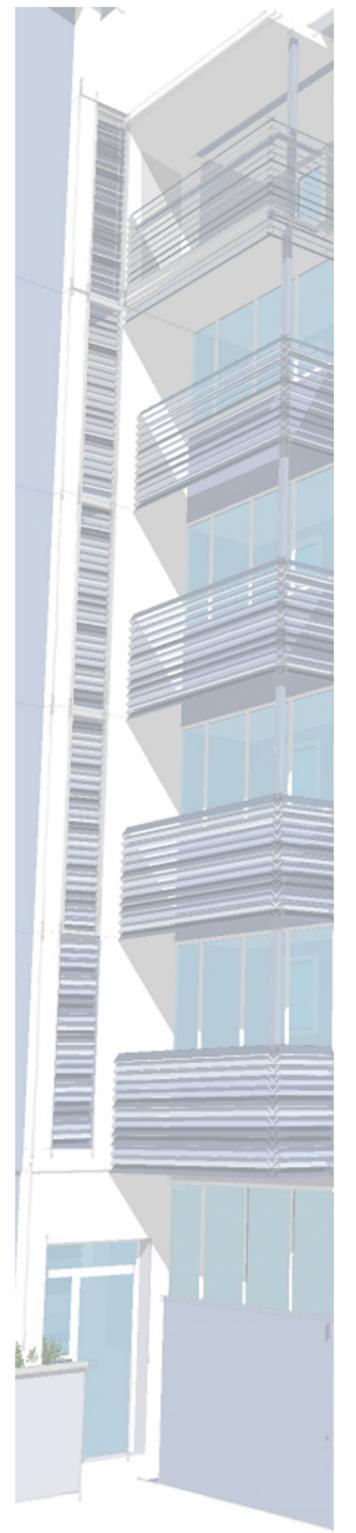
Proposed Additional Floor Plan (Typical Block). Option 03



OPTION 3
ESTATE TOTAL (APPROX.)

2 RKB	-	0
3 RKB	-	0
4 RKB	-	104
TOTAL		104

NOTE.
 - THE ABOVE TOTALS ARE APPROXIMATE, BASED ON DESIGN PROPOSALS FOR A TYPICAL BLOCK ONLY.
 - ACTUAL NUMBERS WILL BE CONFIRMED IN CONJUNCTION WITH THE DETAILED DESIGN OF ALL BLOCKS.
 - IT IS ALSO POSSIBLE TO COMBINE OPTIONS 01, 02 & 03 TO ACHIEVE ANY REQUIRED MIX.



Proposed Sections (Typical Block).

