

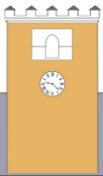
CLOCK TOWER SUITES



*"A firm Commitment
to Retain Heritage Values
through ReDevelopments."*

Urban Renewal for Modern Serviced Living.

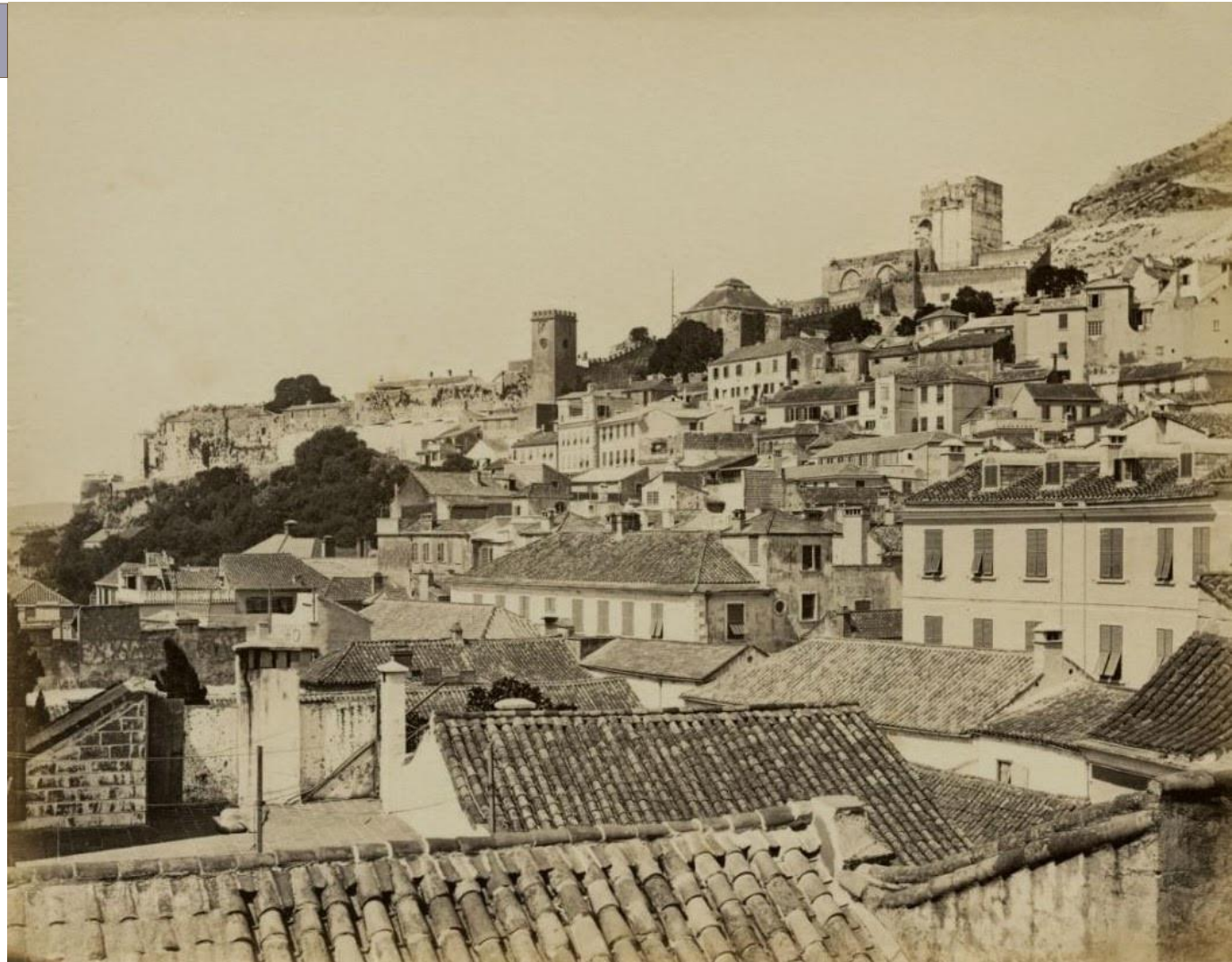
Application for Planning and Building Control - 6/6 Castle Road - **Design Statement**

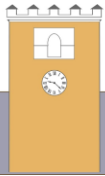


CLOCK TOWER SUITES

Table of Contents:

- P2 – Contents Page - Old Town Photo
- P3 – Introduction to the Project
- P4 – History and Location
- P5 – Development Area and Condition
- P6 – Surrounding Area Enhancements
- P7 – Design Proposal
- P8 – West View Render
- P9 – East View Render
- P10 – West View Elevation
- P11 – East View Elevation
- P12 – Clock Tower Refurbishments
- P13 – Clock Tower Views by Day
- P14 – Clock Tower Views by Night





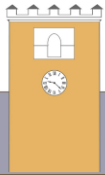
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Introduction to the project

Proposal to develop the land at 6/6 Castle Road into Modern Serviced Apartments.

- The historical area known as the Moorish Castle includes a medieval tower standing tall at the main entrance to the enclave, this was later covered, refurbished and converted use into a Clock Tower in 1845, it was then renamed the Stanley Clock Tower after the Secretary of State for the Colonies, Lord Stanley. Its purpose being to regulate Garrison time, at a time when few owned any means of telling the time.
- Over the years this heritage landmark and icon of our upper town, whose existence might only be noticed by the older generation of the town area and by our historians, has become an unfamiliar and forgotten feature . The adjoining area is in a dilapidated condition and currently being used as a car repair yard or as junk yard storage and in a very run down state.
- Our project will enhance the area by redeveloping and regenerating this deteriorated area in Gibraltar. The proposal includes construction of a modern yet aesthetically appropriate residence building comprising of 13 apartments and 14 Parking spaces underground, this will include the refurbishment of the facade of the adjoining Stanley Clock Tower, and will combine modern lighting technology with environmental updates whilst retaining and protecting this valuable heritage and history.
- Much of the project design has been dedicated to the protection of the visual angles on coming to the Clock Tower, to avoid these extraordinary views of the Clock Tower, a height restriction and step back of the immediate building has been implemented in the architectural design.





CLOCK TOWER SUITES

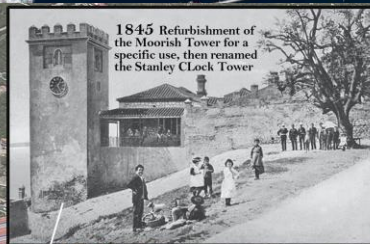
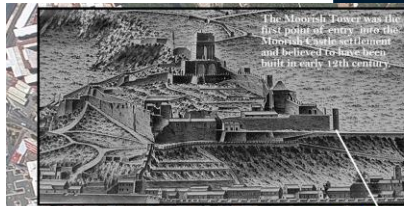
History:

After 1704, most of the area comprising the castle fortifications became highly militarized as part of the Northern Defences. The fortification walls suffered considerable damage during the various sieges of the 18th Century. Some of the Towers sustained damage and in 1845 The Moorish tower was converted to a Clock Tower and Named the Stanley Clock Tower. The clock tower yard housed the military carpentry workshops and also used as the regimental horses stables.

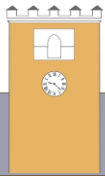


Location:

Our development site is located just neighbouring the Iconic Clock Tower on the upper town district between Lower Castle Road and Castle Road in this now run down yard.



Some images and information courtesy of the Ministry for heritage



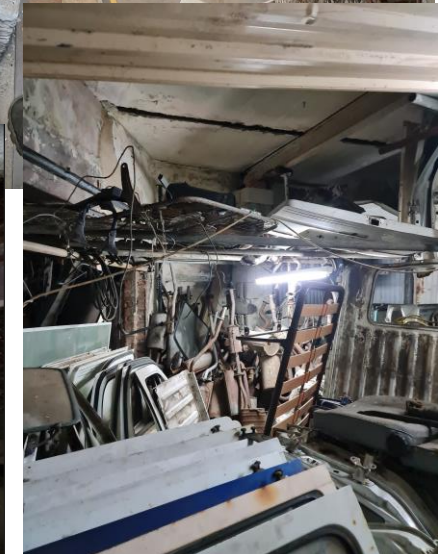
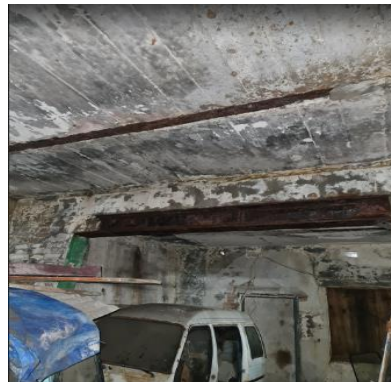
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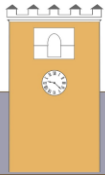
Development Area and current state

The proposed area for redevelopment at 6/6 Castle Road currently housing a storage unit, an under ground area and an open air area all totalling 471 mtrs/sq, of which includes an access ramp. Although, the total possible development area is 340 mtr/sq. The development area will be just under 77% of the total area available.

In its existing dilapidated condition there is no viability for refurbishment and would go as far to say that this is a major fire and public health hazard to the area.

With regard to the Clock Tower, it is in dire need of refurbishments, we found that the original façade of the tower is exposed and in a bad state, it can only be seen from inside the green pitched roof store adjoining the tower. We aim to reinforce this area as well as render where needed and repaint the complete facade.





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Surrounding Area Enhancements

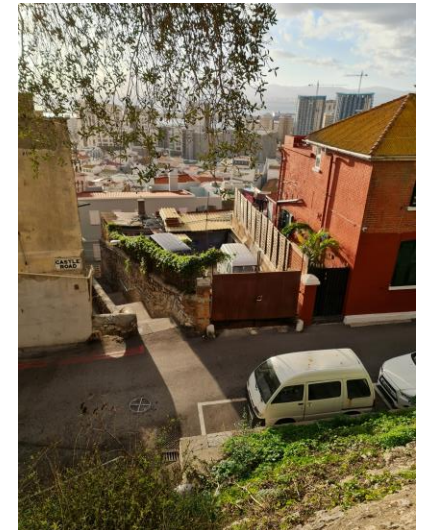
The proposed site lies accessible from Castle Road and overlooks Lower Castle Road.

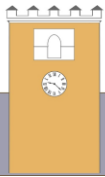
Adjacent to its entrance at 6/6 Castle Road there are Four Government dwellings which overlook the site.

The separation wall at one of the properties is in a poor state and although this would have no impact on the new building's structure, repairs and reinforcement would need to be carried out at no expense to the owner/neighbour to avoid further dilapidation. On Lower Castle road the heritage wall which will lie below the development, will be refurbished to its original state complementing the new build with the refurbished tower.

At present the state of the site is an eyesore for not only residents, but for walking tourists. Enhancement of the area which would include the clock tower refurbishment and the proposed project would be an immense improvement to the neighbourhood.

In addition, there are two separate sets of street steps leading to, or from, the area and which by all research carried out, appear to have never been named. We would include with this proposal refurbishments of the near side steps and organise a local competition to proposed to name them with the aim of promoting heritage values and awareness among the community.





CLOCK TOWER SUITES

Design Proposal

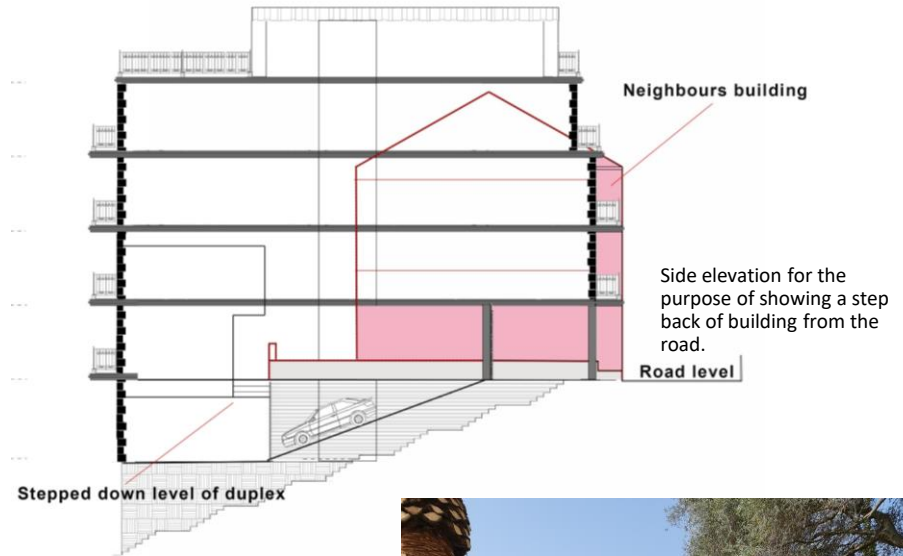
Main entrance traveling north by car on Castle Road to the underground level which offers 14 Car parking spaces, all fitted with Electric Vehicle Charging points. Beside the garage doors is the Lobby with lift and stairs access to 13 modern serviced apartments. Next to the Clock Tower are the Four Duplex apartments, with a lowered level stepping down from the main building, again to allow minimum view interruption of the Clock Tower.

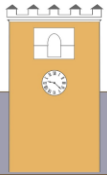
The project is indeed a great opportunity to enhance the run down state of the area and the refurbishments to the surroundings and the clock tower will bring the neighbourhood to life.

It is important to understand that this project has been studied with the intention to up lift the area with the help of urban renewal of modern yet contemporary serviced apartments, and quite an investment has been targeted to the surroundings.

A feasibility study to keep a low perspective on most of the plot development area has an effect on the feasibility of the development. This investment to lessen the impact on the surroundings and especially the Clock Tower, would need to be compensated with a taller rise on the main building.

However, the total height of this building would remain 2 levels below that of the Moorish Castle Estate Buildings.



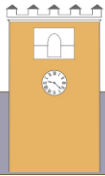


CLOCK TOWER SUITES

West View Render

3D render of the Clock Tower suites concept, with the apartments closest to the tower remaining at a lowered level and stepped back terraces, so as not to interfere with the essence of the Stanley Clock Tower.





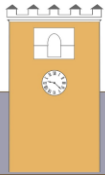
CLOCK TOWER SUITES

East View Render

Four Duplex apartments left of the Clock Tower, with a lowered level from the main building and front terraces stepped back, again to eliminate view interruption of the Clock Tower.

The neighbours would also benefit of a lowered level as the roof of the duplex would not surpass the second level windows of the neighbours behind. Consideration to the neighbours has also been taken in respect to the on looking windows, these would be with an opening restriction and on a translucent glass, with only the possibility of minimum tilt for the benefit of ventilation and light.

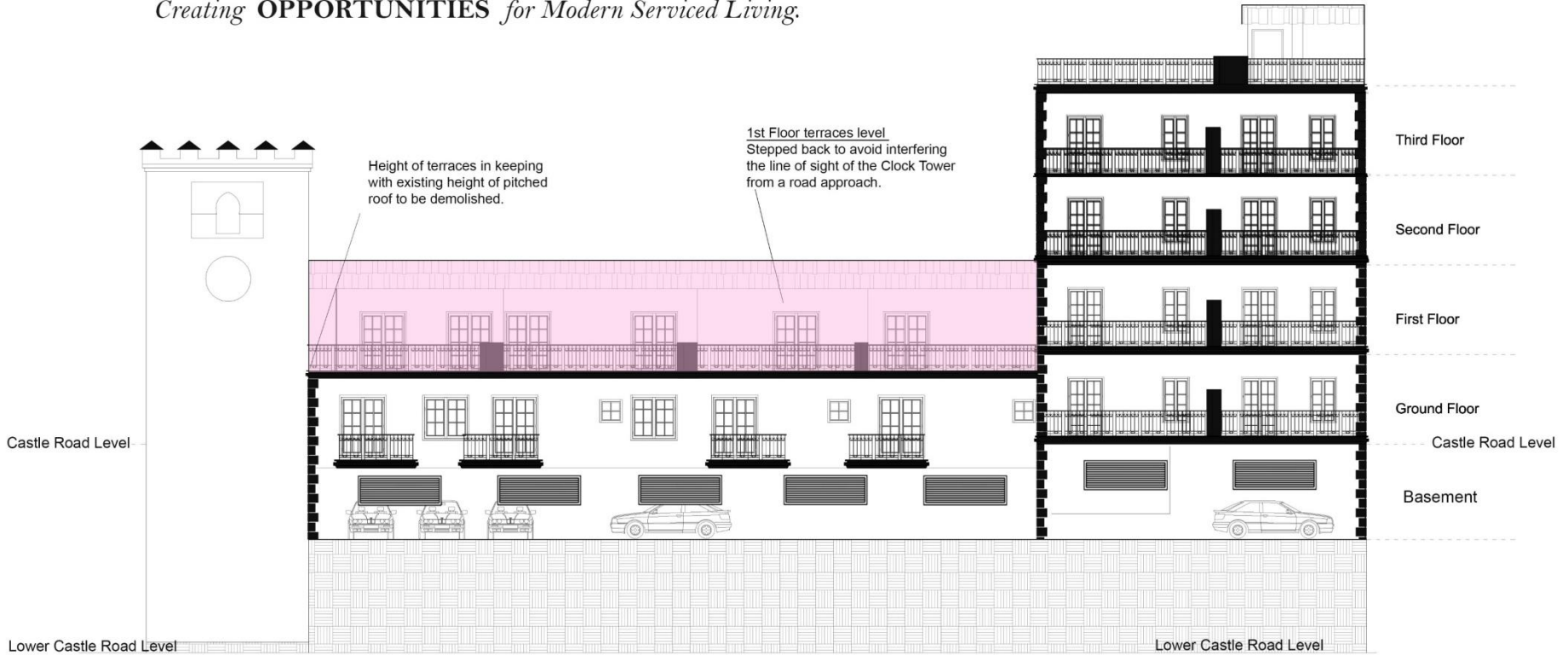




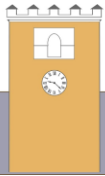
CLOCK TOWER SUITES

West View (Rear Elevation)

Creating OPPORTUNITIES for Modern Serviced Living.

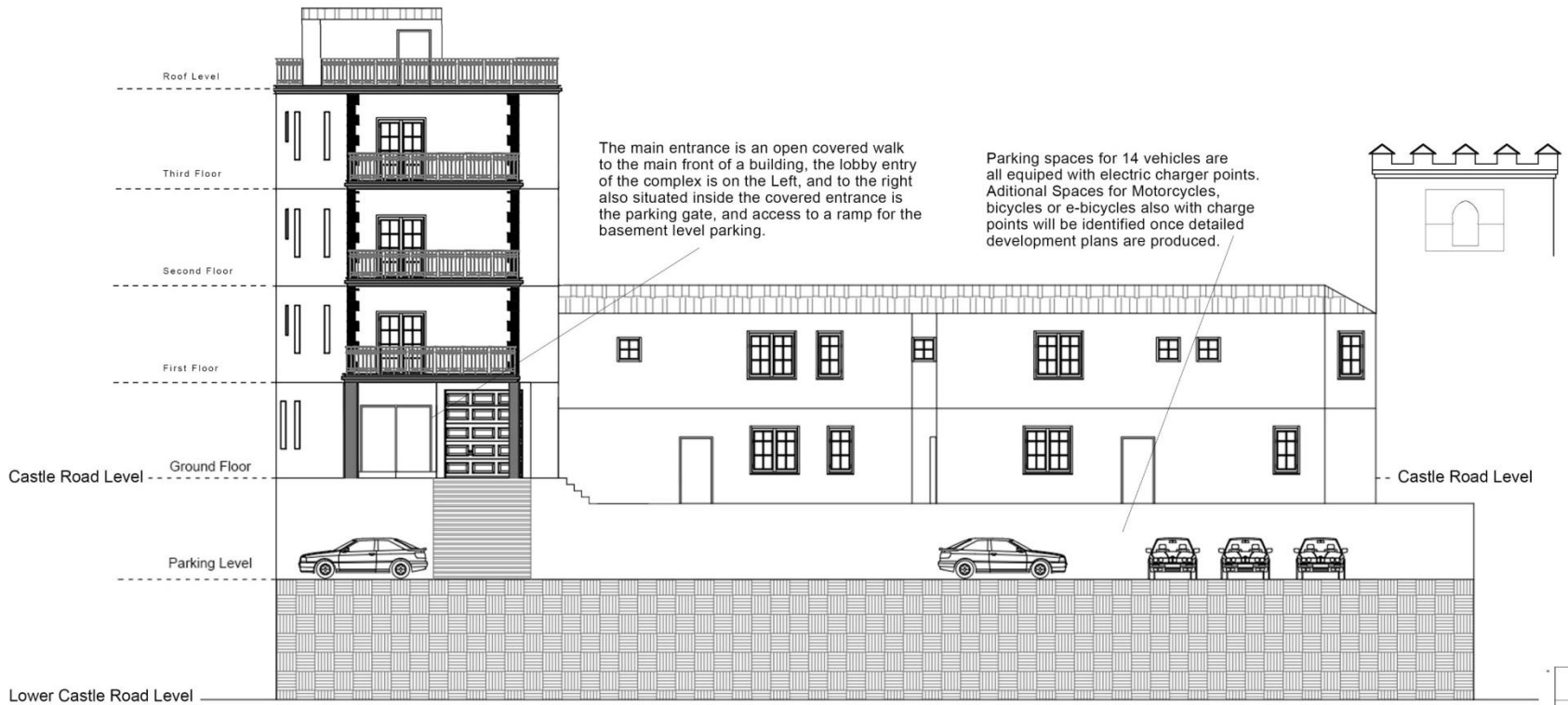


Clock Tower Suites
REAR ELEVATION
Apartments Layout - Proposal 001
<ul style="list-style-type: none"> 2 x 3 bed Duplex apartments 2 x 2 bed Duplex apartments 2 x 2 bed apartments / terrace 1 x 1 bed apartments / terrace 2 x 2 bed apartment 2 x 1 bed apartment
March 2022
Homeworx Ltd - GICO 118673

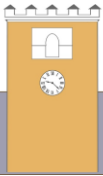


CLOCK TOWER SUITES

East View (Front Elevation)



Clock Tower Suites
FRONT ELEVATION
Apartments Layout - Proposal 001
2 x 3 bed Duplex apartments
2 x 2 bed Duplex apartments
2 x 2 bed apartments / terrace
1 x 1 bed apartments / terrace
2 x 2 bed apartment
2 x 1 bed apartment
March 2022
Homeworx Ltd - GICO 118673



CLOCK TOWER SUITES

Clock Tower Refurbishment

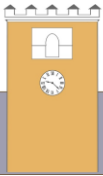
The refurbishments will enhance the area for both walking tourists and the neighbourhood in general.

The Heritage value will be upheld and the clock tower's iconic prominence restored to the area.

What we have in mind is the following:

- Reinforcements to the tower base, rendering where needed and repainting of the structure in same colour.
- A visual survey will be also conducted on the Clock faces under supervision of Technical Services, once the scaffolding is up recommendation to refurbish these will be taken on board.
- LED lighting of the tower to enhance and highlight its presence.
- The wall is in a poor state and although this would have no impact on the new building's structure, repairs and reinforcement would be carried out to avoid further dilapidation and at no expense to the owner





CLOCK TOWER SUITES

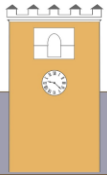
Clock Tower daytime views

The Clock Tower is overlooked most of the day and especially at night but it can be appreciated from many location in town and a far. Below two images taken from the ICC Parking Main Street and Engineers Lane.



When sun sets the special character of all monuments disappear, our Moorish Castle set an example of the night time beauty of History when it comes to life, now a special site to admire day and night for many.

Our aim is to also bring this icon to life especially at night.



CLOCK TOWER SUITES

Clock Tower night views and Lighting

The Clock Tower now noticed almost all the time especially at night and appreciated from many location in town and a far. Below two simulated views from the same ICC Parking spot at night in Main Street and Engineers Lane.



Our aim is to equip the tower with LED to bring out the lines feature and offer a night spectacle to look forward to, you may also appreciate on the front cover the lit up Tower as seen from an approach through Lower Castle road at night.