



Design & Access Statement

1 Fraser's Ramp & 9 Shaker's Passage

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The following Design & Access Statement explains the design principles used for the development including refurbishment of the existing building and extension.

Proposals include a variety of apartment and duplex sizes to catre for the varied demands for families and young professionals looking to remain or move into the Old Town.

In line with the Government's policy of encouraging residential use in the area, our client's intention is to create a building that will help continue the regeneration of the Old Town.

The site is located in the corner between Fraser's Ramp to the south and Shaker's Passage to the west, just off of Prince Edward's Road.

It is surrounded by residential buildings varying in height from 2 to 6 storeys including the backdrop of The Arches to the east at the top of Fraser's Ramp.

The site is fairly unique for the area as the main (west) facade gives onto a private walled patio which provides access to 4nr basement level studios. Currently these studios are badly lit due to the limited western openings behind the patio wall and small high level fixed windows to the rear (east)

The Ground Floor is accessed from the east up Fraser's ramp with entrance apartment entrance doors accessed via a communal passage.

The upper floors are accessed via a communal stair at the north point of the site and then via a timber cantilevered corridor which covers the west facade.

The Second Floor is of a newer construction and is not uniform in design.

The building as a whole is in need of significant repair especially the lower floors. There is evidence of water ingress in areas around the existing random rubble walls, especially below level 00. There is also an underground cistern which is assumed to be approximately the equivalent footprint as the main building. It is not known what state this is currently in and would be subject to a condition survey.

There is an existing iron water pump which will remain on site, protected and refurbished as a feature.

The site also hosts both signs for 'Shaker's Passage'



View of the site from Prince Edward's Road



View of the site from the south west corner



View from Shaker's Passage looking south



View from Fraser's Ramp looking into the communal access at Ground Floor



The existing building is no visible from most extended public areas. The main prominent view is of the west facade from Prince Edward's Road.



View from Prince Edward's Rd looking east



View from Dockyard's Zone looking east



View from Bishop Caruana Road



View from Campion Park looking east



Proposals take inspiration from recent developments within the Old Town which successfully balance a colonial aesthetic with contrasting modern upper levels.

Typically these upper levels change in both materiality and form, increasing glazing in order to maximise natural light, views and also as a result feel visually lighter and less massive.

Setbacks are also welcome so as to reduce visual impact from a pedestrian level.

The Quarters' use of mono pitched roofs breaks up the building to clearly define individual houses.



The Arches



The Residence



Police Station



The Quarters





All apartment types boast generous areas, including the studios which are very large by Gibraltar Standards.

Generally apartments and duplexes will include colonial style windows. The upper duplexes will include contemporary floor to ceiling height windows, as well as spacious balconies to all apartments, facing the sea.

Although creating a larger number of small apartments would have been more profitable in economic terms, our aim is to create a home for families in an area of Gibraltar that is increasingly sought-after, ranging between studios to four bedrooms, with an approximate gross internal area that varies between 43 and 115 square metres. We strongly believe that a mix of families with different social conditions is highly desirable to enrich our society and avoid the creation of "ghettos".





EXISTING BUILDING



PROPOSED OPTION 1

Proposals include a small extension to the west facade at all levels and a two storey extension. The upper extension is set back significantly from the main facade line with west facing terraces. This significantly reduces the visual impact from pedestrian level. This is further broken up visually into three distinct mono pitched roofs with light breaks between them.

The top roof level is then set back further from these, which helps to make the upper floor seem like a loft-height floor with glazed gable ends.

The lower levels take inspiration from the existing colonial style, albeit with increased and uniform window openings throughout. The existing cantilevered balcony is emulated in the cantilevered extension which is partially picked up by timber columns painted black in the colonial style. Above the basement level there are west facing Juliet balconies which provide life and greenery to Shaker's Passage.

Two of the extended basement apartments can now be accessed directly from Shaker's passage, while the southern 2 apartments retain the existing front patio which will be redesigned with a lighter natural timber wall and decorated with street planters. The small western facade extension allows for much needed larger glazed openings to the lower studios as well as the appropriate plan proportions for creating duplexes above, significantly improving the existing living conditions by allowing west facing rooms.



PROPOSED OPTION 1



EXISTING SHAKERY'S PASSAGE



PROPOSED SHAKERY'S PASSAGE



PROPOSED OPTION 1



EXISTING SHAKER'S PASSAGE



PROPOSED SHAKER'S PASSAGE





EXISTING BUILDING



PROPOSED OPTION 2

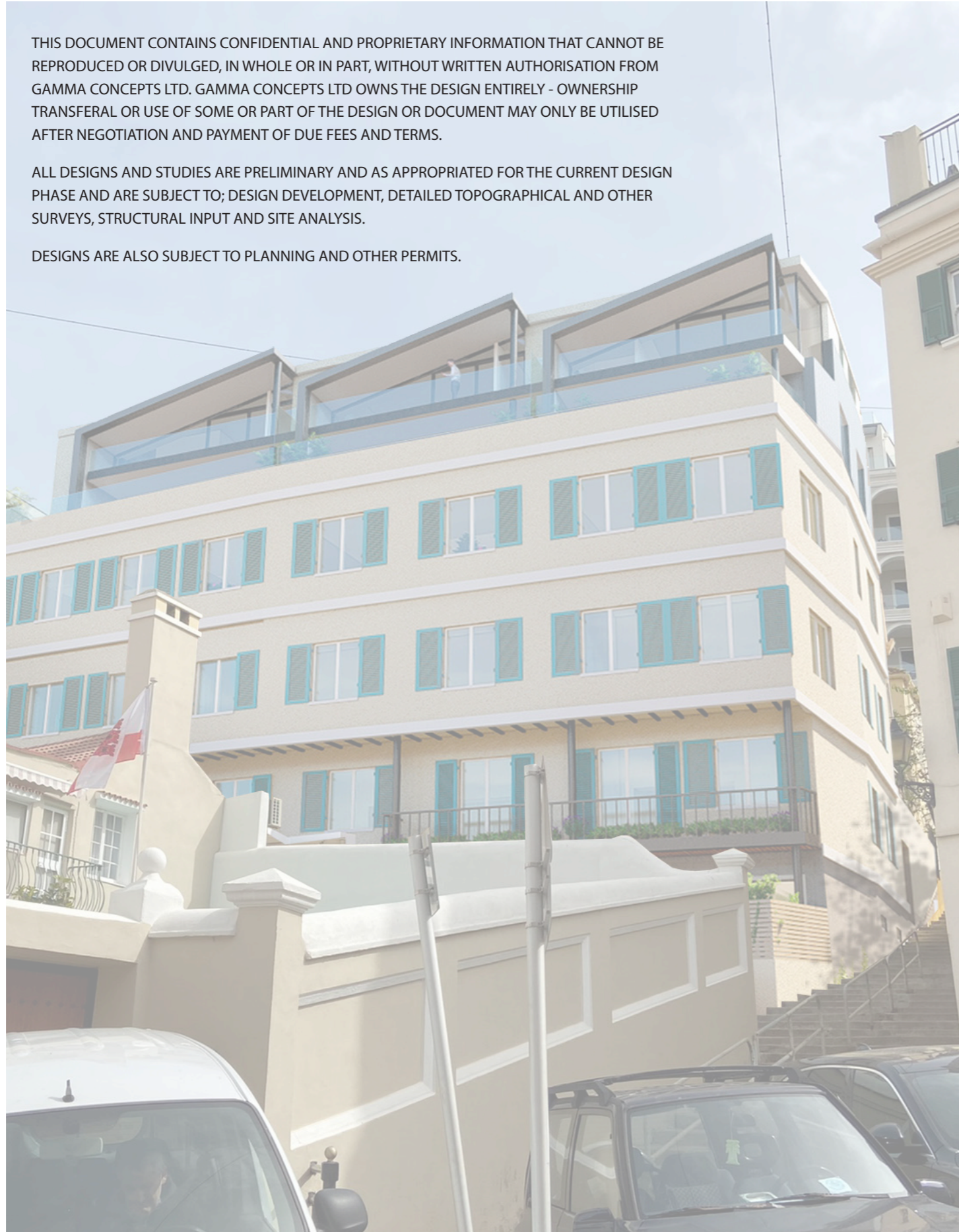
This proposal is identical to Option 1 with the exception of the upper floor balcony roof. Taking inspiration from the traditional pitched roofs in Town, this proposals aims to re-imagine the vernacular in a modern interpretation creating the look of three fully glazed gable ends in a terrace. The inner cladding in this option is indicated as timber or slatted ceramic to provide an alternative to the surrounding palette




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