

10th May 2020

File Number PA 6875/19
Proposal Proposed change of use of existing ex-Air Malta offices (Class 4a) to proposed dormitory facilities (Class 2c) to serve adjacent ITS Campus. Proposal consists of kitchen and dining facilities at ground level, and accommodation facilities for 136 students at first and second floor. Works to include internal structural alterations and external lift installations as per attached drawings.
Location Ex-Air Malta Offices, Block 'D', off, Vjal I-Avjazzjoni, Luqa

Project Description Statement

INTRODUCTION

The proposal seeks to change the use of an already built premises from office use to a dormitory facility together with related amenities.

The premises have been built approximately fifty years ago and are a combination of soft stone masonry walls and reinforced concrete roofs.

The project will enable the said premises to service the main ITS Campus which is situated nearby.

The building in question is a fully detached building.

Overall Site area forming part of PA/06875/19 is circa 2350 m²

No excavation or demolition works being proposed

LOCATION

The building is located within the ex Airmalta offices and is a couple of hundred of metres away from the main entrance of the complex. Environmentally the proposal will not effect the surroundings since the building is an existing one and the projected use is very similar to the one which the building used to be used but with less intensity.

OPERATIONS

The building will be used as dormitories thus the projected flows are related to this activity. In the strict proximity of the building one finds a well sized car park which can easily cater for this particular proposal needs.

EXISTING SCENARIO

The areas being specified for use of parking areas have been in use as parking spaces as part of the ex-Air Malta offices overall layout. No changes to previously approved parking areas is being sought.

Additionally, approved PA/03967/19 forms part of the overall site as this application. In Case Officer's report for aforementioned application, reference is made to excess parking spaces being provided to that requested by Planning Authority. As this project is complementary to previously approved PA/07365/18 and PA/03967/19, we are requesting that additional parking spaces are to be included as part of this proposal. Doc. Ref. 62c has been uploaded (with previous Architect's permission) to justify our proposal.

PROPOSED SCENARIO

In addition to information above, we are proposing two parking spaces, in closer proximity to site in question, in order to ensure parking requirements are satisfied. Reference is to be made to Doc. 45d (Block Plan – Drawing D10_revA) submitted 22 Nov 2019. The relevant areas highlighted in Doc. 45d are included below:

Site Area – 870 sq.m.

Parking Spaces (45 spaces) – 1300 sq.m. [located in front of Dormitories site]

Parking Spaces (20 spaces) – 180 sq.m. [located behind Dormitories site]

Both proposed parking areas specified were previously being used as parking spaces and no proposed change to use is being sought.

PROPOSED WORKS

The design caters for the formation of dormitory, dining, utility and related amenities to area devoted for resting.

The proposed works are spanned over four floors namely:

- Ground Floor Level
- First Floor Level
- Second Floor Level
- Roof Floor Level.

The areas involved are as follows:

	Gross Floor Area (m²)
Ground Floor	289
First Floor	869
Level 2	869
Roof Level	775
OVERALL GFA for ITS Dormitory site	2802

INFRASTRUCTURAL WORKS

The works involve structural alterations and finishing and mechanical and electrical works to better service the building in question. The structural alterations involve the removal of existing loadbearing walls and replacing by means of rolled steel joists and the construction of new walls over newly constructed reinforced structures.

The new walls will be supported independently from the existing structure so as not impose more loadings on the existing roofs.

The dividing walls will allow the formation of new areas which are essentially required so as to provide better spatial layouts for the sleeping areas required.

The project entails also the construction of roof structures so as to house services in an enclosed space. These areas will be used mainly for storage facilities.

The lifts will be constructed and accessed from ground floor level and will service every level to and including the said level to roof level. Besides the newly designed lifts the building has existing stairwells which already connect the different floors in the project.

Previous use of site in question are existing ex-Air Malta offices

- No known geographical areas are being affected by this proposal. Works are limited to existing built footprint.
- Refer to Drawing D11 attached (site is shown as Block D)

Proposed Uses:

<u>Permit Ref</u>	<u>Block</u>	<u>Proposed Use</u>	<u>Perit</u>	<u>Status</u>
PA/07365/18	G	Catering School	J. Farrugia	<i>APPROVED</i> <i>03.10.18</i>
PA/03967/19	B	Classrooms for Catering School	J. Farrugia	<i>APPROVED</i> <i>06.05.20</i>
PA/06875/19	D	Dormitories to serve adjacent Campus	SP Darmanin	<i>IN</i> <i>PROGRESS</i>

The works involved in the project are

- Excavation Works
- Foundations Works
- Damp Proofing Works
- Masonry Works
- Reinforced Concrete Works
- Structural Steel Works
- Roofing Works
- Membrane Works.
- Finishing Works
- Mechanical Works
- Electrical Works
- Lift Works

MAGNITUDE

The project will entail the formation of twenty-two dormitory rooms and is projected to house a total of one hundred and thirty-eight persons.

Moreover, the spatial areas involved are as followed:

Ground Floor – 289 Sqm

First Floor – 869 Sqm

Second Floor – 869 Sqm

Roof Level – 775 Sqm

Total Development Area - 2802 Sqm

No demolition or excavation works are planned. Project involves alteration to existing building

ENVIRONMENTAL EFFECTS

The proposal is not envisaged to have any particular impact on the surrounding area.

UTILITIES

All utilities are already present on site given it water, electricity and drainage.

Air Quality – Very minimal effect expected. Works are mostly internal. Necessary measures will be taken to ensure to prevent escape of fumes into the air. No noticeable effect to air quality is expected during operation stage.

Noise and Vibration – Proposed works include internal alterations to existing structure as well as external installation of three lift cores in order to satisfy requirements. When considering the site's proximity to the Airport, the noise and vibration expected during operational stage is expected to be minimal.

Waste – Very minimal waste is anticipated during construction stage. Works are limited to minor internal opening and closing of windows and doors. During operation stage, the site will be used for accommodation of students. Cooking facilities are being provided to satisfy requirements. A number of vending machines, restaurants and bars are available in the area, minimizing the waste generated during operations.

Natural / Geo-environmental – Not anticipated as works will be limited to existing building footprint

DOCUMENTATION

Together with this method statement attached please find the following documentation:

- Site Plan
- Block Plan
- Internal & External Photos

CONCLUSION

The project in caption is essential to the functioning of the ITS Campus situated nearby as it provides the necessary lodging area for a good number of persons using the same campus.

Moreover, it is the intention of the Government to push forward the said project to its completion so as not to delay the full functioning of the main campus.

Whilst hoping that the above is to your satisfaction and whilst assuring you our best of intentions at all times I remain,

Best Regards,

Johann Farrugia
Architect & Civil Engineer