

P14 26

DFD

Architects and Civil Engineers
8, Fauxina Road Swieqi, Malta
21383599,79421064



Our Ref: 10-063
Date: 02.01.18
Your Ref:

Re: PA3170/17 – Extension to existing club house including the incorporation of an elevator

EPRT – Request for appeal

Dear Sir,

We are writing in order to present the technical and planning aspects for the above-mentioned proposal and respectfully ask the Board to consider our Appeal on the following grounds.

PROPOSAL

The proposal includes the extension over two additional floors of an existing club house with access provided for all through the implementation of an elevator. The building is intended for community (non-profitable) use and will be managed by the Council.

MAIN ISSUES

The undersigned will tackle the main issues which arose during the processing of this application resulting in the refusal of the said proposal.

“PDAT The proposal involves the take up of open space and the height of the proposed building will create and adverse visual impact....”.

The proposal is similar in nature to the application approved in PA5714/02. We have incorporated ACCESS FOR ALL in the form of an elevator and staircase leading to all proposed floors. Total footprint of the structure is 19.78 square metres. Apart from providing accesses, one can now access 400.00 square metres of additional (internal) public space entirely proposed for community use. More over the roof of the said building is open to all providing additional (external) space amounting to approximately 100.00 square metres. Thus, it is clear that the proposal as it is designed does not take up any open space but provides said space at a different level and is ACCESSED FOR ALL.

The DPA report also states.... *“The existing building is located underneath the existing street level.....”* but then..... *“the height of the proposed building will create and adverse visual impact....”*

The undersigned is of the professional opinion that again the visual impact is negligible. A transverse section (ANNEX A) through the site clearly highlights the building height proposal vis a vis the adjacent and allowable height limitations in the surrounding areas. The drawing clearly indicates that the proposal is well below the allowable height limitations in the area of the surrounding streets.

Finally one must comment on the fact that there is such a community eagerness for the project that to date no objections and / or representations have been made by the residents (especially those residing around the site in question). A clear indication of the need and willingness of this community to move forward and consolidate its identity as a whole.

TRIQ IL- KEFFA SITE (NHSW01)

PDAT meeting also commented on the above-mentioned site earmarked for this use. Planning policies can never be implemented without taking into consideration the nature of the sites involved and their ownership. The said site is partly privately owned and subsequent Local Council groups have worked hard to develop the site.

The Council has informed the undersigned that various efforts to expropriate the land in question have been denied and therefore there is no chance that said property can ever be considered. The site thus cannot be considered as a viable solution.

On the other hand, the proposal is on an already committed site, has been UIF funded to bring up to today's standards (as per PA1310/12) and the Council yearns for an improvement to serve the community. The Council has expressed its views in the justification report presented to the Authority. The site is already active, successful in its current state and needs upgrading to serve the community.

MAP SW2 designates the site as a public open space. We have clearly indicated that the loss of approximately 19.78 square metres is being compensated with over 100.00 square metres of open space at a higher level (not including the public internal space being proposed). The use being proposed is clearly complementary to the function of the public space open space (or sports area) where the development occurs and only a part of the open space. The space has not been changed in its nature as we are utilizing the loss of space to implement ACCESS FOR ALL to the community building

CASE STUDY

PA 559/13 - The proposal in PA 559/13 included the construction of two (2) tennis courts with ancillary basement facilities. Said ancillary facilities would complement the already existing club house (built by the British Forces) and will include storage space and sanitary facilities and showers for gents /ladies / disabled. The application went through a thorough filter and was approved following consultations with various entities. The proposal included spaces to be utilized by the general public and other areas, denoted as closed spaces (the existing two tennis courts and clubhouse (already non-accessible to non-members) and the new tennis courts with the ancillary facilities) which were to be utilized by club members only. All other areas are readily accessible. Approved plans are attached in ANNEX B.

CONCLUSION

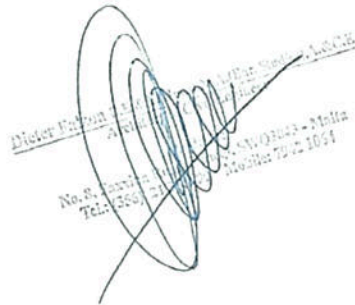
We have clearly highlighted the facts of the matter and respectfully request the Authority to reverse and reconsider the application. Enough evidence and planning issues have been highlighted to aid in this decision. The Council is trying to serve a growing community which lacks a soul. We have a

site which is already committed to the Council and can be developed into a centre without realistically losing public open spaces. The proposal ensures that the extension of this social and community facility does not impact on the environment.

The vertical extension does not have any noticeable visual impact on the surroundings and the loss of existing outdoor space is compensated with an additional and increased floor area at a higher level (accessible to all). The case study presented also highlights a situation where the Authority rightly approved a similar and larger proposal in Pembroke on a very similar site with a larger impact on the open space mainly in view of its intended use.

Whilst acknowledging receipt of this report, kindly advise us on proceedings. In the meantime I remain,

Yours sincerely,



Dieter Falzon A&CE
No. 8, Garden Street, St. George's - Malta
Tel: 5561 2000 Fax: 5561 1051

Dieter Falzon A&CE