

PART D

Identification of Physical Structure

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Conversion of Battery & Medical Facility into a  
Secure College with Community Facilities

Tal-Ferha Estate  
Għargħur

Project Description

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## **Introduction**

### ***Introduction to the Project***

This component activity forms part of an ESF (3.234) Project entitled “LEAP!: Building the future together: promoting social mobility”, which is targeted at reviewing the needs and requirements for the establishment of a secure college for children in Malta. The concept of a secure college was envisaged, highlighting a need for a place where children who are in need of control, can be educated in a safe environment that will enable their re-integration into society. The component will understand crime and victimisation from an on-the-ground perspective, the legislative aspect, the educational and welfare aspect, as well as the care aspect.

The component links to the LEAP! project through its strive to establish the national requirement of a child-related activity that combats social exclusion and poverty by establishing whether a need exists, its extent and how far should society go to ensure that such scenarios are tackled. LEAP's target groups include single parents, people with disabilities, ex-offenders, migrants and working poor amongst others, who are considered vulnerable or disadvantaged, to which categories this component adds a further vulnerable group composed of children at risk of incarceration. The component also links to the project through its efforts to understand the pressures on social cohesion as effected by the child offenders and victims of crime. Another link to the project relates to input to the debate on poverty, as experienced by this vulnerable group, which research has shown that live within poverty hotspots.

The current section targets the third result focuses on the identification of physical structure that outlines the best-for-fit building structure that may serve as a SeCollege, the identification of potential buildings availability and a survey of potential buildings to establish rehabilitation costings.

Part D of the project pertains to the investigation, identification and proponent deliveries pertaining to the third result.

### ***Targets***

It was deemed imperative that the building serves as both an educational facility as well as a secure location that offers protection and care, whilst maintain a community feeling. In addition, the availability of open space, access to services, transport and utilities was deemed essential.

The process was initiated through various meetings held with entities inclusive of the Malta Environment and Planning Authority, the Ministry for Family and Social Solidarity, the Ministry for Education and Employment, the Ministry for Home Affairs and National Security, the Lands Department within the Parliamentary Secretary of the Office of the Prime Minister, the Foundation for Tomorrow's Schools, the Faculty for Social Wellbeing, the Faculty for the Built Environment and the Mayor of the Gharghur Local Council.

From a review of various candidate locations, the researchers acquired knowledge on the potentially available buildings, which could be converted into a secure college, which complexes comprised a varied range of uses.

The review included schools that were recently designated new remits, but which could offer space for the project scope. This option was eliminated at the early stages due to the issue that such schools would have been built for their use potential and expansion scope. In addition, building a new section in another nearby functioning schools would create dysfunctionality with the scope of the SeCollege project. A case in point was the Taz- Zokrija Boys Secondary School.

The second phase included a review of Phased-out schools, with access granted to the structures through documentation and interviews. Interestingly, these edifices were initial deemed eligible due to their ready availability, though such were eliminated due to subsequent knowledge acquisition that the plan to sell or rehabilitate the complexes for alternate use had rendered their SeCollege potential as negligible. The most fitting were the Mtarfa School (Figure D.1) currently occupied by FES and Klabb3-16 as well as the FES Msida offices (ex-school).

Other government buildings were considered such as the Police Academy Dormitories (to serve as temporary shelter).

The buildings deemed most appropriate related to ex-Colonial complexes that were abandoned, but which still offered a major potential for the project scope, particularly due to their environmental location, landscaping, multi-building structuring, central yards and a self-sustaining philosophy. The building identified served all these scenarios and offered scope for synergy between the SeCollege scope and the added value targeting the community within which such an activity would be situated.

Figure D.1: Mtarfa School



Source: Google

Figure D.2: FES Offices, Msida



Source: Google

Following various discussions, the Tal-Ferha battery was identified as an ideal location, which battery was converted to a leprosarium leprosy hospital in 1974, which was subsequently closed down in 2004, having hosted its last leper in 2001 (Savona-Ventura, 2006<sup>24</sup>). Research highlighted that the battery had also been the subject of a move to build a Juvenile Prison in 2011, which proposal did not go ahead and which subsequently was located in Mthaleb.

## Section 1: Site Information

### Site Location

#### Site Description

The existing estate is found within the locality of Hal Gharghur, at just one-kilometre distance from the town centre and three-hundred metres from the closest residential area. It can be easily reached through a paved road from Triq Santa Katerina, the latter can be accessed directly from a junction in Triq tal-Balal (Figure D.3).

Figure D.3: Site location & access



Source: Google

<sup>24</sup> Savona-Ventura, C., (2006). *Leprosy Archives: The Maltese Islands, The Grand Priory of the Maltese Islands, The Military and Hospitaller Order of Saint Lazarus of Jerusalem, Malta.*

The site is situated on top of a hill and is subtended by Wied ta' Piswella, one of the valleys bordering Hal Gharghur. The area in which it is located, also known as ix-Xwieki, still enjoys a predominant rural setting, typical of the locality. The property, in fact, is adjoined by cultivated fields along its entire perimeter, except for the access road on the front (Figures D.4 and D.5).

Figure D.4: Rural setting at Ix-Xwieki



Source: Google

#### Relevant Planning Policies

According to the MEPA Mapservers (Figure D.6), the existing property lies outside the development zone of Hal Gharghur. The area in which it is situated is listed as an agricultural area with significant areas of natural vegetation, however the site does not lie within one of the buffer zones for the protection of groundwater<sup>25</sup>.

<sup>25</sup> MEPA 2015.



Figure D.5: Typical countryside views in the area



Source: McCarthy's PhotoWorks

Figure D.6: Extract from MEPA Mapserver



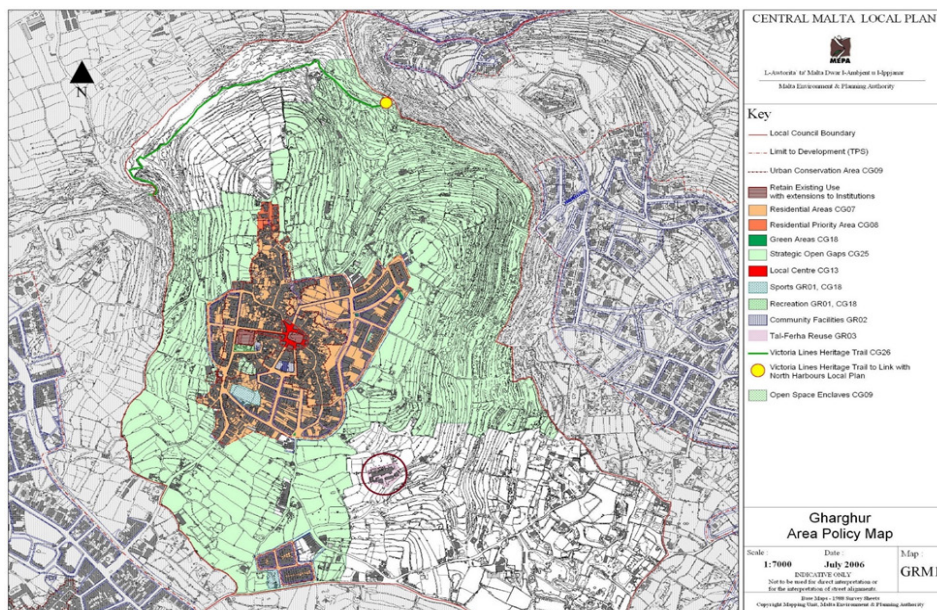
Source: MEPA

It has been noted that the estate is not a scheduled building from a heritage point of view. Furthermore no past planning applications have been traced which are relevant to the property in question<sup>26</sup>.

The urban planning of Hal Gharghur is governed by the Central Malta Local Plan, 2006. The property is covered by policy GR03: Re-Use of Tal-Ferha Estate as indicated in the Gharghur Area Policy Map (Figure D.7). This policy encourages the rehabilitation of the site into a number of potential uses, namely: education, sports, a youth hostel and government institutes<sup>27</sup>.

The Gharghur Environment Constraints Map (Figure D.8) clearly indicates the natural importance of the area surrounding the property. In fact it is flanked by areas listed as sites of scientific importance which are protected from development.

Figure D.7: Gharghur Area Policy Map

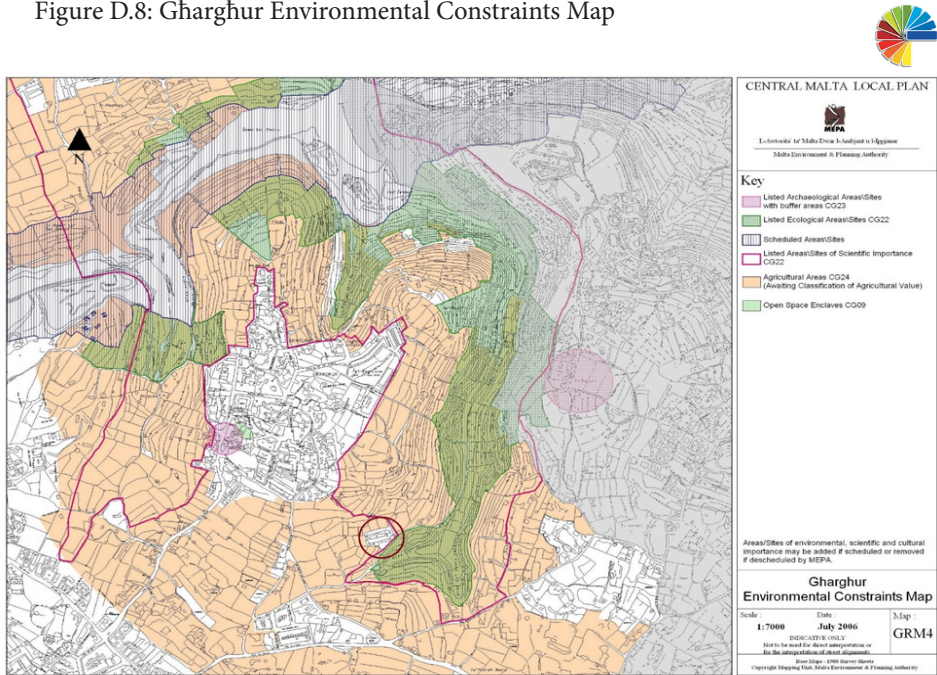


Source: MEPA

<sup>26</sup> MEPA 2015.

<sup>27</sup> Central Malta Local Plan 2006.

Figure D.8: Gharghur Environmental Constraints Map



Source: MEPA

## Site History

### *Gharghur Battery*

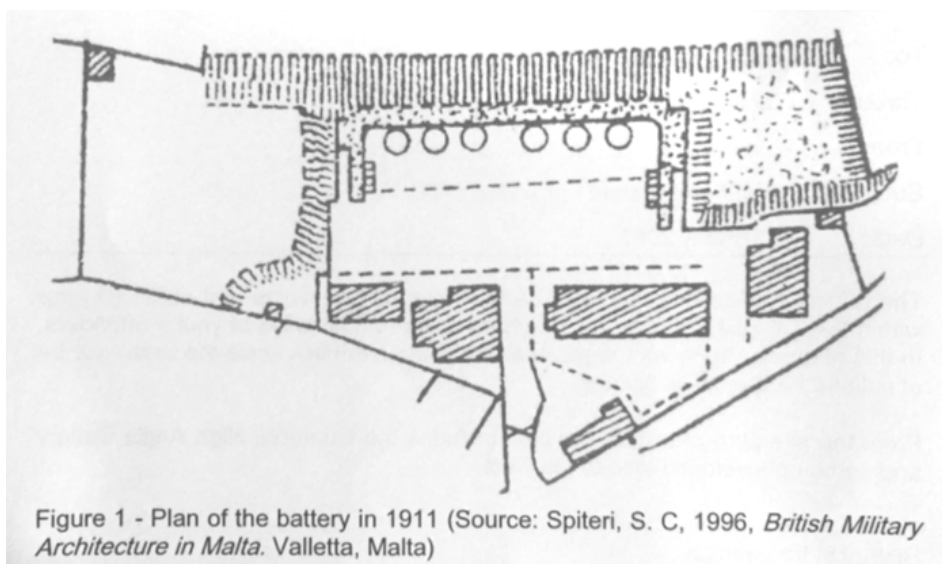
Originally, the property was built to serve as a military battery. A 1938 drawing (Figure D.14), entitled Malta Gargur Battery, drawn by Sergeant Richmond clearly outlines the functions of the different rooms on site, namely: barracks for 14 men (Figure D.9), an open space (Figure D.10) for parades, a gun platform (Figure D.11) (which iron rails are still visible nowadays - Figure D.12), together with ancillary facilities such as an artillery store, a shell store, and a cartridge store (Figure D.13). The architectural language strongly suggests that the complex was built during the British period.

In effect, MEPA, through its HPU (Heritage Planning Unit), had in May 2011, carried out a review on the Fort, which information was elicited through an interview with the HPU manager, Mr Joseph Magro Conti. The historical information presented by Mr Magro Conti is verbatim as follows:



- a. The site was known as the Gharghur High Angle Battery, which was completed in 1900 and formed part of the Victoria Lines defences. The intention of the high angle battery was to be placed out of sight and screened from enemy view (Refer to Spiteri, 1996 and Figure D.A1);

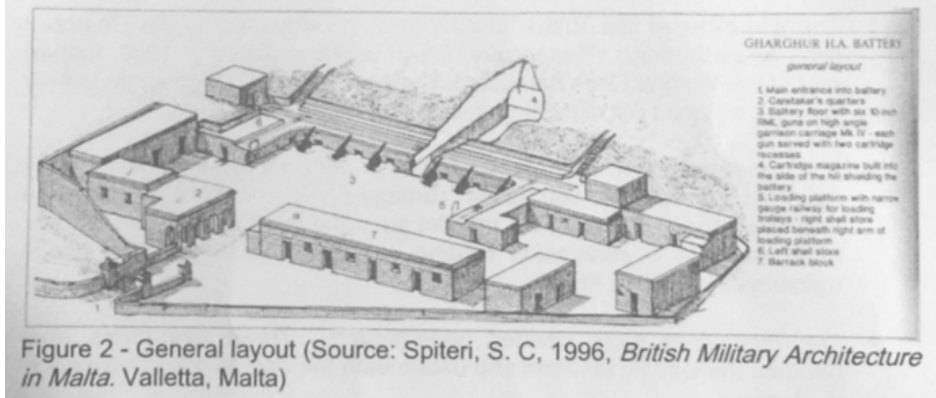
Figure D.A.1: Plan of the Battery in 1911



Source: Spiteri S.C.

- b. The Gharghur H.A. Battery was armed with six 10-inch RML guns mounted on special high angle carriages. It consisted of an open unfortified position having six parallel guns mounted on a level platform. In front stood a continuous loading platform with two narrow gauge tramways for loaded trolleys. (Refer to Spiteri, 1996 and Figure D.A2);

Figure D.A2: General layout

Figure 1 - Plan of the battery in 1911 (Source: Spiteri, S. C, 1996, *British Military Architecture in Malta*. Valletta, Malta)Figure 2 - General layout (Source: Spiteri, S. C, 1996, *British Military Architecture in Malta*. Valletta, Malta)

Source: Spiteri S.C.

- c. The magazines were situated underground. The magazines were situated beneath the loading platform and underneath the sloping ground in front of the battery;
- d. The installation lacked any form of defence and it was enclosed by a low boundary wall and iron fence. The battery was equipped with a barrack block, R.A. stores, caretaker's quarters and a battery command post;
- e. As the battery was hidden from enemy view, it was impossible for enemy guns to be aimed directly at the battery. Forward observation posts and position finding cells relayed co-ordinates by telephone to the battery;
- f. MEPA at the time had indicated that the site was in good structural state, which were marred by recent accretions and additions that undermined the integrity of the installation, where such structures had to be checked on site in order to determine their relationship to the military installation;

- g. The area was proposed for scheduling as part inventory card PRS560 as it was one of the British Period Fortifications;
- h. In effect the area proposed for scheduling (not the planned intense development planned at the time as part of the juvenile prison, included the main gate, caretaker's quarters, stores, battery command post, battery quadrangle, access stairs, underground magazines and structures, loading platform and ammunition trolley rails were to be retained, restored and given an adaptive use. The restoration had to be a holistic exercise aimed at reflecting the original functionality of the military installation;
- i. MEPA indicated that the accretions should be removed;
- j. A request at the time, to install a high perimeter fence was deemed to be acceptable depending on whether it provides a significant visual impact. The view was set forth due to the fact that the original installation was enclosed by an iron fence laid out in a pentagonal plan.

Figure D.9: Building originally used as barracks



Source: Author

Figure D.10: Open space intended for parade



Source: Author

Figure D.11: Gun platform



Source: Author

Figure D.12: Iron rails detail



Source: Author.

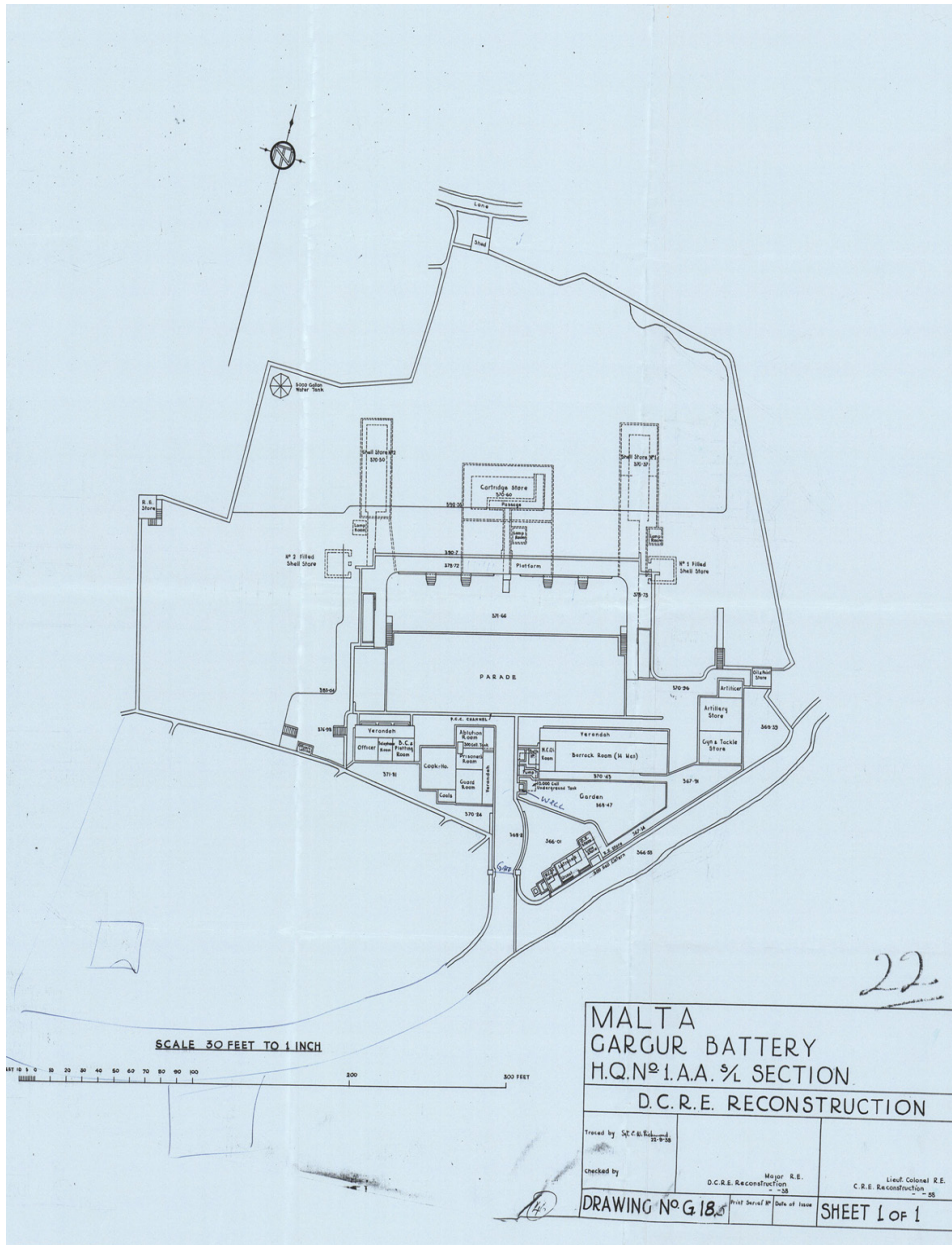
Figure D.13: Underground space formerly used as a cartridge store



Source: Author.



Figure D.14: 1938 Drawing of the Gargur Battery



Source: Lands Department

### ***Tal-Ferha Estate***

In 1953, the obligatory requirement for lepers to be separated from the rest of the community was revoked. As a consequence the number of patients at St. Bartholomew's Hospital reduced drastically, such that by 1974 few patients remained and the lepers' hospital was closed<sup>28</sup>.

The remaining patients were transferred to Tal-Ferha Estate (or Hal Ferha Estate) in December 1974, which at that time was found as an abandoned gun battery<sup>29</sup>. It is not known when the property stopped being used for military purposes.

Comparisons between the drawings of 1932 (Figure D.14) and the current situation on site show that a number of buildings were constructed after that date. It has been noted that some buildings and structures from 1932 have undergone modification, if not complete demolition, such that the estate could function as a medical facility (refer to drawings in Section 7).

Amongst the new buildings were small apartments, intended to house the remaining sufferers of leprosy. These were independent of one another. Accommodation consisted in a sitting room / bedroom, a small kitchenette and a bathroom (Figure D.15). Agricultural land was divided between the residents as a means of creating revenue for themselves. The residents received their medical care within the estate itself<sup>30</sup>.

The number of leprosy cases in Malta kept on decreasing, such that by 2001 the sole remaining patient was transferred to a geriatric hospital and Tal-Ferha Estate was closed.

Nowadays leprosy is considered to be extinct amongst Maltese inhabitants. The leprosarium was officially sealed in 2004<sup>31</sup>.

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<sup>28</sup> Savona-Ventura 2007, p. 2.

<sup>29</sup> Buttigieg, Savona-Ventura and Micallef Stafrace 2008:37

<sup>30</sup> Buttigieg, Savona-Ventura and Micallef Stafrace 2008:37

<sup>31</sup> Buttigieg, Savona-Ventura and Micallef Stafrace 2008:37

Figure D.15: Apartments built to house the leprosy sufferers



Source: Author

Figure D.16: Interior of typical apartment.



Source: Author



Figure D.17: Multi-purpose hall



Source: Author

### *Current Use*

Even before its closure in 2004, just when there were the first indications that the leprosarium was no longer needed on site, it was encouraged that the estate is put to a different use and not abandoned. In fact, policy GR03: Re-Use of Tal-Ferha Estate was put forward just in time when the Central Malta Local Plan was being drafted<sup>32</sup>.

Despite these efforts to rehabilitate the property, the estate has not been used ever since 2004. The site was prone to dumping, vandalism and squatters. In fact, nowadays it can be found in a derelict state.

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<sup>32</sup> Central Malta Local Plan 2006.

Figure D.18: Tal-Ferha Estate as per current period



Source: Author

## Existing Estate

### *Existing Layout*

The estate covers a total site of around 9,170 sq.m of which 1,340 sq.m is built-up area. Its grounds are enclosed by a 415 m perimeter wall, such that the property can only be accessed through a front gate from the access road.

The gate opens onto a wide passageway, which leads directly into an open space surrounded by buildings on all sides, most of which are one-storey high buildings. Two staircases on either end of the square lead onto the former gun platform, which runs along the back of the building and is surrounded by higher grounds further back.

The 1938 drawing (Figure D.14) clearly indicates the existence of underground spaces, all of which exist nowadays. At either end of the square one finds staircases leading to long vaults originally used as shell stores. Just behind the central hall one finds another staircase leading into a room previously used as a cartridge store. It is estimated that the underground spaces add up to approximately 700 sq.m.

The estate is also supplied with a 10,000 gallon (around 37,800 litres) well which is located at the front of the property, close to the former barracks. This well still fulfils its rain water collection to date. Another water tank could be found in one of the corner extremities of the boundary wall. The structure can still be seen to date.

Figure D.19: Aerial view of Tal-Ferha Estate (2015)



Source: Google

Figure D.20: North perspective view (2015)



Source: Google

Figure D.21: West perspective view (2015)



Source: Google

Figure D.22: South perspective view (2015)



Source: Google

Figure D.23: East perspective view (2015)



Source: Google



## Current State of Repair

Following a site visit in October 2015, the property can be described as being in a fair state of repair.

All buildings have been built with masonry stone walls, however the construction method for the different roofs differs. Older roofs consist of stone slabs supported by steel beams, whereas more recent roofs consist of reinforced concrete roofs. An interesting example of the latter are the occurrence of roofs where corrugated metal sheets were used as formwork (Figure D.24). Underground rooms are roofed over with masonry arched vaults. The majority of existing buildings are structurally sound in general, however remedial works are necessary to protect their structural integrity.

The estate is characterised with rusticated façades (tal- ġidra), typical of the British era. The existing façades are in a relatively good state of repair: little to no open joints can be seen and the stonework is still in good shape. Nevertheless, cleaning from biological growth and vegetation shall be required to prevent rapid deterioration. On the other hand, the boundary wall enclosing the estate is in a poor state of repair and requires immediate attention. Severe alveolar and powdering has resulted in the loss of stonework (Figure D.25).

The building fabric and roofs of some internal spaces are surprisingly in a good state of repair (Figure D.26), despite the estate being abandoned in 2014. Yet other rooms have suffered neglect and require considerable repair works due to the following:

- Cracks have propagated in walls (Figure D.27) due to settlement in the foundations, some of which are particularly acute (Figure D.28);
- Flaking paint on walls due to humidity and rainwater ingress (Figure D.29 and Figure D.30);
- Spalling of concrete column bases due to rising damp (Figure D.31);
- Spalling of concrete beams (Figure D.31), concrete roofs (Figure D.32) and corrosion of steel beams (Figure D.33) due to rainwater penetration;
- Collapsed roof in one of the porticos (Figure D.34).

A number of rooms have been exposed to fire. It is not known when the fire accidents have occurred nor why, however the carbonised black walls and ceilings are clear evidence of this (Figure D.35). The black crust on the stone walls can lead to further deterioration mechanisms, such as flaking and salt efflorescence, if left untreated. The steel beams which

support the roof slabs of these rooms may have lost some of their structural integrity due to heat (Figure D.36).

It has been noted that most apertures in buildings are missing, have broken glass panes (Figure D.37) or require extensive repair. Other apertures have been barred with stone masonry blocks (Figure D.38). Furthermore, even though electrical and water supply was once available in this estate, most of the buildings need upgrading in this regard.

Due to neglect over the years, vegetation is growing abundantly in the open spaces and footpaths (Figure D.39). In particular, dense vegetation has grown in the grounds surrounding the estate, such that access is difficult (Figure D.40).

Furthermore, generous amounts of abandoned furniture (Figure D.41) and other objects can still be found inside the different buildings, indicating also the possibility of occupation by squatters following the closure of 2004. Illegal dumping can also be noticed in the front end of the site (Figure D.42).

Figure D.24: Reinforced concrete roofs where corrugated metal sheets were used as formwork



Source: Author

Figure D.25: Part of boundary wall enclosing property



Source: Author

Figure D.26: One of the small apartments is still in a relative good state of repair



Source: Author



Figure D.27: Cracks in walls



Source: Author

Figure D.28: More acute cracks in walls



Source: Author

Figure D.29: Flaking paint on walls



Source: Author

Figure D.30: Signs of humidity



Source: Author

Figure D.31: Spalling reinforced concrete beams and columns



Figure D.32: Spalling of concrete roofs



Source: Author

Figure D.33: Corrosion of steel beams



Source: Author

Figure D.34: Collapsed roof of portico



Source: Author

Figure D.35: Carbonised walls and ceilings



Source: Author

Figure D.36: Steel beams exposed to fire



Source: Author



Figure D.37: Apertures with broken glass panes



Source: Author

Figure D.38: Apertures barred off with stone masonry blocks



Source: Author

Figure D.39: Vegetation growing around the buildings



Source: Author

Figure D.40: Dense vegetation growing in the estate ground



Source: Author

Figure D.41: Abandoned furniture



Source: Author

Figure D.42: Illegal dumping



Source: Author



## **Section 2: Conversion of Existing Estate**

### **Proposal Description**

It is being proposed that the existing estate is converted into a secure college, with facilities which are open to the community as well. The current configuration of the complex allows for the re-use of all buildings together with its surrounding grounds. The primary functions shall be as follows: residential accommodation for young teens together with relevant amenities, administrative blocks, education facilities, community hall, recreation centre, and landscaped open spaces. Parking facilities for staff and visitors shall be provided at the front of the estate.

#### ***Residential Accommodation***

The existing apartments previously used in 1974 to house leprosy patients shall be transformed into residences for young teens between 11 to 16 years of age. Males and females shall be allocated into separate wings on either side of the existing hall. It is envisaged that each module shall accommodate up to three young teens and a separate high-security apartment shall provide accommodation for teens with difficult behaviour.

Each apartment shall consist of a bedroom, study / living area and bathroom, with a floor area varying between 30 sq.m to 40 sq.m. At the back of each unit one shall find an individual outdoor area (Figure D.43) in order to recreate a family atmosphere as much as possible.

#### ***Catering Block***

At the western end of the open space one finds a 120 sq.m building (Figure D.44). The drawing of 1932 (Figure D.14) shows that the building did not form part of the original battery but was subsequently built when the complex started being used as hospital. It is proposed that this block is transformed into a catering facility to serve residents and staff. Space shall also be provided to allow supervised young teens to develop culinary skills.

#### ***Laundry Room***

At the eastern end of the estate one finds a small room of around 10 sq.m which was originally used as an oil and paint store. It is proposed that this room shall cater for the collection of dirty linen, which may then be taken off-site for cleaning.

Figure D.43: Proposed residential units with individual outdoor area at the back



Source: Author

Figure D.44: Proposed catering facilities (right)



Source: Author

### ***Maintenance Room***

Also at the eastern end of the property one finds another accretion to the original battery. A room covering a floor area of 35 sq.m shall be used for the maintenance and upkeep of the proposed college, particularly the landscaped areas at higher grounds.

### ***Prayer Room***

A prayer room shall be located in a secluded room at the north-western side of the estate. Its idyllic location on higher grounds (Figure D.45) provides an intimate space for the spirituality of both residents and staff. An adjacent outdoor area (Figure D.46) shall be converted into a reflection garden to serve both mind and soul.

### ***Administration Block***

The administration block shall be located soon upon entering the estate. The current single-storey building (Figure D.47), formerly used to accommodate the guard room and prisoners' room amongst others, covers a floor area of 170 sq.m. Its location is ideal to oversee the residential wings just opposite. It shall provide space for three offices, one for the director and two for up to six members of staff, together with a small meeting room. Other ancillary facilities such as a store, sanitary facilities and kitchenette can also be provided for.

### ***Offices for Professional Care***

Adjacent to the proposed administration block is a smaller building (Figure D.48), with a floor area of 67 sq.m, which is suitable to accommodate offices for the professional care of the residents, such as a doctor, counsellor and spiritual director. The proposed offices can take up to five professionals at one time.

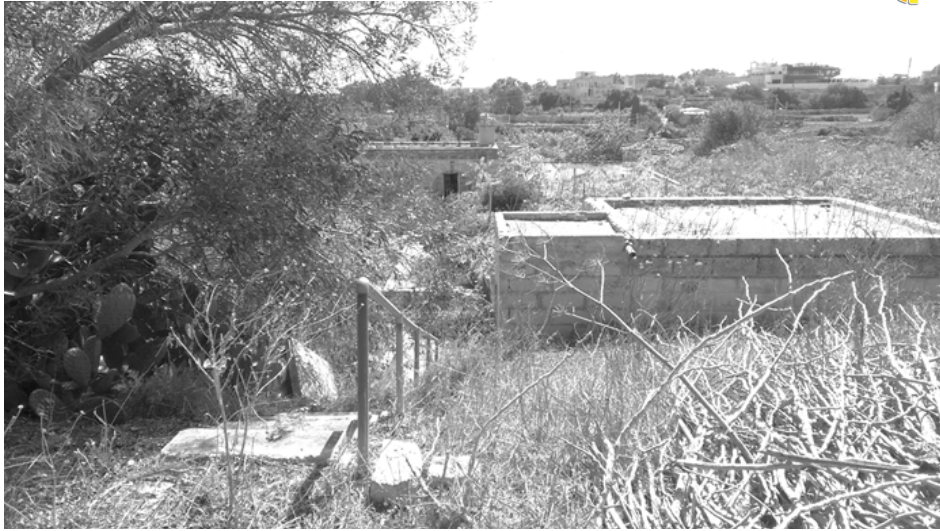
### ***Staff Dormitories***

The former artillery store at the eastern end of the battery shall be used as a dormitory for the night staff. The current building, including the later addition after 1934 (Figure D.49) covers a floor area of around 140 sq.m and shall provide beds for four members of staff.

### ***Education Facilities***

The former barracks (Figure D.50) located close to the main entrance shall accommodate the education facilities of the proposed college. The current 190 sq.m building shall provide space for up to six small classrooms, most of which shall have an adjacent bathroom and store. The education facilities (Figure D.51) shall be open for the use of the community when not in use by residents.

Figure D.45: Proposed prayer room located on higher grounds



Source: Author

Figure D.46: Proposed location for reflection garden



Source: Author



Figure D.47: Proposed administration block



Source: Author

Figure D.48: Proposed offices for professional care



Source: Author



Figure D.49: Proposed staff dormitories



Source: Author

Figure D.50: Former barracks to be converted into classrooms



Source: Author

Figure D.51: Proposed education facilities



Source: Author

### ***Training Workshops***

In addition to the small classrooms it is proposed that a number of garages, situated at the eastern side of the estate and covering a floor area of 50 sq.m, shall be converted into five training workshops for small groups. These shall provide space for the tuition of more practical subjects such as arts and crafts. The training workshops shall also be available for the use of the community when not in use by residents.

### ***Community Hall***

The 150 sq.m hall at the centre of the former parading space, facing the main gate, shall continue functioning as a multi-purpose hall. It shall cater for the needs of the residents and community, on different occasions and during different times of the day. The following are some of the proposed uses of this community hall: visiting centre for the families of residents, education and training centre for larger groups, indoor games room, assembly hall for conferences and functions.

### ***Gym / Sports Area***

To make full use of the available spaces on site, it is being proposed that one of the former underground shell stores is transformed into a small gym / sports area, of around 55 sq.m, for the use of both residents and the general public.

Figure D.52: Proposed training workshops



Source: Author

Figure D.53: Further spaces for training workshops



Source: Author

Figure D.54: Proposed community hall facing main gate



Source: Author

Figure D.55: Vaulted shell store to be transformed into an audio-visual room



Source: Author



### ***Audio-Visual Room***

A second shell store located on the east end (Figure D.55) of the former gun platform shall be transformed into an audio-visual room for the enjoyment of both the young teens and the community.

### ***Theatrical Space***

The former underground cartridge store shall be transformed into a theatrical space for small productions and drama classes. Its location immediately behind the community hall shall offer a direct link for the community to also enjoy this area.

Figure D.56: Proposed vaulted theatrical space



Source: Author



## Description of Works

### *General works method statement*<sup>33</sup>

In view of the existing cracks in a number of buildings due to settlement, it is recommended that a widespread geotechnical investigation is carried out to determine the nature of the subsoil beneath these buildings. The outcome of the geotechnical investigation can have a bearing on the methodology adopted, thus it is essential that this investigation is carried out prior to any further works.

### Phase 1

General clearance of the site should be carried out in order to make the site safely accessible to both workers and equipment. The first phase of works shall concern most buildings and outdoor spaces except for those underlying below ground level. It is proposed that a number of derelict buildings, which do not pertain to the original battery but still need to be used, are demolished and rebuilt accordingly in stone walls and reinforced concrete roofs. Special attention should be paid when carrying out works immediately adjacent to historic structures.

Older, more historic buildings shall be carefully restored following a restoration method statement. Historic roofs shall not be demolished but meticulously dismantled, cleaned and reconstructed.

Care should be taken to rendering the roofs of all buildings water-tight, such that future deterioration due to rainwater ingress is prevented. Moreover, remedial action needs to be taken against rising damp in walls.

Following the completion of the above works, other trades can move in to service, finish and furnish the property.

### Phase 2

The second phase of works involves the conversion of underground spaces into recreation facilities. These spaces are historic and belong to the original fabric of the battery, thus great care should be taken in restoring these unique spaces.

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<sup>33</sup> The works method statement is subject to approval from the relevant authorities.

### Estimate of Works

The following is an estimate of the works required for the completion of Phase 1 and Phase 2.

Table 1: Estimate of Works

	Title	Net (€)	VAT (€)	Total (€)
A	MEPA Application Fees	141,943.30	-	141,943.30
B	Professional Fees	174,375.00	31,387.50	205,762.50
	Phase 1			
C	Civil Works	517,070.00	93,072.60	610,142.60
D	Mechanical & Electrical Works	118,400.00	21,312.00	139,712.00
E	Finishes	191,000.00	34,380.00	225,380.00
F	Apertures	88,800.00	15,984.00	104,784.00
G	Furniture	88,800.00	15,984.00	104,784.00
H	External Areas	571,400.00	102,852.00	674,252.00
				1,859,054.60

	Title	Net (€)	VAT (€)	Total (€)
	Phase 2			
I	Restoration of Underground Spaces	230,000.00	41,400.00	271,400.00
J	Mechanical & Electrical Works	61,600.00	11,088.00	72,688.00
K	Finishes	69,300.00	12,474.00	81,774.00
L	Apertures	46,200.00	8,316.00	54,516.00
M	Furniture	46,200.00	8,316.00	54,516.00
				534,894.00

### *Summary*

	MEPA Application Fees	141,943.30	-	141,943.30
	Professional Fees	174,375.00	31,387.50	205,762.50
	Phase 1	1,575,470.00	283,584.60	1,859,054.60
	Phase 2	453,300.00	81,594.00	534,894.00

GRAND TOTAL		2,741,654.40		
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## **Programme of Works**

It is envisaged that the project shall be completed within approximately 20 months; this includes all works required from conceptual design to certification of works. The following Gantt chart (figure D.57) is a representation of the projected time required to complete each different task.

## **Section 3: Conclusion**

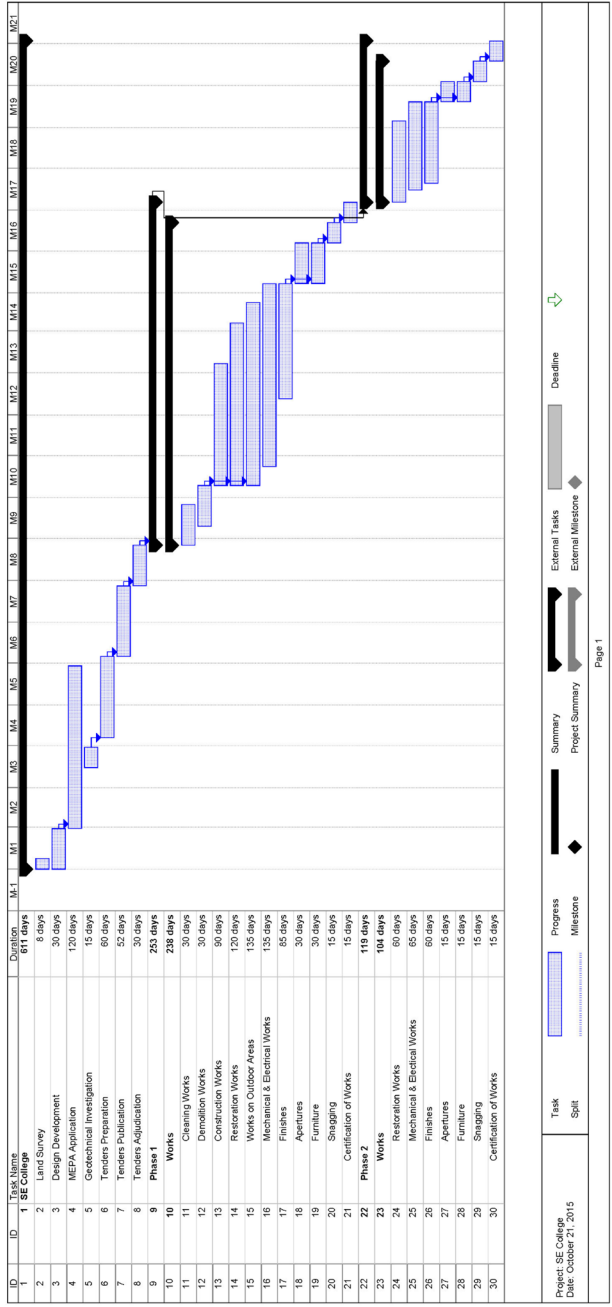
The existing estate at Tal-Ferħa can provide an impeccable environment for the aims of SeCollege to be reached. Its openness due to the former parade square at the centre, the vast grounds all round, and its tranquil location overlooking a valley, provide an open and unrestrictive environment to accommodate young teens. Yet the existing walls enclosing the site offer the required security. The configuration of the existing buildings can be transformed seamlessly to provide all the administrative, educational and recreation facilities required for a secure college to operate successfully.

The location of the estate, close to the residential community and the town centre of Għargħur shall help in bringing the proposed college closer to the community. It is easily reached via public and private transport, which makes it more viable to be used by the community as well. This shall also help in the integration of the residing teens with society. Furthermore, one must not neglect the historical value of this property, which unfortunately as is, is not being appreciated. On the contrary, leaving such an estate to disuse can have terrible consequences on the lifetime of the existing structures. If the property is left abandoned, the current buildings shall undergo further damage, which can be irreparable or at worst can result in the complete loss of part of our historical assets.

## **Section 4: References**

- Buttigieg, G.G., Savona-Ventura, C., & Micallef Stafrace, K.. (2008). History of Leprosy in Malta. *Malta Medical Journal*, 20(2), 34-38.
- Savona-Ventura, C., (2007, April). Leprosy. *Ordo Sancti Lazari Newsletter*, p. 2.
- MEPA, (2006). *Central Malta Local Plan*, Floriana, Malta.
- MEPA, (2015). *MEPA Geographic Information System*. Retrieved October 2015 from <http://www.mepa.org.mt/mepa-mapserver>.

Figure D.57: Programme of works for the Conversion of Battery & Medical Facility into a Secure College with Community Facilities





## Section 5: Annex

Figure D.58: Extract from the Central Malta Local Plan, 2006

### **GR03 Re-Use of Tal-Ferha Estate**

MEPA, in conjunction with other relevant agencies, will support the future re-use of the Tal-Ferha Estate, as indicated in the Gharghur Area Policy Map, for the following possible uses:

- i. A field site for environmental interpretation and education;
- ii. Indoor sports facilities using existing buildings only;
- iii. An Eco-tourism project;
- iv. A youth hostel but excluding a hotel; and,
- v. Government agencies or institutes and an embassy.

This development shall be subject to the following conditions:-

1. The re-use of this site is subject to the prior approval by the Health Authorities;
2. The retention, re-use and appropriate rehabilitation of the military barracks structures and buildings shall be sought by MEPA. Only minor alterations and extensions to the existing structures and buildings may be considered by the Authority provided that they are located within the confines of the site and provided that the interventions do not compromise the integrity of the existing buildings of historical/architectural value; and
3. Built development shall not exceed the height of two floors without semi-basement above existing ground level.

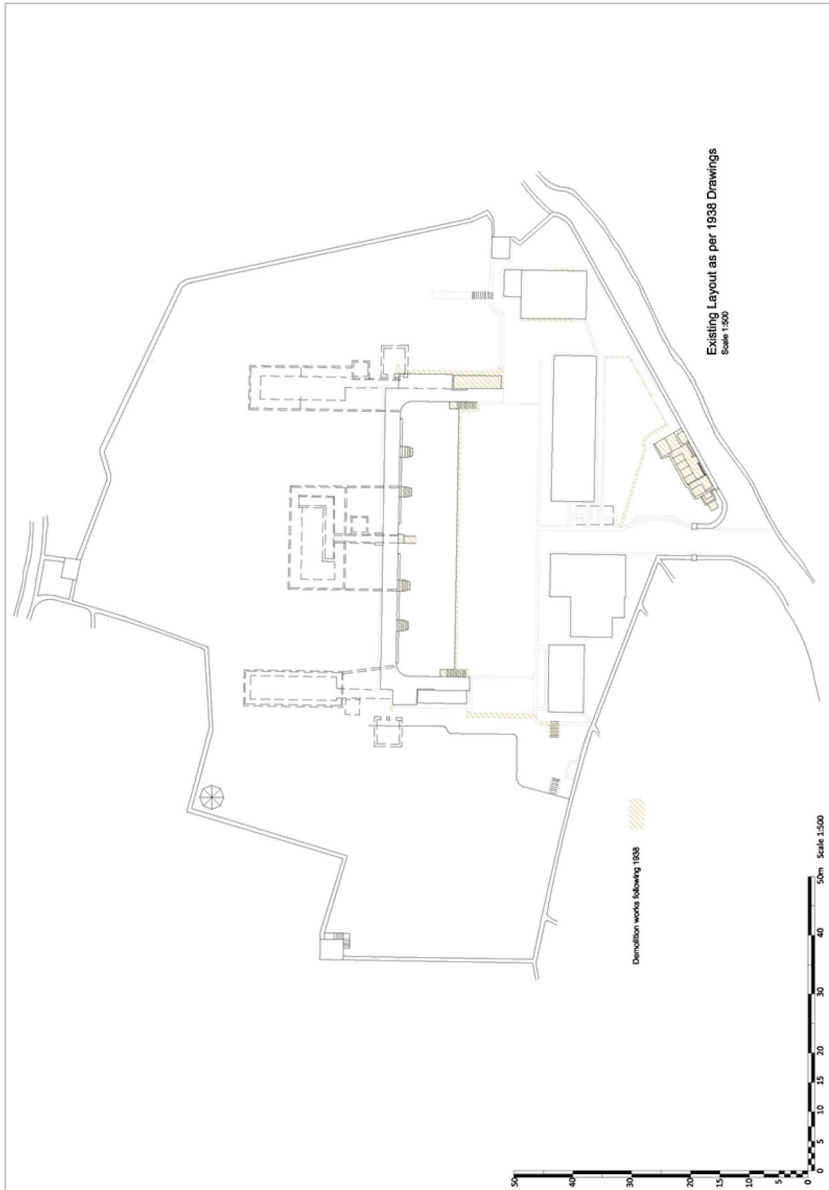
7.1.9 The Tal-Ferha Estate is a government owned site located next to Wied Piswella. The site originally served as a military barracks and was subsequently used as a Medical Facility. Since there are indications that the use of the site as a hospital is being phased out during the Local Plan period, the opportunity exists for the appropriate and sensitive reuse of the buildings. The site is ideally located within the ecologically and scientifically important valley systems within the rural setting of Gharghur. It is therefore suitable for an environmental interpretation, education and field study centre. Alternatively, the site is also suitable for sports related uses, an Eco-tourism project and other uses as specified in the policy since it can capitalize on the site's setting within the surrounding valley and countryside.

Source: MEPA

## Section 6: Drawings

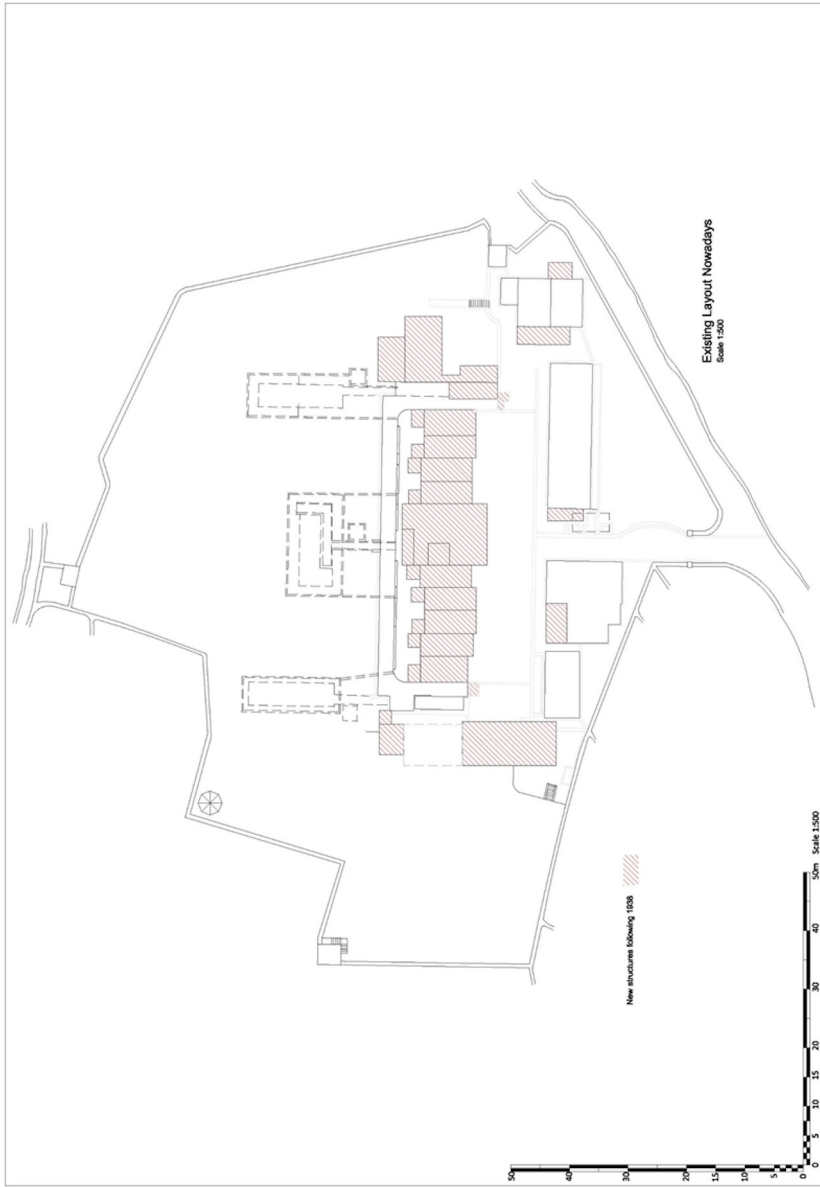
- |           |   |
|-----------|---|
| Drawing 1 | Drawing 1 - 1938 Layout compared to current |
| Drawing 2 | Drawing 2 - Current layout compared to 1938 |
| Drawing 3 | Drawing 3 - Proposed Layout                 |

Drawing 1 - 1938 Layout compared to current





Drawing 2 - Current layout compared to 1938



Drawing 3 - Proposed Layout

