



THE
WATERCOURSE

INTRODUCTION

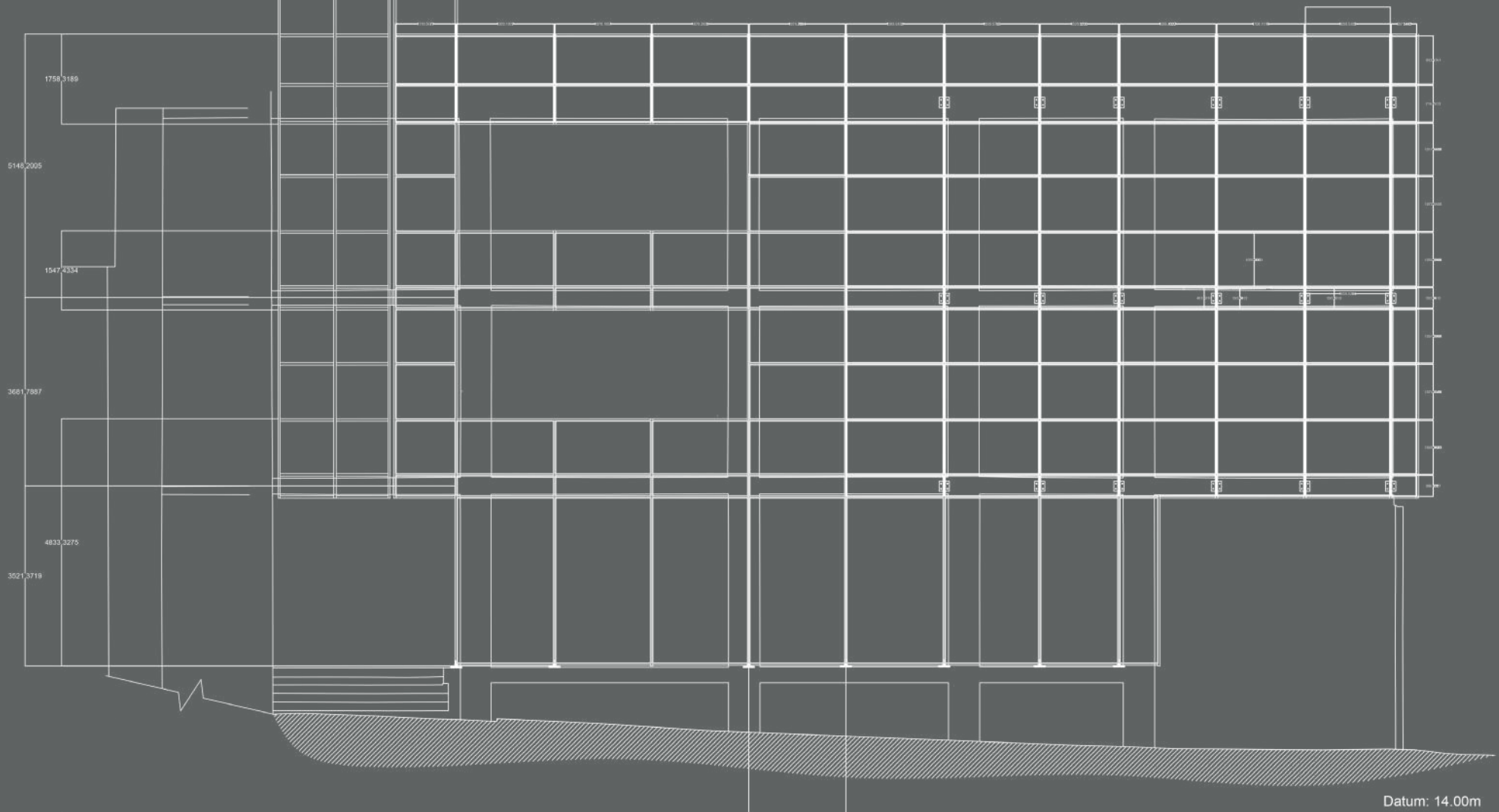
BT Commercial ventured into the property sector in 2008, through a number of joint venture projects, with established names in the industry. BT Group's own new premises, The Watercourse in Mrieħel, includes offices, showroom and stores for own use as well as extensive office space for rental.

New on the market, this modern property is situated in Mrieħel. It is finished in very high standards. The property is located close to the Malta Financial Services Authority and forms part of the commercial area of Mrieħel, soon to be one of Malta's top commercial financial districts now called The Central Business District.

The property is close to all amenities and close to the Birkirkara Residential area. Spread over several floors, the property consists of 5 underlying car parks, showroom space with offices on level zero, and another 3 levels of office space.

The building will be finished in a high standard and will include all common area finishes, lifts, air-conditioning, tiling, ventilation and restrooms. Electrical supply will be provided.





FEATURES

ACCESSIBILITY

- Located in Mriehel, Central Business District
- Two independent access methods from two independent roads, entrance from Triq L-Imdina down the road from Farsons and another from Triq L-Esportaturi which is just in front of the new development The Quads.
- Malta financial service authority is within walking distance
- Independent access and not shared with other offices
- Bus stops within short distance



TECHNICAL DETAILS

- Good Internal height (3.3 mtrs).
- Floor space of 2700mtrs sqm on each floor, two floors are available.
- Ample space in verandas.
- Well lit, in all areas and has access to natural lighting. Skylights and shafts are well planned for natural light and services.
- Generators will supply 80 % of the whole office requirements including air-conditioning and lifts.
- Planned access to goods-lift for transportation of certain items and materials within the offices.
- Parking facilities in basement garages, with lifts leading to offices.
- 5 x 15/17 passenger lifts in different areas of the building for easy and segregated access.



FACILITIES

- Comfortable Parking up to 45 spots per each level
- Electrical car charging facilities.
- Disabled Parking
- Echo friendly, Photo-Voltaic installation on roof.
- Echo friendly as the building will have second class water for the use of toilet flushing's and other use, source is natural ground water.
- Building includes all around CCTV equipment, recording 24/7 for security purposes.
- Optional Security / Receptionist facility.
- Access controls thought the building using cards.



FINISHINGS


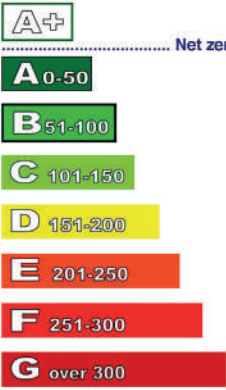

- Highly finished common areas.
- High-end lighting in the common areas
- Marble lobby floors and walls
- Flat slab ceiling - no restrictions to beams, so services will be laid in a better way.
- Sound insulation



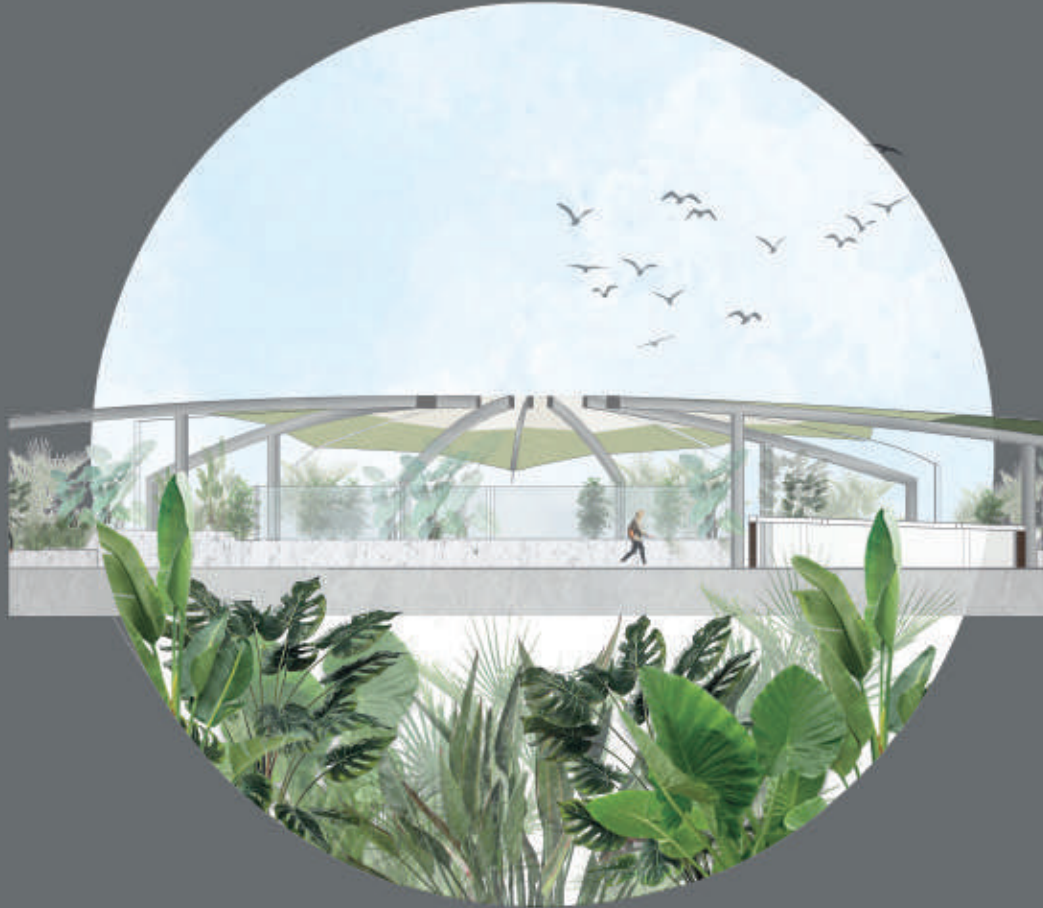
SUSTAINABLE BUILDING

The premises is fitted out to the highest standards with a focus on energy efficiency and eco-friendly elements incorporated in the design. Such as:

- Ventilated Roof (IGLOO Ventilation)
- 2nd class water plan – pump station at level -5 to provide non-sanitary water supply
- The Atriums provide natural lighting
- Skylights and shafts are well planned for natural light
- All external appretures and glass used in the builing offer the necessary thermal break
- Glass supplied is manufactured by the most advance glass technology
- All the parkings are equipped with electrical car charging points
- Green Roof Project under design and proposed to be completed by 2021

 BUILDING REGULATION OFFICE <small>bro.gov.mt</small> ENERGY PERFORMANCE CERTIFICATE OF BUILDINGS MALTA	Certificate Reference Number: N 0002 00025 1907 / 2021 Registration Date: 19 July 2021 <small>Registered by the Building Regulation Office in accordance with Legal Notice 376 of 2012</small>
Rating Type: Asset Building Type: Offices and Workshop businesses Useful Floor Area: 13046 m ²	
Building Primary Energy Use: 207 kWh/m ² .yr	
Building CO₂ Emissions: 53 kg/m ² .yr	
Less CO₂ emissions	
 <p>Net zero CO₂ emissions</p> <p>79 EPC rating for this building</p>	
More CO₂ emissions	
Assessor Details Name: Ing. Johan Aloisio Registration No: N 0002 Signature and Stamp:  <small>ECL CONSULTING ENGINEERS ING. JOHAN ALOISIO WARRANT NR: 759</small>	Expiry Date of Certificate 19 July 2031 <small>This certificate is valid for a maximum period of 10 years from the date of registration provided there are no construction, fittings, or equipment changes in the building during this period.</small>
<small>+356 9986 8282 EJA@ECLCE.COM Page 1 of 2 The Energy Performance Certificate was produced by assessment software iBEMmi v4.2 c using calculation engine iBEMmi v4.2 a.0.</small>	





The Living Roof of Tomorrow

BT Commercial



1. Biophilic Design

Biophilic design seeks to connect our inherent need to affiliate with nature in the modern built environment. A stream of the theory of biophilia, biophilic design, recognizes that for the majority of our species' evolution has occurred through an adaptive response to the natural world rather than artificially manmade forces.

Therefore, we are biologically encoded to associate with natural features and processes which remain instrumental to peoples' wellbeing in terms of both physical and mental health.

Since our present "natural habitat" consists of the built environment, where we spend most of our time, biophilic design seeks to satisfy our need to affiliate with nature within modern buildings and cities with the fundamental goal of creating a worthy habitat for people as biological organisms occupying modern structures and communities.

Biophilic design nurtures our emotional attachment with nature, providing a space which allow for such attachments to be expressed allows for motivation and productivity to cultivate.

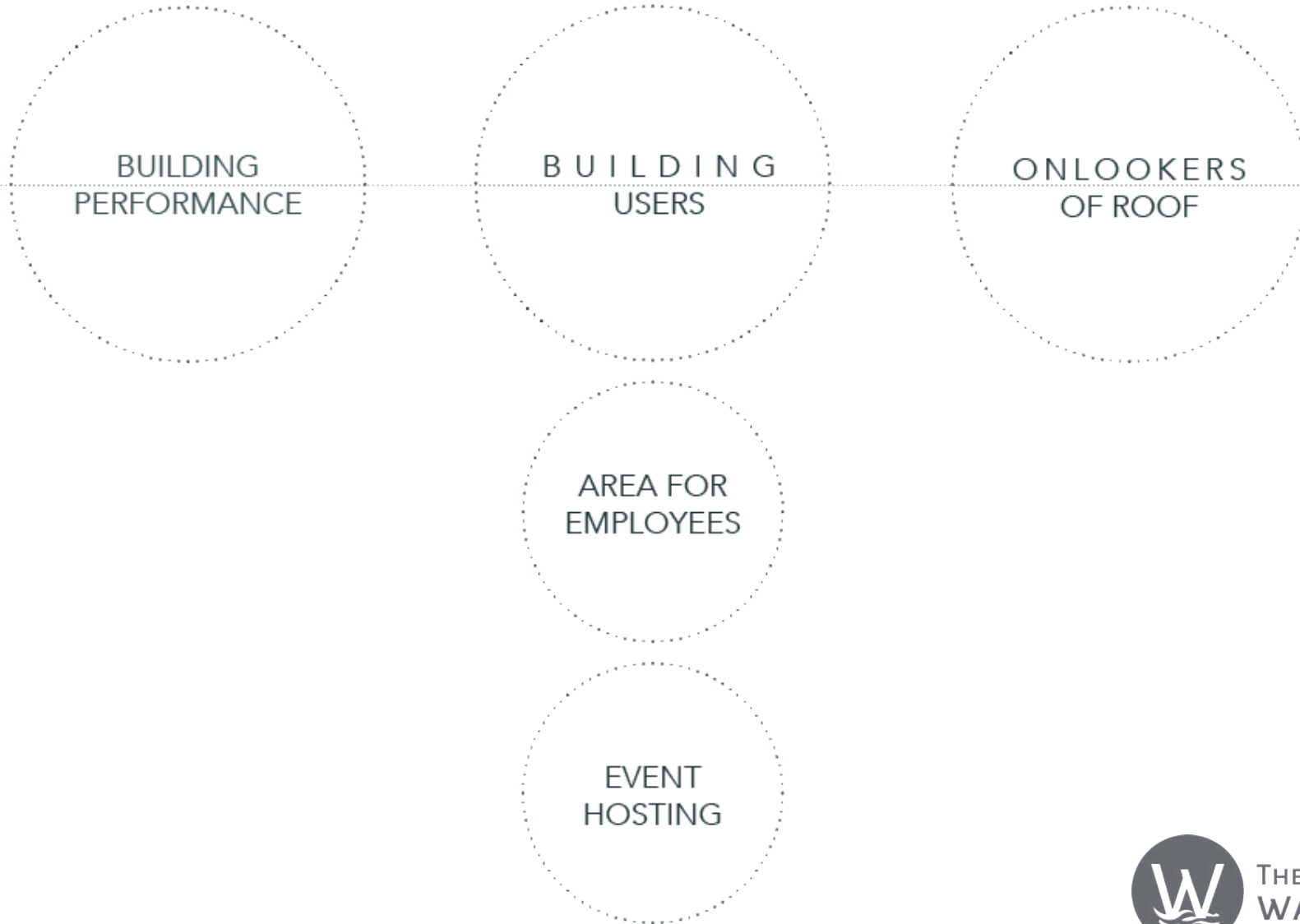
The inclusion of biophilic design allows for positive and sustainable interactions and relationships between people and the natural environment.

Since Humans are considered to be a deeply social species whose security and productivity are dependent on positive interaction, biophilic design is a tool at our disposal to encourage such interactions

2. Design Proposal

- 2.1 Project Drivers
- 2.2 Design Concept
- 2.3 Vegetation + Materiality
- 2.4 Ambience
- 2.5 Visuals

2.1 Project Drivers





2.2 Design Concept

The design of the roof top features an introduction of green pockets. Such green areas are provided at different heights allowing for a more dynamic and staggered visage. Having irregular pockets of green coupled with the chosen vegetation gives the users the opportunity to full immerse themselves within the spatial experience of the roof top. In addition, the living roof allows for users of adjacent buildings to gaze upon its irregularity breaking away from their mundane vistas.

The spatial context of the roof incorporates areas which can be used by the employees and users of the BT commercial entity, the new staggered green pockets and turfed areas allow for unobvious seating for its users, giving them the opportunity to be immersed within the greenery rather than having specific and generic seating.

A play on colour is to be incorporated within the canopy design, this allows for a more interesting visage for the users of the surrounding buildings, allowing said users to experience a more compelling view.

2.3 Vegetation + Materiality

The chosen vegetation was carefully studied in order to better understand the symbiotic relationship between the environment of the roof top and the chosen plant.

During the initial design of the oasis it was apparent that the design success of any garden was closely tied with the educated decision of choosing of the right vegetation. It is vital that for a successful design a mix of different type of vegetation should be incorporated.



Sun + Wind
Protection

High Shrubs



Area
Definition

Low Shrubs



Changing
Colours +
Scents

Perennials



Light
Manipulation +
Movement

Ornamental
grass



Surface Texture

Lawn

Different types of vegetation were also chosen giving attention to the different heights of the plants in order to create a more dynamic ambience. However scents were also a contributing factor to the position of specific plants, incorporating perennial plants such as Lavander close to the areas to be used by the employees as scents from such plants are known for the ability to reduce stress, whilst Lemon Grass (cymbopogon citrus) and Citronelle (Cymbopogon Nerdus) were also incorporated close to seating areas. Additionally, incorporating alocasia and schefflera in places where users will be seated, the length of such plants allow for the immersion of the users within the space. In addition, shading trees such as dwarf myrtle trees are also to be incorporated.

Each vegetation chosen was placed strategically depending on the plants' hardiness level and its relationship to the sun.

In addition to providing shade to the patrons, the introduction of the canopy allowed for the inclusion of other types of vegetation which would flourish in shaded areas.





Wood Plastic Composite



Natural Stone Tiling



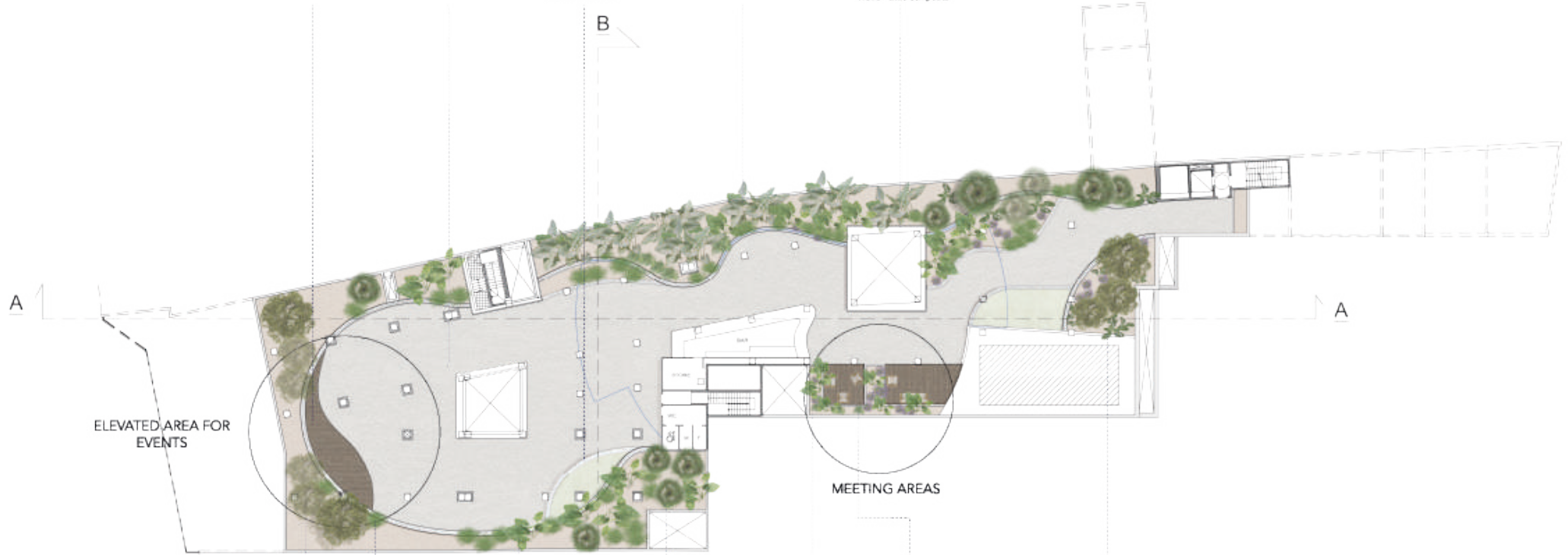
Travertine



Alcornoque



Cladding of each structure using WPC Wood Plastic Composite



Dwarf Myrtle Tree



Cymbopogon Nardus



Coccoloba Esculenta



Chamaecyparis Humilis



Lavendula

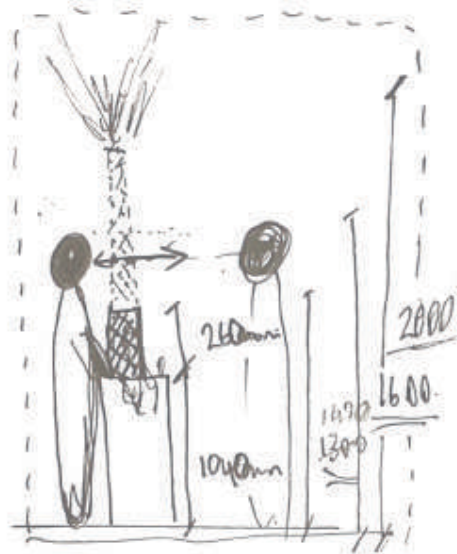


Schefflera



Steritzia Reginae

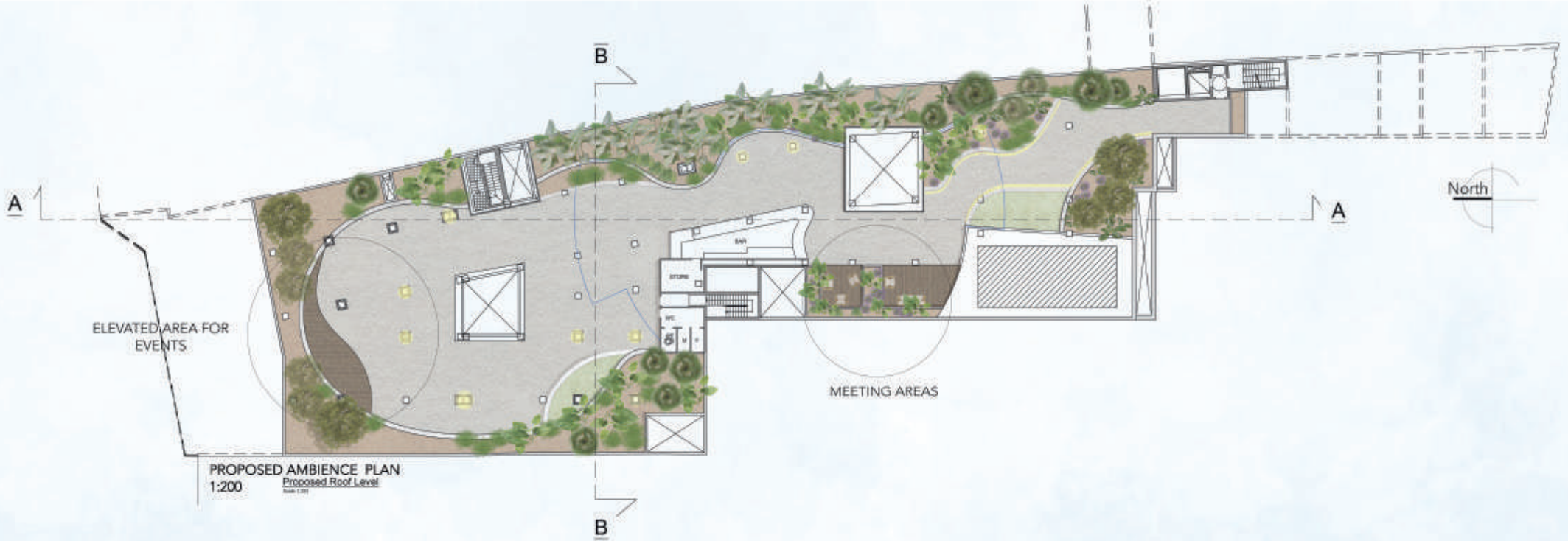




2.4 Ambience

The ambience of the spatial environment is very much dependent on the lighting strategy chosen. Consideration was taken as to the type of experiential value the space had to offer its users.

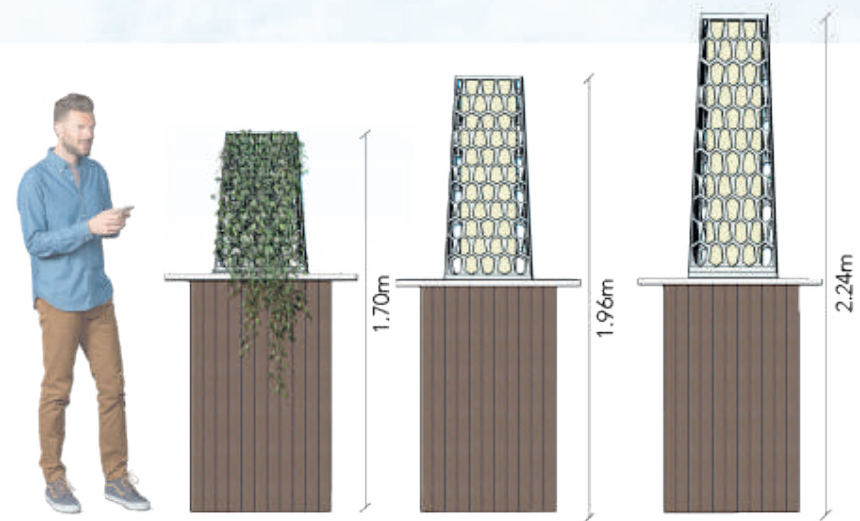
Ergo, path lighting was strategically chosen to illuminate areas which are to be prominently used during the daytime, whilst column like lighting was incorporated methodically across the space. Additional column like lighting was added within the areas to be used mainly during the evening and night time.



Slender column like sculptures designed at different heights are placed strategically throughout the area. Such sculptures serve various functionalities.

Three heights are provided, whilst all three provide a surface where patrons may rest their drink, the two taller ones also serve an illuminating purpose. On the other hand the shorter one incorporates a vertical creeper, allowing the plant to creep its way through the CNC cut pattern of the sculpture.

The bottom of the sculpture is clad with WPC placed vertical, in order to draw the eye of the viewer upwards, allowing for the sculpture to appear more slender.

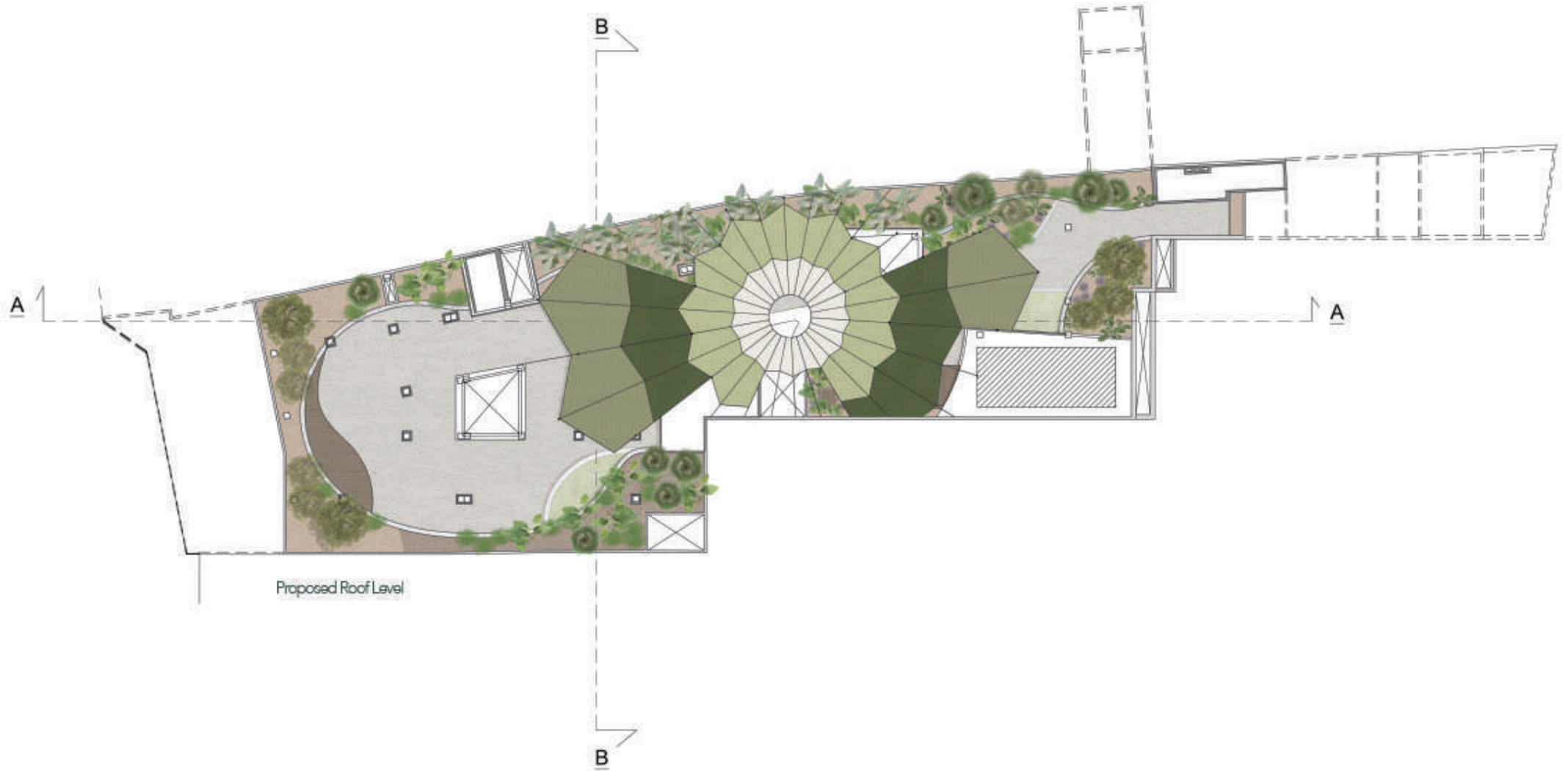


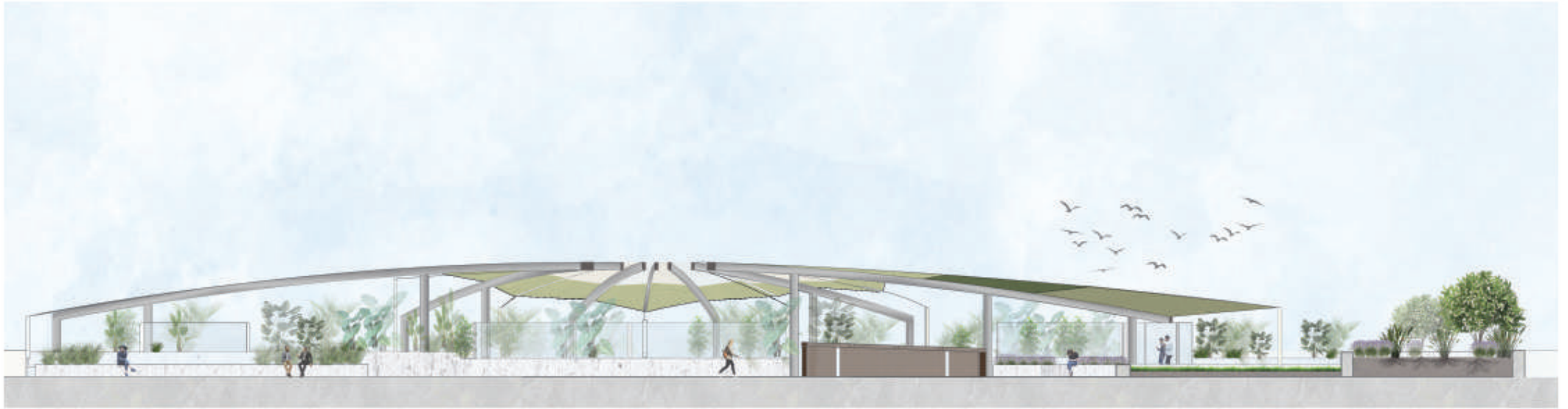
An aerial photograph of a city with a dense urban landscape. A specific building in the center-right is highlighted with a semi-transparent green overlay, indicating a roof garden project. The surrounding buildings are mostly multi-story structures with flat roofs. The sky is clear and blue.

2.5 Visuals

- 2.5.1 Roof Garden Plan
- 2.5.2 Roof Level
- 2.5.3 Section AA
- 2.5.4 Section BB
- 2.5.5 3D Renders







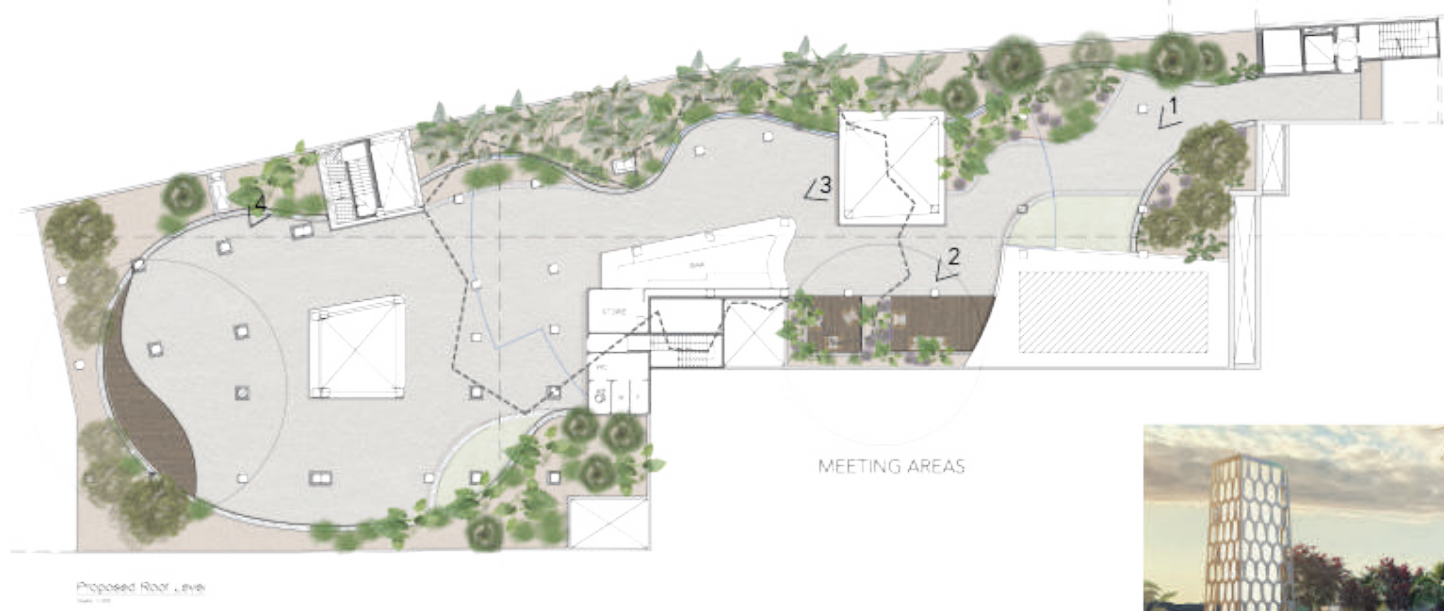
Part Section AA



Section AA



Section BB



Visual 4



Visual 1



Visual 2



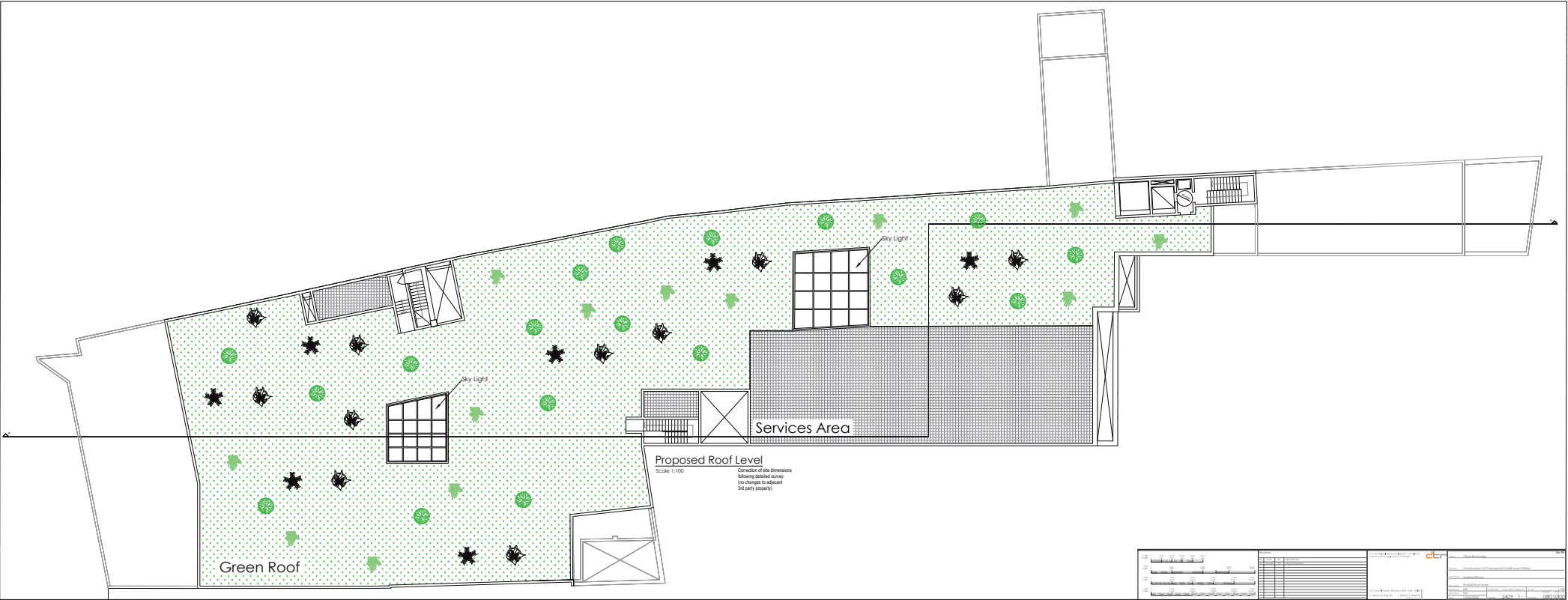
Visual 3



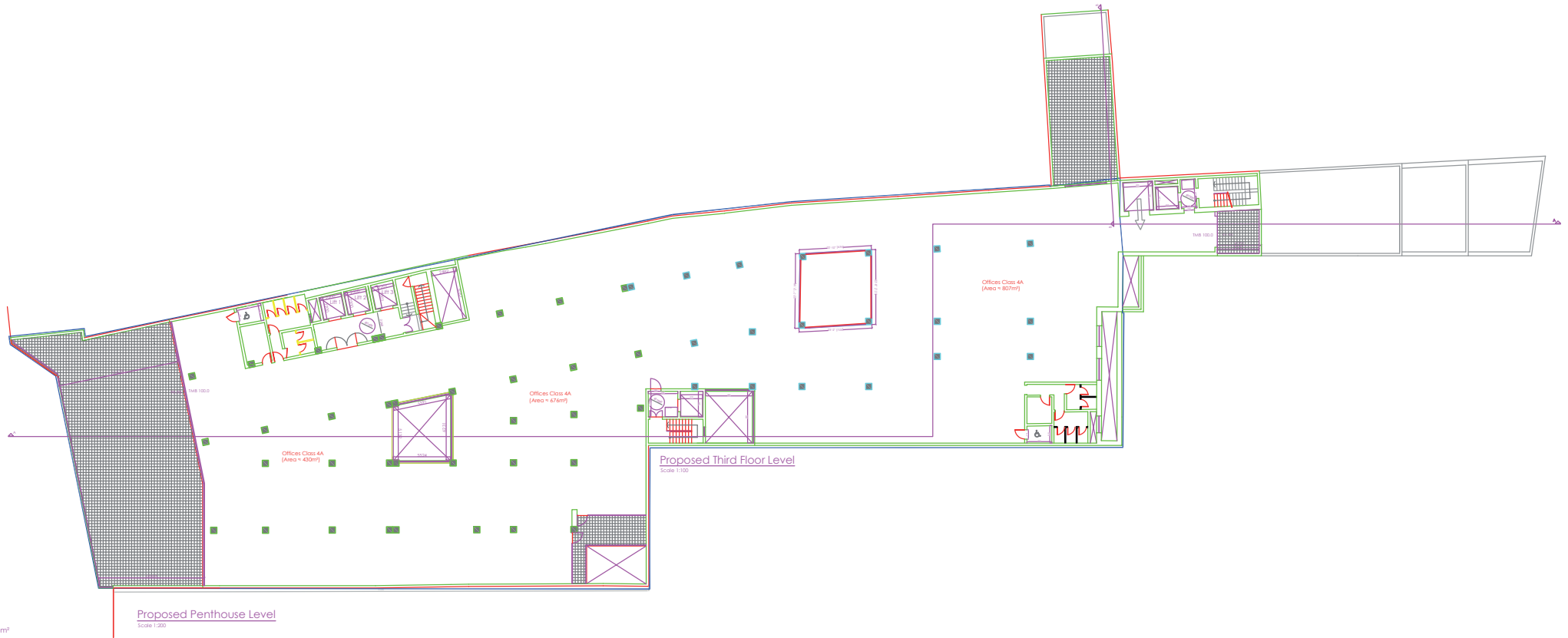




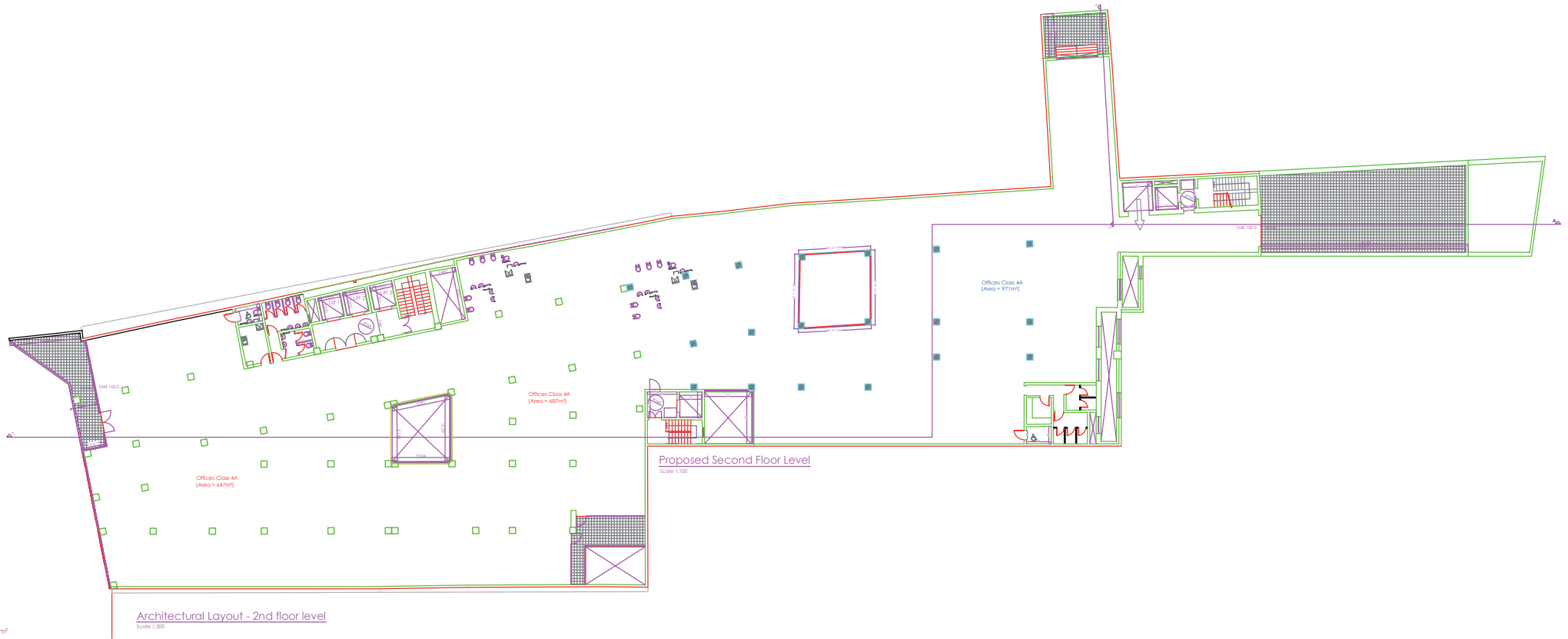
PLANS



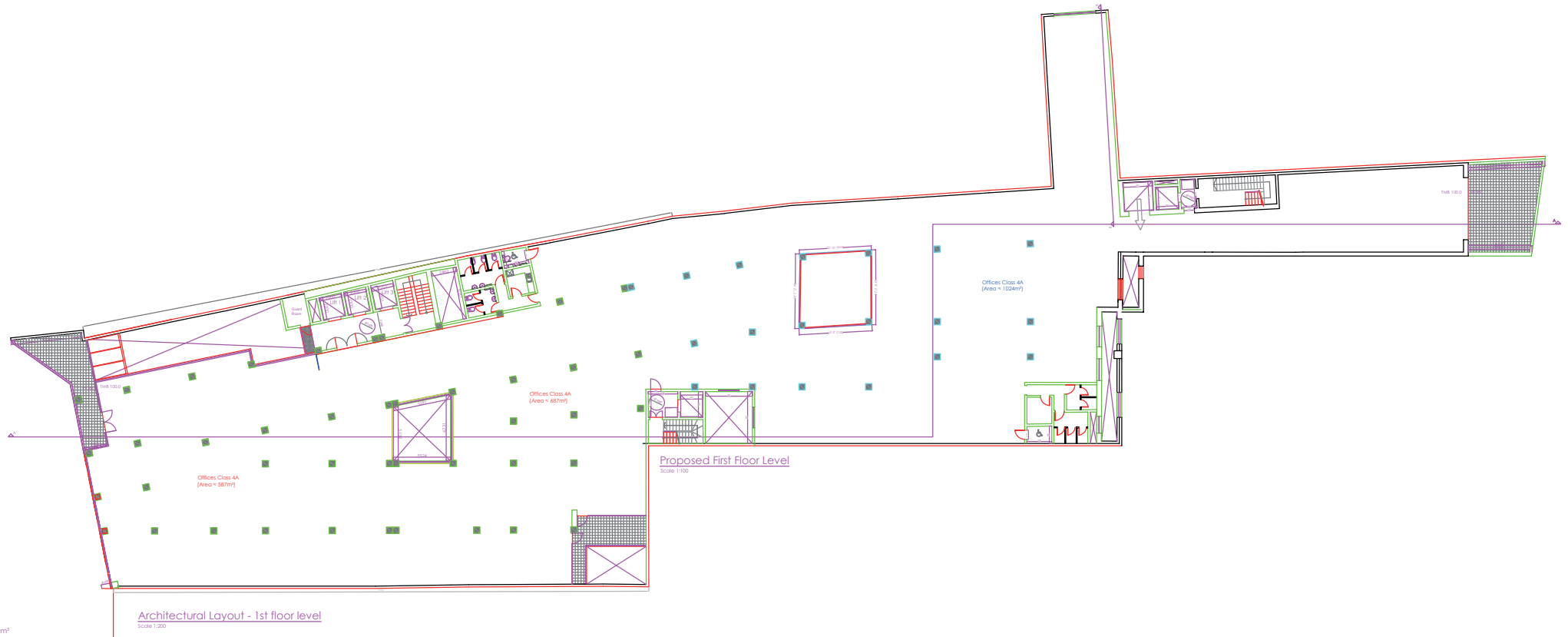
FLOOR PLAN: ROOF



FLOOR PLAN: LEVEL 3



LAST FLOOR AVAILABLE

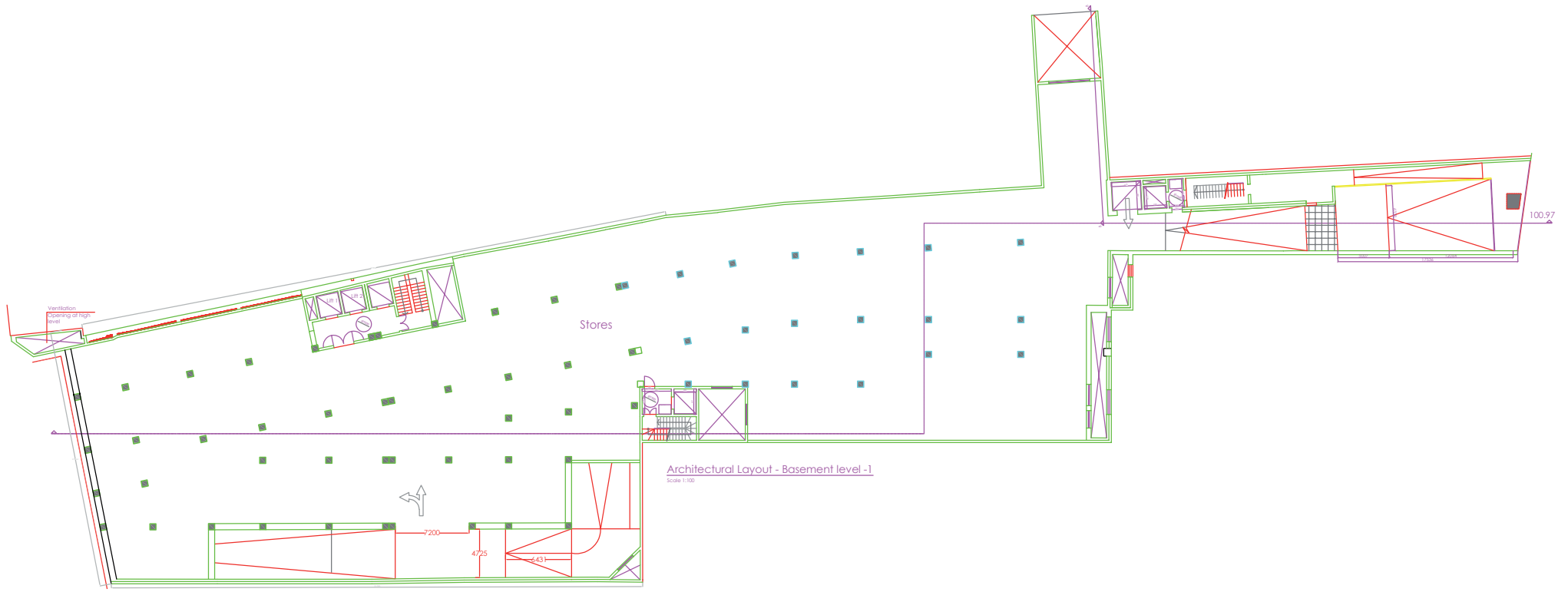




Architectural Layout - Ground floor level
Scale 1:200

Proposed Ground Floor Level
Scale 1:100

FLOOR PLAN: GROUND FLOOR & 2 LEVELS OF SMALL OFFICE SPACES

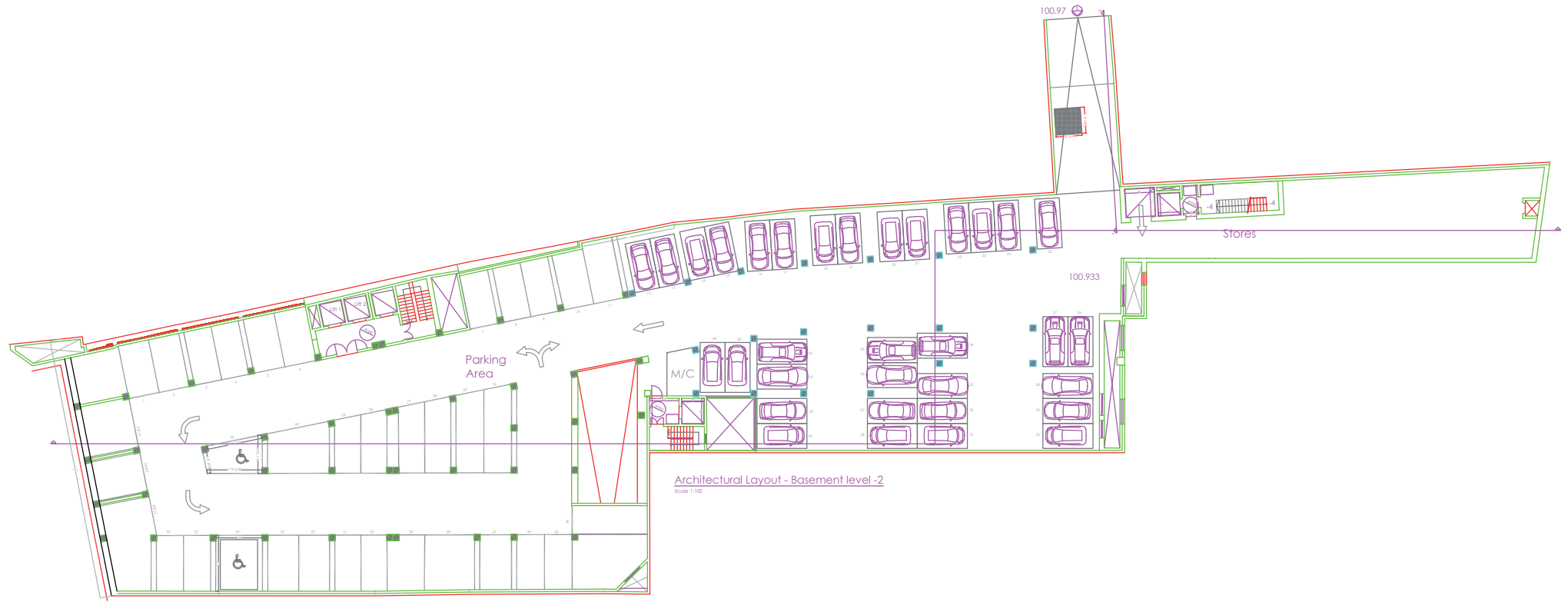


Architectural Layout - Basement level -1
Scale 1:100

Architectural Layout - Basement level -1
Scale 1:200

Parking - 2390m²

FLOOR PLAN: PARKING LEVEL -1



Architectural Layout - Basement level -2
Scale 1:100

Architectural Layout - Basement level -2
Scale 1:200

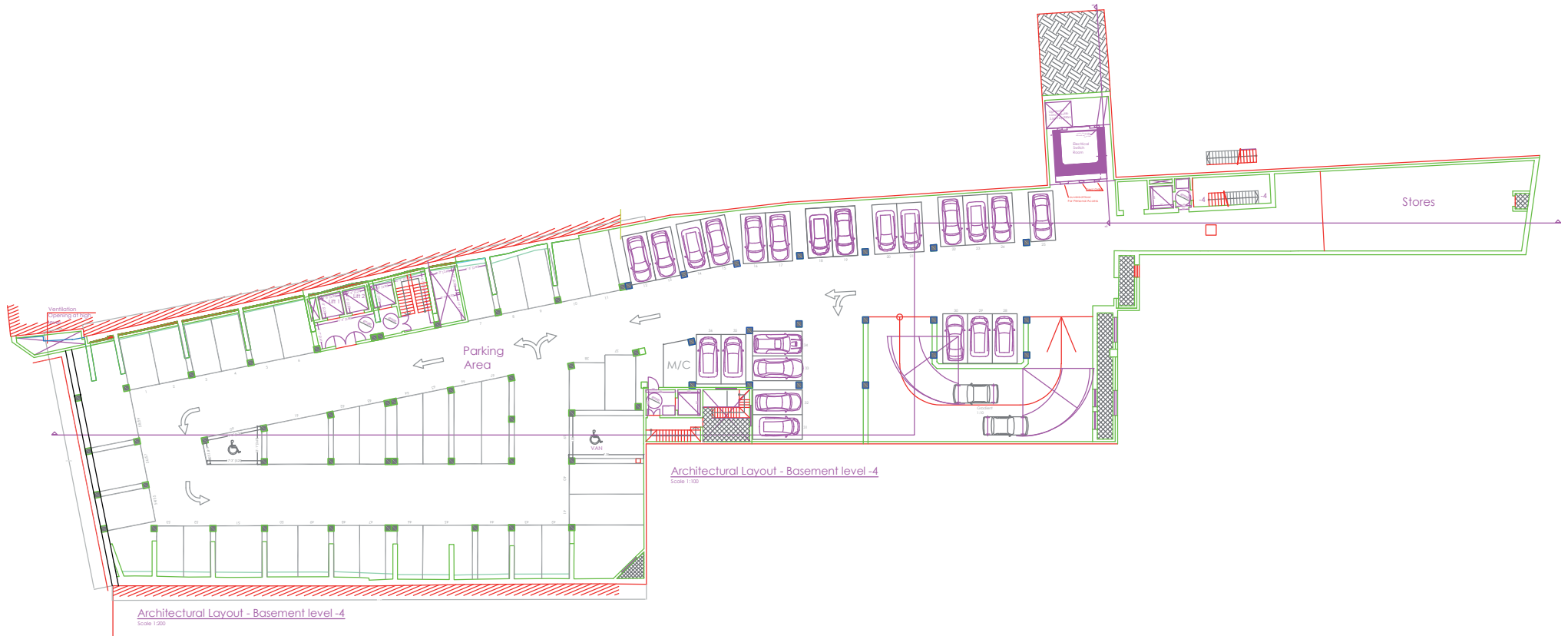
Parking - 2558m²
Store - 92m²

FLOOR PLAN: PARKING LEVEL -2



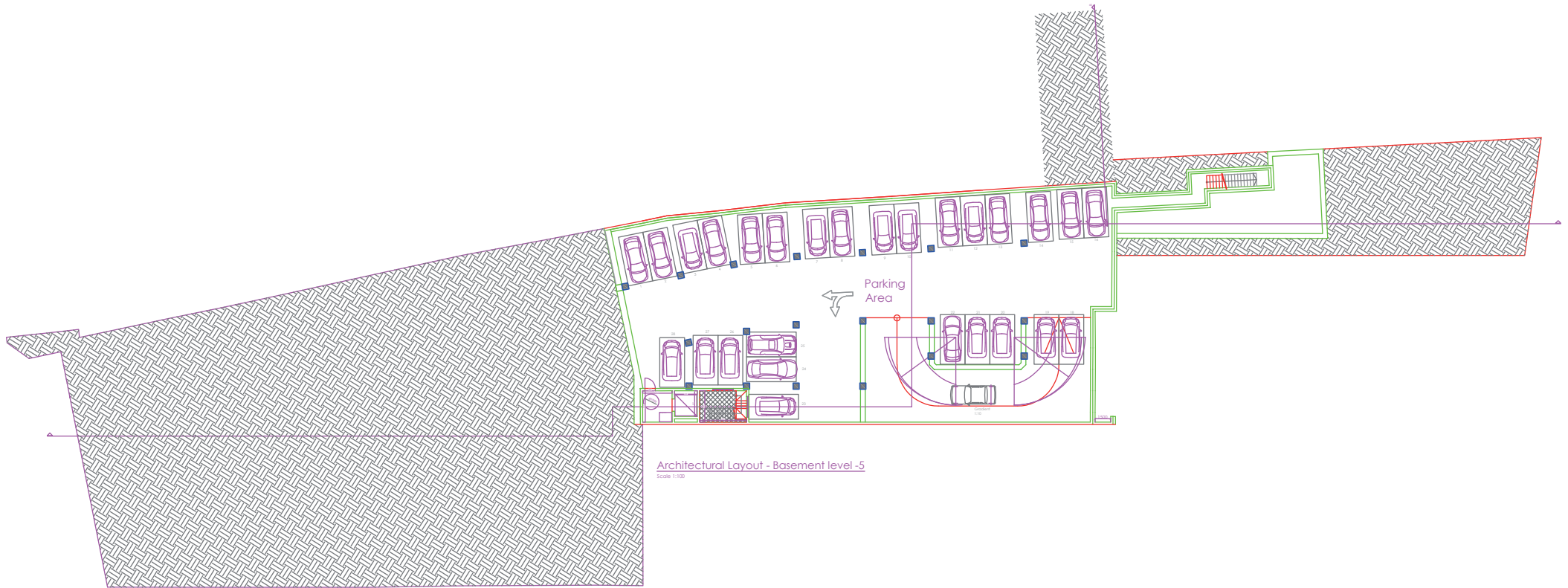
Parking - 2451m²
Store - 213m²

FLOOR PLAN: PARKING LEVEL -3



Parking - 2443m²
Store - 213m²

FLOOR PLAN: PARKING LEVEL -4









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