

Rock Gardens, Gibraltar



Client
Taylor Woodrow Gibraltar Ltd

Construction Value
€7 million

Project Sector
Residential Apartments

Programme
Jan 2005 – Oct 2006

Architect
McCusker Storey Mcintosh.

Interior Design Consultants
Reid Williams

Assignment
Construction Management



Rock Gardens is located adjacent to the famous art-deco Rock Hotel in Gibraltar and enjoys extensive views across the Bay of Algeiras and on to the north African coastline of Morocco.

The project includes 20 luxury 400m² apartments distributed over 7 floors and 2 semi-basement parking levels for a total of 22 vehicles. The development is completed by an external amenity area including a private 9 x 3.5m swimming pool and extensive external landscaping and poolside decking.

Each apartment has a full length balcony with timber deck floor finish and glass and stainless steel balustrades. The balconies partially wrap around the building reflecting the design of the adjacent Rock Hotel.

The apartments were delivered with fitted kitchens and bathrooms and individual, reversible heat pumps.

All apartments have timber laminate flooring throughout except bathrooms which are provided with marble floors and underfloor heating.

The project extends to some 3,600m² built area including 1,200m² of parking and communal areas.

Bovis Lend Lease Spain were engaged as Construction Managers for the project and were responsible for all procurement, and site activities working in close liaison with the client's local team and quantity surveyors.

Procurement management was crucial to the success of the project as many materials, subcontractors and other resources are not available in the local market and were therefore procured from the Spanish mainland and other third countries.

In addition to this, the restricted access to the site meant that deliveries and offloading required careful coordination with both the local authorities and neighbours

Our success on the project was rewarded with a further assignment to provide pre-construction services for Tradewinds at Marina Bay, Gibraltar.

