

+ HSBC Malta HQ

Malta



The what

The phased works included the demolition of a three-storey IT block to construct a new front-of-house tower and a multi-storey car park to deliver an elegant and attractive office block lifted above a podium garden landscape.

The design concept

- Efficient single office block
- Freestanding pavilion block reducing risk due to seismic collapse of adjacent buildings
- Efficient layout with a single core and 'doughnut' circulation
- Efficient external envelope
- Excellent outlook and natural lighting to all workstation positions
- Good linkage to phase 2 via landscaped podium
- Parking efficiency utilising part ground floor reduces the need for excavation
- Good access for semi-public facilities at lower ground and upper ground levels



Lower Ground Floor Plan Training + Amenities

- Lower ground provides capacity for level pedestrian access adjacent to the branch
- Vehicular drop-off and plaza branch and safety deposit
- Training centre rooms afforded natural light from open light well to landscaped podium
- Potential for direct access to training centre spaces from the street
- Circa 76 car parking spaces with straightforward access for VIPs and visitors
- There is scope for additional storage space, alleviating pressure on quality working spaces above
- Plant and spaces requiring intensive servicing are adjacent to the core and loading bay
- Service vehicles can navigate in forwarding gear

Upper Ground Floor Main Entry + Amenities

- The main reception on the upper ground floor has level and stepped access providing a prestige arrival sequence to the building
- Client business centre and meeting spaces are accessed directly from reception at ground level and have a visual link to landscaped parkland podium setting
- The restaurant occupies the southern part of the floor, opening onto the landscaped podium
- The upper ground podium provides a landscaped perimeter space with public or semi-public pedestrian access in line with local planning parameters
- The landscaped area provides potential for linkage to Phase 2, which could also be planned

L1 mezzanine office

- Scope to link mezzanine directly with reception via void over the reception
- 10m deep space overlooking landscape perimeter
- Reduced plate creates a more elegant and prestige arrival to the building
- Circa 78 workstation capacity

L2/3/4 typical office levels

- Workplace floors accessed by lift bank
- 11.4 metre deep floor plates allowing prime workstation positions in 5.2 metre & 7.5 metre shallow plan perimeter
- Deep plan spaces around the core are utilised for collaboration, resources and storage areas
- Efficient circulation ring with direct connection to stairs and lift core.
- Passenger lifts located central to plate reducing journey times between floors.
- Scope to improve stair linkage between floors by enhancing finish and visibility.
- Circa 152 workstation capacity.

L5 office + meeting rooms

- Typical floor with additional client conference and meeting facilities to the northeastern corner of plan facing views of Valletta
- Circa 108 workstations

Basement parking

- Approximately 165 parking spaces per level
- Approximately 406 parking spaces total over 2.5 levels of parking