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Le Schuykill

Monaco

The Refurbishment Project Description

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The use and functionality of the refurbished building remains predominantly unchanged from the existing.

From basement level 4 up to level 14 the existing apartments are retained, remodelled and fully refurbished to meet the current expectations of the local rental market. All refurbished apartments are now fitted with new M.E.P. services, kitchens, bathrooms and interior finishes including improved acoustic and fire insulation. The fixtures, fittings and finishes are simple and good quality.

Levels 15, 16 and 17 are entirely new and provide accommodation for 6 penthouses. Level 15 has three single storey penthouses whilst the upper penthouses are arranged as duplexes. The penthouses are aimed at the luxury market and provide a bespoke, high end fit out, providing spacious, open plan layouts maximising natural light and panoramic views.

Whereas the existing apartments up to level 14 have reused the existing layouts, including structure and service risers, the spatial requirements of the penthouses required a transfer slab to redistribute structural loads and deviate services to create large, open plan spaces and generous outdoor terraces.

The existing entrance lobby has been extended and better integrated with the car drop off at the front of the building and the landscaped gardens. The entrance lobby is for residents and their guests. It's a single space that connects all 3 residential blocks as well as the basement levels. It also contains a fully equipped co-working space for the residents. The logistics entrance is separated from the resident's entrance. The logistics entrance is at basement level 1 and this floor has been completely reconfigured to provide improved facilities (deliveries, storage, removals, maintenance access, security systems, etc) and technical rooms.

At basement level 5, along the Avenue de la Costa, where the new resident's facilities have been located, a new secondary entrance has been created. The new secondary entrance allows the residents better pedestrian access to the port and allows guests to arrive directly to the Clubhouse amenities.

The new clubhouse provides a large dining room, bar, lounge, and catering kitchen. Given the comparatively modest size of the existing apartments, the Clubhouse provides a facility for residents to entertain larger groups of family and friends. On level basement 5, resident's also have access to a shared pool, gym and spa rooms.

In basement levels 2 to 6, the existing car park has been extended to introduce an internal ramp, an additional 162 car parking spaces with full EV provision and bicycle and motorbike parking. The new car park is now mechanically ventilated and equipped with a sprinkler system.

Externally, along the Boulevard de Suisse, the landscaped planters are expressed using long, low undulating stone 'ribbons'. The landscape, car drop off area and the main entrance lobby are treated as an entity using form and materiality to connect them and to create a greater sense of arrival to the Schuykill. On the South side of the building, along Avenue de la Costa, the landscape is treated as tiered gardens from level basement 6 to basement level 3 where the landscape blends into the base of the building.

The new landscape been equipped with a watering system using rainwater recycling and all new plants have been selected for the low water requirements. Where feasible, existing plants have been transferred and retained.