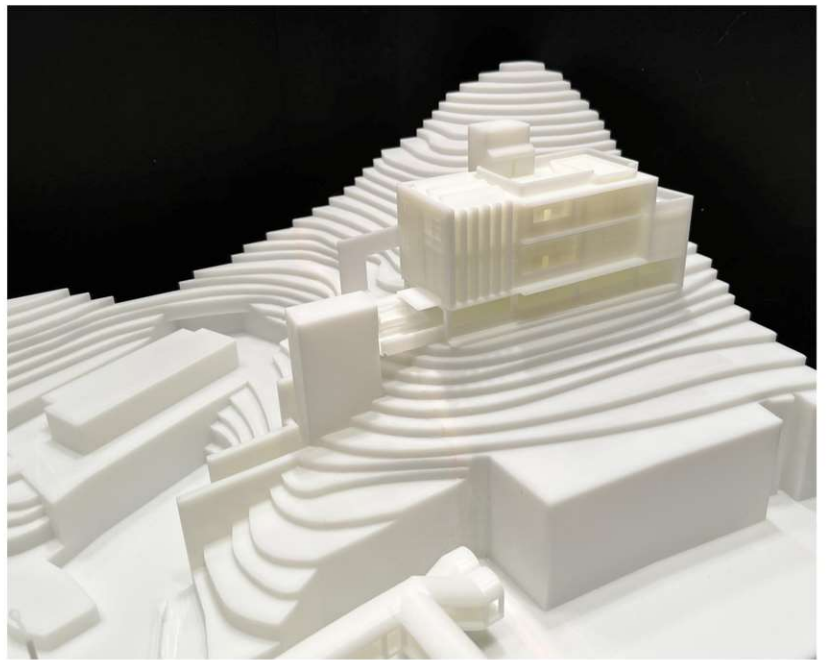
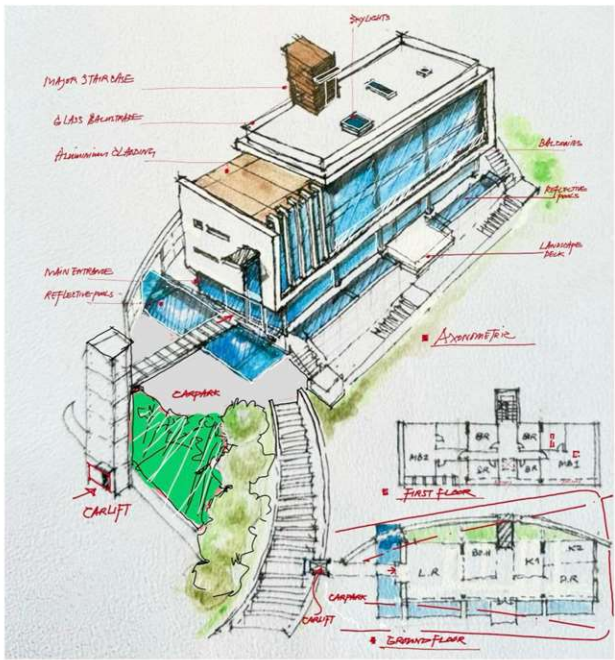


Design Statement for Proposed Residential Redevelopment

for La Casetta at Ting Kau, Lot 453 in D.D. 399



Basic Rights for Inhabitants in HKSAR

In most civilized and advanced cities in the world, the fundamental rights of human rights is a must whilst the basic rights for accessibility to one's residence no doubt is also a basic human right.

In view of the much isolated residence located solitarily on La Casetta, Lot 453 in D.D. 399, 400 Castle Peak Road, Ting Kau undoubtedly is unhealthy and uncivilized to the aged inhabitants with regular geriatric disease. Indeed needless to mention the untold story of the historic incident that the access road was brutally eliminated, disabling the current inhabitants as leftover in a high ground, inaccessible by any vehicles but with hundreds of steps the only means of accessibility.

Such uncivilized or even barbaric consequences create much inconveniences to the daily life of the inhabitants, not to mention the everyday in and out for elderly, the inhabitants under such circumstances are almost being locked up in the residences, a simple supermarket hunting exercise is made as a difficult decision.

Whilst the emergency issues such as accessibility for Emergency Vehicle is permanently impossible, how could we imagine any residence with elderly in HKSAR could be so isolated and inaccessible in such a brutal and uncivilized way in our modern days?

Fundamental Humanity and Dignity for a Civilized Dwelling

In a modern metropolitan city like Hong Kong, such a world renowned Financial Centre, humanity and dignity seem to be so fundamental to all citizens like the need for oxygen to breathe, it is indeed unimaginable an isolated dwelling without proper accessibility in a high ground in such a renowned city could be survived with senior inhabitants for years, and yet no any Governmental Bureaus, or Departments will make way to ease the problem, disabling the elderly alone, lonely and helpless.

Especially when the inhabitants are getting more senior and much older, emergency accessibility and accessibility for daily carers, or daily groceries, medicines are the key elements not only for humanity and dignity, but for maintaining a dignified daily life for elderly and wheelchair users.

Proper Accessibility for Emergency Vehicular and Medical Specialists for instant and promptly service for elderly in case of emergency is the key success to label HKSAR's renowned high medical efficiency for one of the most longevity city in the world, ridiculously and ironically the case here contradicts all goodwills in all directions, such dwelling shall be the loneliest and dangerous dwelling in the whole planet.

Elementary Design Elements for Residential Design

Ignoring many fancy architectural terminologies or philosophies of architecture could be named by anyone, one fundamental key design pragmatic element for Residential Design shall be ACCESSIBILITY, no doubt no matter how fancy the residential design could be, the accessibility is elementary and practical at all times.

The hundreds of steps the only way to access to the residence is ridiculous, non-humane and barbaric. A proper accessibility to such difficult site like installing a Lift for daily accessibility, emergency accessibility for wheelchair users, carers and for daily groceries is the only way out for fundamental humanity and dignity.

The proposed Car Lift and Car Port

In view of the fundamental dignity and humanity, and for easy accessibility, the Car Lift is proposed at 30mPD, with a dimension of 4m x 6.6m for vehicular access and for emergency access for rescue. Such proposal requires simple excavation of the slope at 1:10, with simple retaining structure and with a proper fire escape routing with staircase for discharging in case of fire. All added up the core will be the major vertical circulation like the human artery keeping the dwelling and dwellers alive.

The proposed Car Port at the 44.043mPD level is purely for vehicular drop off and to resolve the parking problems at Ting Yat Road below, such design creates a proper Entrance Lobby Statement whilst the Car Port is environmental sound for natural ventilation.

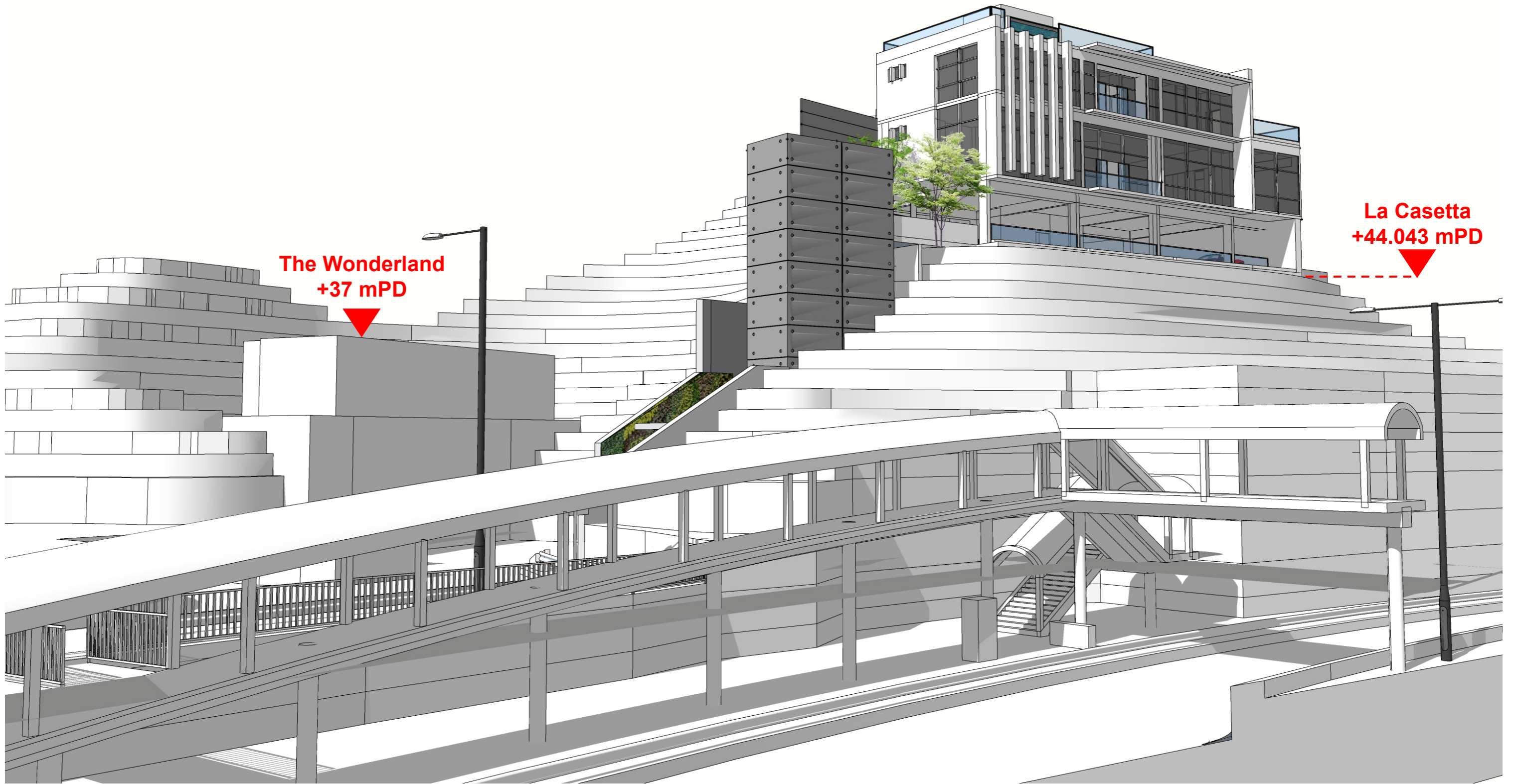
The Architectural Design

The overall architectural design is humble, pragmatic and elementary, which are what senior citizens require for tranquility.

Based on any residential designs, the Piano-Nobile, meaning the first level at 52.043mPD is where Living Room, Dining Room, Study Room located and all En- Suites are located at upper level maximizing the Sea Views towards the Ting Kau Bridge.

Axonometric Diagram

Perspective View



Perspective View

Proposed Residential Redevelopment at La Casetta at Ting Kau, Lot 453 in D.D. 399

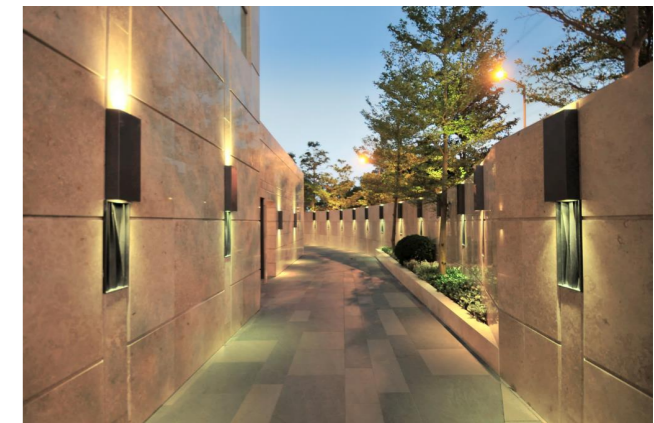
Driver Perspective



Driver Perspective

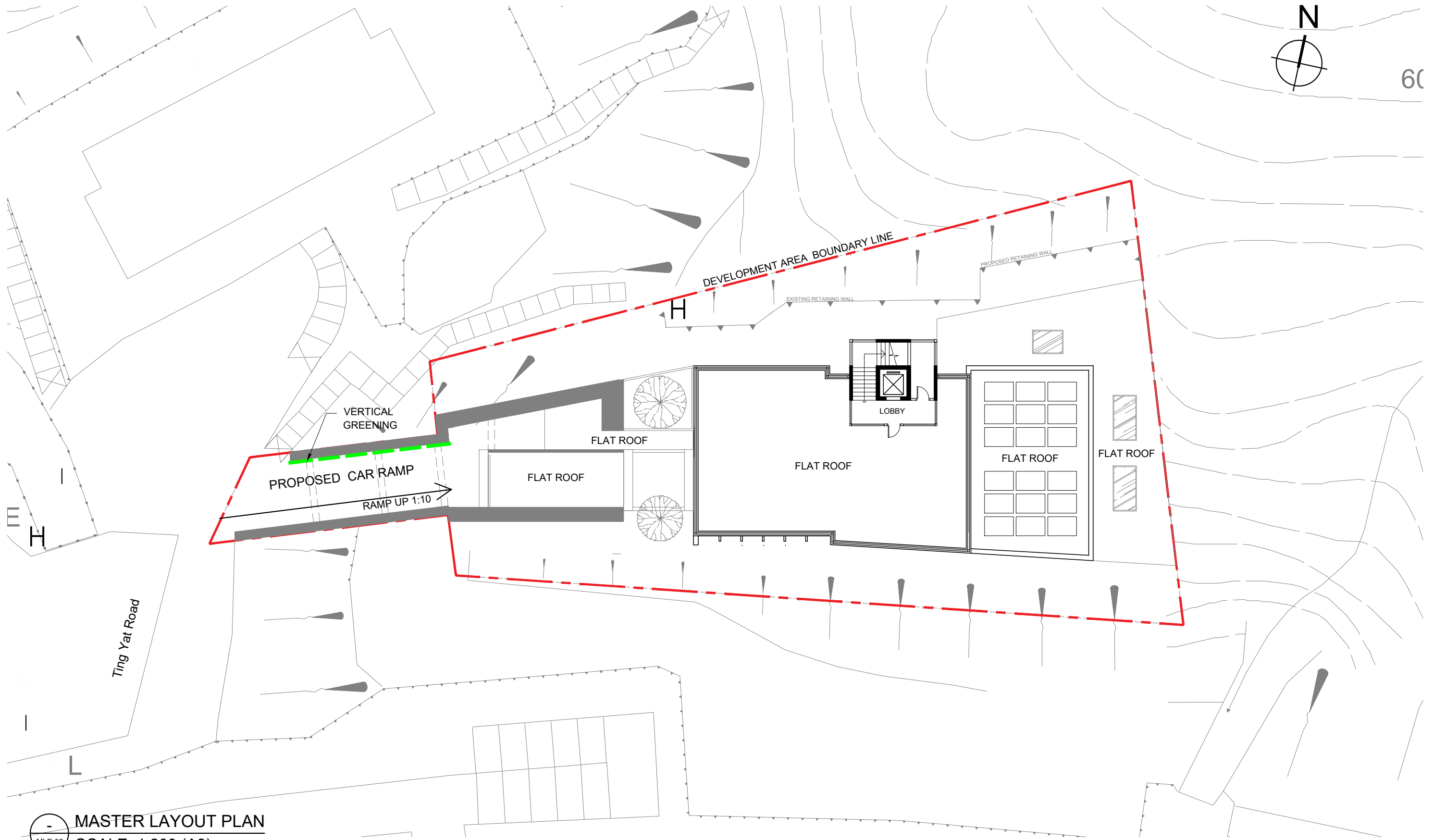
Proposed Residential Redevelopment at La Casetta at Ting Kau, Lot 453 in D.D. 399

Car Lift Entrance Perspective



Car Lift Entrance Perspective

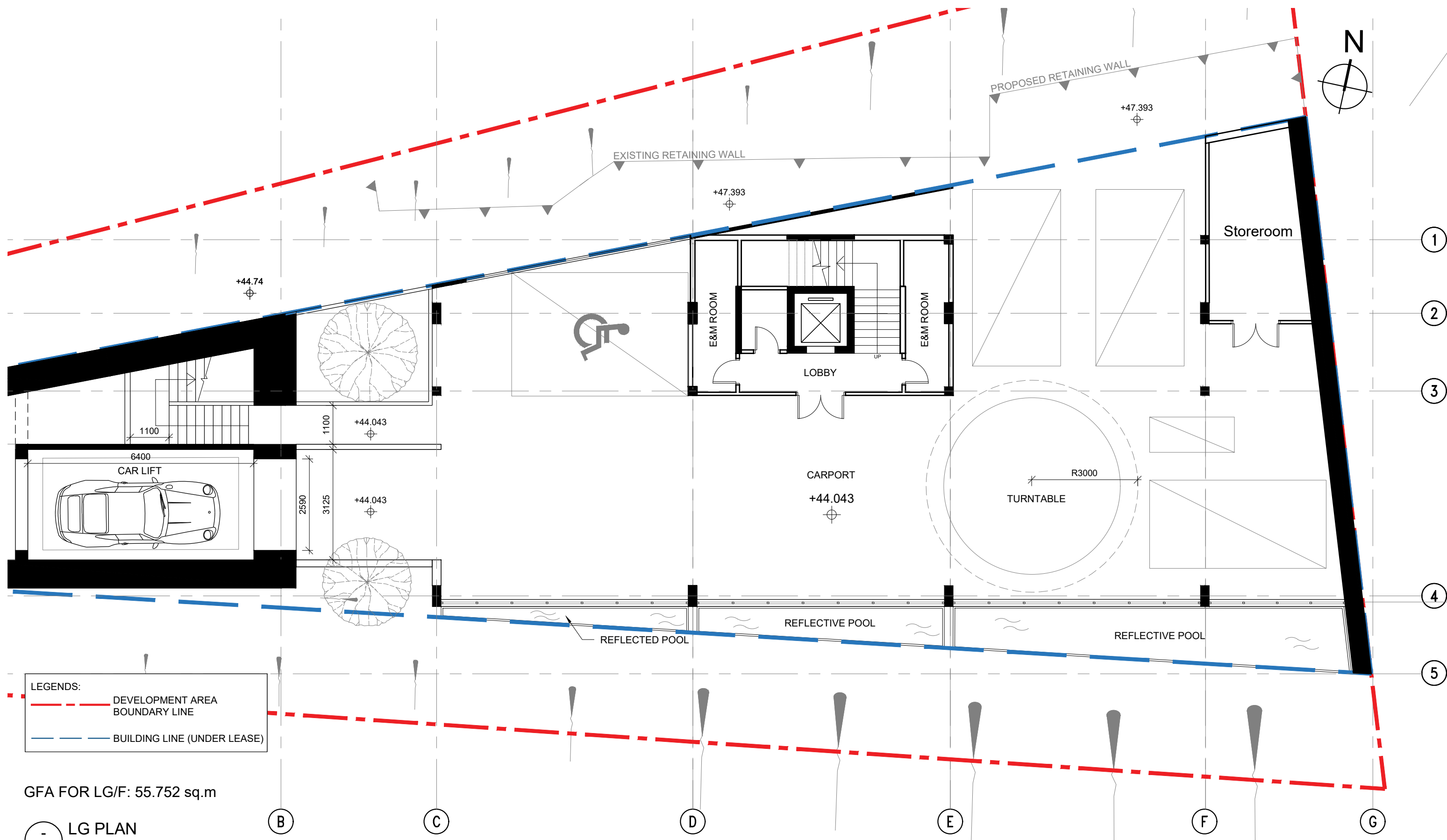
Proposed Residential Redevelopment at La Casetta at Ting Kau, Lot 453 in D.D. 399



MASTER LAYOUT PLAN
MLP-02 SCALE: 1:200 (A3)

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	DATE: -			JOB NO.: 202327					
DRAWN: BC			SCALE: 1:200 (A3)						
DATE: DEC 2023									



LEGENDS:
 - - - - - DEVELOPMENT AREA BOUNDARY LINE
 - - - - - BUILDING LINE (UNDER LEASE)

GFA FOR LG/F: 55.752 sq.m

LG PLAN
 LP-01 SCALE: 1:100 (A3)

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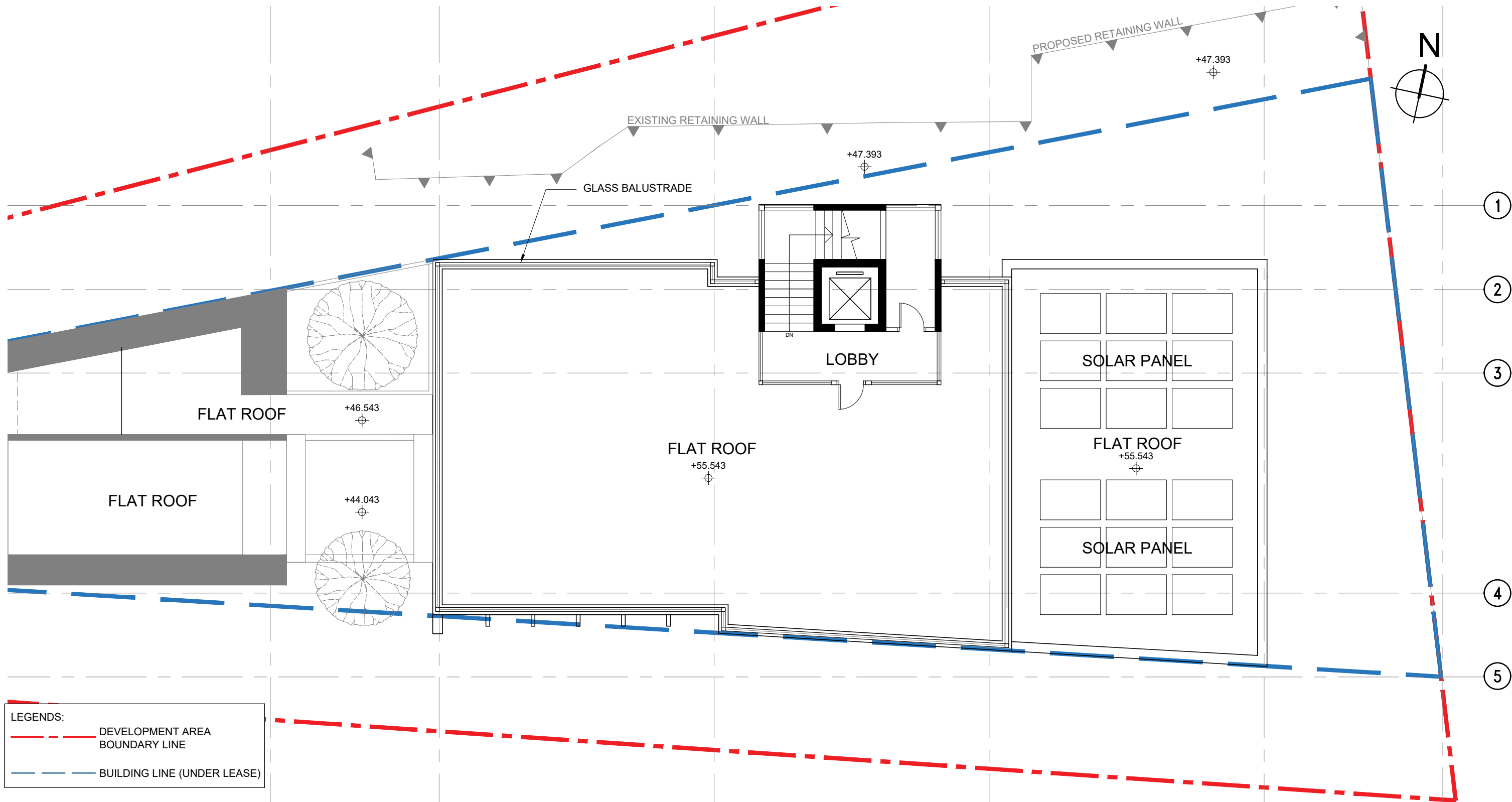
- - - - - DEVELOPMENT AREA BOUNDARY LINE
- BUILDING LINE (UNDER LEASE)

GFA FOR 1/F: 208.157 sq.m

1/F PLAN
SCALE: 1:100 (A3)

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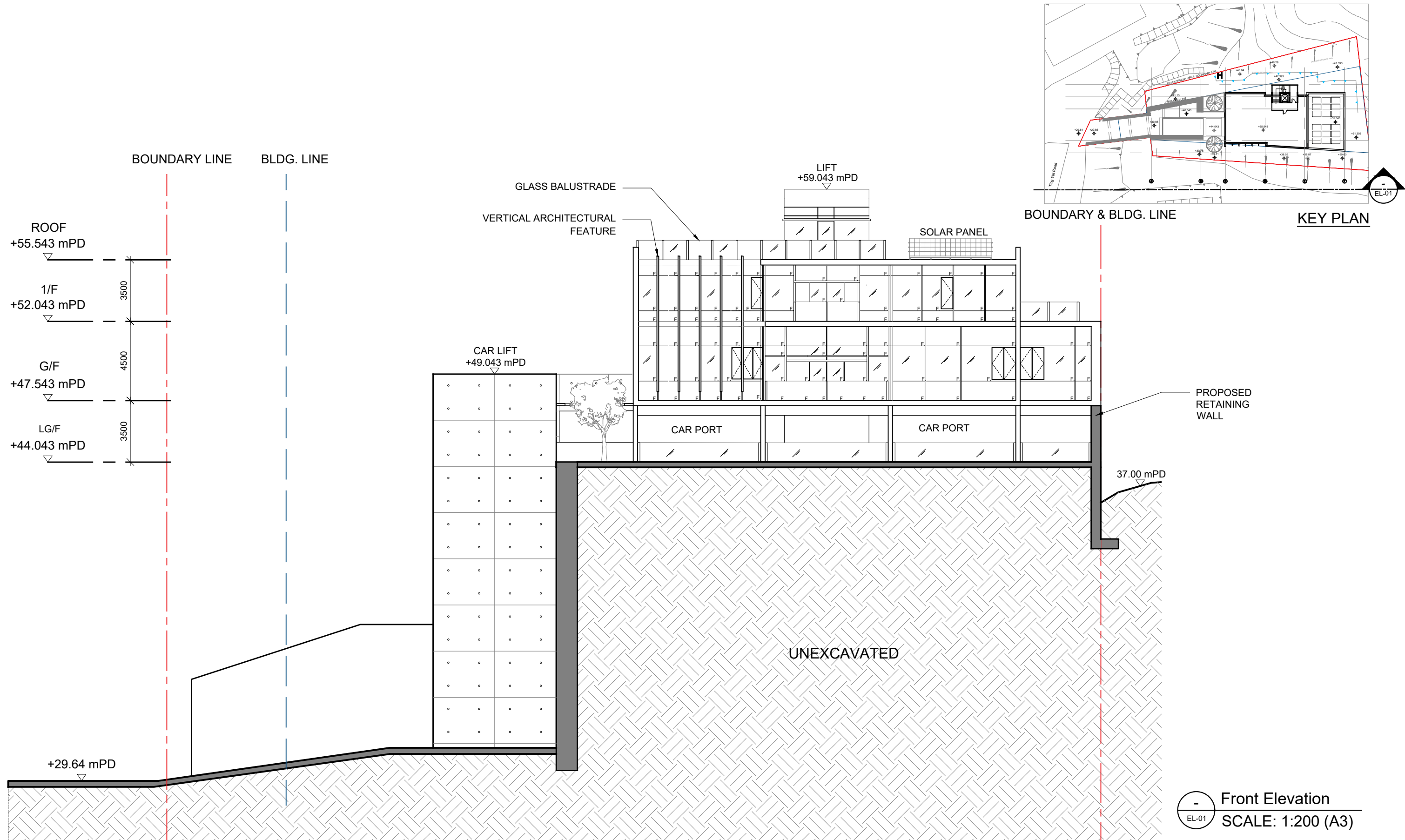
LEGENDS:
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 - - - - - BUILDING LINE (UNDER LEASE)

GFA FOR ROOF: 22.789 sq.m

ROOF PLAN
 LP-04 SCALE: 1:100 (A3)

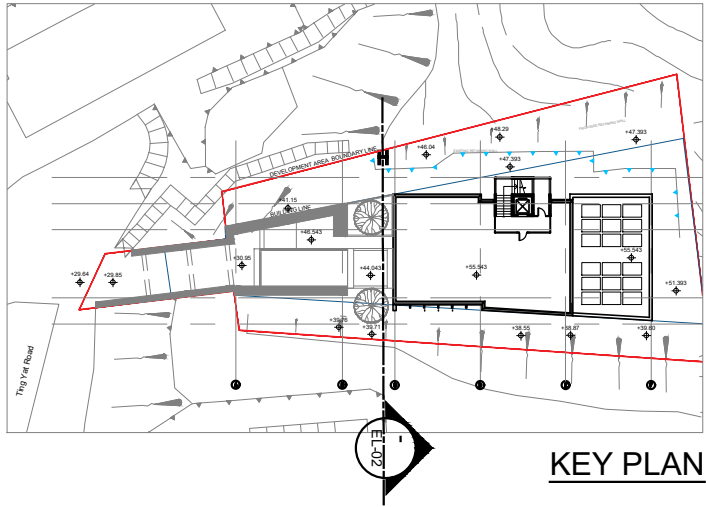
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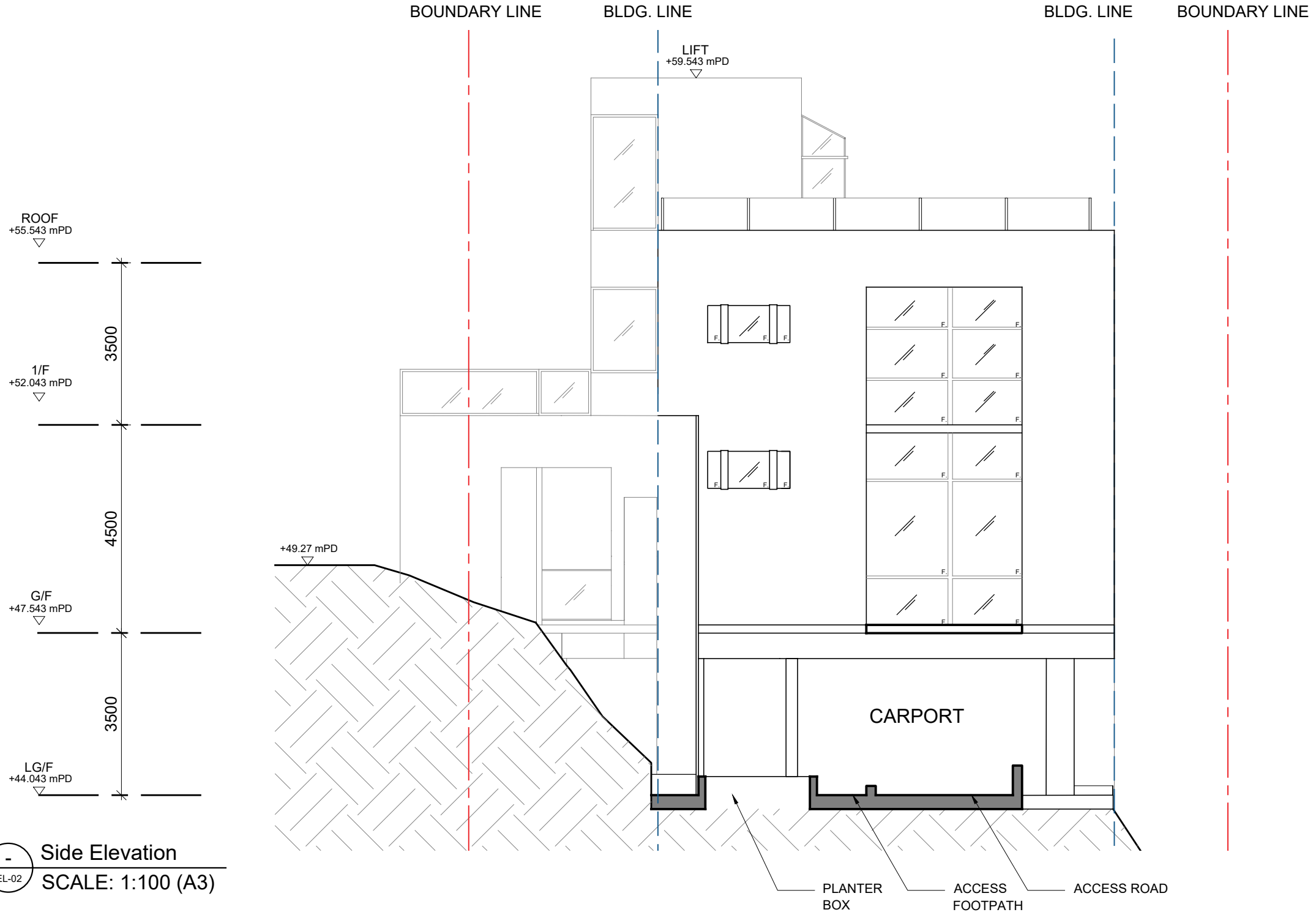


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	DRAWN: SY	JOB NO.: 202327		SCALE: 1:200 (A3)					
DATE: JAN 2023									



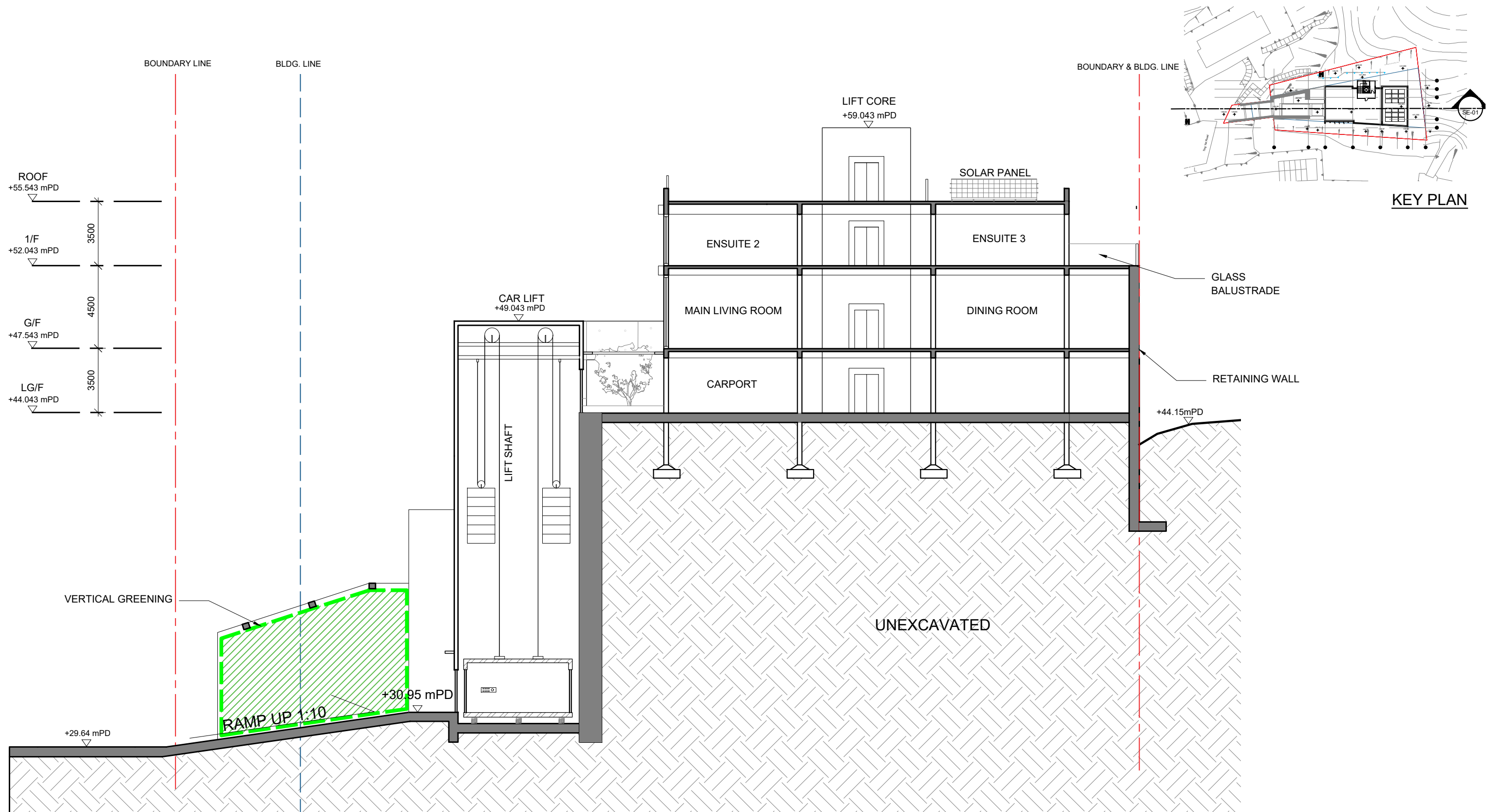
KEY PLAN



Side Elevation
SCALE: 1:100 (A3)

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DATE:	JAN 2023			JOB NO.:	202327				
				SCALE:	1:100 (A3)				



- Schematic Section 01
 SE-01 SCALE: 1:200 (A3)

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	DRAWN: KL DATE: 06 Dec 2023			JOB NO.: 202327				
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+55.543 mPD

1/F
+52.043 mPD

G/F
+47.543 mPD

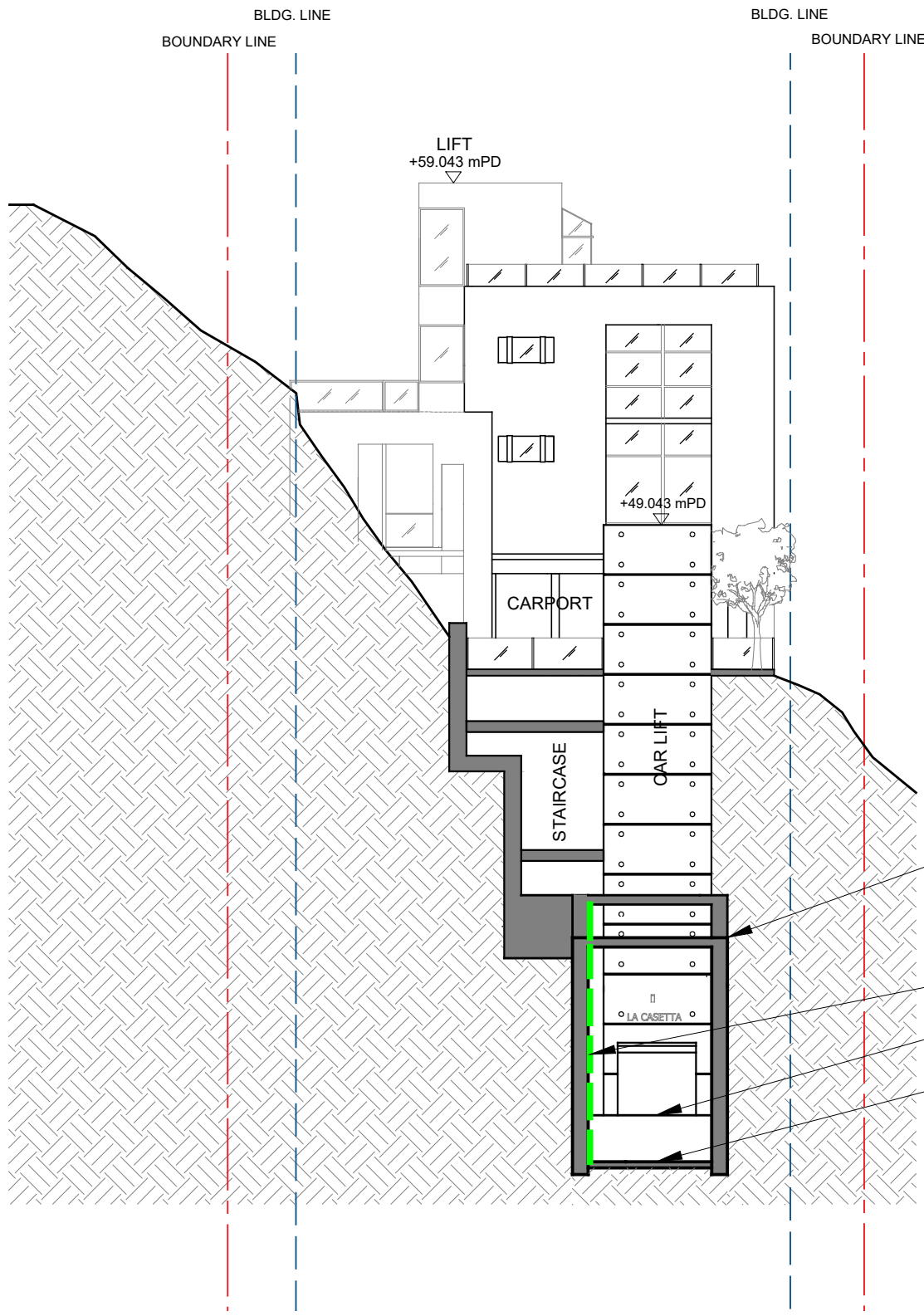
LG/F
+44.043 mPD

3500

4500

3500

TING YAT ROAD
+29.64 mPD

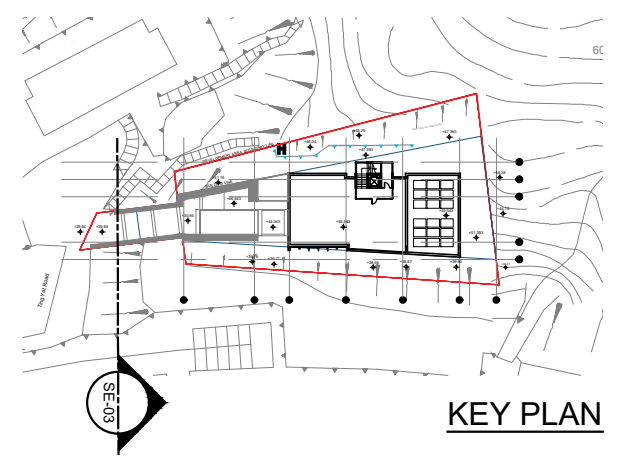


EX. RETAINING WALL

VERTICAL GREENING

CAR LIFT ENTRANCE

TING YAT ROAD



Schematic Section 03
SCALE: 1:200 (A3)

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