



1909a

SOVRINTENDENZA
TAL-PATRIMONJU KULTURALI
SUPERINTENDENCE OF CULTURAL HERITAGE

Our Ref. SCH 062/2021

Your Ref. PA 570/21

To the attention of:

Executive Chairperson

Planning Authority

03 August 2022

Ref. Cultural Heritage Act 2019 (CAP 445)

PA 570/21 - Gigantija Heights, Triq il-Parsott, Xaghra

The Superintendence has further reviewed the application in response to the letter of re-consultation at doc. 1906a, noting the latest drawings and photomontages at doc. 1890a,1890g,1890h, 1890j-1890m and 1904a-1904f.

In view of the extremely sensitive nature of the site, this application has been referred to Heritage Malta, the state agency responsible for the management of the Megalithic Temples of Malta World Heritage Sites, as well as the UNESCO World Heritage Sites Technical Committee, the body responsible for ensuring Malta upholds its international commitments to protect and enhance the values of UNESCO World Heritage Sites.

The Superintendence, along with the UNESCO World Heritage Sites Technical Committee, note that the latest proposal has adequately addressed the concerns outlined at doc. 1894a. There is therefore no objection to the volume and massing of the building as proposed in the latest drawings.

Heritage Malta also consider that the latest proposal is compatible with the management plan of Ġgantija and that it will not negatively impact on the site's Outstanding Universal Value, a key component of inscription as a UNESCO World Heritage Site.

The Superintendence can also confirm that the archaeological evaluation requested at doc. 223a has been concluded. Features relating to agriculture were noted during the evaluation. The Superintendence reiterates that due to the sensitivity of the area no rock cutting is acceptable at this location. Works are to be archaeologically monitored in keeping with the conditions below.



Archaeological Monitoring Conditions

- Any clearing or excavation works (including the removal of the existing flooring, soil and/or fill) are to be monitored by an archaeologist who has to be approved and directed by the Superintendence of Cultural Heritage. The cost of such monitoring is to be borne by the developer. The Superintendence reserves the right to issue appropriate method statements and terms of reference with regards any cultural heritage remains that may be unearthed or noted during every stage of the development.
- The architect/applicant shall inform the Superintendence of Cultural Heritage of the date of his/her intent to commence works at least **four** weeks prior to the start of works on monitoring.sch@gov.mt. No works are to commence without the Terms of Reference and the written authorisation of the Superintendent of Cultural Heritage.
- The architect/developer is to provide the Superintendent of Cultural Heritage with the following:
 1. the name of the archaeology monitor chosen to monitor works;
 2. a Works Method Statement describing the approved works to be carried out;
 3. a Programme of Works including the commencement date and the duration of works;
 4. copy of the approved Planning Authority permit and the approved drawings.
- Any features and remains of cultural heritage value discovered or noted during all stages of the development, are not to be disturbed and are to be protected in situ. The Superintendence is to be immediately informed of such cultural heritage remains. The Superintendence will intervene in terms of heritage legislation. Any cultural heritage features discovered are to be investigated, evaluated and protected in line with the Cultural Heritage Act 2019 (CAP 445).
- The discovery of cultural heritage features may require the amendment of approved plans and the rerouting of services.

Non-adherence to the above can lead to the imposition of fines in line with the Cultural Heritage Act and the Development Planning Act.

The Superintendence has also reviewed the Works Method Statement at Doc. 1890k and 1890j. This is deemed acceptable subject to the following conditions:

Dismantling and Reconstruction of Facade

- a) Masonry blocks fit to be used for reconstruction, are to be marked on their hidden sides both for position and orientation.
- b) Masonry blocks facing south (the main face with red patina and not the hidden sides) are to be stored with the face with red patina facing south.



- c) Masonry blocks facing north (the main face with patina and not the hidden sides) are to be stored with the face with dark grey or black patina facing north.
- d) During reinstatement the architect has to take into consideration the exact orientation of the building on each facade and reinstate the masonry block in its original position. Chequered effect during reconstruction is not permitted, therefore the reconstruction of the façade is to be authentic.
- e) Lime-based mortars are to be used for the reconstruction of the façade, excluding any form of cementitious materials.

Proposed Extension

- f) No weathered stone is to be used for the newly proposed extension but new franka masonry blockwork which will eventually weather homogenously together given time. New stone blocks are to have the same course height as the blockwork of the existing façade. Stone surface dressing to be fair faced and devoid of any sawmill marks and therefore according to best trade practice. No masonry blocks are to be hacked (fuq il-kolp) in any way.

General Conditions

- g) This office is assessing this proposal strictly from a Cultural Heritage point of view, whereas the architect shall be responsible for the faithful reconstruction of the façade and for the structural integrity of the fabric to be retained during works, by means of the methodology proposed by the said architect in the works method statements at doc 1890k and 1890j.
- h) Works will proceed in keeping with the submitted Works Method Statement.
- i) The Superintendence is to be informed by the architect on restoration.sch@gov.mt of the intended start of works, two weeks before the said start of works.
- j) The property and works will be subject to inspection by the Restoration Inspectorate of the Superintendence of Cultural Heritage.

Bank Guarantee (Dismantling and Reconstruction of Facade)

The Planning Commission may wish to impose a bank guarantee of Eur 12,000 for the dismantling and reconstruction of façade.

Gordon Watkinson
f/Superintendent of Cultural Heritage

