

## 5.4.4 Podium levels 2-6

The ground plus 7 storeys podium that sits below the two towers has hotel bedrooms and serviced apartments located on levels 2-6. These are arranged around the two tower cores in a regular grid that extends to link the two towers and create two internal light wells.

The hotel brief required a range of both bedroom sizes and serviced apartments to be arranged so that the larger rooms and apartments are located higher up the building.

The smaller size of hotel bedrooms (standard and superiors) and serviced apartments (1 beds and studios) are located on these podium floors.

The standards are located on the Ashburn Place elevation and into the lightwell whilst the slightly larger superiors are located on the Garden Square elevations.

A similar approach is taken with the serviced apartments, clustered around the southern core, with studios looking into the light well and the 1 bed apartments looking into the Garden Square.

The facade on the Garden Square elevation has an alternating pair of recesses to modulate the facade and link it to the expression of the towers. Standard rooms are located in these zones where there is a reduced depth to the rooms.

Hotel back of house rooms and linen stores occupy the deep plan areas around the cores between the lifts and circulation corridors to the rooms.

The roof of the podium is the level 7 slab which has an accessible terrace in the two storey cut-out of the south-western corner of the serviced apartment tower. Other areas of this roof whilst not accessible will be considered as visual amenity to be looked out onto by hotel bedrooms and serviced apartments, so they are landscaped.

Recessed into the gaps between the two towers and between the serviced apartment tower and the residential core on the eastern side of the development chiller plant has been located. This is to avoid the need for a full level of plant at the top of towers. The chillers are set back from the edge of the podium roof and the corners of the towers so they are not visible from the street and do not compromise the legibility of the towers. They are screened by louvered walls and roofs and the use of wall climbing planting will be explored to further disguise their impact.



Fig 5.25 Fifth floor plan of the proposed development (similar for levels 2-6)

# THE DESIGN PROPOSAL

## 5.4.5 Guest Rooms - northern tower levels 7-29

The hotel contains a total number of 749 guest rooms for short stay with the following breakdown:

- 434 standard rooms (average size 23m<sup>2</sup>)
- 156 superior rooms (average size 26m<sup>2</sup>)
- 122 deluxe rooms (average size 34m<sup>2</sup>)
- 35 suites (average size 48m<sup>2</sup>)
- 2 penthouse suites (average size 234m<sup>2</sup>)

The larger hotel rooms are introduced towards the top of the northern tower reducing the number of hotel rooms per floor so that the following layering of floor types is achieved:

- Levels 7 - 8: 26 rooms per floor
- Levels 9-21: 27 rooms per floor
- Levels 22-26: 22 rooms per floor
- Level 27: 19 rooms per floor
- Level 28: 17 rooms per floor (including 2 penthouse duplex suites which extend to level 29)

The standard and superior rooms are located on levels 7- 21. As for the podium levels standard rooms are generally located on Ashburn Place and centrally in the middle of the tower. The superior rooms occupy the corner units and the deeper plan areas facing onto Cromwell Road.

To achieve the larger area rooms starting at Level 22 two steps are taken; the core is reduced in size and the room grid increases providing 2 rooms for every 3 rooms located on the levels below. Suites are located on the prominent corner positions.

The circulation corridor extends to the north and south facades bring natural light into the floor plate for the lower floors up to level 21.



Fig 5.26 Ninth floor plan of the hotel tower

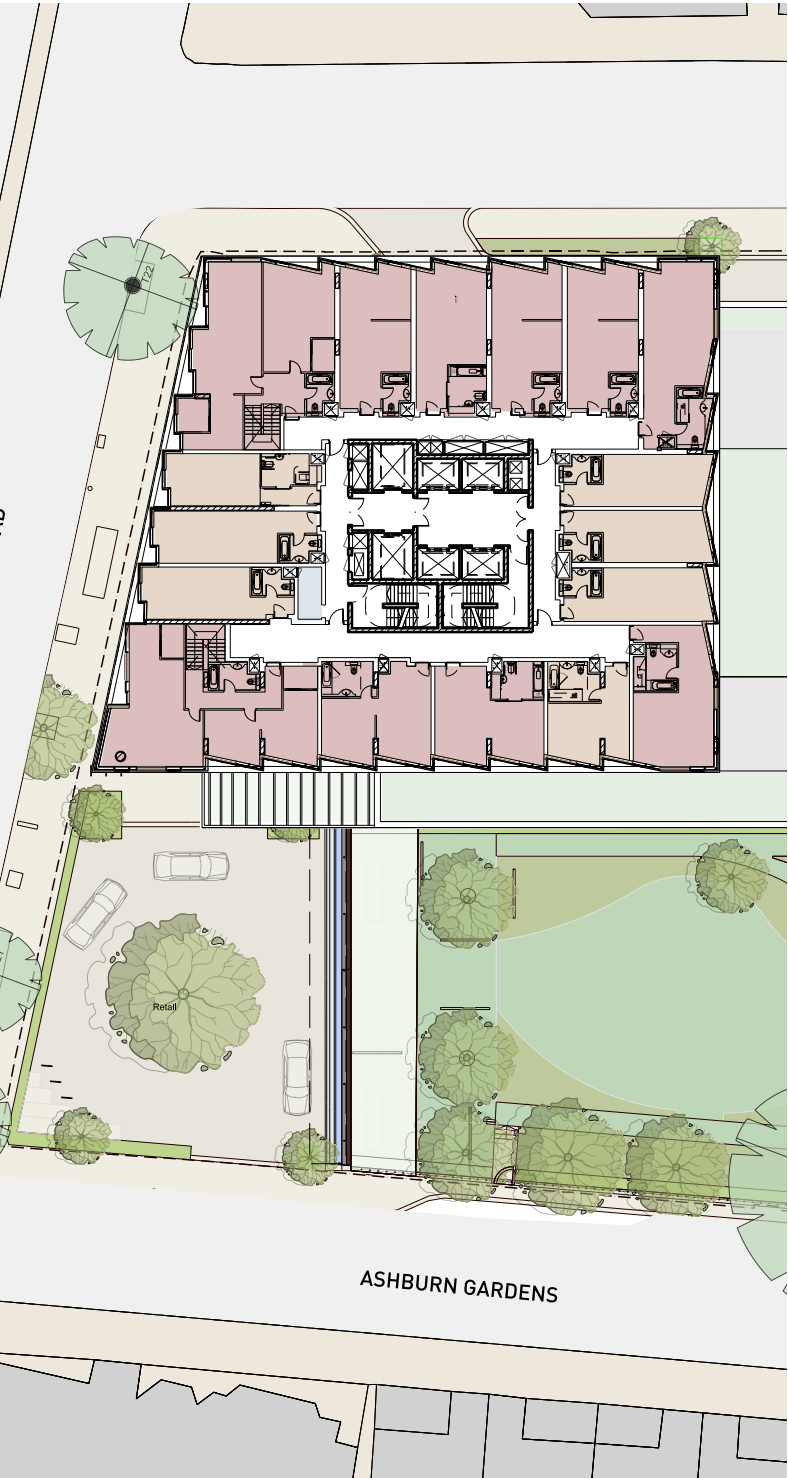


Fig 5.27 Twenty-eighth floor plan of the hotel tower

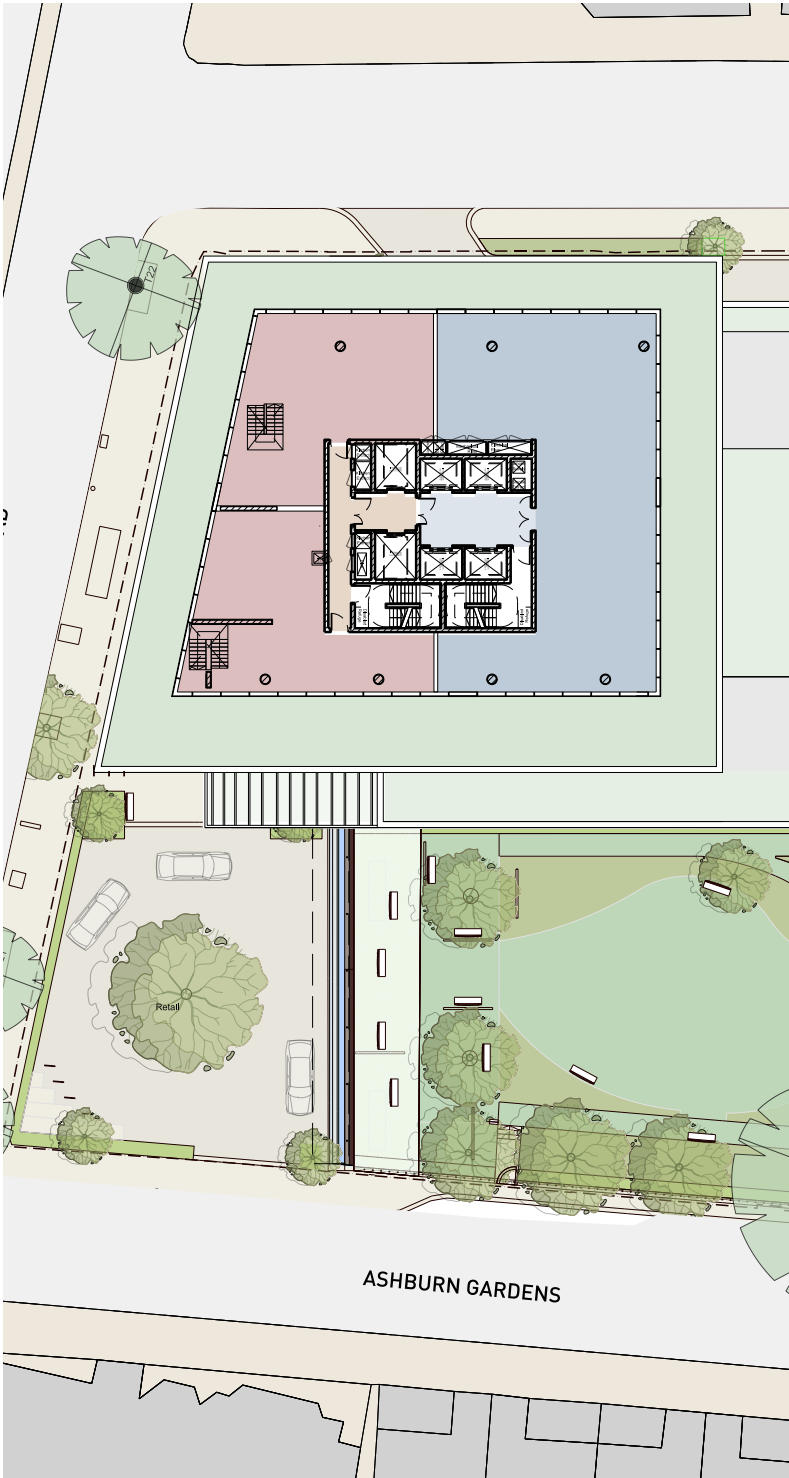


Fig 5.28 Twenty-ninth floor plan of the hotel tower