



The core contains 6 passenger lifts, two of which stop at level 21 where the room numbers per floor reduce by 5 rooms. The 159 larger rooms, therefore, are served by 4 lifts which also extend to serve the Level 29 executive lounge.

2 goods lifts serve all levels of the tower as do 2 escape stairs.

The executive lounge at level 29 has controlled access for hotel guests and is supported by a small terrace on three sides. The top level 30 is the roof to the executive and is occupied by lift overruns, and the building maintenance unit which runs on a rail system. It has an extendable arm from which the cradle is dropped to clean the four facades of the tower.

The typical room typologies are illustrated in the adjacent plans. The 'standard' and 'superior' rooms are appointed to the same level of interior design specification and only vary by offering the guest additional area.

On the eastern side of the floor plate the 'deluxe' rooms are typically deeper in plan, rather than wider to generate the additional area. They include a lounge area which on the east is located adjacent to window space. The 'deluxe' rooms on the western garden elevation are based on a grid and half and so are wider in plan, in these rooms the living space is alongside the bed in a studio arrangement.

The 'suite' guest rooms on the Garden side of the tower are double the grid of the standard and superior rooms below. This allows the living room are to be located alongside the sleeping are and to benefit from here own window. On the Ashburn Place elevation of the 'suite' is based on the depth offered by the 'deluxe' rooms but the width of one and a half standard rooms.

The penthouse suites have not been planned in detail at this stage merely being a space allocation spread over two levels accessed at the lower level with an internal circulation stair so the top floor lift lobby is exclusively for the use of guests accessing the executive lounge.

10% of the hotel guest rooms are allocated as wheelchair rooms and are sized and planned accordingly.

Fig 5.29 Typical hotel bedroom layouts

# THE DESIGN PROPOSAL

## 5.4.6 Serviced apartments - southern tower levels 7-21

The hotel contains a total number of 340 serviced apartments for long stay guests with the following breakdown:

- 70 studio apartments (average size 24m²)
- 201 1bed apartments (average size 33m²)
- 67 2bed apartments (average size 54m²)
- 2 penthouse suites (average size 177m²)

The larger apartments are introduced towards the top of the southern tower reducing the number of units per floor so that the following layering of floor types is achieved:

- Levels 7-8: 21 apartments per floor
- Levels 9-15: 22 rooms per floor
- Levels 16-19: 14 rooms per floor
- Level 20: 13 rooms per floor (including 2 penthouse duplex suites which extend to level 21)

The studio and 1bed apartments are located on levels 7- 15. The square format southern tower is arranged so the majority of rooms look out from the east and west onto Ashburn Place and the Garden Square respectively. The larger 1bed apartments are located on these perimeters with the smaller studio apartments facing north and south, with just two units on each side of the core. The circulation corridor extends to the north and south facades bring natural light into the floor plate.

The 2bed apartments are introduced from at Level 16 and are achieved by increasing the amending the room grid to provide 2 rooms for every 3 rooms on the east and west facades and 1 2bed above the two studio apartments on the north and south facades

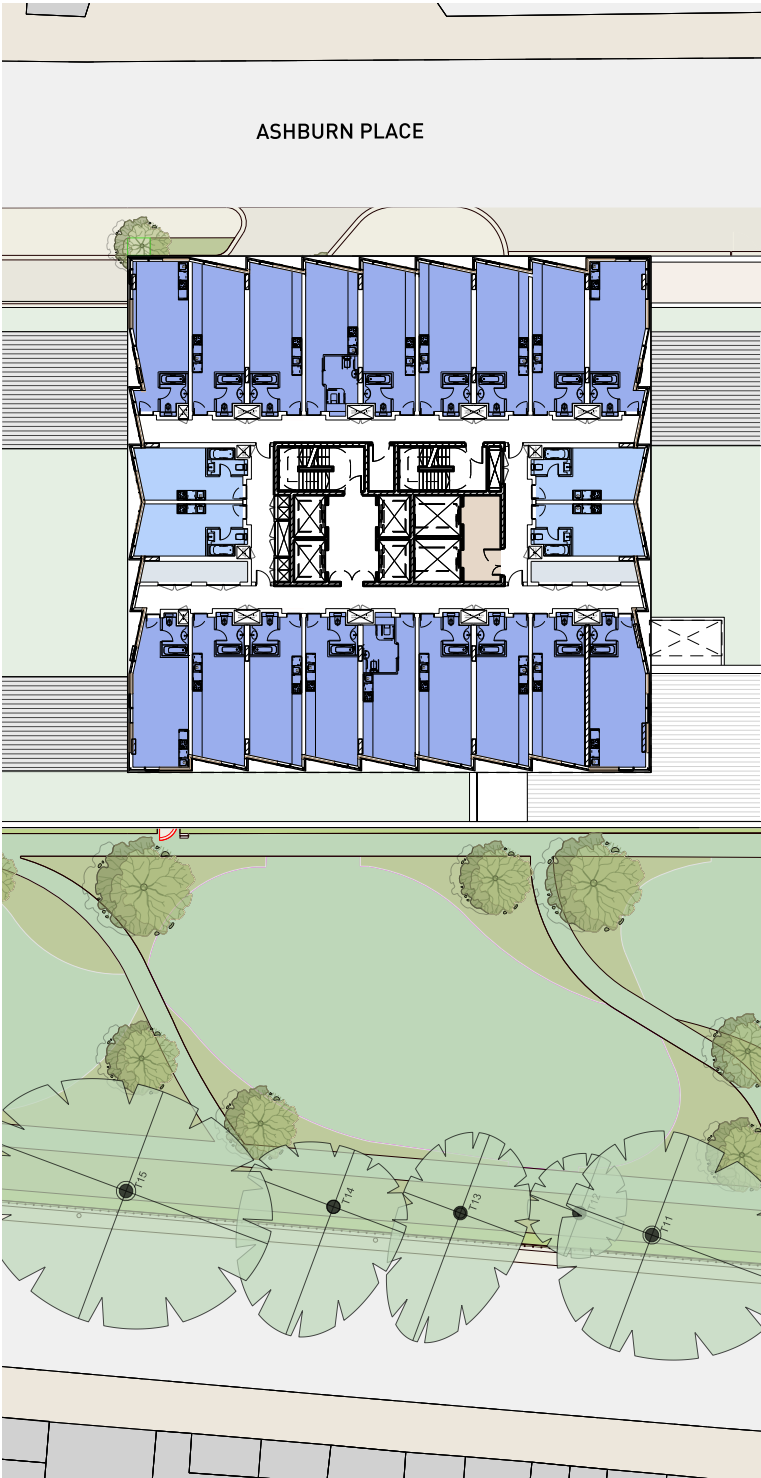


Fig 5.30 Ninth floor plan of the serviced apartment tower

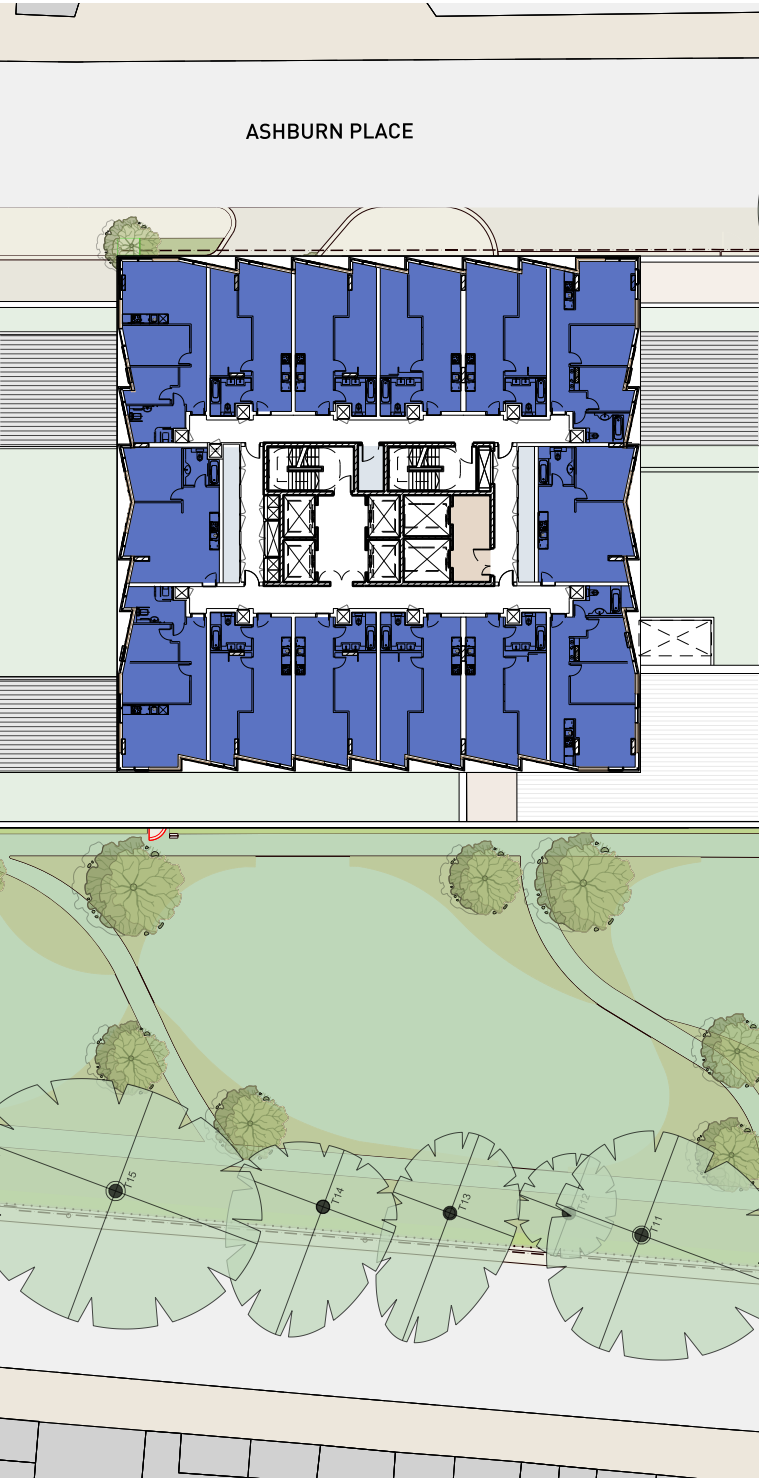


Fig 5.31 Sixteenth floor plan of the serviced apartment tower

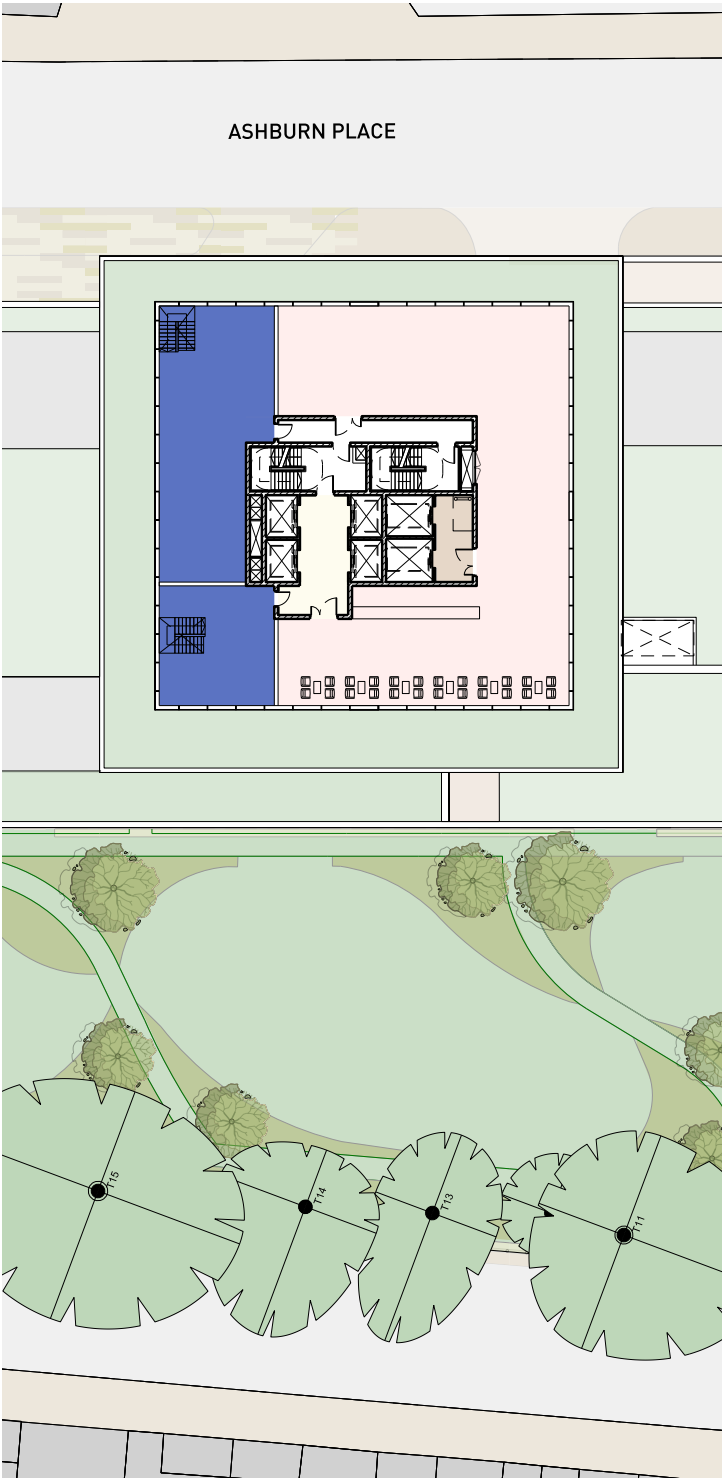
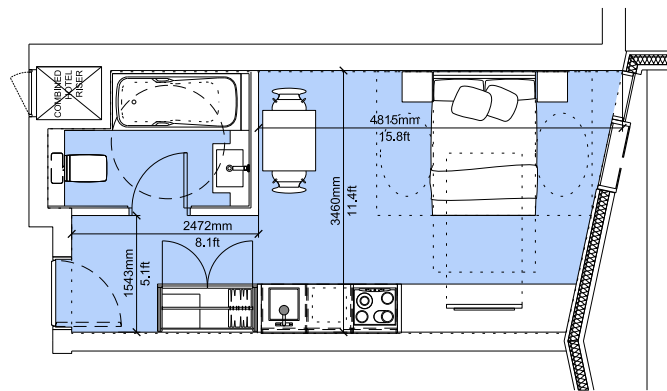
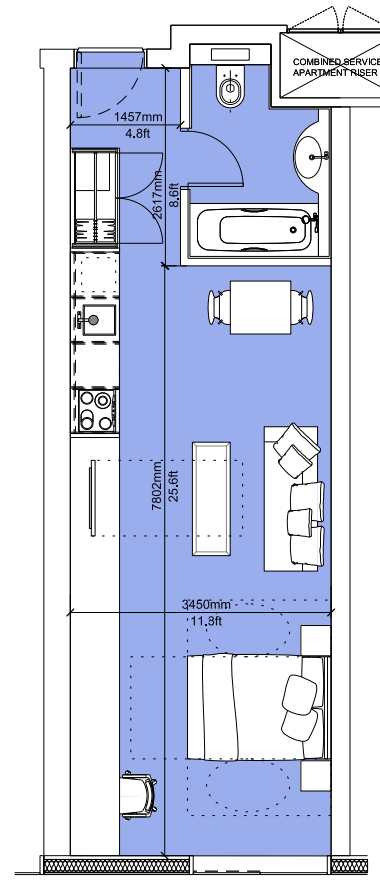


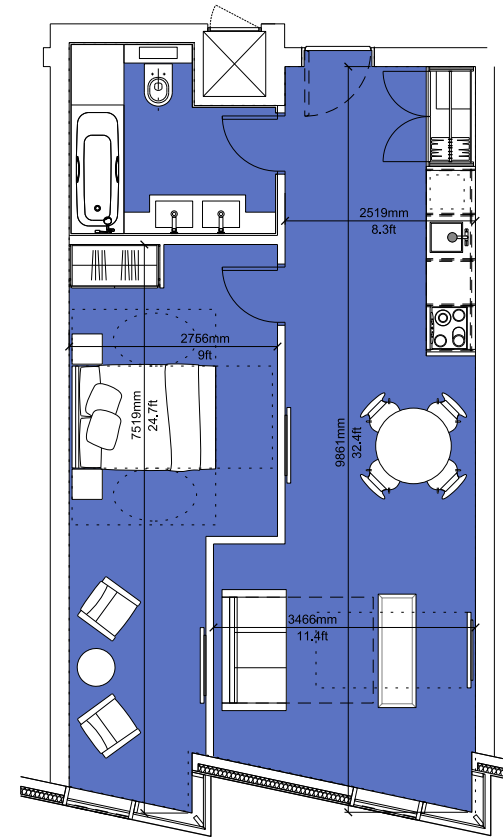
Fig 5.32 Twenty-first floor plan of the serviced apartment tower



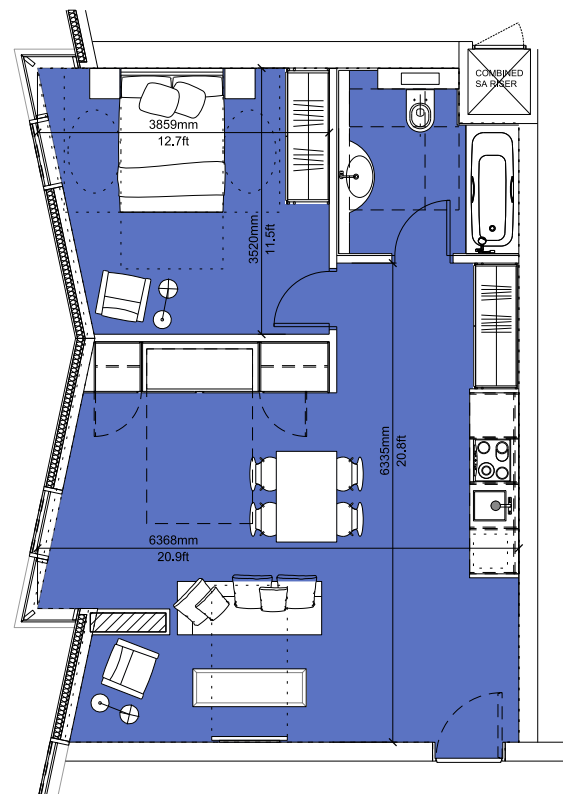
01 Studio Unit (24.16 Sqm)  
Typical Serviced Apartment Layout



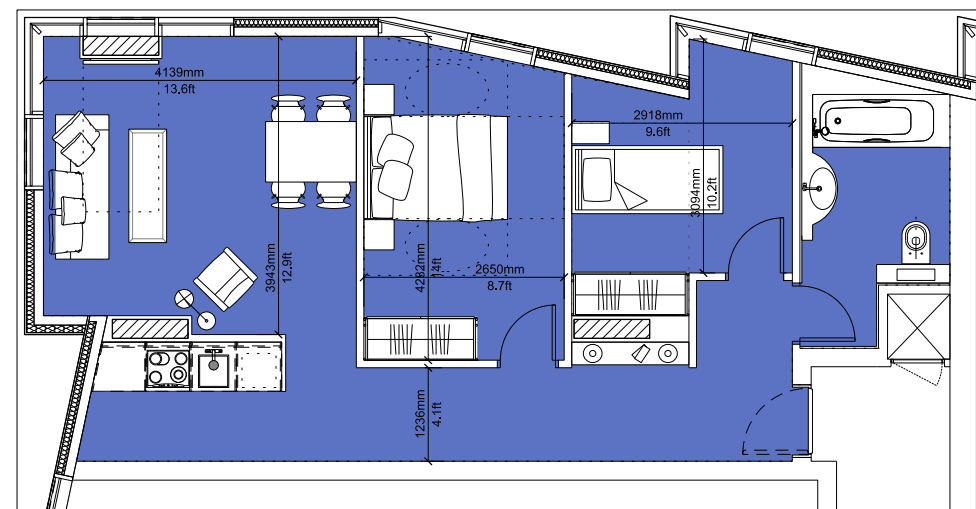
03 Medium Unit (36.24 Sqm)  
Typical Serviced Apartment Layout



04 2 Bed Studio Unit (50.97 Sqm)  
Typical Serviced Apartment Layout



05 Large Unit (53.28 Sqm)  
Typical Serviced Apartment Layout



06 Large Unit (59.32 Sqm)  
Typical Serviced Apartment Layout

The core contains 4 passenger lifts which serve all levels of the tower up to the level 21 serviced apartment executive lounge. 2 goods lifts serve all levels of the tower as do 2 escape stairs.

The executive lounge is supported by a small terrace on three sides. The top level 22 is the roof to the executive and is occupied by lift overruns, and the building maintenance unit which runs on a rail system. It has an extendable arm from which the cradle is dropped to clean the four facades of the tower. Additionally some chiller plant is located on the roof between the BMU and the lift overruns.

The typical serviced apartment typologies are illustrated in the adjacent plans. There are three typologies; studio, 1bed and 2bed service apartments. The studio apartment is 25m<sup>2</sup> and is effectively a well appointed hotel room with a small kitchenette integrated into the interior design furniture. At 35m<sup>2</sup> the 1bed apartment is the same size as the deluxe hotel rooms. The typical apartment follows the same planning module as a hotel room to ensure consistency of the facade expression but it has a greater depth to achieve the area and the various function of the apartment are layered towards external wall with a bathroom opposite the 'lobby' zone, a dining space, a living room and finally the bed space. One wall of the apartment is a single piece of furniture containing all the functions equipment to service the room.

The 2 bed service apartment occupies a larger proportion of the facade occupying the width of 1 and a half 1 bed serviced apartments. The apartment benefits from a larger 4 piece bathroom. The apartment is considered as a studio space with a bedroom, the studio area is open plan with built-in furniture offering a fold-down bed in a large living area. An entertainment zone occupies the middle of the apartment facing the wall to the bedroom where the bed is located in the centre of the space and an study area lines the party wall and extends into the bay window. At this stage the space planning has been tested to prove the space can function. It is clear that there is the potential to develop an interior design concept that will provide a dynamic environment that is appropriate to the flexible way that people are living and working in the 21st Century.

The penthouse suites have not been planned in detail at this stage merely being a space allocation spread over two levels accessed at the lower level with an internal circulation stair so the top floor lift lobby is exclusively for the use of guests accessing the executive lounge.

10% of the hotel guest rooms are allocated as wheelchair rooms and are sized and planned accordingly.

Fig 5.34 Typical serviced apartment layouts



# THE DESIGN PROPOSAL

## 5.4.7 The Basements levels B1 and B2

The Basement is the engine room of the development, providing the majority of the support functions for the hotel and the residential components above ground. Its is located within the footprint of the existing basement to save excavation cost and to minimise any potential impact to tree roots and utility services as well as the underground tube line exclusion zone which runs through the north eastern corner of the site. There are two levels and as explained in the functional analysis they are split into both front of house and back of house hotel accommodation.

The front of house function are those require large plan areas of space but where natural light is not essential. These are the large format conference room and the gym/spa facility.

The conference room is 1636m<sup>2</sup> large, 1285m<sup>2</sup> of which is column free. It is a double height space with 9.0m of clear height and is located at the second basement level linking both the hotel northern tower core and the serviced apartment southern core in the north south axis and extending under the Garden Square as far as the existing perimeter basement wall in the western direction. A 2.0m zone is allocated above the space for the structure to span over the large volume and to provide a planting zone for the landscaping in the Garden. The conference room is surrounded by a back of house circulation route for both back of house servicing and as an escape route for the large plan area.

A mezzanine looks into the space from the first level of basement and the space can be divided into three smaller rooms using folding partitions under the mezzanine and across the room at three equally spaced positions along the mezzanine edge line. The hotel guests and visitors using the space access it from a re-function space mezzanine where a bar is located and is also serviced by WC's and cloakrooms which are not yet planned in detail. The access is feature stair and lift at the centre of the space, the pre-function space itself is accessed by both sets of main lifts in the two cores and from the feature stair running up the lobby, the restaurant mezzanines and the first floor syndicate rooms of the business centre thus ensuring good connectivity demanded by the hotel commercial brief.

The other main front of house space is the gym and spa located at the first basement level at the southern end of the conference room extending to the southern boundary of the basement perimeter wall. It is accessed by from the southern circulation core. At this stage of design development it is a space planning allocation and so has not been planned in detail but it an allowance has been made for the inclusion of a 15m pool.

Hotel back of house areas are generally areas of accommodation required by the hotel brief to service the hotel they are space planning allocations which have not been planned in detail and not all spaces have yet been allocated specific uses. However the larger critical function have been allocated space and located into the plan to ensure that the building arrangement can work satisfactorily. These are the main hotel kitchens, staff areas and the circulation routes.

The southern staircase and goods lift of the southern tower core are the main vertical connection for hotel back of house. They provide staff connections from the staff entrance at ground floor to the changing facilities at the second floor of basement and are the main route for goods in and out from the loading bay.

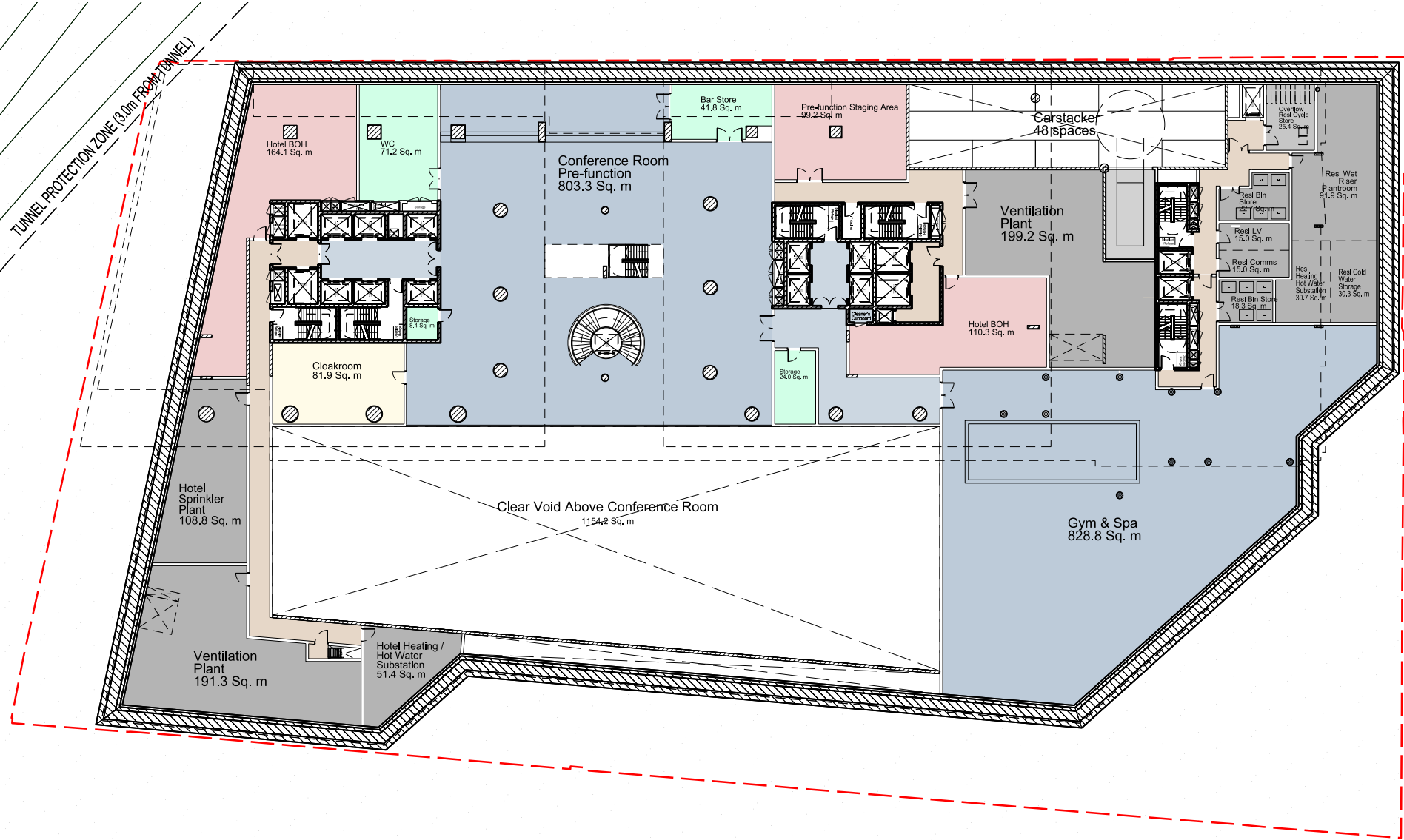


Fig 5.35 Basement level B1 plan

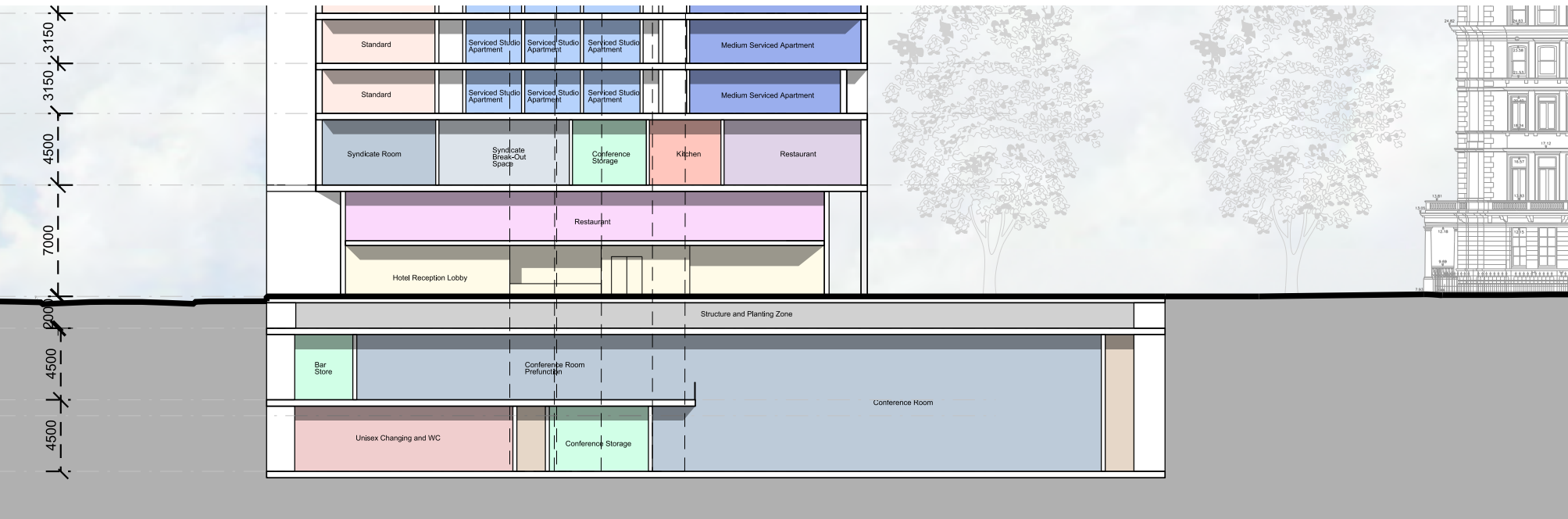


Fig 5.61 Cross section through the lower levels of the building illustrating the functional connections for the front and back of house for the hotel