



Fig 2.10 View of the revised massing model from the south east identifying the proposed amendments



Fig 2.11 View of the original submitted scheme massing from the corner of Ashburn Gardens and Courtfield Road



Fig 2.12 View of the original submitted scheme massing looking east along Cromwell Road



Fig 2.13 View of the original submitted scheme massing from the corner of Ashburn Place and Cromwell Road



Fig 2.14 View of the original submitted scheme massing from the corner of Ashburn Place and Courtfield Road



Fig 2.15 View of the amended scheme massing from the corner of Ashburn Gardens and Courtfield Road



Fig 2.16 View of the amended scheme massing looking east along Cromwell Road



Fig 2.17 View of the amended scheme massing from the corner of Ashburn Place and Cromwell Road



Fig 2.18 View of the amended scheme massing from the corner of Ashburn Place and Courtfield Road

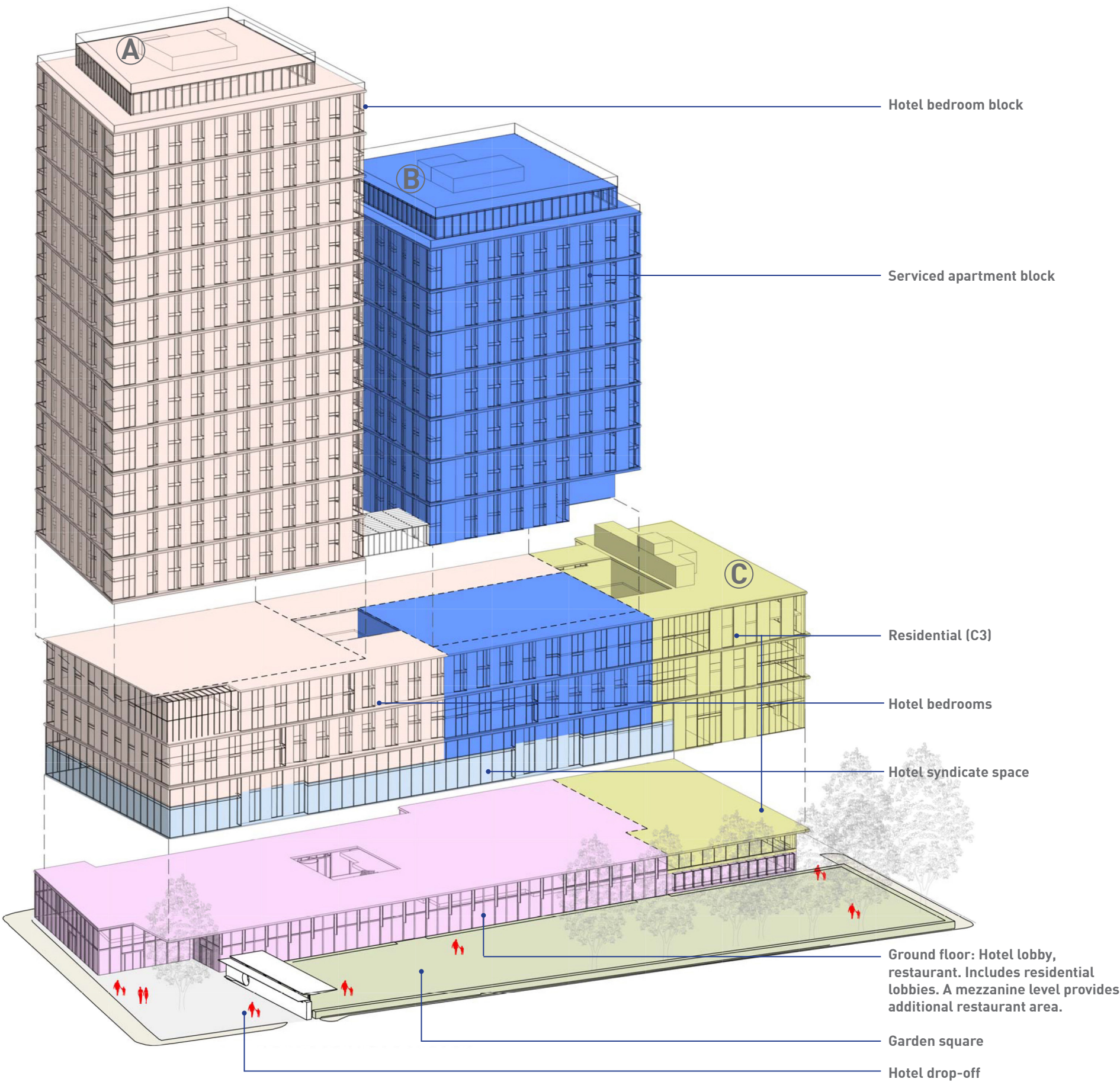


Fig 2.19 Functional axonometric of the original submitted scheme illustrating the functional distribution of the main building elements

Land Use	Use Class	GIA		NIA		Net to Gross NIA to GIA
		sqm	sqft	sqm	sqft	
Hotel Accommodation only	C1	20,281.52	218,310.28	20,281.52	218,310.28	100.0%
Serviced Apartments Accommodation only	C1	12,329.41	132,713.77	12,329.41	132,713.77	100.0%
Hotel Concourse	C1	1,253.81	13,496.01	1,253.81	13,496.01	100.0%
Hotel Executive Lounge	C1	279.56	3,009.18	279.56	3,009.18	100.0%
Serviced Apartment Executive Lounge	C1	350.50	3,772.78	350.50	3,772.78	100.0%
Hotel BOH / Offices	C1	1,835.93	19,761.95	1,835.93	19,761.95	100.0%
Kitchens	C1	689.12	7,417.69	689.12	7,417.69	100.0%
Food & Beverage	C1	1,782.86	19,190.67	1,782.86	19,190.67	100.0%
Syndicate	C1	1,377.01	14,822.14	1,377.01	14,822.14	100.0%
Conference	C1	2,507.05	26,985.89	2,507.05	26,985.89	100.0%
Gym	C1	828.80	8,921.20	828.80	8,921.20	100.0%
Hotel Cores/Circulation/Ancillary Spaces	N/A	27,860.02	299,885.28	0.00	0.00	0.0%
Private Residential Accommodation only, inc. WG	C3	2,230.08	24,004.58	2,230.08	24,004.58	100.0%
Private Residential Cores/Circulation/Ancillary Spaces	C3	1,073.80	11,558.41	0.00	0.00	0.0%
Affordable Residential Accommodation only, inc. WG	C3	1,716.82	18,479.85	1,716.82	18,479.85	100.0%
Affordable Residential Cores/Circulation/Ancillary Spaces	C3	932.58	10,038.34	0.00	0.00	0.0%
Scheme Total GIA and NIA		77,328.88	832,368.02	47,462.47	510,885.99	61.4%

Accommodation Units Summary					
Residential	Studio (1p)	1 Bed (2p)	2 bed (4p)	3 Bed (4-6p)	Total
Total	5	12	18	11	46
%	11%	26%	39%	24%	100%
Average Internal Unit Area (m2)	43.71	53.06	84.91	109.13	
Average Internal Unit Area (ft2)	470.52	571.14	913.98	1174.64	
Total Apartment NIA (m2)	218.56	636.72	1,528.39	1,200.39	3,584.06
Total Apartment NIA (ft2)	2,352.58	6,853.65	16,451.59	12,921.00	38,578.82
Total Winter Garden NIA (ft2)					3,905.61

Serviced Residences	Studio	One Bed	Two Bed	Penthouse	Total
Total	70	201	67	2	340
%	20.6%	59.1%	19.7%	0.6%	100%
Average Unit Area (m2)	23.90	33.41	53.54	177.14	
Average Unit Area (ft2)	257.27	359.61	576.25	1906.68	
Total (m2)	1,673.09	6,715.18	3,586.87	354.27	12,329.41
Total (ft2)	18,009.14	72,282.20	38,609.07	3,813.36	132,713.77

Hotel	Standard	Superior	Deluxe	Suite	Penthouse Suite	Total
Total	434	156	122	35	2	749
%	57.9%	20.8%	16.3%	4.7%	0.3%	100%
Average Unit Area (m2)	22.66	26.14	34.49	48.31	234.07	
Average Unit Area (ft2)	243.96	281.38	371.29	520.03	2519.48	
Total (m2)	9,836.17	4,078.02	4,208.28	1,690.92	468.13	20,281.52
Total (ft2)	105,876.53	43,895.81	45,297.93	18,201.06	5,038.95	218,310.28

Notes:
*Areas measured according to RICS Code of Measuring Practice - 6th Ed.
*GIA and NIA figures DO NOT include External Terrace or External Areas.
*GIA measured up to internal face of party wall between spaces of different use type. Internal walls within the same use type included in GIA.
*NIA excludes structural columns within units, party walls between different use types and internal walls within use types. This figure should not be used as the residential net sales area which includes structural elements.
*GIA figure excludes Residential External Private Gardens.

Fig 2.20 Area summary of the key functional components of the original submitted scheme