

7.0 3D MASSING/CGI IMAGES

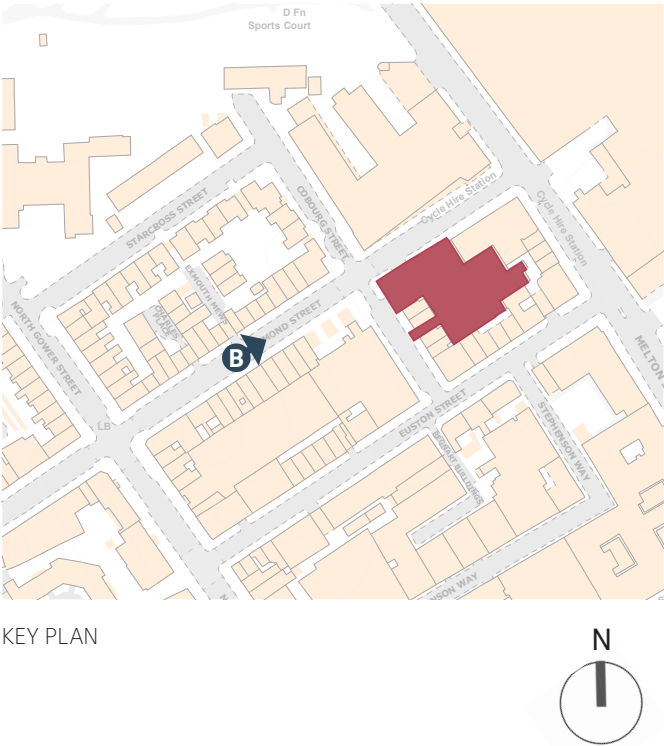
9.1 DRUMMOND STREET/NORTH GOWER STREET JUNCTION TO EUSTON STATION



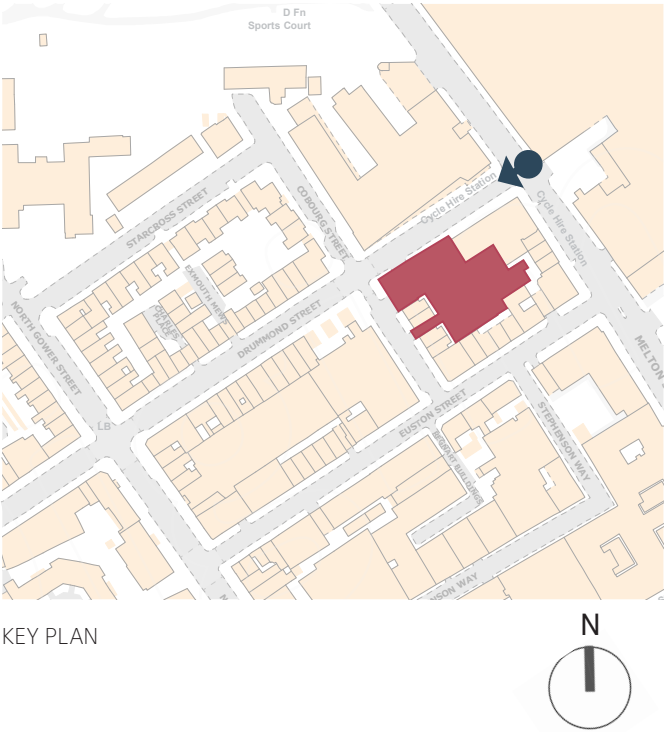
KEY PLAN



9.2 DRUMMOND STREET/EXMOUTH MEWS JUNCTION TO EUSTON STATION



9.3 DRUMMOND STREET/MELTON STREET JUNCTION TO REGENT’S PARK



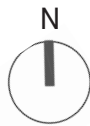
KEY PLAN



9.4 MELTON STREET/EUSTON STREET JUNCTION LOOKING NORTH WEST TO IBIS HOTEL



KEY PLAN



9.0 SCHEDULE OF ACCOMMODATION

9.1 SUMMARY

Levels	Units (Rooms)					Approximate NIA m2	
	Studio	Twin	Cluster	Cluster (WA Room)	WA Studio	Student Units (Bed Spaces)	Communal Living Areas
Basement -1	13	3			3	403	
Ground	11	3			4	390	
1	10	3	12	1	2	479	51
2			18	2		315	79
3	12		5	2		293	22
4	9	2			2	226	
5	3	2				89	
6	3	2				89	
7	3	2				89	
8	3	2				89	
9	3	2				89	
Total (rooms)	70	21	35	5	11		
Total (bedspaces)	70	42	35	5	11	2551	152
Grand total of rooms	142						
Grand total of bedspaces	163						

* Accessible units will be provided at least 10% of the grand total of units

Levels	Approximate GIA m2					Approximate Overall GIA per floor
	Services (Refuse/Bike Store/etc)	Plant	Cores	Commercial	Student (Units/Living & Amenity Space)	
Basement -2		217	39			256
Basement -1	110		100		624	834
Ground	7		132	102	478	712
1			79		518	597
2			71		377	448
3			91		322	413
4			86		238	324
5			40		91	131
6			40		91	131
7			40		91	131
8			40		91	131
9			40		91	131
Total	117	217	798	102	3012	4239

Levels	Approximate GEA m2		Approximate GIA m2 Existing
	Proposed	Existing	
Basement -2	292		
Basement -1	859	1084	879
Ground	838	947	876
1	679	181	126
2	505	43	36
3	476		
4	381		
5	157		
6	157		
7	157		
8	157		
9	157		
Total	4523	2255	1917

9.2 ROOM SIZES

Flat no.	Flat Type	NIA [Sq M]	Studio	Twin Studio	WA Studio	Cluster	WA Cluster
Basement -1							
B01	TWIN STUDIO	31.0		1			
B02	STUDIO	21.0	1				
B03	STUDIO	21.0	1				
B04	STUDIO	20.0	1				
B05	STUDIO	20.0	1				
B06	STUDIO	20.0	1				
B07	STUDIO	20.0	1				
B08	STUDIO	19.0	1				
B09	TWIN STUDIO	36.0		1			
B10	TWIN STUDIO	33.0		1			
B11	STUDIO	20.0	1				
B12	STUDIO	20.0	1				
B13	WA STUDIO	20.0			1		
B14	WA STUDIO	20.0			1		
B15	WA STUDIO	20.0			1		
B16	STUDIO	16.0	1				
B17	STUDIO	16.0	1				
B18	STUDIO	16.0	1				
B19	STUDIO	16.0	1				
		405.0	13	3	3	0	0

Ground Floor							
G01	TWIN STUDIO	31.0		1			
G02	STUDIO	21.0	1				
G03	STUDIO	21.0	1				
G04	STUDIO	20.0	1				
G05	STUDIO	20.0	1				
G06	STUDIO	20.0	1				
G07	STUDIO	20.0	1				
G08	STUDIO	19.0	1				
G09	TWIN STUDIO	35.0		1			
G10	TWIN STUDIO	34.0		1			
G11	WA STUDIO	23.0			1		
G12	WA STUDIO	23.0			1		
G13	WA STUDIO	23.0			1		
G14	WA STUDIO	20.0			1		
G15	STUDIO	15.0	1				
G16	STUDIO	15.0	1				
G17	STUDIO	15.0	1				
G18	STUDIO	15.0	1				
		390.0	11	3	4	0	0

Flat no.	Flat Type	NIA [Sq M]	Studio	Twin Studio	WA Studio	Cluster	WA Cluster
First Floor							
101	STUDIO	16.0	1				
102	STUDIO	17.0	1				
103	WA STUDIO	23.0			1		
104	STUDIO	16.0	1				
105	STUDIO	16.0	1				
106	STUDIO	16.0	1				
107	TWIN STUDIO	23.0		1			
108	STUDIO	15.0	1				
109	STUDIO	15.0	1				
110	STUDIO	15.0	1				
111	WA STUDIO	20.0			1		
112	TWIN STUDIO	25.0		1			
113	TWIN STUDIO	24.0		1			
114	STUDIO	15.0	1				
115	STUDIO	15.0	1				
116	CLUSTER	12.0				1	
117	CLUSTER	11.0				1	
118	CLUSTER	11.0				1	
119	CLUSTER	11.0				1	
120	CLUSTER	11.0				1	
121	CLUSTER	11.0				1	
122	CLUSTER	11.0				1	
123	CLUSTER	11.0				1	
124	CLUSTER	11.0				1	
125	CLUSTER	11.0				1	
126	LIVING/DINING	22.0					
127	CLUSTER	12.0				1	
128	CLUSTER	11.0				1	
129	CLUSTER WA	20.0					1
130	LIVING/DINING	29.0					
		476.0	10	3	2	12	1

Second Floor							
201	LIVING/DINING	25.0					
202	CLUSTER	12.0				1	
203	CLUSTER	12.0				1	
204	CLUSTER WA	11.0					1
205	CLUSTER	11.0				1	
206	CLUSTER	11.0				1	
207	CLUSTER	11.0				1	
208	CLUSTER	11.0				1	
209	CLUSTER	12.0				1	
210	CLUSTER	11.0				1	
211	CLUSTER	11.0				1	
212	CLUSTER	11.0				1	
213	CLUSTER	11.0				1	
214	CLUSTER	11.0				1	
215	CLUSTER	11.0				1	
216	CLUSTER	11.0				1	
217	CLUSTER	11.0				1	
218	CLUSTER	11.0				1	
219	LIVING/DINING	22.0					
220	CLUSTER	12.0				1	
221	CLUSTER	11.0				1	
222	CLUSTER WA	20.0					1
223	LIVING/DINING	29.0					
		309.0	0	0	0	18	2

Flat no.	Flat Type	NIA [Sq M]	Studio	Twin Studio	WA Studio	Cluster	WA Cluster
Third Floor							
301	LIVING/DINING	22.0					
302	CLUSTER	12.0				1	
303	CLUSTER	11.0				1	
304	CLUSTER	11.0				1	
305	CLUSTER	11.0				1	
306	CLUSTER WA	20.0					1
307	STUDIO	16.0	1				
308	STUDIO	12.0	1				
309	STUDIO	19.0	1				
310	STUDIO	13.0	1				
311	STUDIO	13.0	1				
312	STUDIO	19.0	1				
313	STUDIO	13.0	1				
314	STUDIO	13.0	1				
315	STUDIO	14.0	1				
316	STUDIO	14.0	1				
317	STUDIO	13.0	1				
318	STUDIO	13.0	1				
319	CLUSTER	19.0				1	
320	CLUSTER WA	19.0					1
		297.0	12	0	0	5	2

Fourth Floor							
401	WA STUDIO	21.0			1		
402	STUDIO	14.0	1				
403	STUDIO	14.0	1				
404	STUDIO	17.0	1				
405	WA STUDIO	19.0			1		
406	STUDIO	15.0	1				
407	STUDIO	15.0	1				
408	STUDIO	15.0	1				
409	TWIN STUDIO	26.0		1			
410	TWIN STUDIO	24.0		1			
411	STUDIO	13.0	1				
412	STUDIO	14.0	1				
413	STUDIO	16.0	1				
		223.0	9	2	2	0	0

Fifth to Ninth Floor (5 floors)							
401	STUDIO	14.0	1				
402	TWIN STUDIO	26.0		1			
403	STUDIO	13.0	1				
404	STUDIO	15.0	1				
405	TWIN STUDIO	20.0		1			
		88.0	3	2	0	0	0
		440.0	15	10			

Total	2,100	70	21	11	35	5
	42					
Total Number of Units	142					
Total Number of Bed Spaces	163					