

LONDON RESORT HOTELS STUDY

April 2018

HASSELL

CONTENTS

- 1. Functional Diagrams**
- 2. General Arrangement Drawings**
- 3. Views**
- 4. Area Schedules**

1. FUNCTIONAL DIAGRAMS

Site Location



Site Zoning

The hotels are configured to present 'fronts' on all sides rather than 'backs' and service zones facing to the public realm and adjacent nature reserve.

The hotels could fit into the composition of a future element of public realm that connects from the resort car parking in the south through to the river frontage in the north.

- River Thames
- existing wharf
- Resort Gate 1 Zone
- Hotel D
- Hotel C
- nature reserve
- Hotels A and B
- possible additional hotel
- public realm
- Resort Gate 2 Zone
- multi-level car parking



Pedestrian Routes

The hotels are part of a framed pedestrian route from the river and potential ferry stops in the north to the resort carparking in the south.

The hotels also frame routes through into the nature reserve.



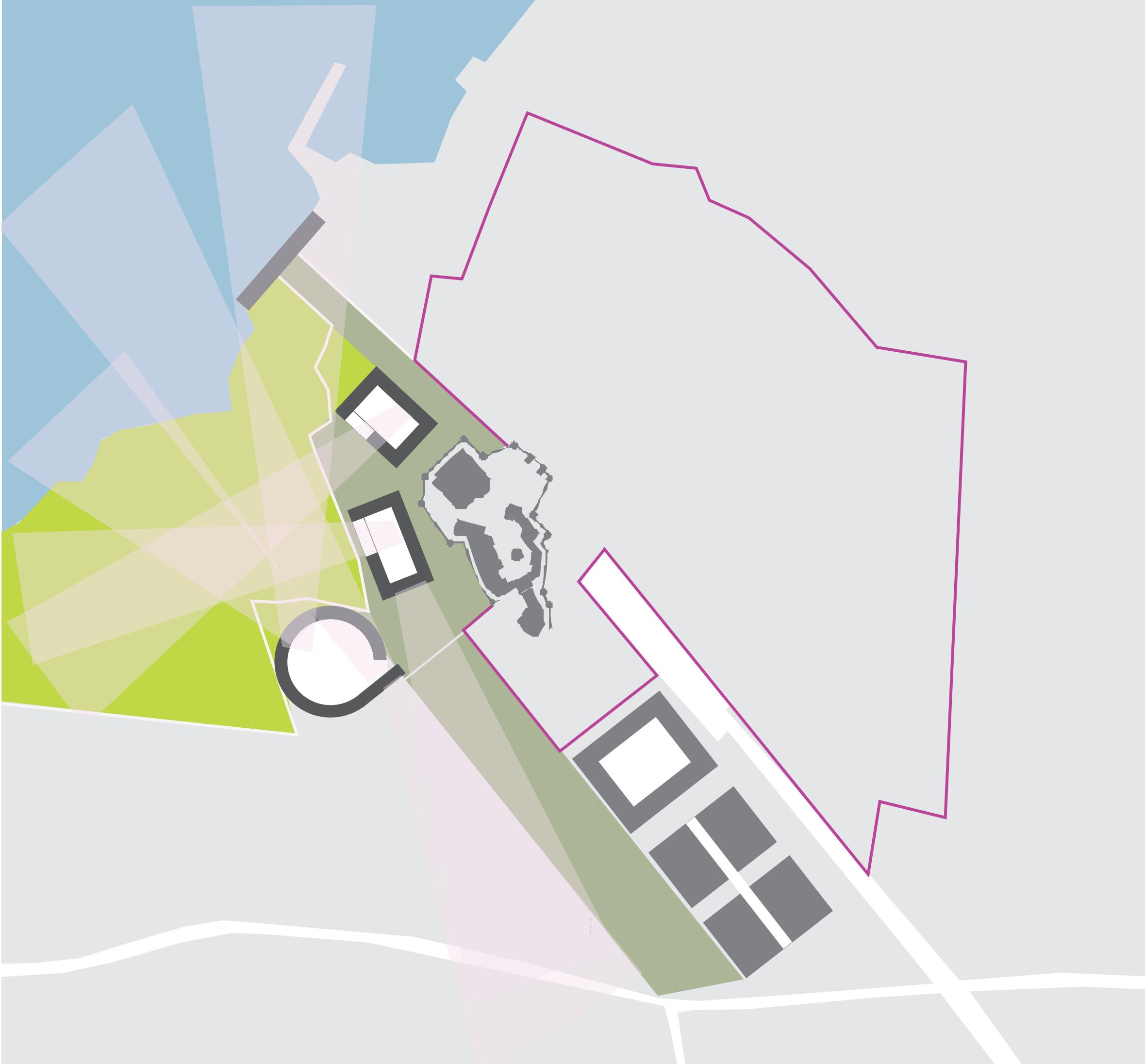
Vehicular and Service Routes

Each hotel is given a discrete drop off and pick up zone as part of the public realm.



Views

The hotels are positioned so as not to block each others views through to the river and the adjacent nature reserve.



2. GENERAL ARRANGEMENT DRAWINGS

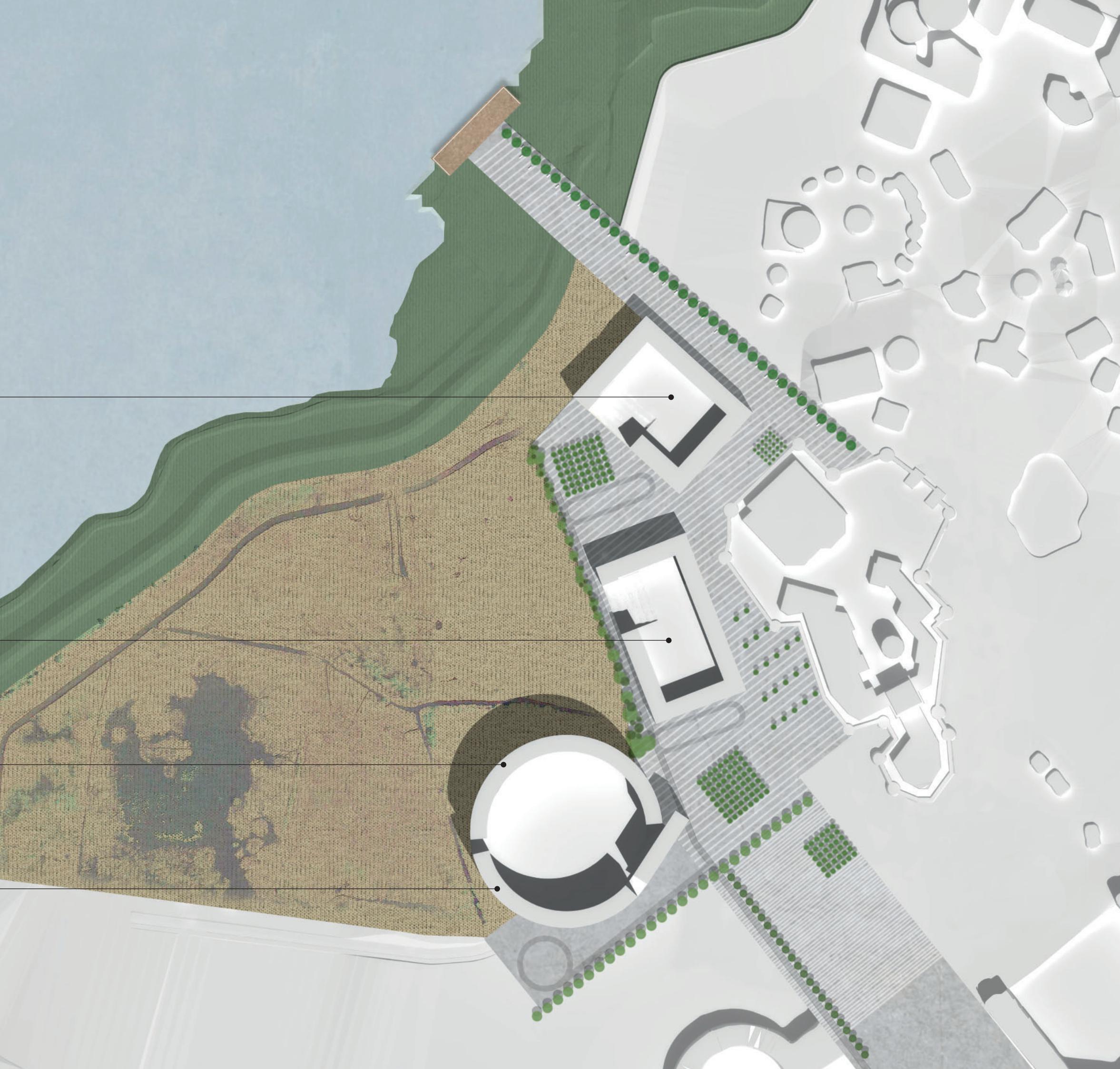
Site Plan

Hotel D

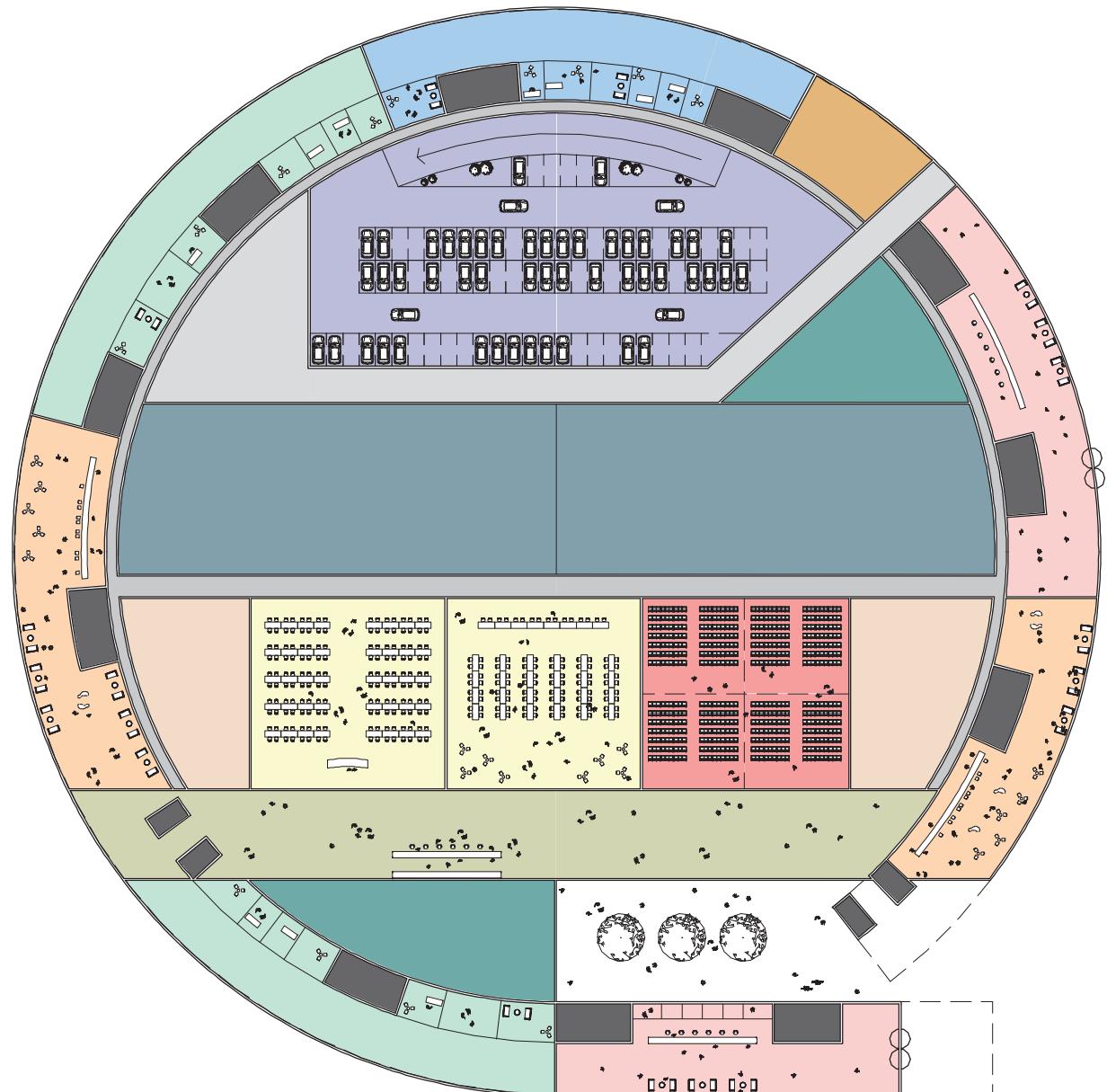
Hotel C

Hotels A

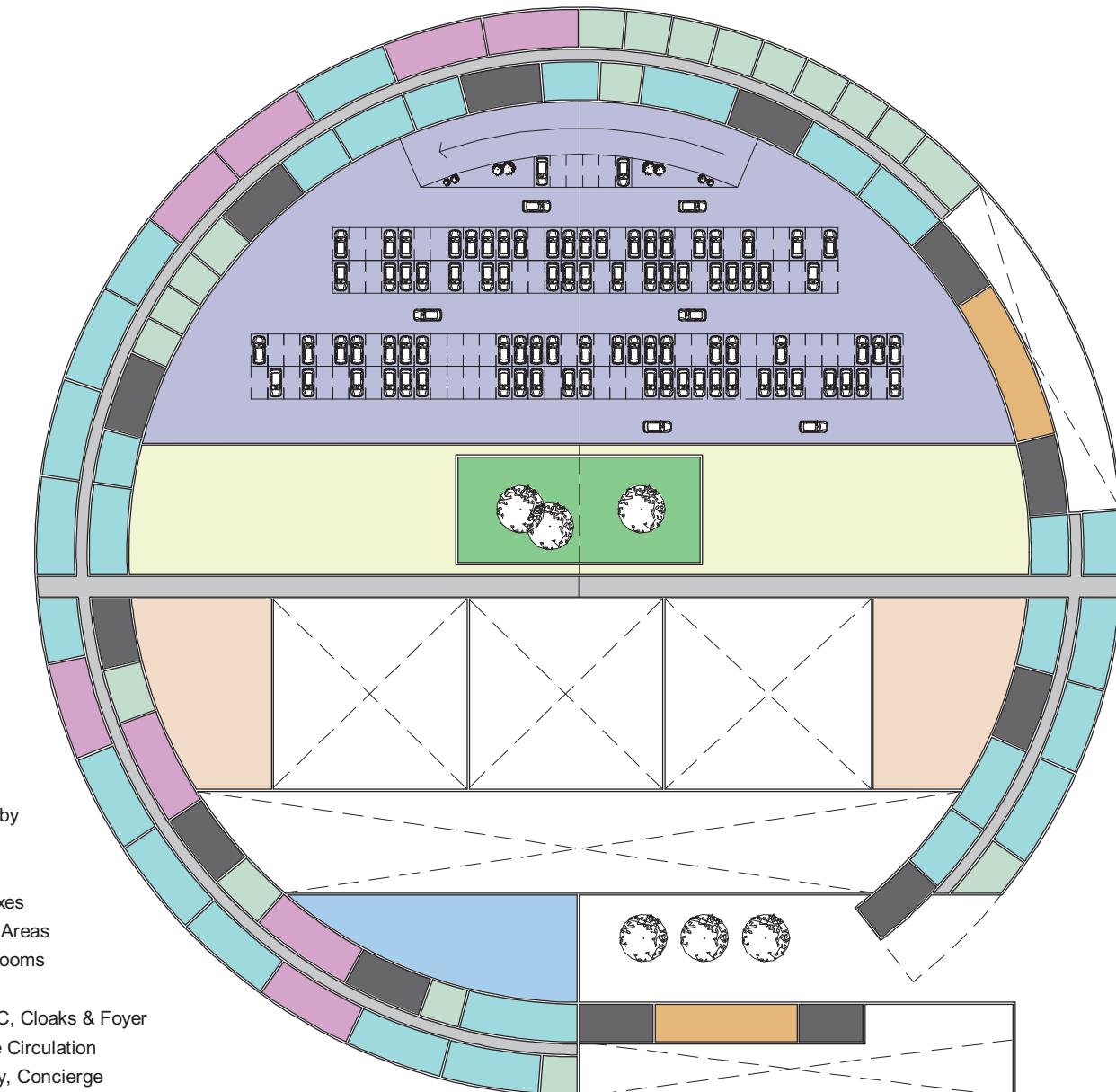
Hotels B



Ground & First Floor Level Plans A & B 1:1000



Ground Floor- Public Foyers and Conferencing



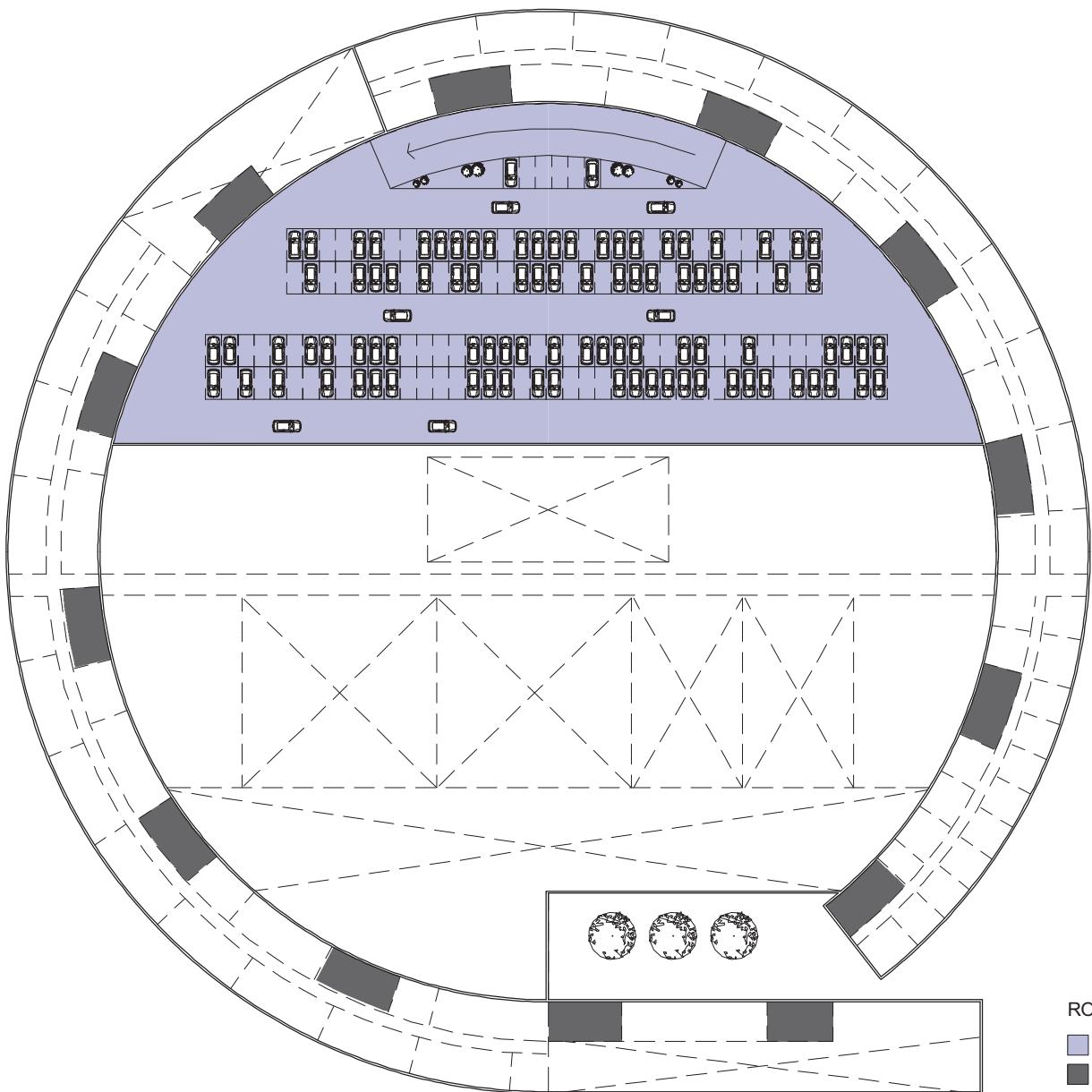
First Floor- Meeting Rooms Level

ROOMS

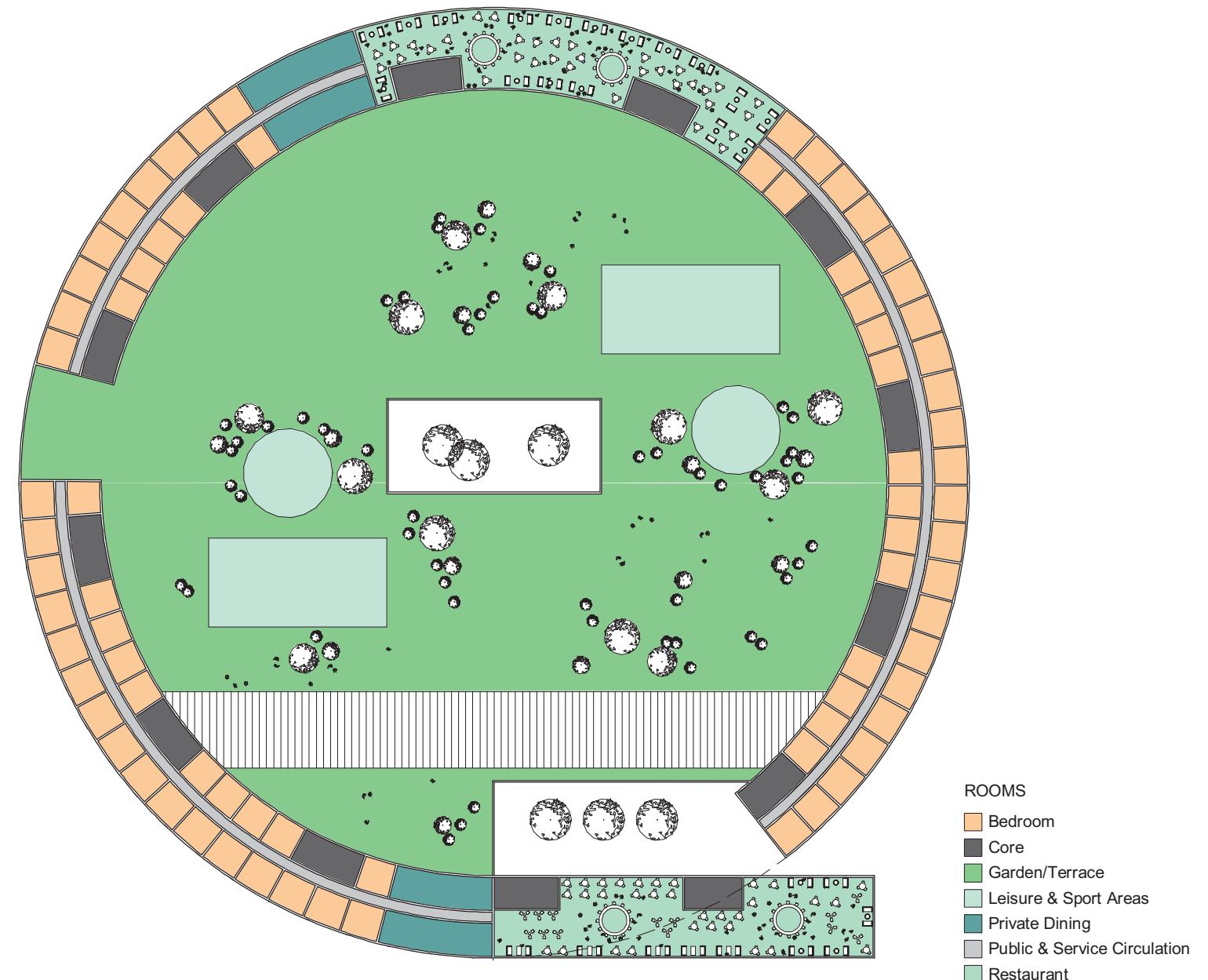
- Admin Spaces
- Amphitheatre
- Bar Incl Lounge
- Car-Park
- Conference Lobby
- Core
- Deliveries
- Kitchen & Annexes
- Leisure & Sport Areas
- Multi Purpose Rooms
- Plant
- Pre Function WC, Cloaks & Foyer
- Public & Service Circulation
- Reception Lobby, Concierge
- Reception Support

ROOMS

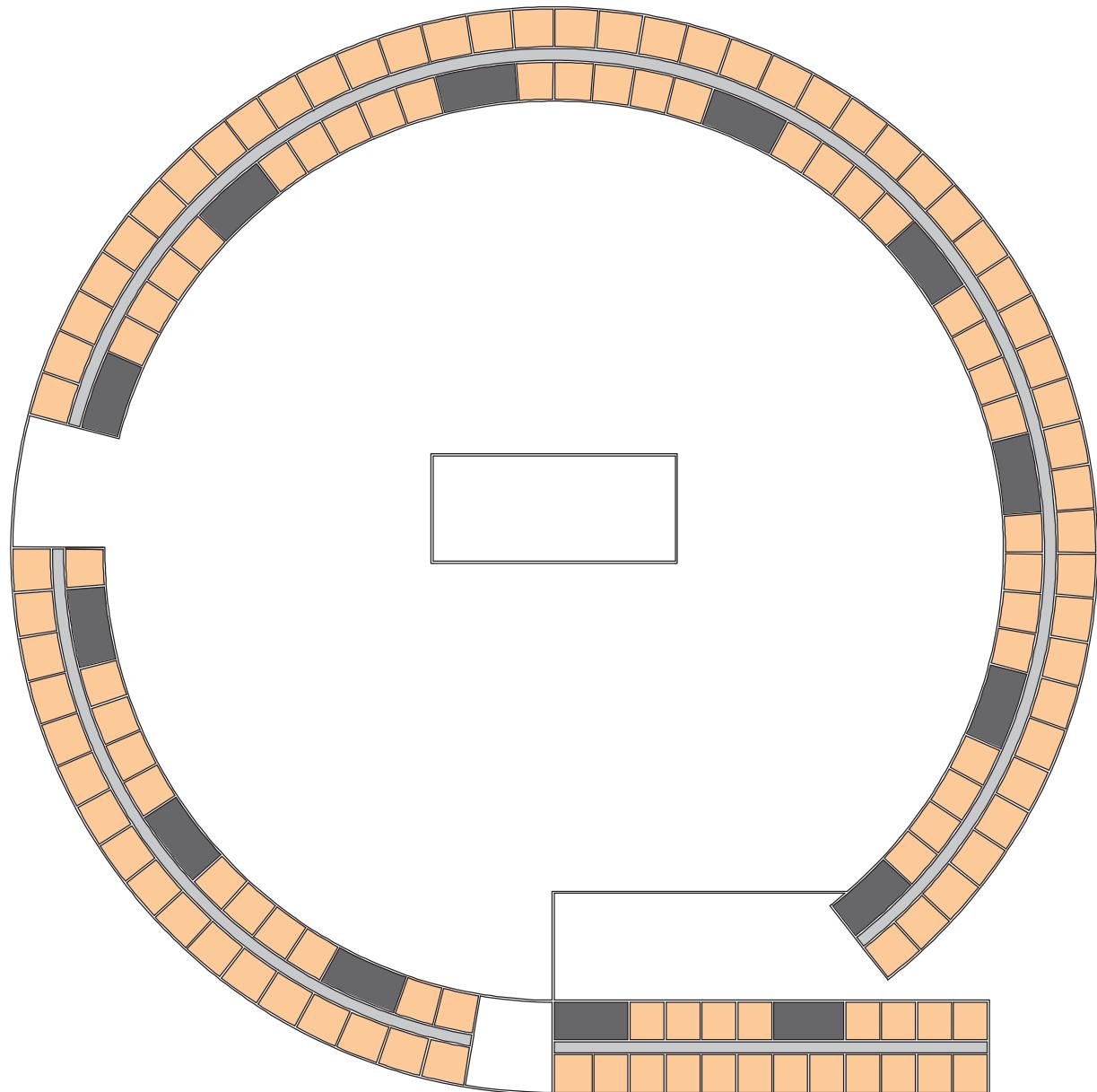
- Admin Spaces
- Boardroom
- Car-Park
- Core
- Garden/Terrace
- Medium Meeting Room
- Plant
- Pre Function WC, Cloaks & Foyer
- Public & Service Circulation
- Small Meeting Room
- Staff Areas & Plant



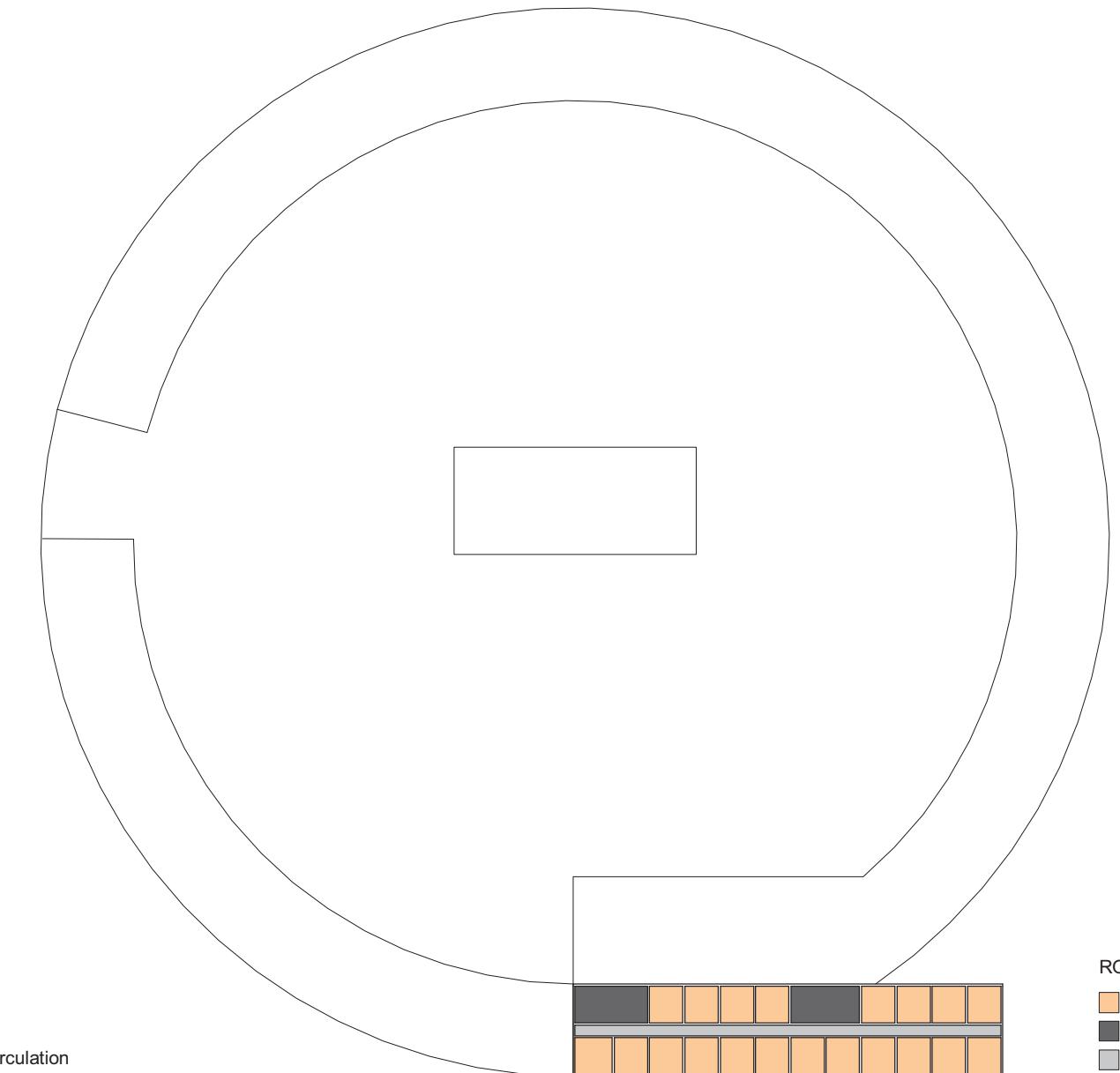
First Floor- Mezzanine Level



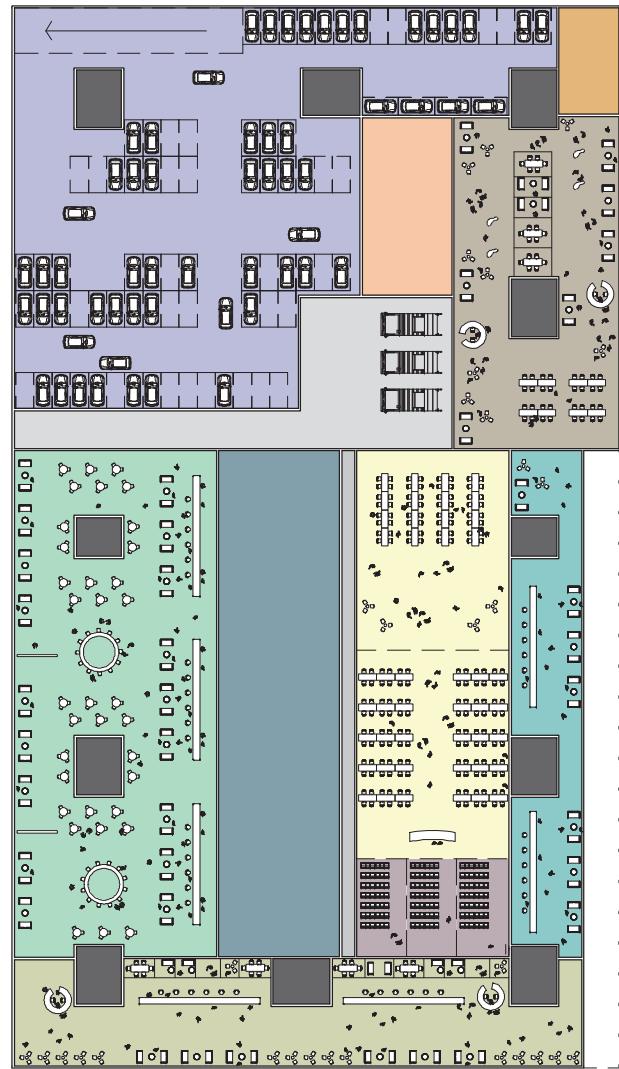
Second Floor- Podium Level



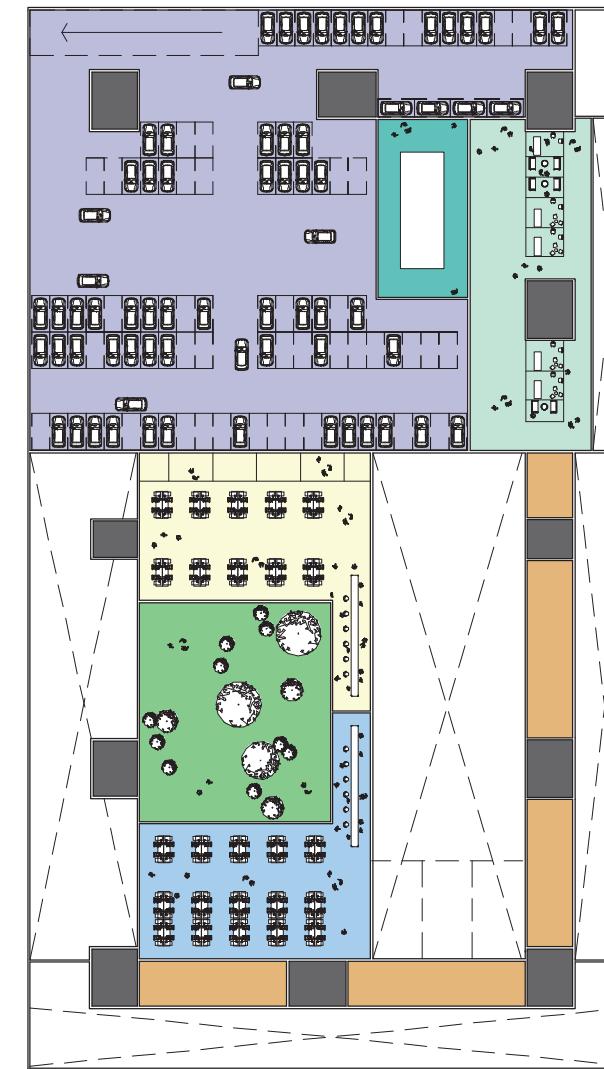
Typical Hotel Floor



Typical Hotel Tower Floor



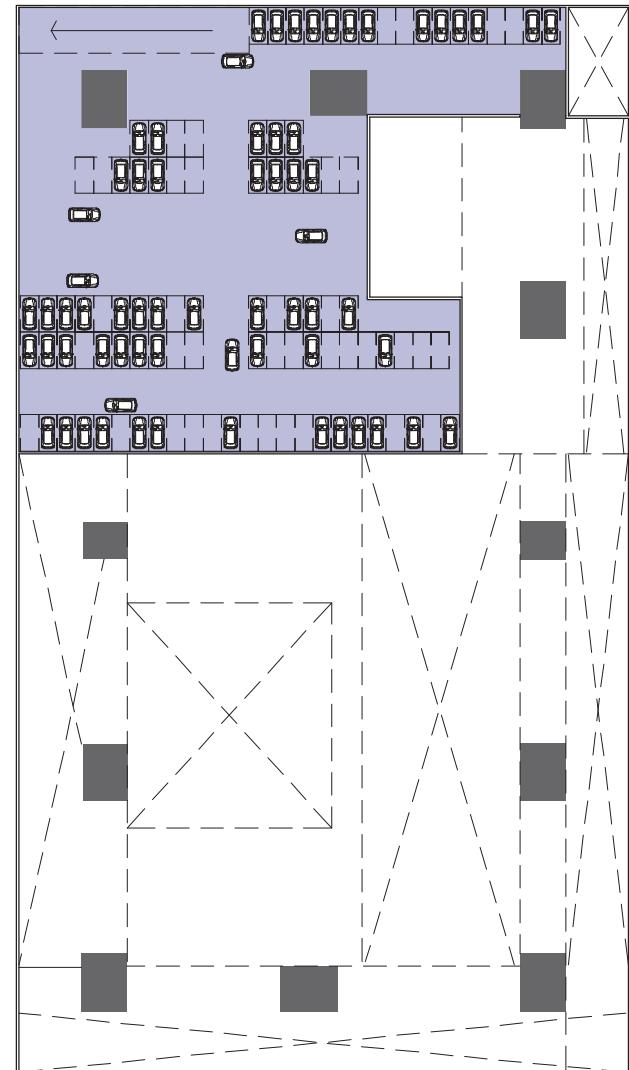
Ground Floor- Public Foyers and Conferencing



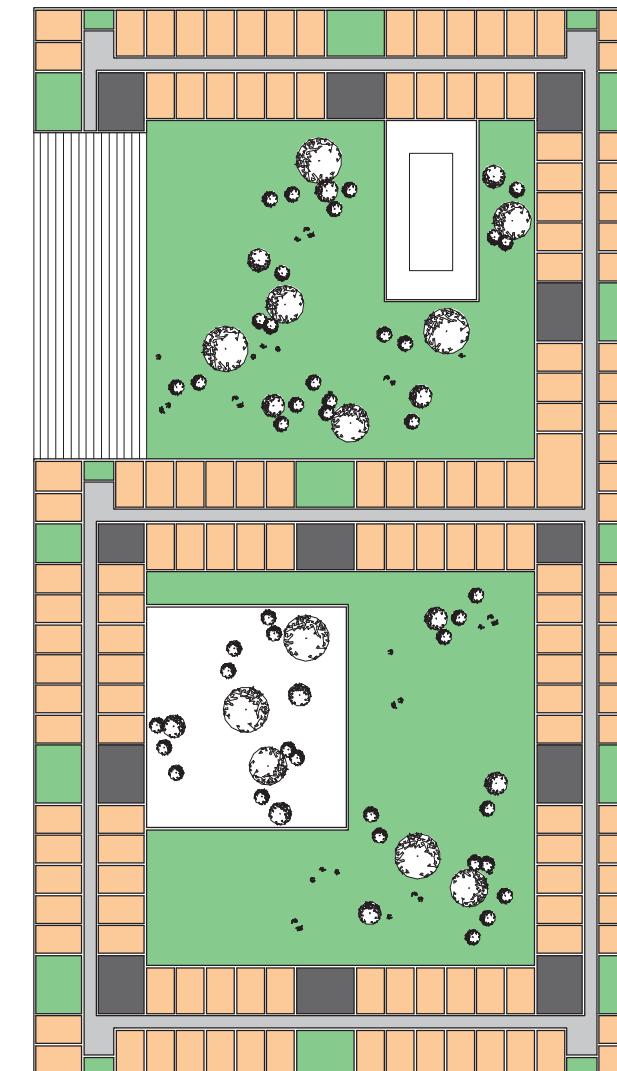
First Floor- Admin, Staff and Fitness Spaces

Mezzanine & Second Floor Plans Hotel C

1:1000

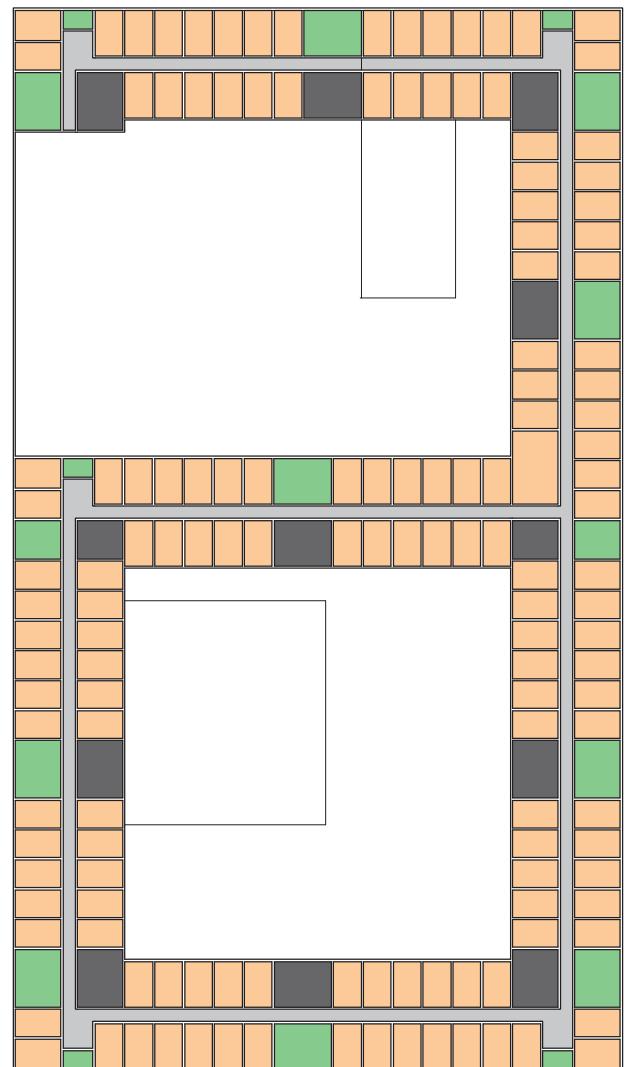


First Floor- Mezzanine Level

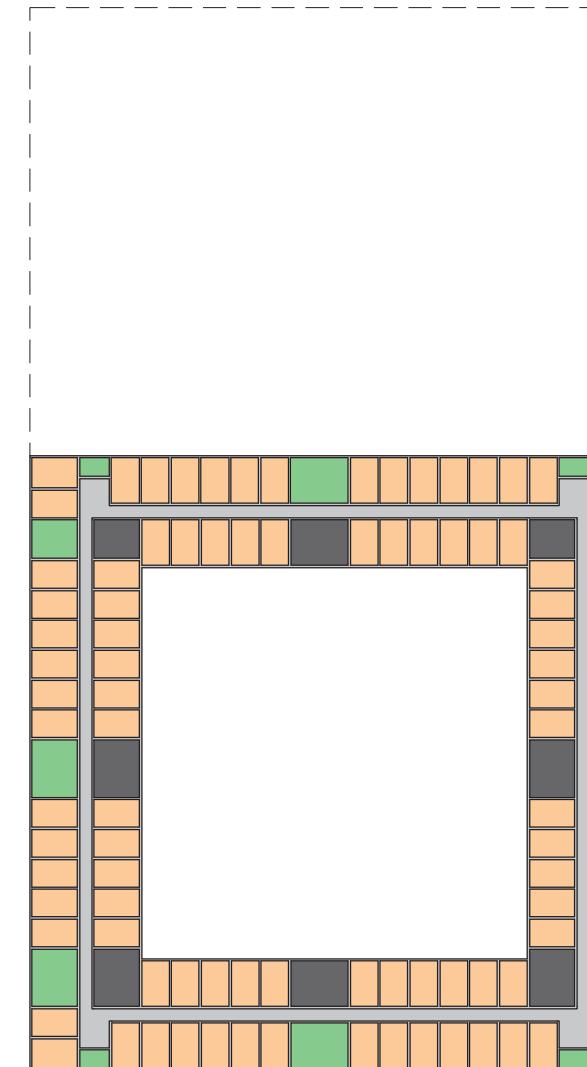


Second Floor- Podium Level

Levels 3 to 7 - Typical Hotel Room and 8-12
Typical Hotel Rooms Tower Floor Hotel C
Levels 1:1000

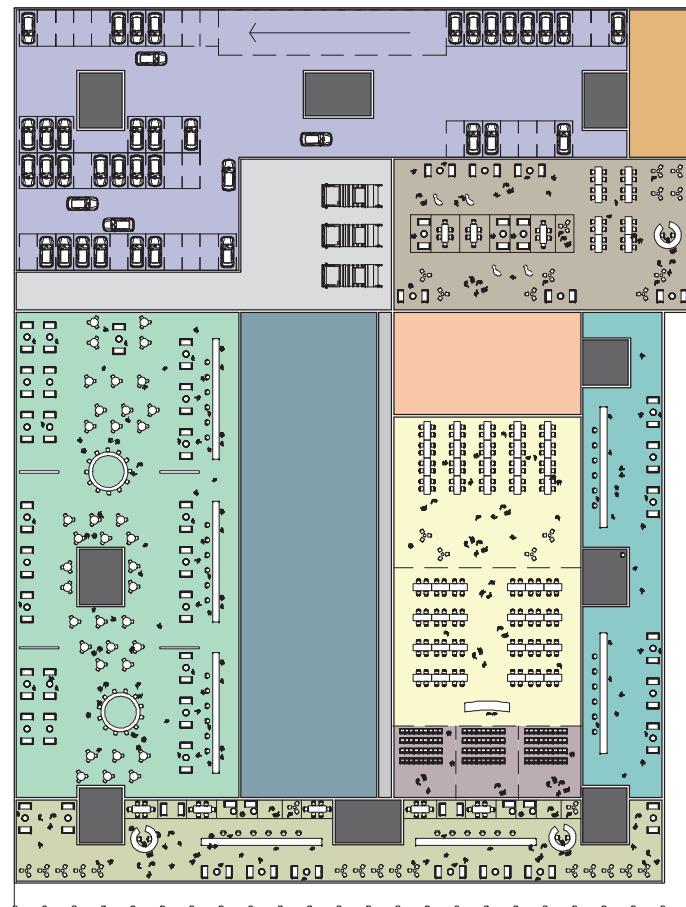


Typical Hotel Floor

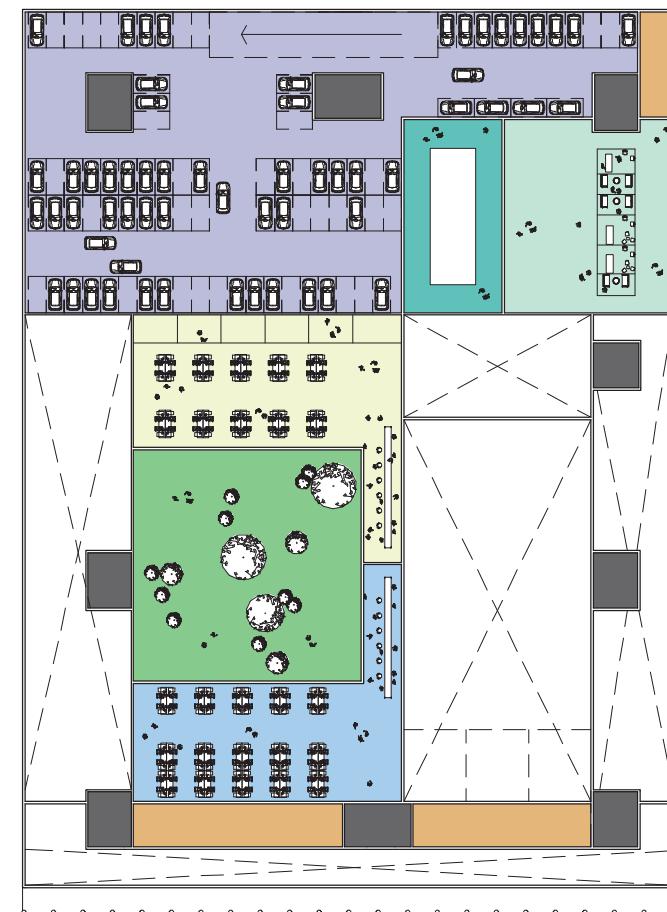


Typical Hotel Tower Floor

Ground & First Floor Level Plans Hotel D 1:1000



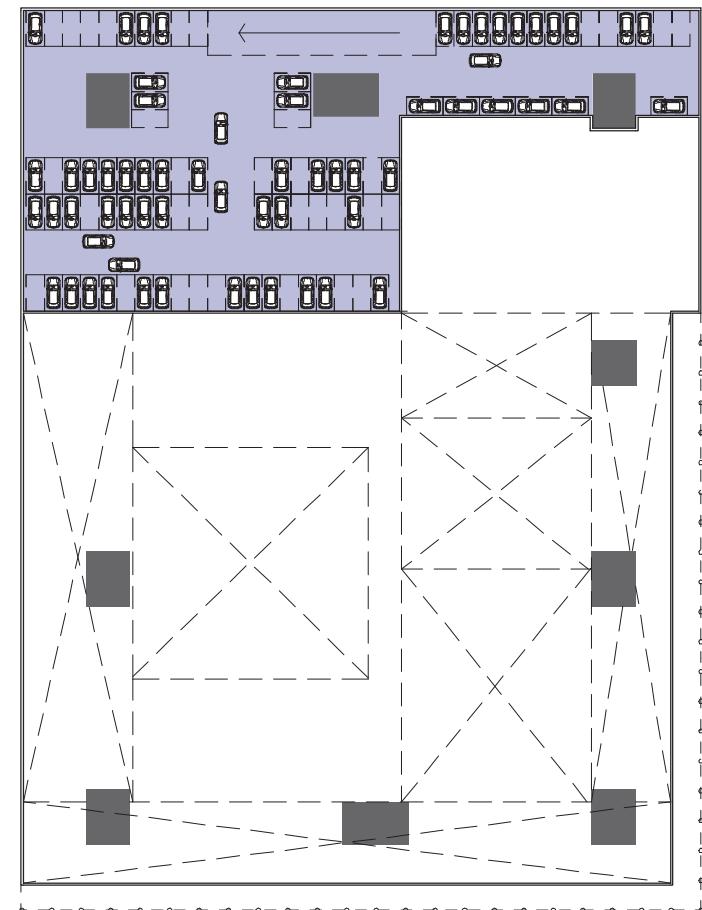
Ground Floor- Public Foyers and Conferencing



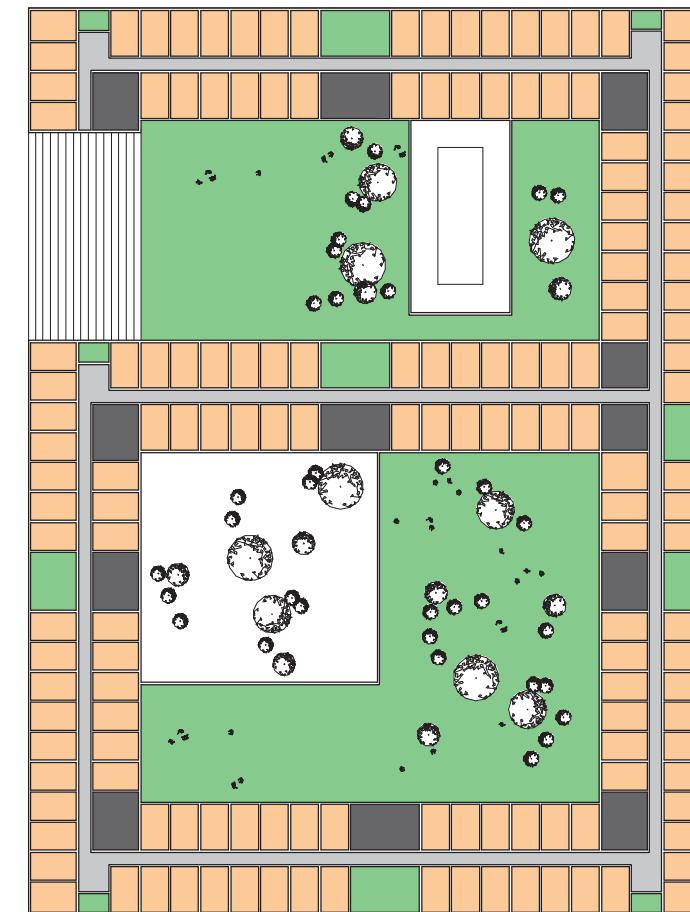
First Floor- Staff and Admin Areas

Mezzanine & Second Floor Plans Hotel D

1:1000

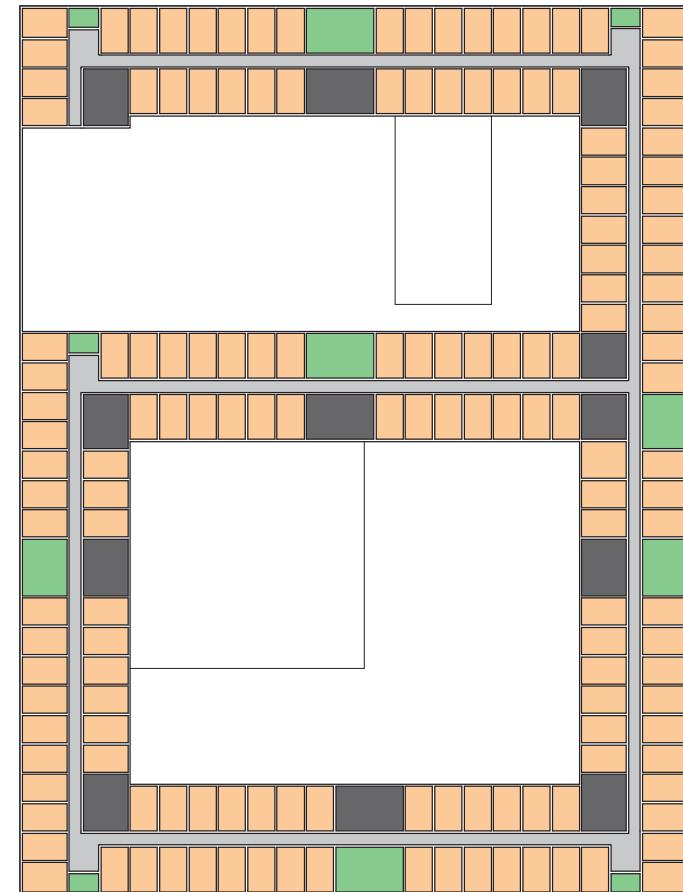


First Floor- Mezzanine Level

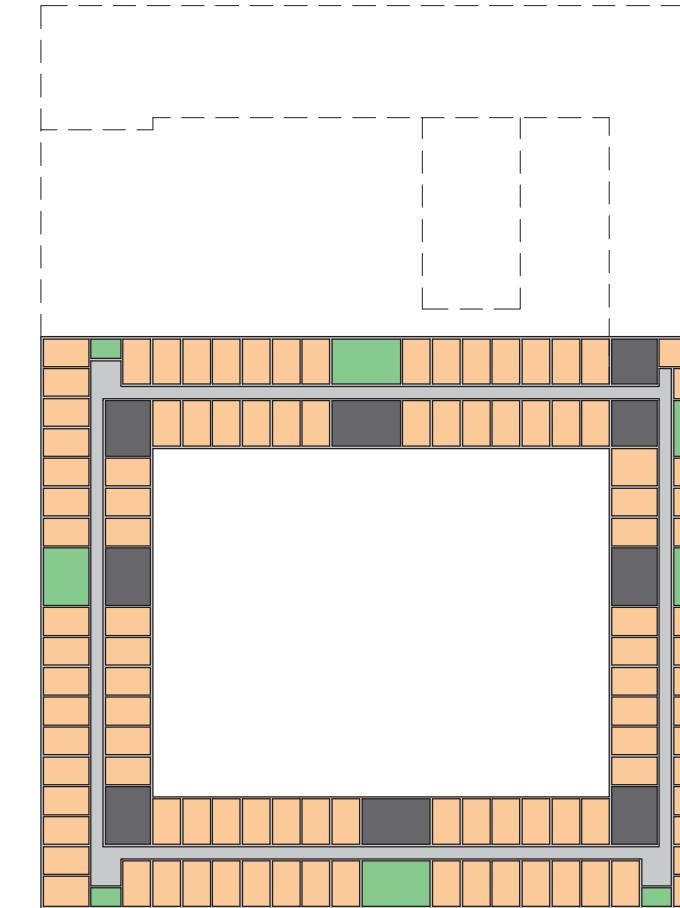


Second Floor- Podium Level

**Levels 3 to 7 - Typical Hotel Room and 8-12
Typical Hotel Rooms Tower Floor Hotel D
Levels 1:1000**



Typical Hotel Floor



Typical Hotel Tower Floor

3. VIEWS

External View



External View



External View Hotels C and D



External View Hotels C and D



Hotel A and B Room



Hotel C and D Room



Lobby Hotels C and D



3. AREA SCHEDULES

Areas Hotel A

Number of Bedrooms Total- 430

ROOM SCHEDULE				Notes
Department	Level	General Name	Areas Area	
Hotel A	L00(Ground)			
Admin Spaces				
Hotel A	L00(Ground)	Admin Spaces	585 m ²	
	1		585 m ²	
Amphitheatre				
Hotel A	L00(Ground)	Amphitheatre	430 m ²	
	2		430 m ²	
Bar Incl Lounge				
Hotel A	L00(Ground)	Bar Incl Lounge	662 m ²	
	1		662 m ²	
Car-Park				
Hotel A	L00(Ground)	Car-Park	1221 m ²	
	1		1221 m ²	
Conference Lobby				
Hotel A	L00(Ground)	Conference Lobby	833 m ²	
	1		833 m ²	
Core				
Hotel A	L00(Ground)	Core	367 m ²	
	6		367 m ²	
Deliveries				
Hotel A	L00(Ground)	Deliveries	458 m ²	
	1		458 m ²	
Kitchen & Annexes				
Hotel A	L00(Ground)	Kitchen & Annexes	1587 m ²	
	1		1587 m ²	
Leisure & Sport Areas				
Hotel A	L00(Ground)	Leisure & Sport Areas	786 m ²	
	1		786 m ²	
Multi Purpose Rooms				
Hotel A	L00(Ground)	Multi Purpose Rooms	798 m ²	
	1		798 m ²	
Pre Function WC, Cloaks & Foyer				
Hotel A	L00(Ground)	Pre Function WC, Cloaks & Foyer	425 m ²	
	1		425 m ²	
Public & Service Circulation				
Hotel A	L00(Ground)	Public & Service Circulation	461 m ²	
	1		461 m ²	
Reception Lobby, Concierge				
Hotel A	L00(Ground)	Reception Lobby, Concierge	671 m ²	
	1		671 m ²	
Reception Support				
Hotel A	L00(Ground)	Reception Support	412 m ²	
	1		412 m ²	
L00(Ground): 20			9696 m²	
L01				
Boardroom				
Hotel A	L01	Boardroom	306 m ²	
	4		306 m ²	
Car-Park				
Hotel A	L01	Car-Park	2402 m ²	
	1		2402 m ²	
Core				
Hotel A	L01	Core	372 m ²	
	6		372 m ²	
Garden/Terrace				
Hotel A	L01	Garden/Terrace	277 m ²	
	1		277 m ²	

Medium Meeting Room				
Hotel A	L01	Medium Meeting Room	978 m ²	
	16		978 m ²	
Pre Function WC, Cloaks & Foyer				
Hotel A	L01	Pre Function WC, Cloaks & Foyer	477 m ²	
	1		477 m ²	
Public & Service Circulation				
Hotel A	L01	Public & Service Circulation	540 m ²	
	2		540 m ²	
Small Meeting Room				
Hotel A	L01	Small Meeting Room	373 m ²	
	10		373 m ²	
Staff Areas & Plant				
Hotel A	L01	Staff Areas & Plant	957 m ²	
	1		957 m ²	
L01: 42			6681 m²	
L02				
Bedroom				
Hotel A	L02	Bedroom	1614 m ²	
	50		1614 m ²	
Core				
Hotel A	L02	Core	489 m ²	
	8		489 m ²	
Garden/Terrace				
Hotel A	L02	Garden/Terrace	5884 m ²	
	1		5884 m ²	
Leisure & Sport Areas				
Hotel A	L02	Leisure & Sport Areas	627 m ²	
	2		627 m ²	
Private Dining				
Hotel A	L02	Private Dining	217 m ²	
	2		217 m ²	
Public & Service Circulation				
Hotel A	L02	Public & Service Circulation	338 m ²	
	2		338 m ²	
Restaurant				
Hotel A	L02	Restaurant	798 m ²	
	1		798 m ²	
L02: 66			9967 m²	
L01_MEZ				
Car-Park				
Hotel A	L01_MEZ	Car-Park	2398 m ²	
	1		2398 m ²	
Core				
Hotel A	L01_MEZ	Core	379 m ²	
	6		379 m ²	
L01_MEZ: 7			2777 m²	
L03-07 (Typical)				
Bedroom				
Hotel A	L03	Bedroom	2435 m ²	
	380	L03-L07	12175 m ²	76 Per Floor
Core				
Hotel A	L03	Core	484 m ²	
	40	L03-L07	2420 m ²	8 Per Floor
Public & Service Circulation				
Hotel A	L03	Public & Service Circulation	471 m ²	
	5	L03-L07	2355 m ²	1 Per Floor
L03: 85			16950 m²	
Hotel A: 220			46071 m²	

Areas Hotel B

Number of Bedrooms Total- 386

ROOM SCHEDULE				Notes
Department	Level	General Name	Areas Area	
Hotel B				
L00(Ground)				
Admin Spaces				
Hotel B	L00(Ground)	Admin Spaces	119 m ²	
1			119 m ²	
Amphitheatre				
Hotel B	L00(Ground)	Amphitheatre	421 m ²	
2			421 m ²	
Bar Incl Lounge				
Hotel B	L00(Ground)	Bar Incl Lounge	530 m ²	
1			530 m ²	
Car-Park				
Hotel B	L00(Ground)	Car-Park	1183 m ²	
1			1183 m ²	
Conference Lobby				
Hotel B	L00(Ground)	Conference Lobby	664 m ²	
1			664 m ²	
Core				
Hotel B	L00(Ground)	Core	362 m ²	
9			362 m ²	
Deliveries				
Hotel B	L00(Ground)	Deliveries	515 m ²	
1			515 m ²	
Kitchen & Annexes				
Hotel B	L00(Ground)	Kitchen & Annexes	1587 m ²	
1			1587 m ²	
Leisure & Sport Areas				
Hotel B	L00(Ground)	Leisure & Sport Areas	755 m ²	
1			755 m ²	
Multi Purpose Rooms				
Hotel B	L00(Ground)	Multi Purpose Rooms	798 m ²	
1			798 m ²	
Pre Function WC, Cloaks & Foyer				
Hotel B	L00(Ground)	Pre Function WC, Cloaks & Foyer	479 m ²	
1			479 m ²	
Public & Service Circulation				
Hotel B	L00(Ground)	Public & Service Circulation	314 m ²	
1			314 m ²	
Reception Lobby, Concierge				
Hotel B	L00(Ground)	Reception Lobby, Concierge	545 m ²	
1			545 m ²	
Reception Support				
Hotel B	L00(Ground)	Reception Support	550 m ²	
1			550 m ²	
L00(Ground): 23			8821 m²	
L01				
Admin Spaces				
Hotel B	L01	Admin Spaces	458 m ²	
1			458 m ²	
Boardroom				
Hotel B	L01	Boardroom	319 m ²	
4			319 m ²	
Car-Park				
Hotel B	L01	Car-Park	2396 m ²	
1			2396 m ²	
Core				
Hotel B	L01	Core	410 m ²	
7			410 m ²	
Garden/Terrace				
Hotel B	L01	Garden/Terrace	277 m ²	
1			277 m ²	
Medium Meeting Room				
Hotel B	L01	Medium Meeting Room	931 m ²	
13			931 m ²	
Plant				
Hotel B	L01	Plant	242 m ²	
2			242 m ²	

Pre Function WC, Cloaks & Foyer				
Hotel B	L01	Pre Function WC, Cloaks & Foyer	530 m ²	
1			530 m ²	
Public & Service Circulation				
Hotel B	L01	Public & Service Circulation	490 m ²	
2			490 m ²	
Small Meeting Room				
Hotel B	L01	Small Meeting Room	311 m ²	
9			311 m ²	
Staff Areas & Plant				
Hotel B	L01	Staff Areas & Plant	957 m ²	
1			957 m ²	
L01: 42			7320 m²	
L02				
Bedroom				
Hotel B	L02	Bedroom	840 m ²	
26			840 m ²	
Core				
Hotel B	L02	Core	293 m ²	
5			293 m ²	
Garden/Terrace				
Hotel B	L02	Garden/Terrace	4508 m ²	
2			4508 m ²	
Leisure & Sport Areas				
Hotel B	L02	Leisure & Sport Areas	627 m ²	
2			627 m ²	
Private Dining				
Hotel B	L02	Private Dining	197 m ²	
2			197 m ²	
Public & Service Circulation				
Hotel B	L02	Public & Service Circulation	186 m ²	
1			186 m ²	
Restaurant				
Hotel B	L02	Restaurant	731 m ²	
1			731 m ²	
L02: 39			7383 m²	
L01_MEZ				
Car-Park				
Hotel B	L01_MEZ	Car-Park	2398 m ²	
1			2398 m ²	
Core				
Hotel B	L01_MEZ	Core	441 m ²	
7			441 m ²	
L01_MEZ: 8			2839 m²	
L03-07 (Typical)				
Bedroom				
Hotel B	L03	Bedroom	1462 m ²	
240	L03-07		7310 m ²	48 Per Floor
Core				
Hotel B	L03	Core	303 m ²	
25	L03-07		1515 m ²	5 Per Floor
Public & Service Circulation				
Hotel B	L03	Public & Service Circulation	269 m ²	
10	L03-07		1345 m ²	2 per Floor
L03: 55			10170 m²	
L08-13 (Typical)				
Bedroom				
Hotel B	L08	Bedroom	558 m ²	
120	L08-13		3348 m ²	20 Per Floor
Core				
Hotel B	L08	Core	118 m ²	
12	L08-13		708 m ²	2 per Floor
Public & Service Circulation				
Hotel B	L08	Public & Service Circulation	102 m ²	
6	L08-13		612 m ²	1 Per Floor
L04: 23			4668 m²	
Hotel B: 190			33818 m²	

Areas Hotel C

Number of Bedrooms Total- 1,370

ROOM SCHEDULE				Notes
Department	Level	General Name	Areas Area	
Hotel C	L00(Ground)			
Car-Park				
Hotel C	L00(Ground)	Car-Park	2525 m ²	
	1		2525 m ²	
Conference Lobby				
Hotel C	L00(Ground)	Conference Lobby	930 m ²	
	1		930 m ²	
Core				
Hotel C	L00(Ground)	Core	471 m ²	
	11		471 m ²	
Deliveries				
Hotel C	L00(Ground)	Deliveries	590 m ²	
	1		590 m ²	
Foyer				
Hotel C	L00(Ground)	Foyer	525 m ²	
	1		525 m ²	
Group Area				
Hotel C	L00(Ground)	Group Area	261 m ²	
	3		261 m ²	
Kitchen & Annexes				
Hotel C	L00(Ground)	Kitchen & Annexes	1070 m ²	
	1		1070 m ²	
Multi Purpose Rooms				
Hotel C	L00(Ground)	Multi Purpose Rooms	1087 m ²	
	1		1087 m ²	
Plant				
Hotel C	L00(Ground)	Plant	111 m ²	
	1		111 m ²	
Plant/Workshop				
Hotel C	L00(Ground)	Plant/Workshop	278 m ²	
	1		278 m ²	
Public & Service Circulation				
Hotel C	L00(Ground)	Public & Service Circulation	114 m ²	
	1		114 m ²	
Restaurant				
Hotel C	L00(Ground)	Restaurant	1688 m ²	
	1		1688 m ²	
Welcome n Stay				
Hotel C	L00(Ground)	Welcome n Stay	891 m ²	
	1		891 m ²	
L00(Ground): 25			10542 m²	
L01				
Admin Spaces				
Hotel C	L01	Admin Spaces	618 m ²	
	1		618 m ²	
Car-Park				
Hotel C	L01	Car-Park	3133 m ²	
	1		3133 m ²	
Core				
Hotel C	L01	Core	466 m ²	
	11		466 m ²	
Garden/Terrace				
Hotel C	L01	Garden/Terrace	731 m ²	
	1		731 m ²	
Leisure & Sport Areas				
Hotel C	L01	Leisure & Sport Areas	636 m ²	
	1		636 m ²	
Plant				
Hotel C	L01	Plant	565 m ²	
	5		565 m ²	

Pool				
Hotel C	L01	Pool	278 m ²	
	1		278 m ²	
Staff				
Hotel C	L01	Staff	669 m ²	
	1		669 m ²	
L01: 22			7097 m²	
L02				
Bedroom				
Hotel C	L02	Bedroom	3220 m ²	
	145		3220 m ²	
Core				
Hotel C	L02	Core	516 m ²	
	12		516 m ²	
Garden/Terrace				
Hotel C	L02	Garden/Terrace	4390 m ²	
	19		4390 m ²	
Public & Service Circulation				
Hotel C	L02	Public & Service Circulation	706 m ²	
	1		706 m ²	
L02: 177			8833 m²	
L01_MEZ				
Car-Park				
Hotel C	L01_MEZ	Car-Park	3150 m ²	
	1		3150 m ²	
Core				
Hotel C	L01_MEZ	Core	466 m ²	
	11		466 m ²	
L01_MEZ: 12			3616 m²	
L03-07 (Typical)				
Bedroom				
Hotel C	L03	Bedroom	3221 m ²	
	725	L03-07	16105 m ²	145 Per Floor
Core				
Hotel C	L03	Core	516 m ²	
	60	L03-07	2580 m ²	12 Per Floor
Garden/Terrace				
Hotel C	L03	Garden/Terrace	565 m ²	
	85	L03-07	2825 m ²	17 Per Floor
Public & Service Circulation				
Hotel C	L03	Public & Service Circulation	706 m ²	
	5	L03-07	3530 m ²	1 Per Floor
L03: 175			25040 m²	
L08-12 (Typical)				
Bedroom				
Hotel C	L08	Bedroom	2197 m ²	
	500	L08-12	10985 m ²	100 Per Floor
Core				
Hotel C	L08	Core	334 m ²	
	40	L08-12	1670 m ²	8 Per Floor
Garden/Terrace				
Hotel C	L08	Garden/Terrace	373 m ²	
	60	L08-12	1865 m ²	12 Per Floor
Public & Service Circulation				
Hotel C	L08	Public & Service Circulation	479 m ²	
	5	L08-12	2395 m ²	1 Per Floor
L04: 121			16915 m²	
Hotel C: 532			63210 m²	

Areas Hotel D

Number of Bedrooms Total- 1,455

ROOM SCHEDULE				
Department	Level	General Name	Areas Area	Notes
Hotel D	L00(Ground)	Car-Park	1867 m ²	
	1		1867 m ²	
Conference Lobby				
Hotel D	L00(Ground)	Conference Lobby	789 m ²	
	1		789 m ²	
Core				
Hotel D	L00(Ground)	Core	388 m ²	
	9		388 m ²	
Deliveries				
Hotel D	L00(Ground)	Deliveries	549 m ²	
	1		549 m ²	
Foyer				
Hotel D	L00(Ground)	Foyer	576 m ²	
	1		576 m ²	
Group Area				
Hotel D	L00(Ground)	Group Area	236 m ²	
	3		236 m ²	
Kitchen & Annexes				
Hotel D	L00(Ground)	Kitchen & Annexes	1158 m ²	
	1		1158 m ²	
Multi Purpose Rooms				
Hotel D	L00(Ground)	Multi Purpose Rooms	1017 m ²	
	1		1017 m ²	
Plant				
Hotel D	L00(Ground)	Plant	409 m ²	
	2		409 m ²	
Plant/Workshop				
Hotel D	L00(Ground)	Plant/Workshop	336 m ²	
	1		336 m ²	
Public & Service Circulation				
Hotel D	L00(Ground)	Public & Service Circulation	109 m ²	
	1		109 m ²	
Restaurant				
Hotel D	L00(Ground)	Restaurant	1838 m ²	
	1		1838 m ²	
Welcome n Stay				
Hotel D	L00(Ground)	Welcome n Stay	786 m ²	
	1		786 m ²	
L00(Ground): 24			10058 m²	
L01				
Admin Spaces				
Hotel D	L01	Admin Spaces	633 m ²	
	1		633 m ²	
Car-Park				
Hotel D	L01	Car-Park	2273 m ²	
	1		2273 m ²	
Core				
Hotel D	L01	Core	388 m ²	
	9		388 m ²	
Garden/Terrace				
Hotel D	L01	Garden/Terrace	923 m ²	
	1		923 m ²	
Leisure & Sport Areas				
Hotel D	L01	Leisure & Sport Areas	655 m ²	
	1		655 m ²	
Plant				
Hotel D	L01	Plant	404 m ²	
	3		404 m ²	

Pool				
Hotel D	L01	Pool	333 m ²	
	1		333 m ²	
Staff Areas & Plant				
Hotel D	L01	Staff Areas & Plant	696 m ²	
	1		696 m ²	
L01: 18			6304 m²	
L02				
Bedroom				
Hotel D	L02	Bedroom	3411 m ²	
	155		3411 m ²	
Core				
Hotel D	L02	Core	552 m ²	
	12		552 m ²	
Garden/Terrace				
Hotel D	L02	Garden/Terrace	3569 m ²	
	13		3569 m ²	
Public & Service Circulation				
Hotel D	L02	Public & Service Circulation	707 m ²	
	1		707 m ²	
L02: 181			8239 m²	
L01_MEZ				
Car-Park				
Hotel D	L01_MEZ	Car-Park	2409 m ²	
	1		2409 m ²	
Core				
Hotel D	L01_MEZ	Core	388 m ²	
	9		388 m ²	
Public & Service Circulation				
Hotel D	L01_MEZ	Public & Service Circulation	0 m ²	
	1		0 m ²	
L01_MEZ: 11			2797 m²	
L03-07				
Bedroom				
Hotel D	L03	Bedroom	3411 m ²	
	775	L03-07	17055 m ²	155 Per Floor
Core				
Hotel D	L03	Core	552 m ²	
	60	L03-07	2760 m ²	12 Per Floor
Garden/Terrace				
Hotel D	L03	Garden/Terrace	347 m ²	
	55	L03-07	1735 m ²	11 per Floor
Public & Service Circulation				
Hotel D	L03	Public & Service Circulation	707 m ²	
	5	L03-07	3535 m ²	1 Per Floor
L03: 179			25085 m²	
L08-12				
Bedroom				
Hotel D	L08	Bedroom	2320 m ²	
	525	L08-12	11600 m ²	105 Per Floor
Core				
Hotel D	L08	Core	407 m ²	
	45	L08-12	2035 m ²	9 Per Floor
Garden/Terrace				
Hotel D	L08	Garden/Terrace	273 m ²	
	40	L08-12	1365 m ²	8 Per Floor
Public & Service Circulation				
Hotel D	L08	Public & Service Circulation	481 m ²	
	5	L08-12	2405 m ²	1 Per Floor
L04: 123			17405 m²	
Hotel D: 536			69888 m²	

issue	notes	date
A	original issue	04.04.19
B	updated issue	10.04.19
C	updated issue	13.04.19
D	updated issue	19.04.19
E	updated issue	29.04.19

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