

**BLOCK 4N CENTRAL PARK – Section 96 Submission
SUMMARY OF CHANGES**

20th January 2016

GENERAL ARRANGEMENT

- The total number of hotel rooms is now 297 units, with a Luxury Suite integrated on the NE corner of level 17 and 18.
- The previous pool and hotel amenities on level 3 have been omitted and this floor has been redesigned to house more hotel rooms. This previous largely 'external' area has now become part of the internal GFA figures.
- Levels 1 and 2 now fully comprise of conference room facilities, break-out spaces, toilets, a kitchen and storage rooms
- The SW annex which earlier was used for commercial purposes has now been revised to become part of the hotel component, housing a small gymnasium, toilets and admin offices
- A re-numbering of the residential floors has been implemented to make them align better with the hotel floor numbering.
- Some amendments to the basement levels B00 and B01 have happened to incorporate additional hotel 'back of house'

FORM & BUILDING MASSING

- A minimal glass bridge is now interconnecting the main podium volume with the annex Level 1 and the roof terrace above.
- To mitigate negative conditions from Southwestern winds and wind suction from underneath the commercial tower, the glass parapets on the Annex Building have now increased from 1.2 to 2.4m high.
- At Broadway the previous Restaurant terrace has now become enclosed to cater for a larger seating requirement to the adjacent Restaurant. A partly glass, partly solid saw-tooth roof will give a glimpse through to the tower above.
- The halo at roof level has been reduced in size, now only appearing above the hotel component (east)

LANDSCAPING & GROUND PLANE

- All water features have been omitted from the project and replaced with soft landscaping and hedges
- The external terrace areas to the Hotel lobby and restaurant have slightly increased in size.
- Planters and raised benches within the internal street have been slightly shifted across to align better with the now updated B1 podium facades.
- The plinth underneath the Restaurant annex on Broadway has been detailed to be clad in large polished grey granite stone slabs with an anti-graffiti coating.

MATERIALS & EXPRESSION

- The top sunshade and glass down stand panels at high level within the Residential balcony facades have been omitted
- The top sunshade at the typical residential tower façade has been omitted to allow for more daylight penetration.
- The sunshade at high level of the commercial floorplates has been slightly reduced in height to now become 80mm high.
- Childcare Balcony façade has been revised from specifying glass tubes above the parapet to now becoming rectangular thick glass louver blades with a similar spacing.
- Frame around the hotel units has been slightly reduced in depth (by 75mm)
- Podium facades elements such as clear glass zone, sunshades and spandrel panels have been slightly re arranged in order to better suit the new hotel operator brief within the podium levels
- The previous stone clad fin walls have been revised to become off form concrete
- Some amendments have been made to the signage zones of the building, where additional signage has been suggested between both building components in the internal street