



Option 2 Aerial massing study

55 Vastern Road

11 November 2009 SD-101 • SK 202



Option 2 Perspectives - A

55 Vastern Road

11 November 2009 SD-101 • SK 203



Key :- Coomercial / Residential option

1. Commercial office development
2. Residential buildings
3. New pedestrian route gives access to the river front from the station
4. landmark retail unit to mark pedestrian access to the river
5. Limited Car-parking at ground level.

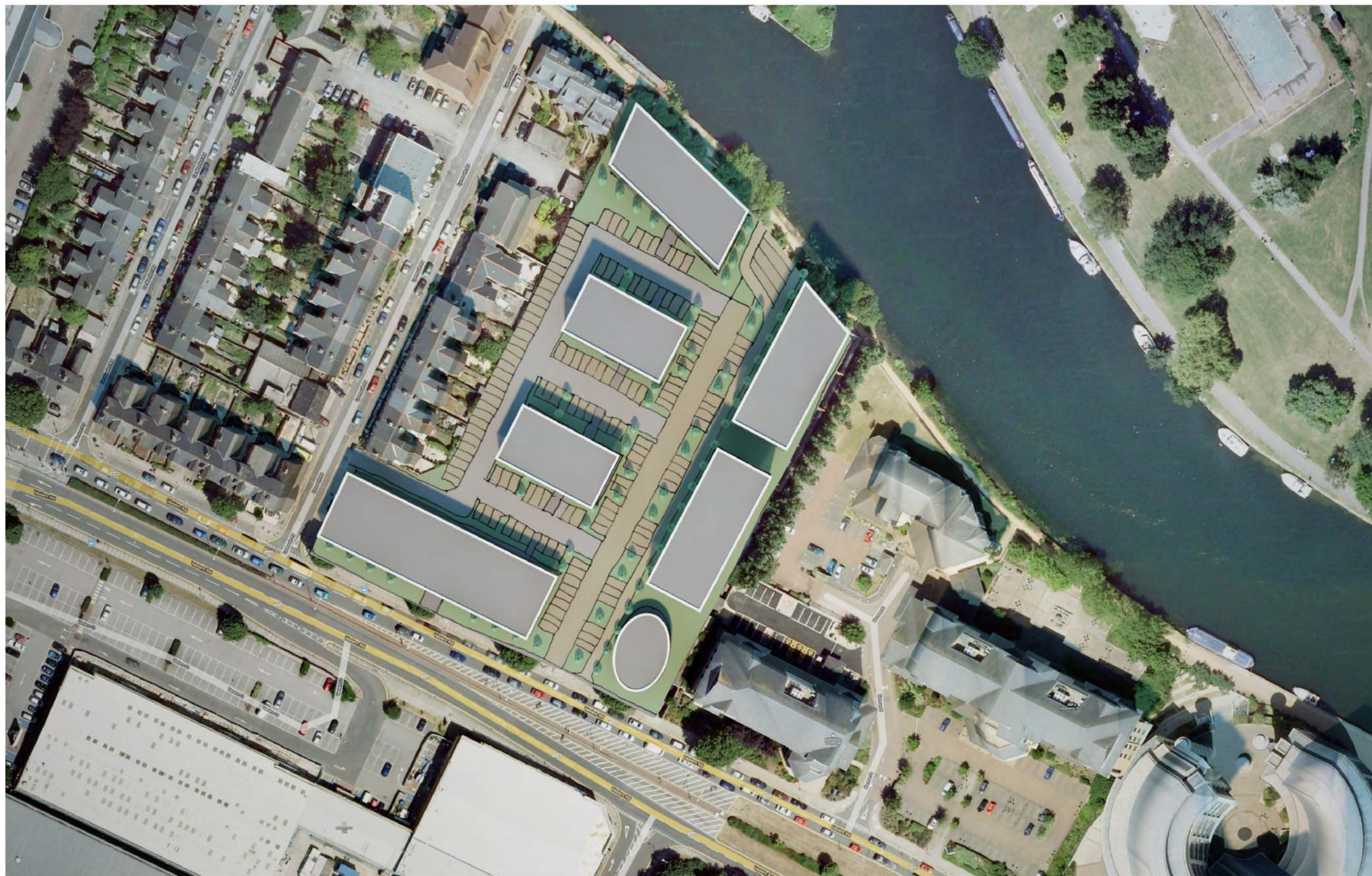
Option 3 Site Layout Plan

55 Vastern Road

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10 20 30 40 50m SCALE 1 : 1000 @ A3

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Massing Study;-

Indicating heights and footprint only

Option 3 Aerial massing study

55 Vastern Road

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Massing Study;-

Indicating heights and footprint only

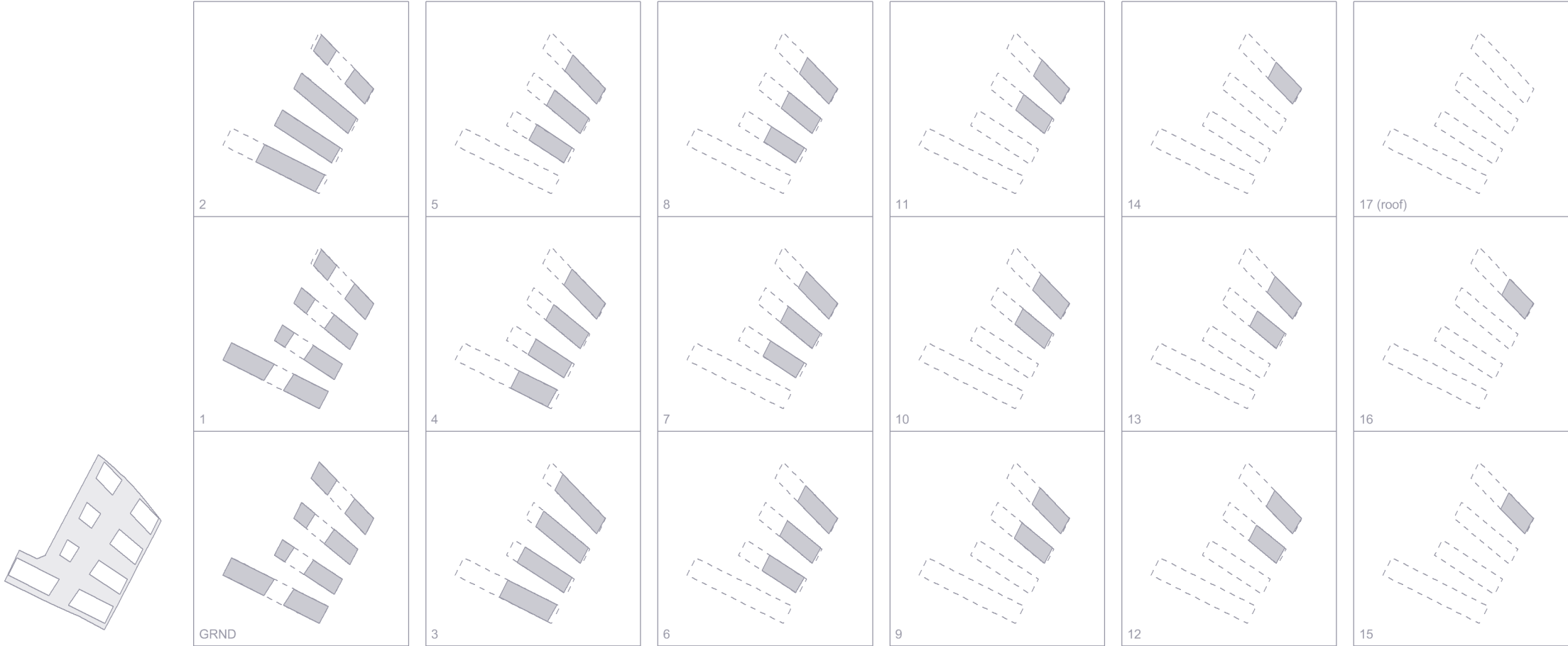
Option 3 Perspectives - A

55 Vastern Road

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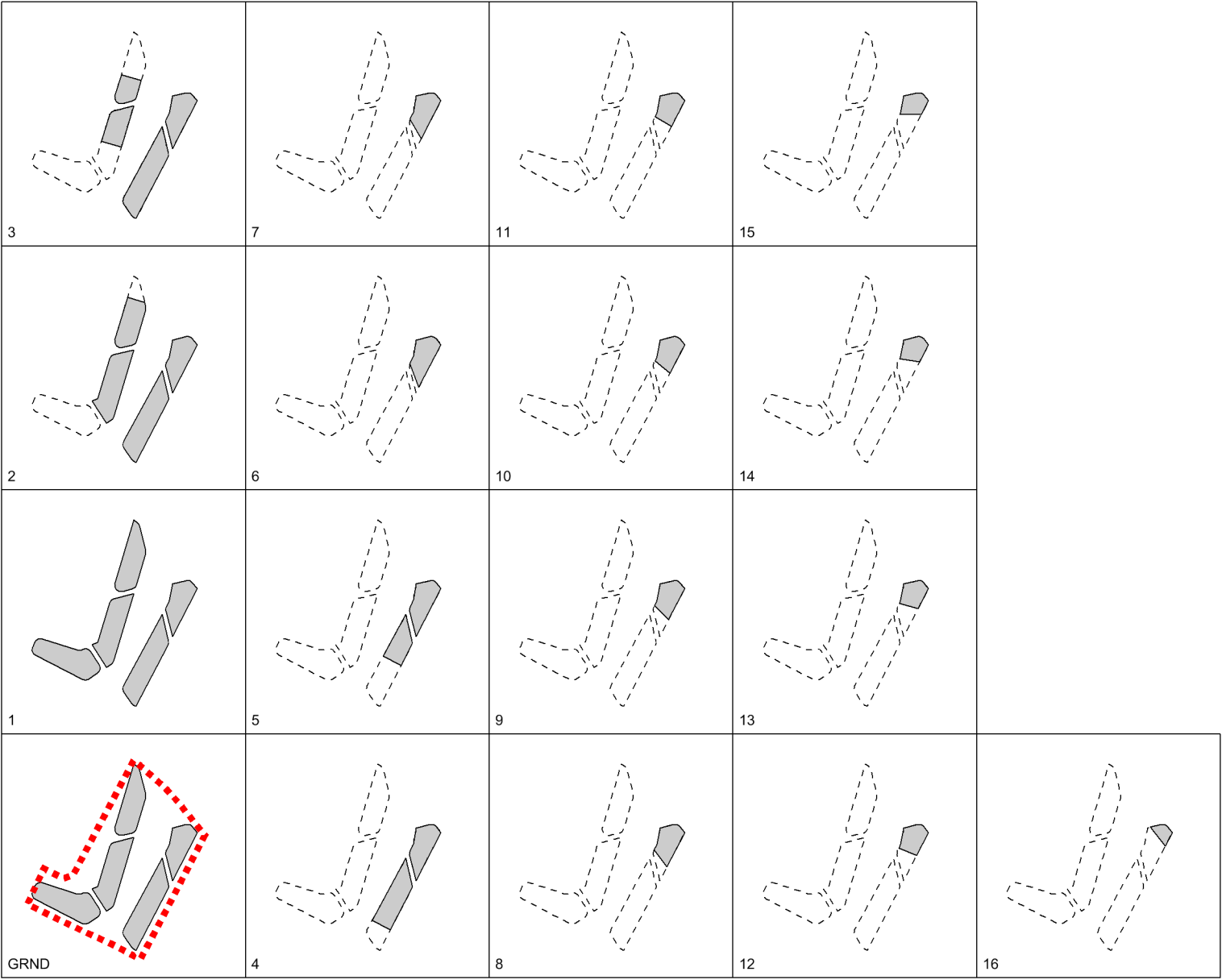
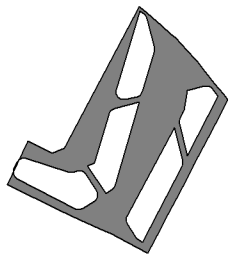




Option1			
use	Floor Level	GEA m2	GEA Ft2
Retail/ Commercial	grnd	3680	39612
Retail/ Commercial	1	3630	39074
commercial	2	3928	42282
commercial	3	3509	37772
commercial	4	2712	29193
commercial	5	1964	21141
commercial	6	1914	20603
commercial	7	1864	20064
commercial	8	1814	19526
commercial	9	1205	12971
commercial	10	1172	12616
commercial	11	1142	12293
commercial	12	1106	11905
commercial	13	1071	11528
commercial	14	535	5759
commercial	15	518	5576
commercial	16	501	5393
		m2	ft2
	Total Area	32265	347307
Site area		11334	122001
Open Space on site		7654	82389

Option 1
Areas

55 Vastern Road
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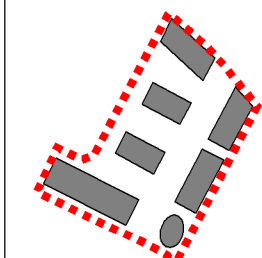


Option2			
use	Floor Level	GEA m2	GEA Ft2
Retail/ Commercial	grnd	4462	48030
Residential/Commercial	1	4462	48030
Residential/Commercial	2	3280	35307
Residential/Commercial	3	2554	27492
Residential/Commercial	4	1413	15210
Residential/Commercial	5	1097	11808
residential	6	563	6060
residential	7	525	5651
residential	8	493	5307
residential	9	463	4984
residential	10	440	4736
residential	11	417	4489
residential	12	394	4241
residential	13	369	3972
residential	14	343	3692
residential	15	315	3391
residential	16	165	1776
		m2	ft2
	Total Area	21755	234175
Site area		11334	122001
Open Space on site		6871	73961

Option 2
Areas

55 Vastern Road

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	Option2		
use	Floor Level	GEA m2	GEA Ft2
residential /small retail	grnd	4165	44833
residential	1	4165	44833
residential	2	3911	42099
residential	3	1165	12540
residential	4	1210	13025
residential	5	577	6211
		m2	ft2
	Total Area	15193	163540
Site area		11334	12200
Open Space on site (inc Carparking)		7169	77169

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