Ackroyd Lowrie

PROJECT/
ARIEL HOTEL HEATHROW

CATEGORY/
DESIGN & ACCESS STATEMENT

DATE /
DECEMBER 2023

ARIEL HOTEL

# ARIEL HOTEL, HEATHROW

# CONTENTS

PROJECT/

ARIEL HOTEL HEATHROW

CATEGORY/

DESIGN & ACCESS STATEMENT

DATE /

DECEMBER 2023

ARIEL HOTEL

# 1.0 SITE

1.1

# INTRODUCTION

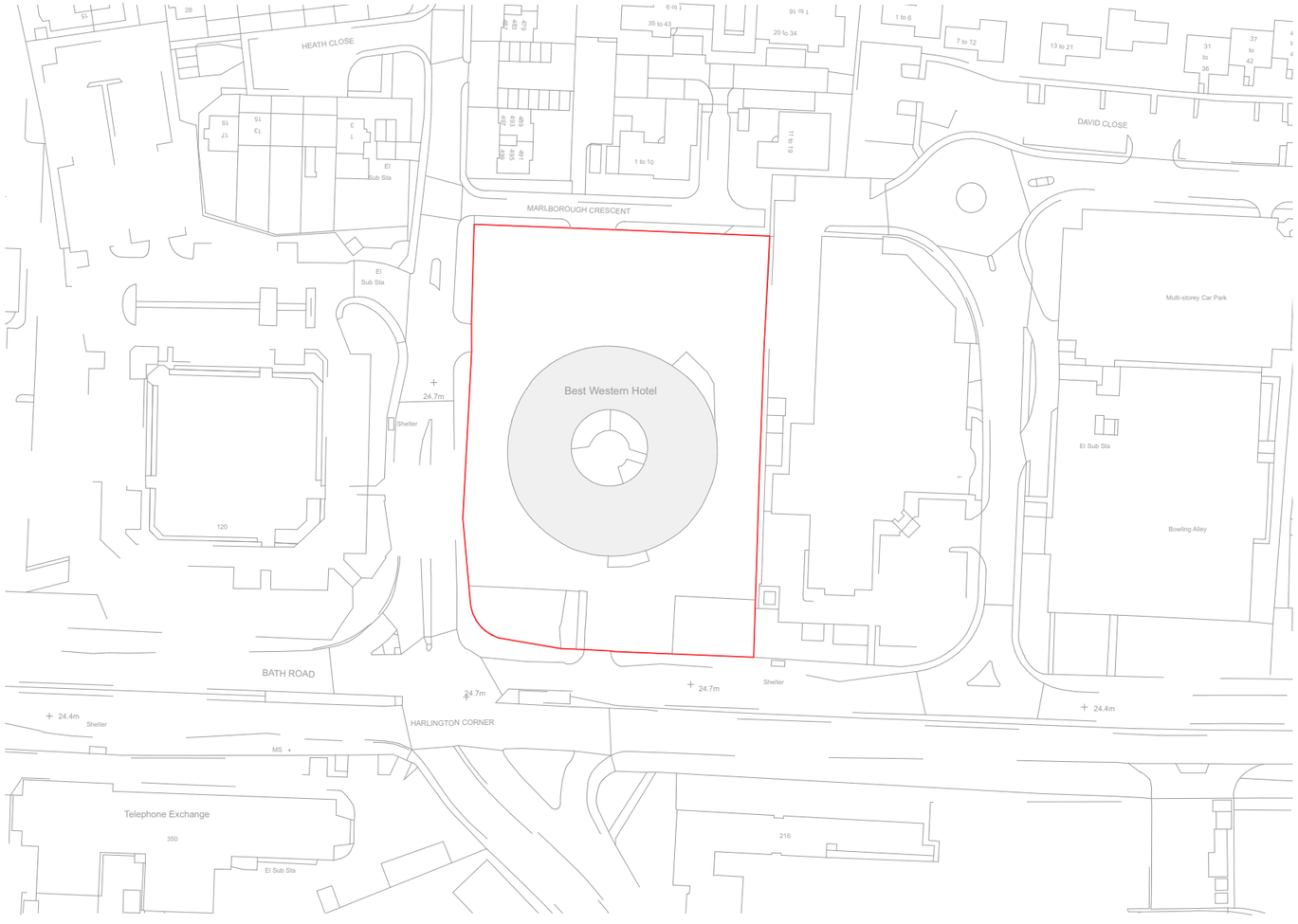
Ackroyd Lowrie has been appointed by R Ariel Heathrow Opco Limited to design a refurbishment and extension to the existing hotel building and a new build aparthotel block within the site boundary.

The proposal comprises an additional 113 hotel rooms within a two storey extension and 98 high quality aparthotel units across the 4 storey new build block.

This design and access statement sets out the proposal in the context of its emerging local context, design approach, massing and layout. It is to be read in conjunction with all submission documents accompanying the application.

Key

— Site



1.2

# SITE LOCATION

The development site is located at 118 Bath Road in the London Borough of Hillingdon. It is in close proximity to Heathrow Terminal 2 and can be accessed in 15 minutes via public transport.

Situated on the corner of Bath Road, and High Street Harlington, the site is accessible  with both private and public transportation. With a PTAL rating of 5, the site is highly accessible.

Hounslow can be accessed via Bath road (towards the East) in 15 minutes by car and 34 minutes via public transport. Towards the West, Slough can be accessed in 20 minutes by car and 29 minutes with public transport.

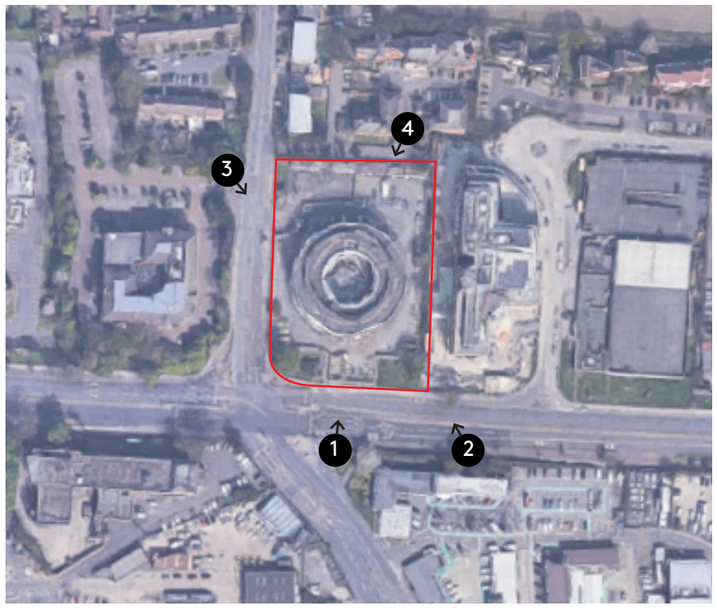
The main road is inhabited by a number of other hotels as well as other commercial properties. The area to the north of the site predominantly comprises residential properties.

**Key**

— Site

1.3

# SITE PHOTOGRAPHS




1 View from Bath Road (facing north)

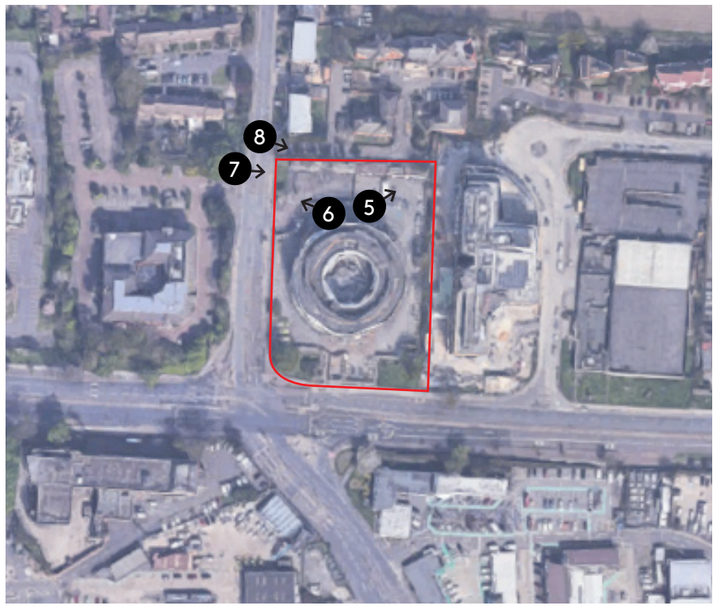
2 View from Bath Road (facing north west)

3 View from High Street Harlington (facing south east)

4 View from Marlborough Crescent (facing south west)

1.3

# SITE PHOTOGRAPHS




5 View from site (facing north east)

6 View from site (facing north west)

7 View from High Street Harlington (facing east)

8 View from Marlborough Crescent (facing east)

1.4

# PLANNING CONTEXT

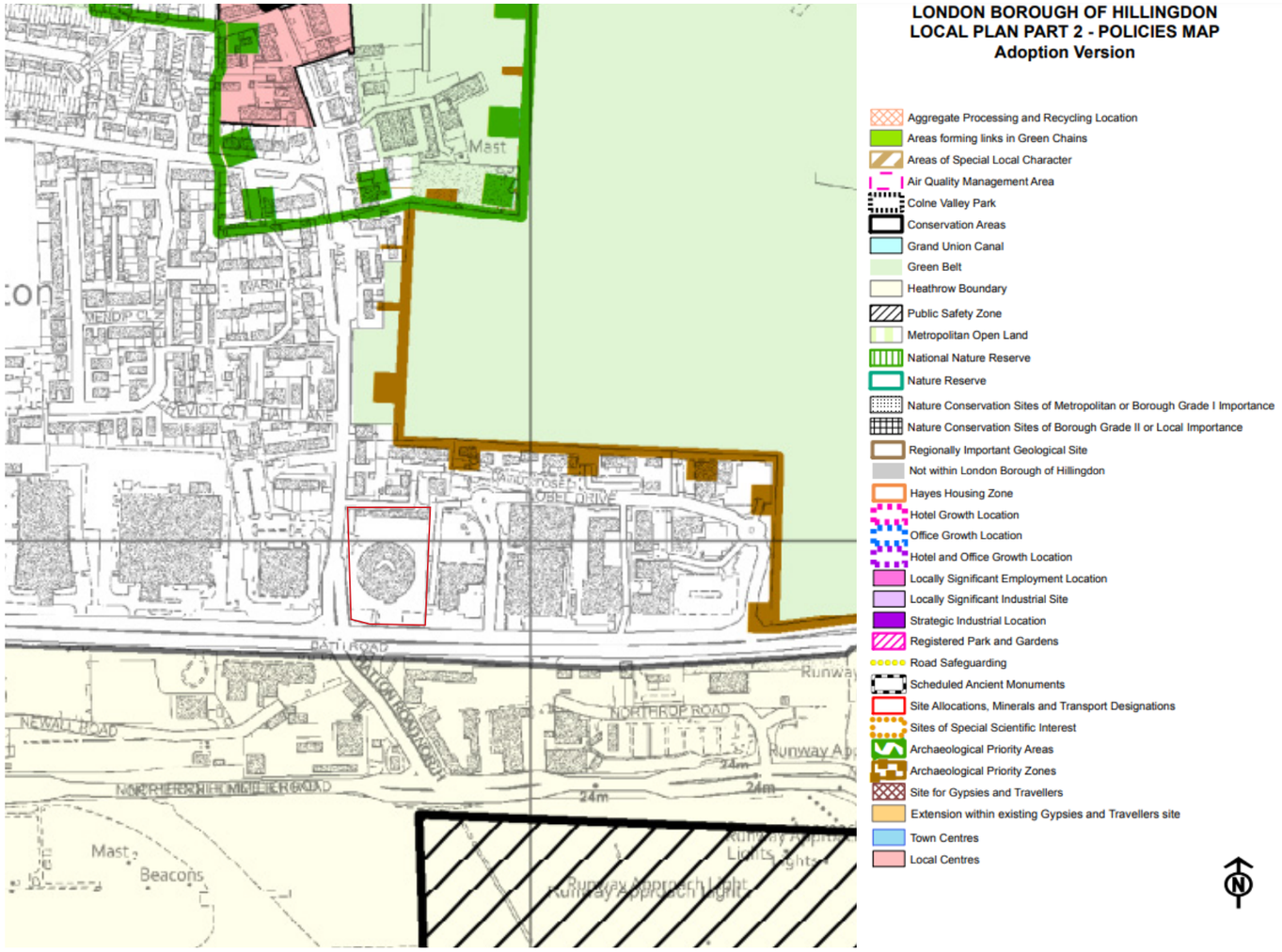
The application site is located within the London Borough of Hillingdon (LPA) and is not subject to any local plan designations, as shown on the LPA's Planning Policies Map (2020). The PTAL rating is 5 and is therefore considered to be a sustainable and highly accessible location. Given the existing hotel use on the site, the principle of expanding the existing hotel use is considered to be acceptable subject to consideration of transport, noise and visual/neighbouring amenity.

The proposed extension to the main building is stepped back to reduce the visual impact of the additional two storeys. A new courtyard is proposed which will provide an improved amenity space for future visitors. A detailed landscape plan accompanies this planning application.

The new building on the northern section of the site creates an appropriate height/massing at a maximum of 4 storeys, and relates well to the neighbouring properties to the north and the newly extended hotel. The proposed apart-hotel rooms would be in keeping with the land uses in the vicinity of the site.

**Key**

— Site



1.5

# BUILDING HISTORY

Ariel Hotel was developed by J. Lyons as one of Britain's first dedicated airport hotel. The new hotel was designed by Philip Russell Diplcock and Associates using a reinforced concrete frame, the building would be four storeys and, unprecedented in a British context, circular in plan with a void in the middle.

The rationale behind this in purely functionalist terms; according to their correspondent, it meant that there were relatively few rooms directly exposed to runway noise, yet the design was no doubt also preferred for aesthetic reasons as a low, wide, circular building appeared sleekly dynamic and even futuristic.

In plan, public rooms were arranged round the ground floor, where there was a central 'courtyard garden', well isolated acoustically from the noise of the airport runway. The entrance foyer had automatic sliding plate glass doors, facing a curving feature staircase with a small 'water feature' beneath and the lifts and reception desk on either side with a further plate glass wall overlooking the courtyard garden. Such transparency – engendering a heightened sense of spaciousness and clean lines through the extensive use of frame-less plate glass partitions – echoed the latest international design practice. Above, three storeys contained a total of 185 bedrooms, all with private bathrooms. These were ingeniously arranged with twin and double rooms around the perimeter of the hotel's 'doughnut' plan, a circular corridor and single rooms around the more constricted 'inner core', facing the courtyard.

The Ariel Hotel's façade construction was developed for noise abatement purposes and, while the external walls were indeed particularly thick and well insulated. While aesthetically, the broad black bands at first floor and roof height, define the drum, making it appear to float almost effortlessly above the largely glazed ground floor.



The Original Ariel Building, 1961

# 2.0 DESIGN

2.1

# CONSTRAINTS & OPPORTUNITIES

## REDUCE TRAFFIC NOISE

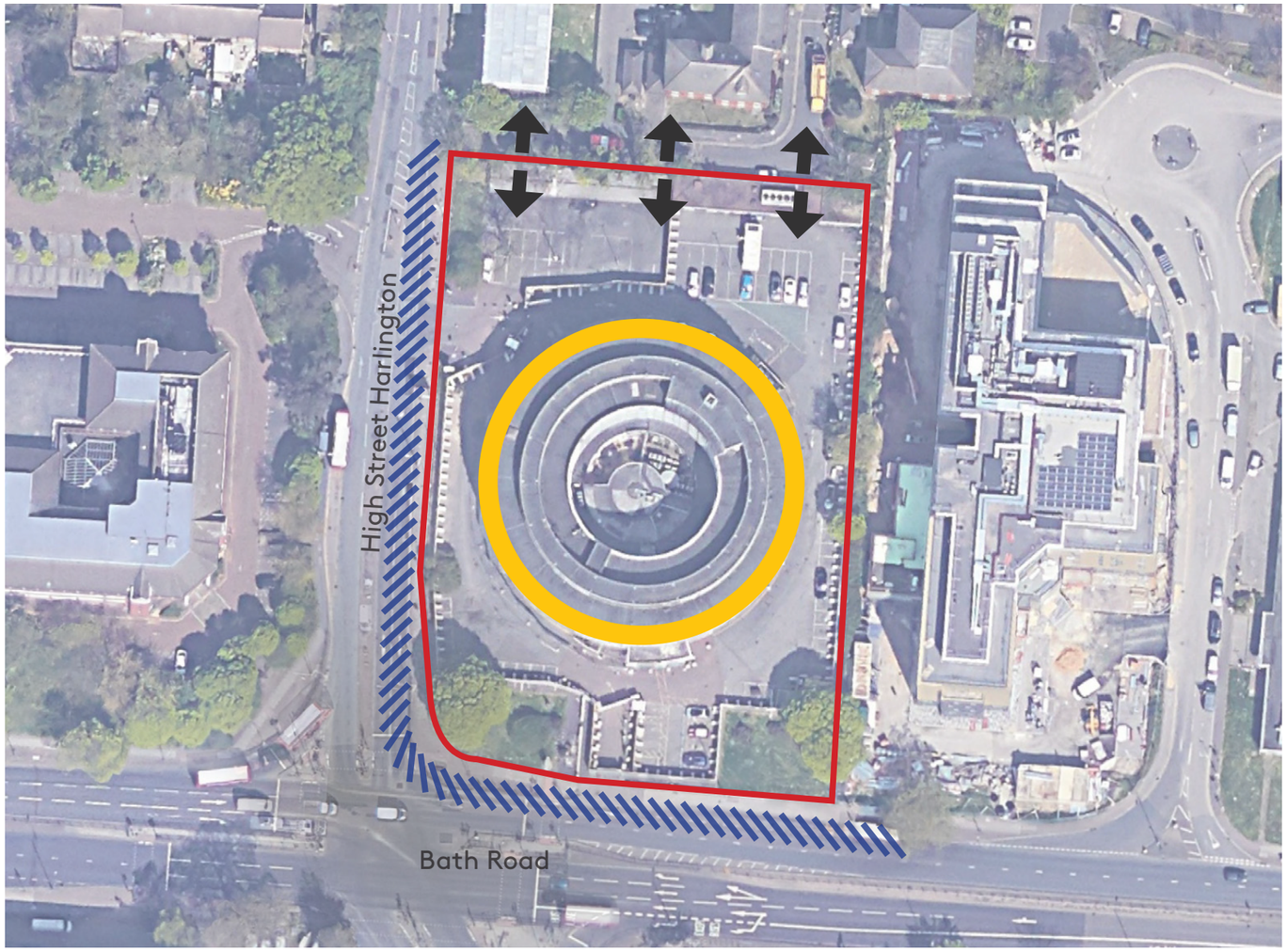
The site is located on a busy road, planting and tree cover along the boundaries will help limit traffic noise and reduce the pollution received at the site.

## REDUCE PERCEIVED OVERLOOKING

Any new build proposal must respect the outlook of the existing residential properties to the north.

## HISTORIC FACADE

Restoring the historic art deco facade would be an improvement on the existing modern elevations and celebrate the history of the site.



2.2

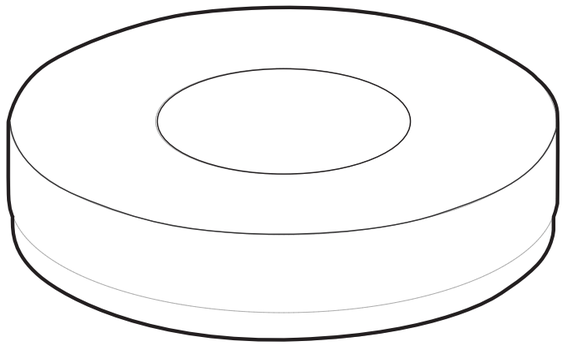
# DESIGN DEVELOPMENT - EXTENSION

**Retain the Existing Building**
The design enhances and brings back the original design of the 1960s to rejuvenate the facades.

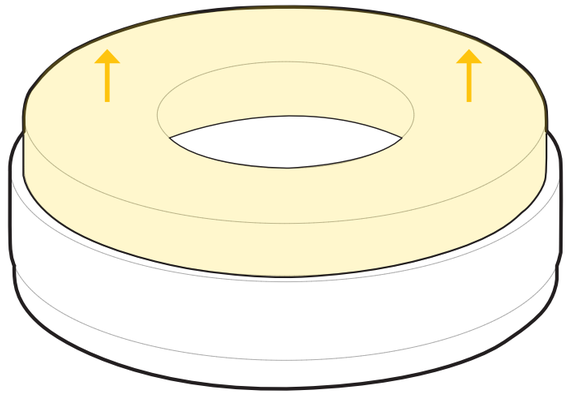
**Extend**
Add two storeys to the existing building, retaining the existing building form and respecting the streetspace by setting back from the existing building outline to avoid an overbearing appearance.

**Refurbish**
The existing cladding is outdated and the proposal replaces it with a combination of white, dark grey and black cladding which are more aligned with the original building design from the 1960s.

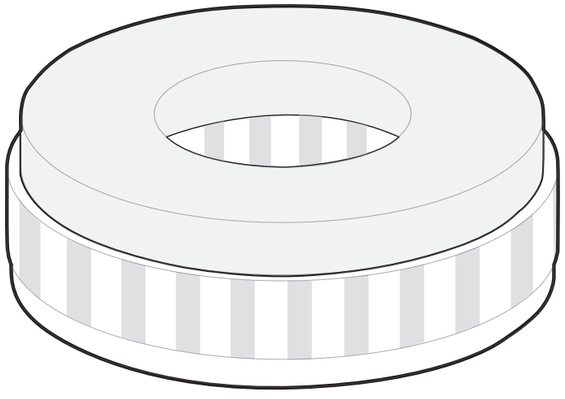
**Refresh Courtyard**
The proposed courtyard will reintroduce a usable courtyard for visitors with greener soft landscaping into the centre of the building.



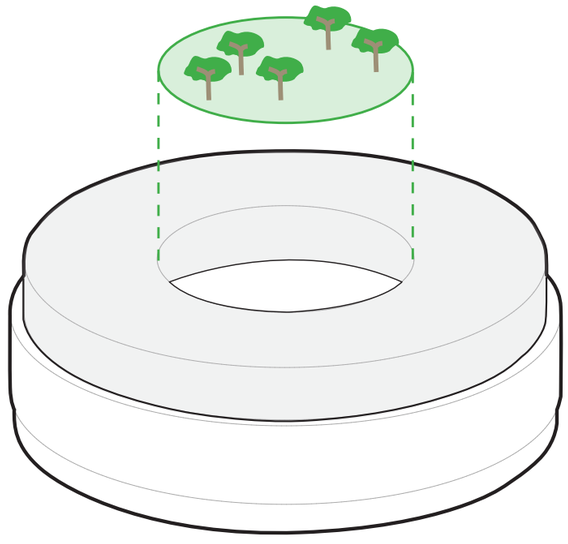
Retain the existing building



Extend



Refurbish



Refresh Courtyard

2.3

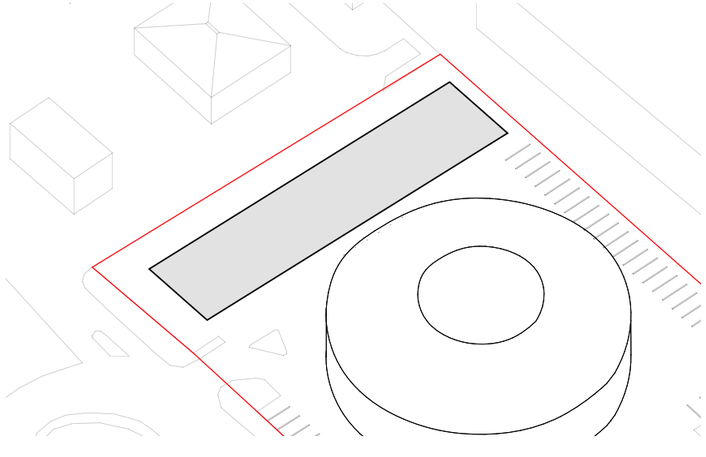
# DESIGN DEVELOPMENT - APARTHOTEL

**Footprint**
The new building will make use of the space currently occupied by a car wash and a small amount of car parking spaces.

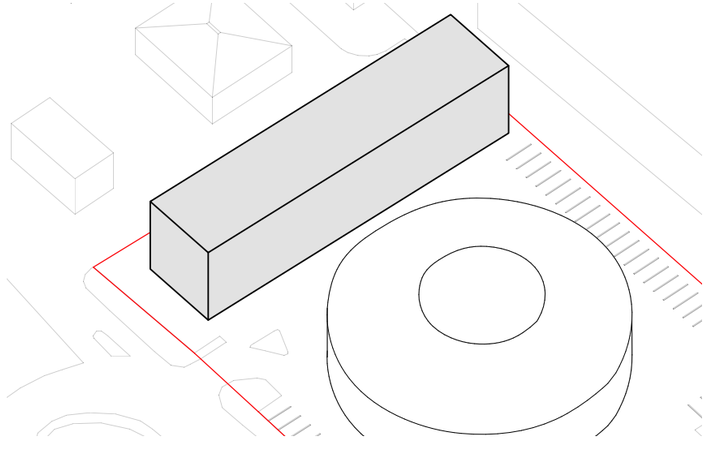
**Respect existing building**
Ensure that the proposed massing does not extend beyond the height of the current building as existing.

**Announce the corners**
Animate the massing by making the end blocks larger, whilst considering keeping a symmetrical mass in line with art deco principles.

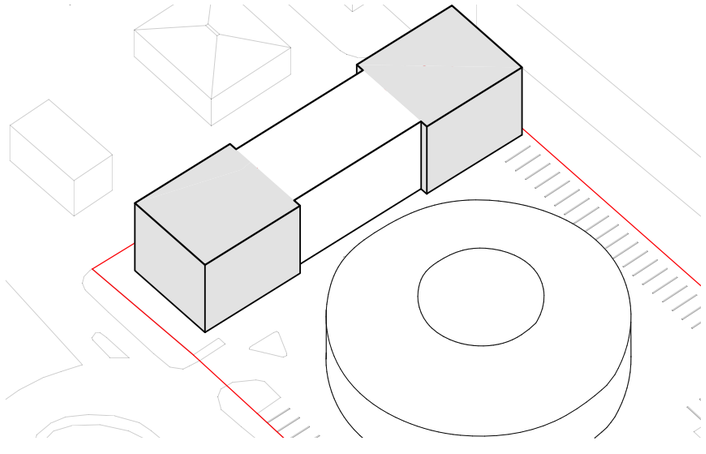
**Setback top storey**
Create depth and rythm in the facade but setting back the top storey of the centre block, creating a longer sleek feeling block.



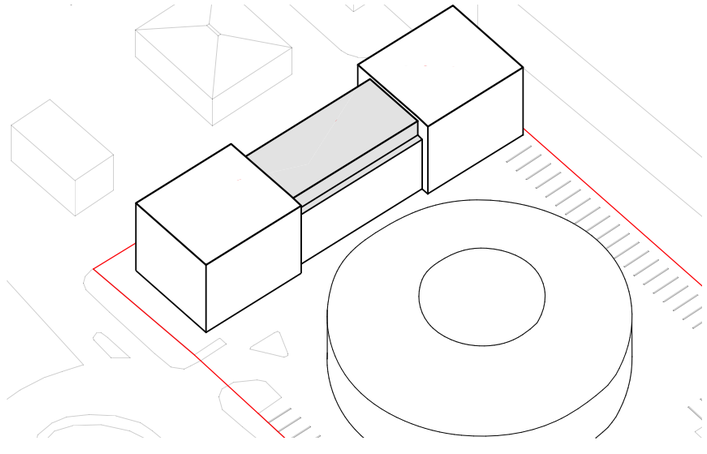
Footprint in position of existing car wash and parking spaces.



Maximum height below existing hotel building.



Announce corner elements



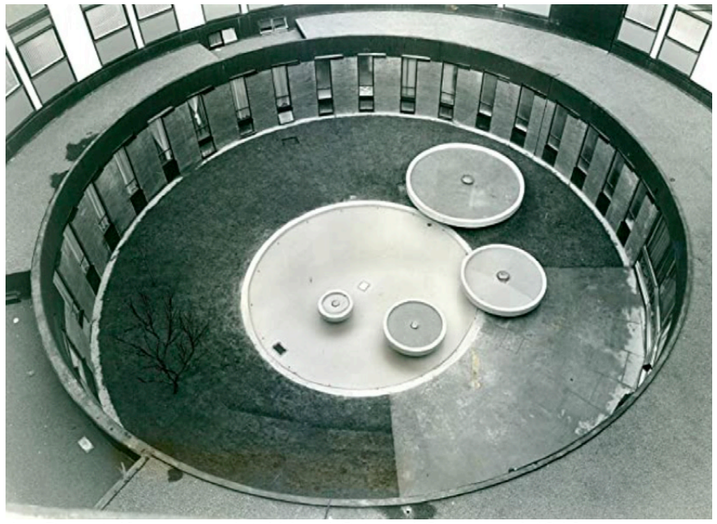
Setback top storey

2.4

# THE AGE OF ART DECO

The original building was built in the 1960s, during the golden age of flights. The original building had an art deco influence on its design which reflected the trend of the golden age. For example, the material contrast of back and white, thick banding and the original courtyard with water features in the middle of the building.

The proposal aims to pick up the language of art deco and celebrates the original features of the Ariel Hotel as one of Britain's first airport hotels.



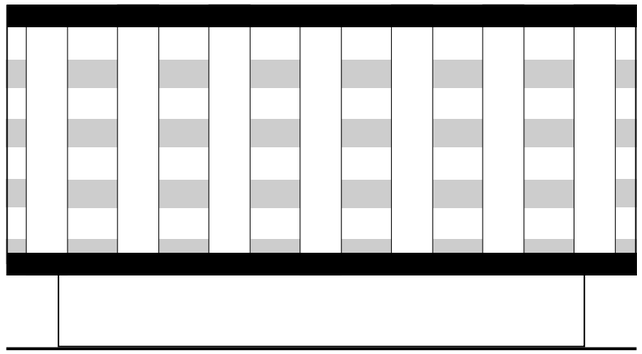
Art Deco inlfuence on Ariel Hotel Original Courtyard, 1960

Golden Age of Flights in 1960s

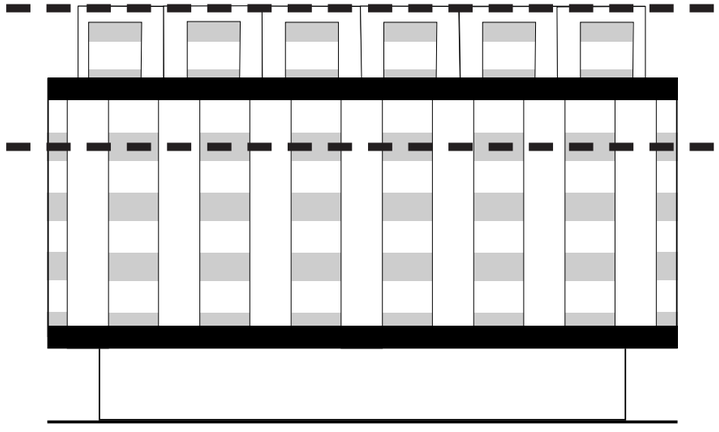
2.5

# MATERIAL PRINCIPLES

The material palette is inspired by the original cladding of the Ariel hotel from the 1960s and the contemporary upgrade of the materiality.



Restore the existing elevation in line with orignal principles.

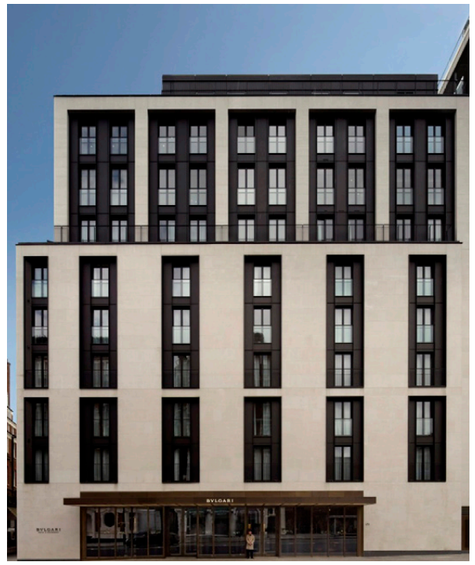


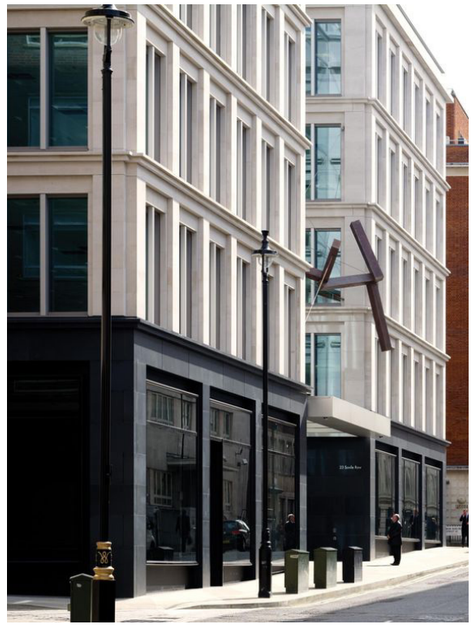
Extend upwards with a set back top storey, continuing the Art Deco principles

**White Metal Panel**
White main cladding of the original Ariel hotel.

**Dark Grey Infill Panel**
Dark grey panel to relate to the original Ariel hotel.

**Black Metal Bottom banding**
Black bottom and top banding to relate to the original Ariel hotel.



# 3.0 PROPOSAL

3.1

# SITE OVERVIEW

**Key Facts**

| | |
|---|---|
| **Scale:** | Hotel - 6 storeys |
| | Aparthotel - 4 Storeys |
| **Total height:** | 20m |
| **No. of rooms:** | 113 New Hotel Rooms |
| | (299 Total) |
| | 98 Aparthotel Rooms |
| **Communal Amenity:** | GF Outdoor - 46 sqm |
| | 1F Terrace - 459sqm |
| **Car parking spaces:** | 57 + 12 EVCP |

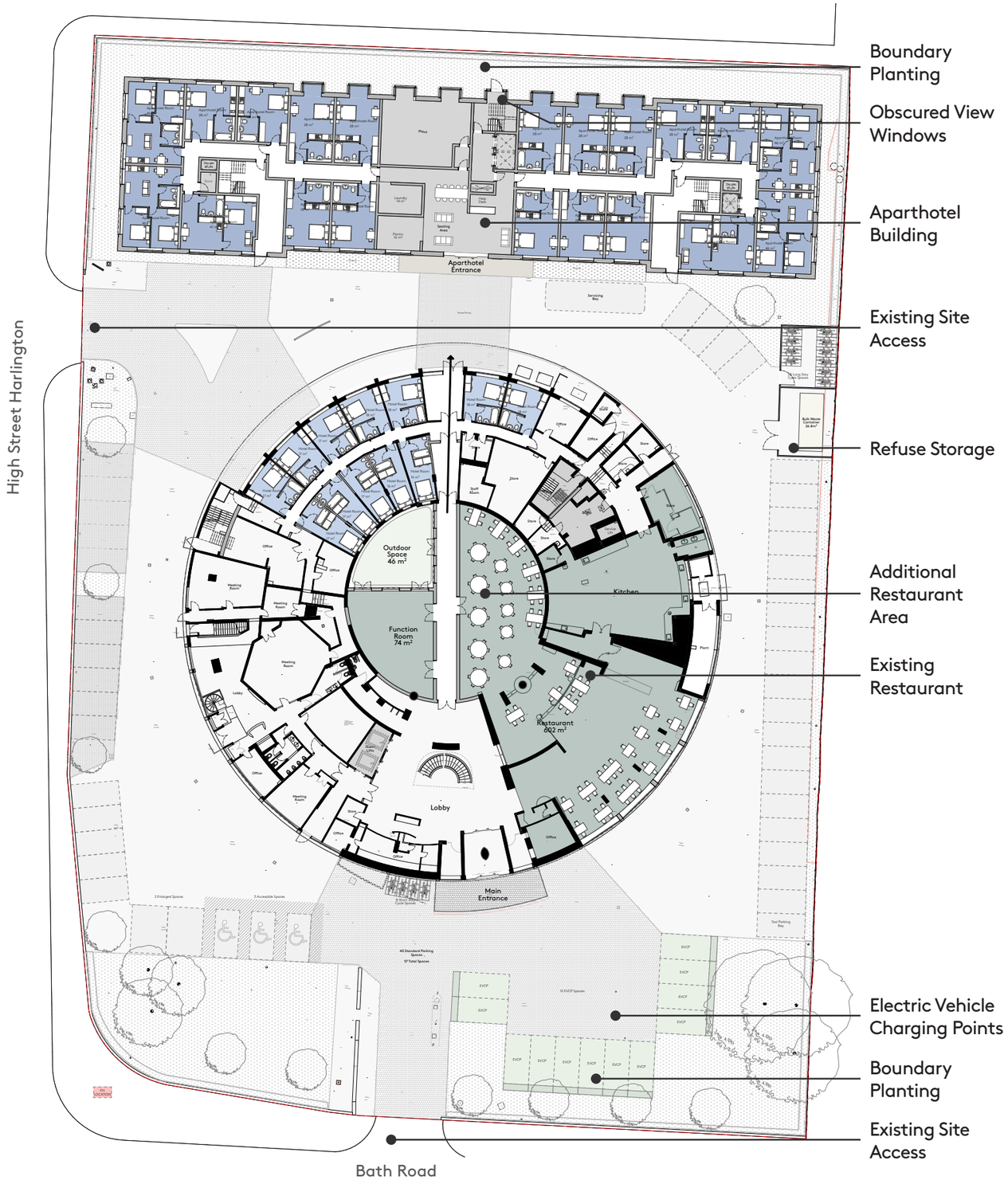
Schedule of Accomodation

Hotel

| | 15-20m² | 21-25m² | 26+m² | |
|---|---|---|---|---|
| GF | 12 | 0 | 0 | **12** |
| AS EXISTING 01 | 31 | 31 | 0 | **62** |
| AS EXISTING 02 | 31 | 31 | 0 | **62** |
| AS EXISTING 03 | 31 | 31 | 0 | **62** |
| 04 | 2 | 46 | 3 | **51** |
| 05 | 29 | 17 | 4 | **50** |
| | **132** | **159** | **7** | **299** |

Aparthotel

| | One Bed | Two Bed | |
|---|---|---|---|
| GF | 16 | 4 | **20** |
| 01 | 23 | 4 | **27** |
| 02 | 23 | 4 | **27** |
| 03 | 19 | 5 | **24** |
| | **81** | **17** | **98** |



3.2

# TRANSPORT & SITE ACCESS

The full Transport Assessment and Travel Plan has been prepared by Cole Easdon.

The strategy considers proposed parking, refuse and servicing as well as both long and short stay cycle storage.

**Servicing**
1no large vehicle loading bay is provided to the rear of the site allowing easy access to both the existing hotel and aparthotel building.

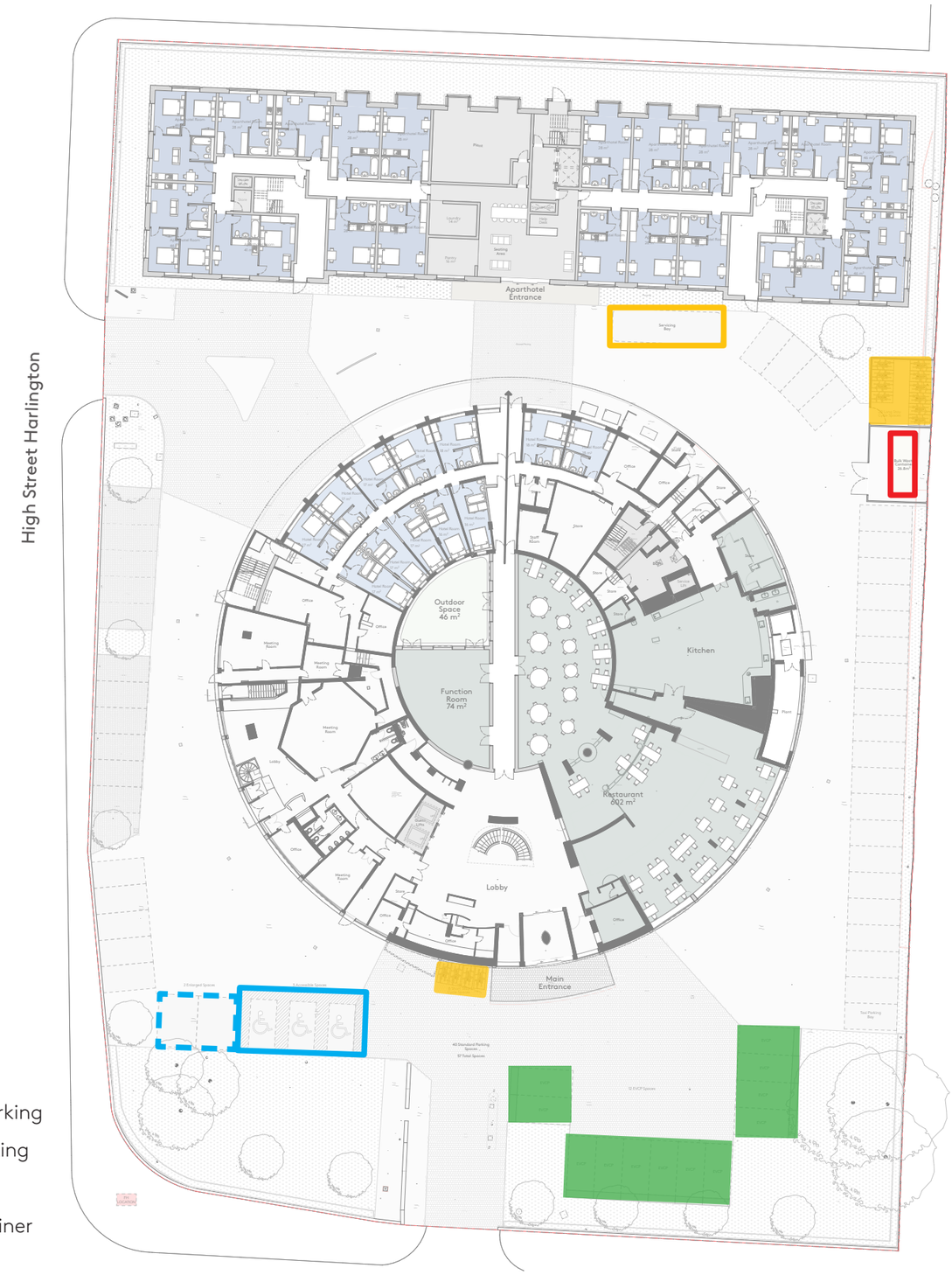
**Refuse**
Refuse from the whole site will be privately managed, on site it will be stored in a large commercial waste container in close proximity to the servicing bay.

**Vehicle Parking**

| | Spaces |
|---|---|
| Standard | 40 |
| Accessible | 3 |
| Enlarged | 2 |
| EVCP | 12 |
| | **57** |

**Cycle Parking**
Cycle parking spaces have been provided in line with local requirements. This consider 1 short stay space per 50 bedrooms and 1 long stay space per 20 bedrooms.

| | Spaces |
|---|---|
| Long Stay | 20 |
| Short Stay | 8 |



3.3

# LANDSCAPE STRATEGY

The proposed landscape strategy has been developed with Anna French Associates who have provided the Ariel Hotel Landscape Concept.

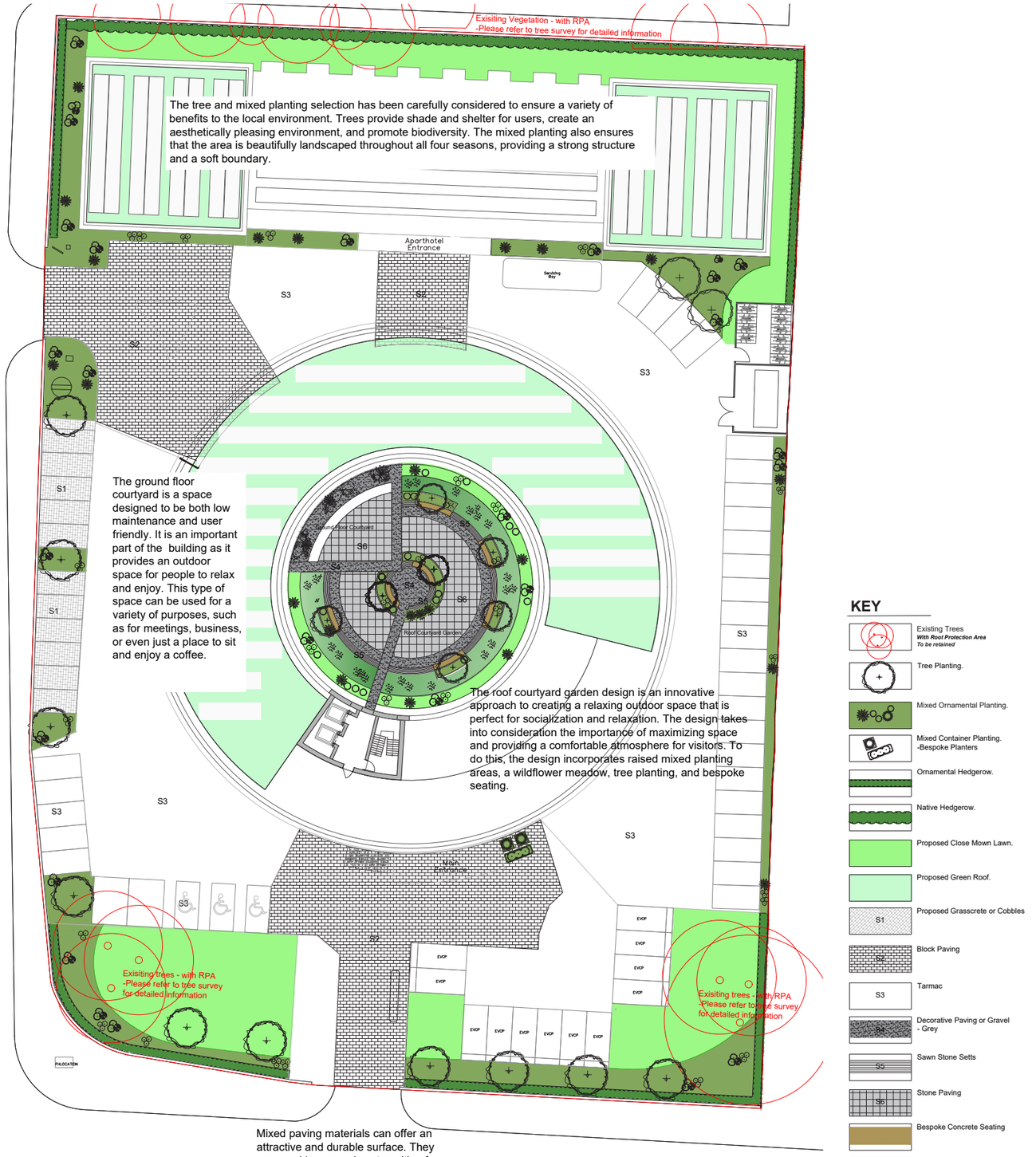
The landscape strategy aims to increase greenery on the boundaries that front Bath Road and High Street Harlington through the introduction of new trees, planting and shrubbery.

The courtyard at first floor level creates a comfortable seating area utilising a mixute of hard landscaping and planters to soften the space, inviting residents to take advantage of the external courtyard.

## Indicative Sketch

## Urban Greening Factor Calculation

| Urban Greening Factor Calculator | | | | |
|---|---|---|---|---|
| **Surface Cover Type** | **Factor** | **Area (m²)** | **Contribution** | **Notes** |
| Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area | 0.8 | 600 | 480 | |
| Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014. | 0.7 | 950 | 665 | |
| Flower-rich perennial planting. | 0.7 | 500 | 350 | |
| Hedges (line of mature shrubs one or two | 0.6 | 350 | 210 | |
| Standard trees planted in pits with soil volumes less than two thirds of the projected | 0.6 | 50 | 30 | |
| Groundcover planting. | 0.5 | 600 | 300 | |
| Amenity grassland (species-poor, regularly mown lawn). | 0.4 | 300 | 120 | |
| Extensive green roof of sedum mat or other lightweight systems that do not meet GRO | 0.3 | 500 | 150 | |
| Permeable paving. | 0.1 | 1258 | 125.8 | |
| **Total contribution** | | | **2430.8** | |
| **Total site area (m²)** | | | 8020 | |
| **Urban Greening Factor** | | | **0.303092269** | |



3.4

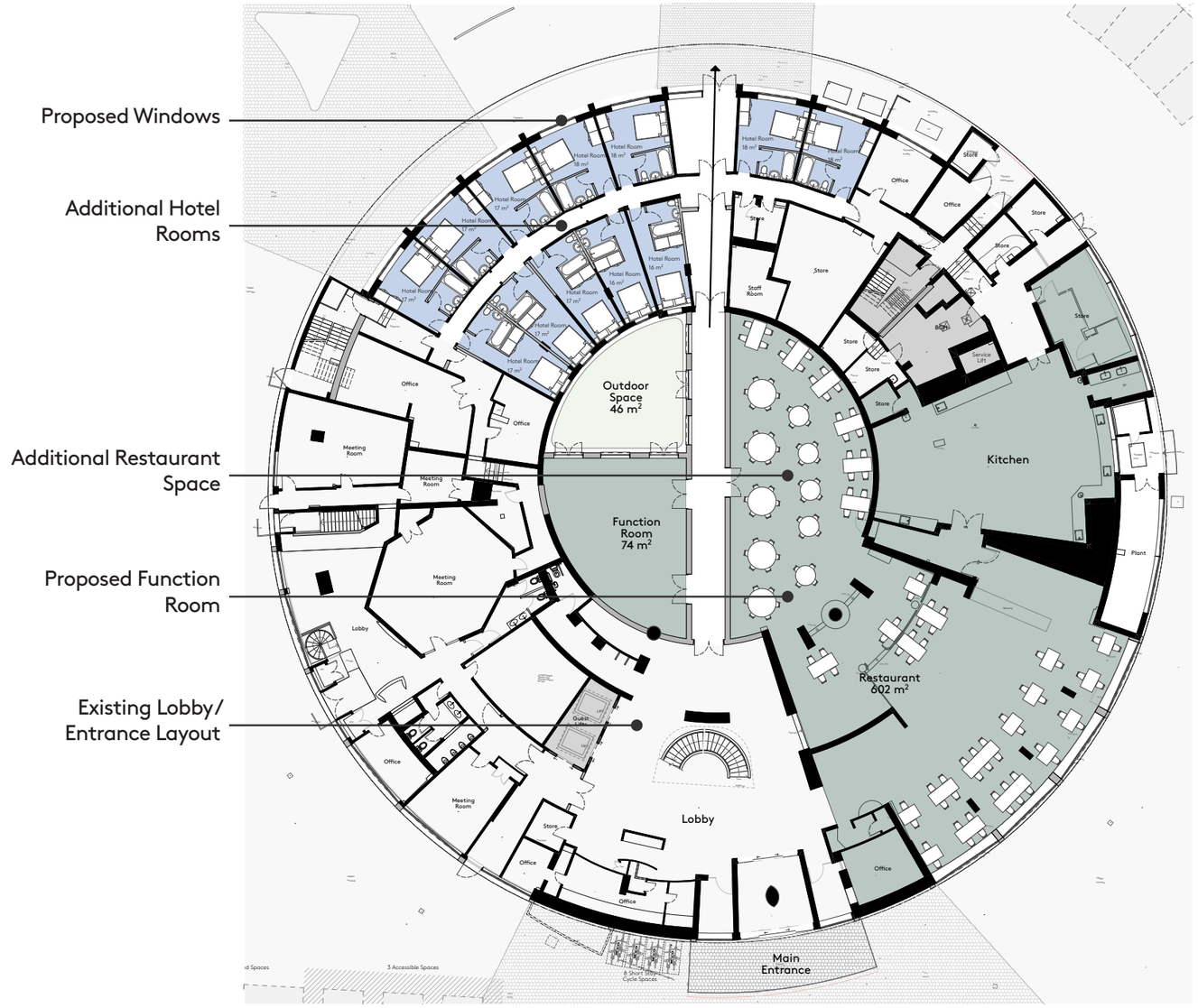
# PROPOSED HOTEL - GF

**Proposed Hotel Rooms**
The proposal creates 12 no. additional hotel rooms by reworking unused ancillary space.

**Additional Restaurant Space**
To accomodate a larger number of guests to be housed within the extension, the courtyard at ground level is infilled with additional restuarant space. This also creates a further function / meeting room.

**Entrance & Access**
The main entrance and general access strategy remains the same. Guests staying in the aparthotel block could either go directly to the block or check in at the main foyer and travel through the centre of the hotel.

**Refuse Storage**
Refuse servicing will be undertaken via a bulk waste storage container located on the eastern boundary. This will be managed privately and serviced from within the site.



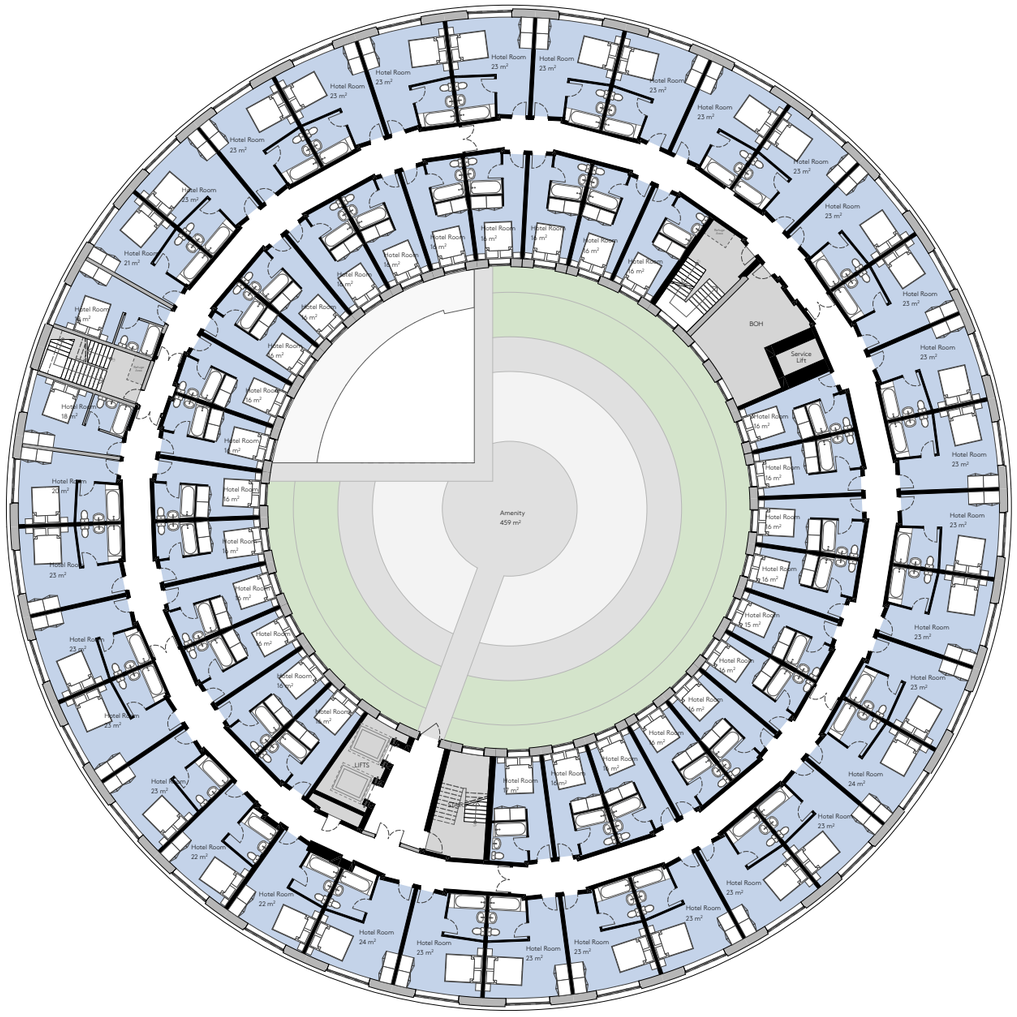
3.4

# PROPOSED HOTEL - 1F & TYPICAL

**Facade Refurb**
The proposed facade will be refreshed in line with the principles of the original building.

**Existing Hotel Rooms**
The quantity of rooms at this level remains as existing.

**Proposed Courtyard**
The ground floor courtyard now containing additional restaurant space will be reprovided at first floor level providing outdoor meeting space for the hotel guests.

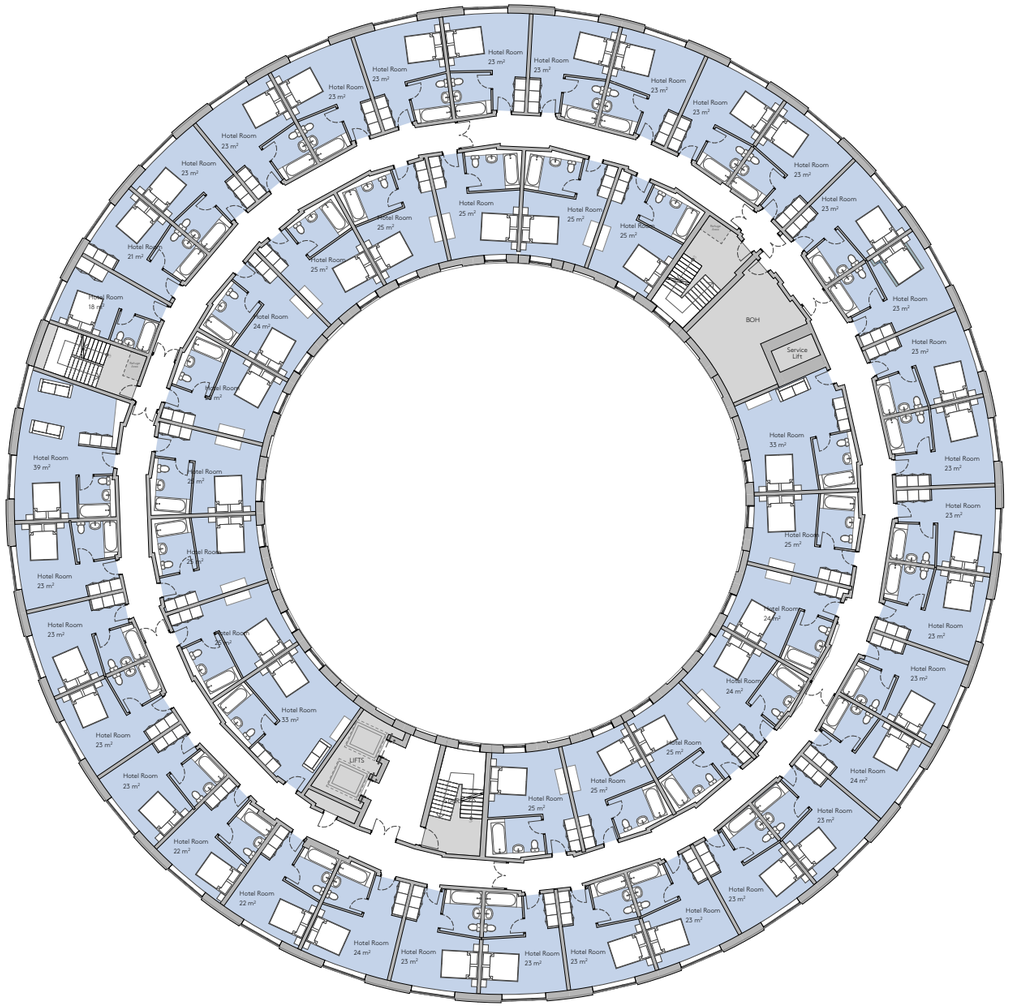


3.4

# PROPOSED HOTEL - 4F

**Proposed Hotel Rooms**
This floor of the extension provides 51no. total additional hotel rooms. There is a slight reeduction in quantity relative to the existing floors to ensure the room sizes are suitable.

**Access**
Lift and stair cores servicing the existing floors are extended up to serve the two extension storeys.



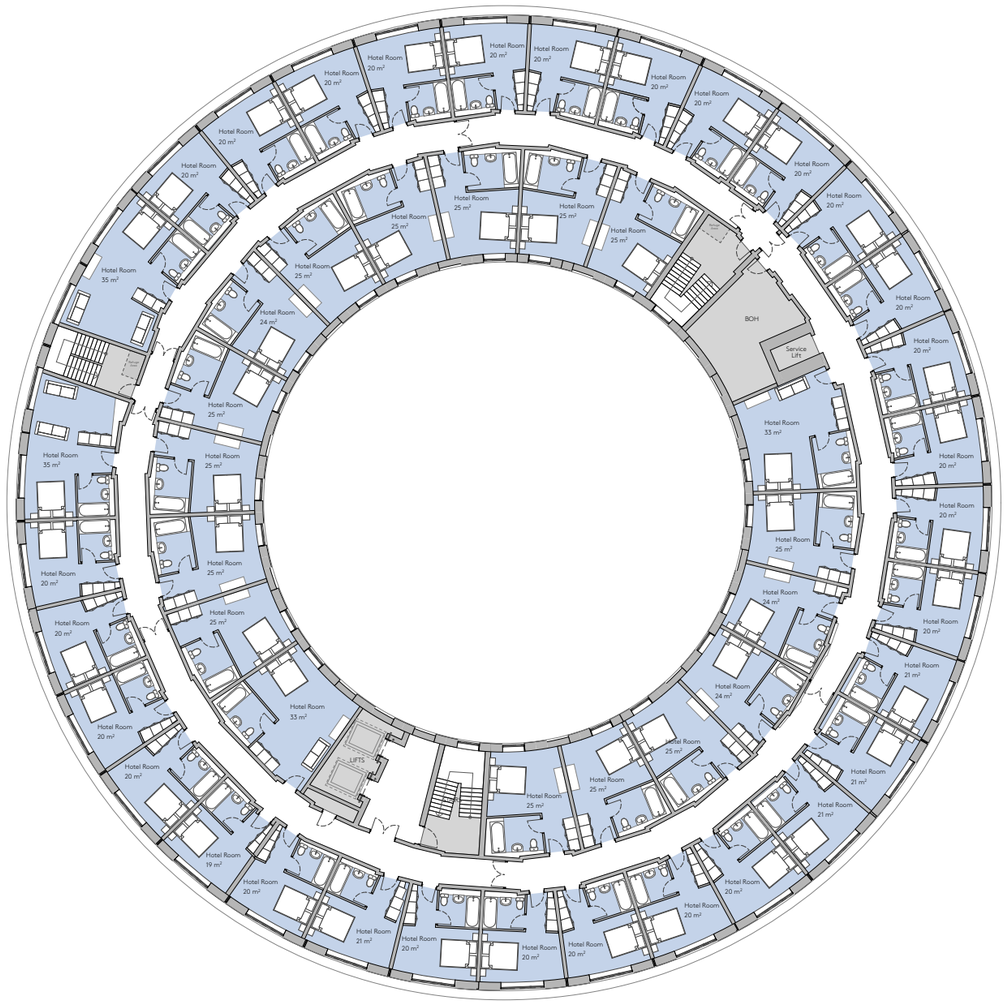
3.4

# PROPOSED HOTEL - 5F

**Proposed Hotel Rooms**
This floor of the extension provides 50no. total additional hotel rooms. There is a slight reeduction in quantity relative to the existing floors to ensure the room sizes are suitable.

**Access**
Lift and stair cores servicing the existing floors are extended up to serve the two extension storeys.

**Setback**
The outer external wall is set back to reduce impact on the street retain the horizontal aspect to the rounded facade.



3.5

# PROPOSED APARTHOTEL - GF

**Proposed Aparthotel Rooms**
The proposal creates 20 no. aparthotel rooms including 4 no. two beds and 16 no. one bed rooms.

**Welcome & Servicing Space**
The aparthotel benefits from its own entrance lobby which includes an welcome desk and seating space. The laundry and pantry areas provide necessary amenities for guests.

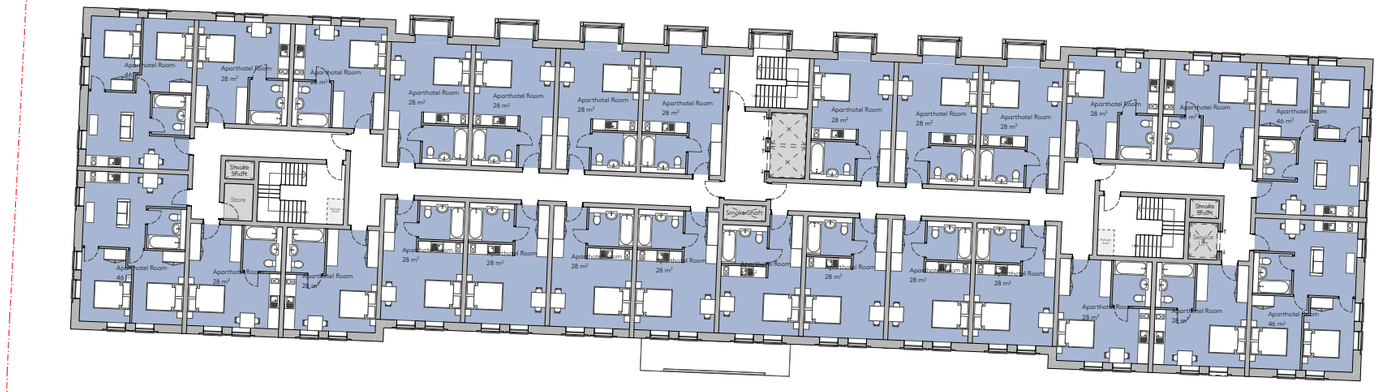
**Vertical Circulation**
One central lift core serves the entire building but there are 3 escape staircases located throughout the floorplate in case of emergency.

3.5

# PROPOSED APARTHOTEL - 1F & 2F

**Proposed Aparthotel Rooms**
The proposal creates 27 no. aparthotel rooms including 4 no. two beds and 23 no. one bed rooms.

**Vertical Circulation**
One central lift core serves the entire building but there are 3 escape staircases located throughout the floorplate in case of emergency



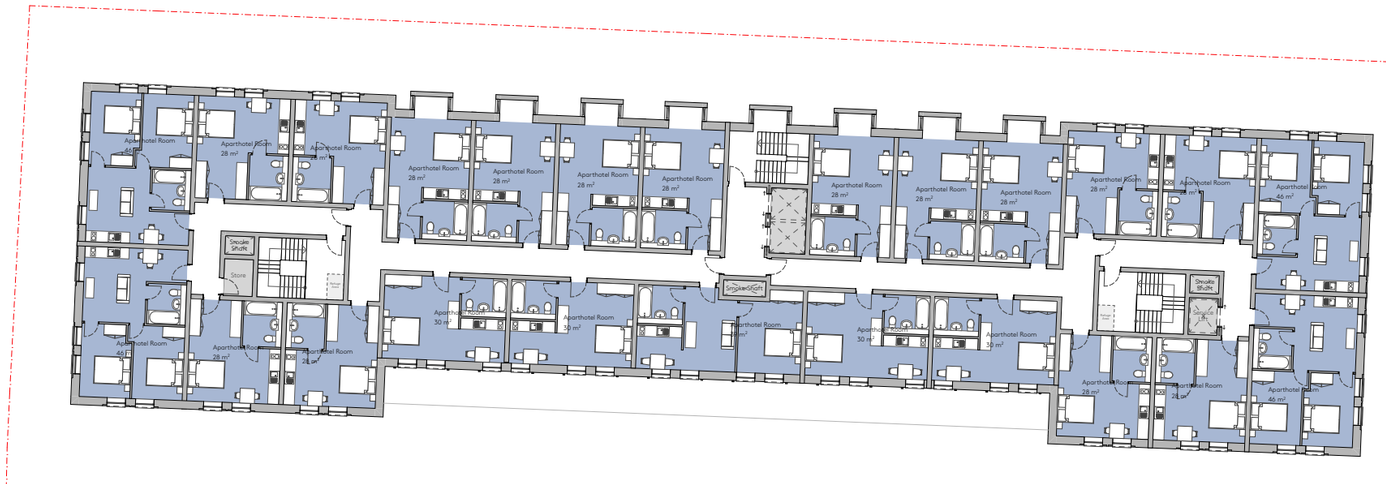
3.5

# PROPOSED APARTHOTEL - 3F

**Proposed Aparthotel Rooms**
The proposal creates 24 no. aparthotel rooms including 5 no. two beds and 19 no. one bed rooms.

**Vertical Circulation**
One central lift core serves the entire building but there are 3 escape staircases located throughout the floorplate in case of emergency.

**Setback Storey**
The top storey of the central block is set back to further announce the end blocks, the units at this level are therefore a slightly differnet layout to the lower floors.

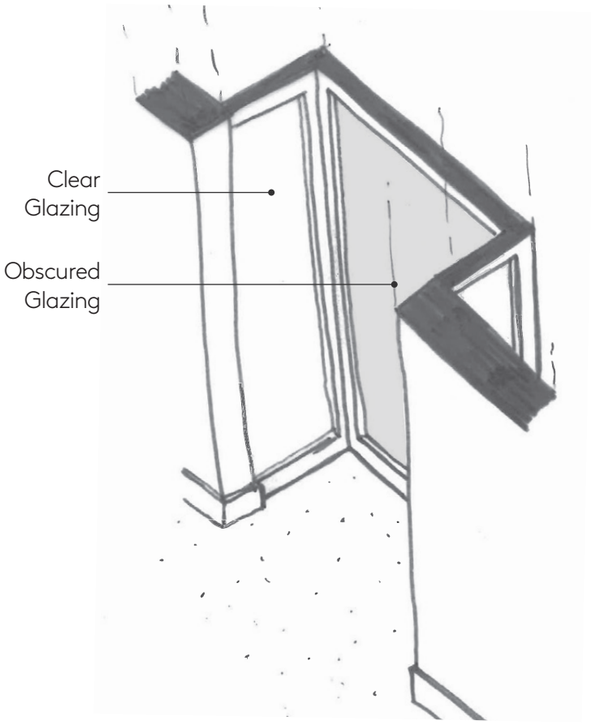


3.6

# SITE ELEVATIONS

**Marlborough Crescent Windows**
To reduce the possibility of overlooking to the properties opposite on marlborough crescent, the bay windows have been designed to ensure that any views from rooms facing marlborough crescent do not extend directly towards the existing buildings.

The large panel is obscured glass so that any views are only via the two side windows looking away from the buildings opposite.




Bath Road

Marlborough Crescent

3.6

# SITE ELEVATIONS

High Street Harlington

East Elevation

3.7

# 3D VIEW


High Street Harlington

3.7

# 3D VIEW


Bath Road East

3.7

# 3D VIEW

Bath Road West