



PROJECT/
ARIEL HOTEL
HEATHROW

CATEGORY/
DESIGN & ACCESS
STATEMENT

DATE/
SEPTEMBER
2023

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

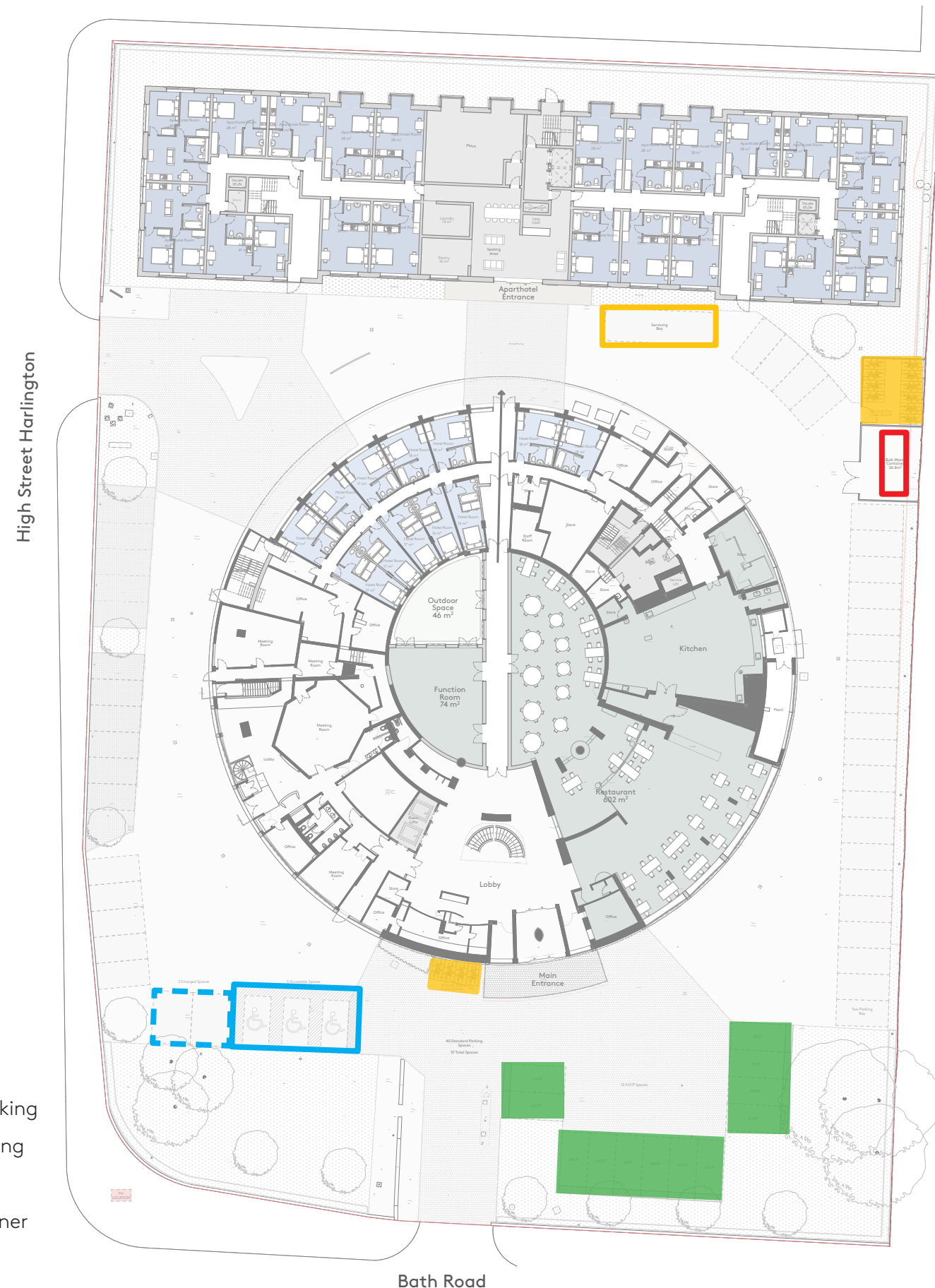
Hotel

	15-20m ²	21-25m ²	26+m ²	
GF	12	0	0	12
01	31	31	0	62
02	31	31	0	62
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





The tree and mixed planting selection has been carefully considered to ensure a variety of benefits to the local environment. Trees provide shade and shelter for users, create an aesthetically pleasing environment, and promote biodiversity. The mixed planting also ensures that the area is beautifully landscaped throughout all four seasons, providing a strong structure and a soft boundary.

The ground floor courtyard is a space designed to be both low maintenance and user friendly. It is an important part of the building as it provides an outdoor space for people to relax and enjoy. This type of space can be used for a variety of purposes, such as for meetings, business, or even just a place to sit and enjoy a coffee.

The roof courtyard garden design is an innovative approach to creating a relaxing outdoor space that is perfect for socialization and relaxation. The design takes into consideration the importance of maximizing space and providing a comfortable atmosphere for visitors. To do this, the design incorporates raised mixed planting areas, a wildflower meadow, tree planting, and bespoke seating.

KEY

- Existing Trees With Root Protection Area To be retained
- Tree Planting
- Mixed Ornamental Planting
- Mixed Container Planting - Bespoke Planters
- Ornamental Hedgerow
- Native Hedgerow
- Proposed Close Mown Lawn
- Proposed Wildflower Area
- S1 Proposed Grasscrete or Cobbles
- S2 Block Paving
- S3 Tarmac
- Decorative Paving or Gravel - Grey
- S4 Sawn Setts
- S6 Stone Paving
- Bespoke Concrete Seating
- Bespoke Raised Concrete Planters

Mixed paving materials can offer an attractive and durable surface

3.4

PROPOSED HOTEL - GF

Proposed Hotel Rooms

The proposal creates 12 no. additional hotel rooms by reworking unused ancillary space.

Additional Restaurant Space

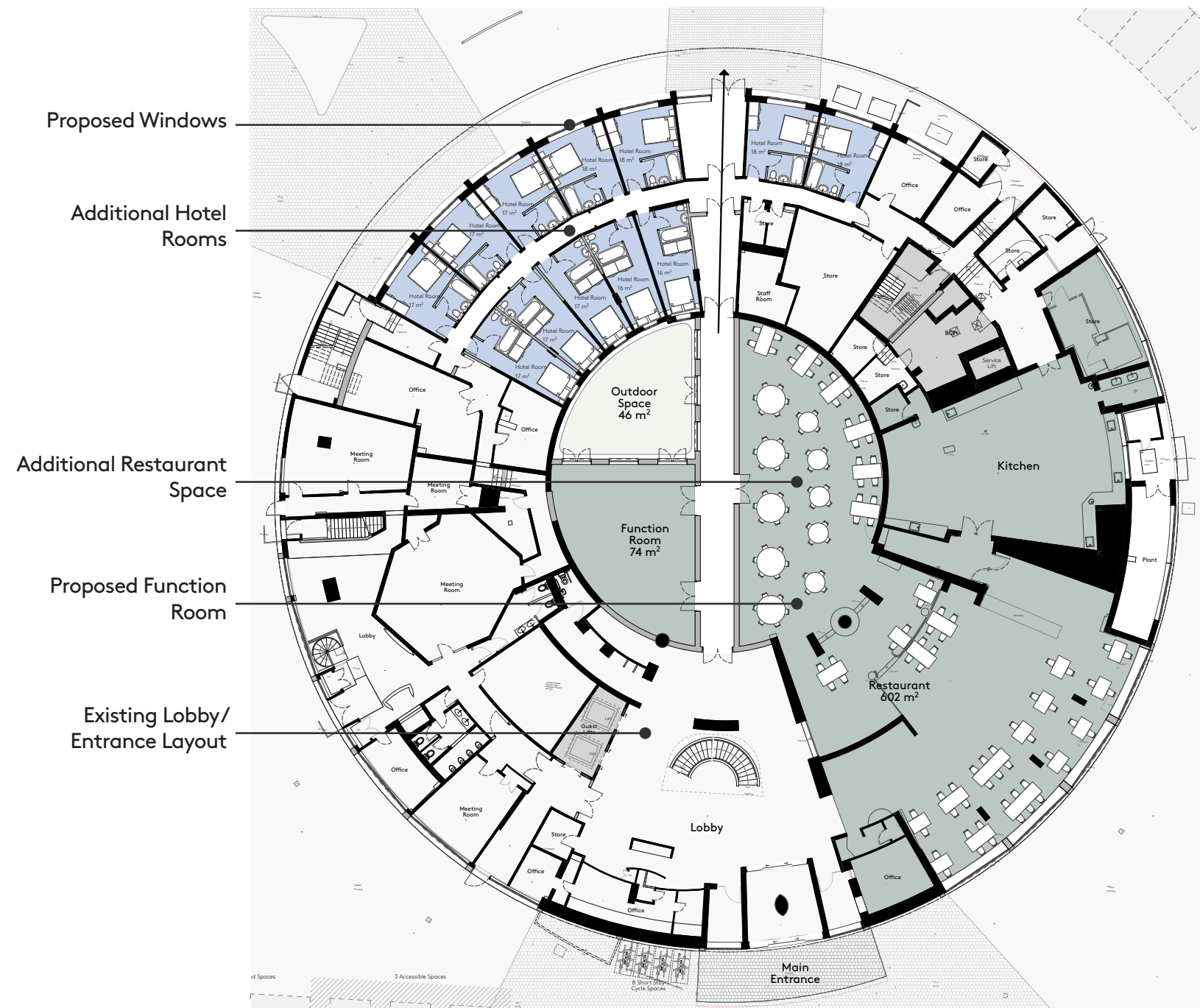
To accommodate a larger number of guests to be housed within the extension, the courtyard at ground level is infilled with additional restaurant space. This also creates a further function / meeting room.

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

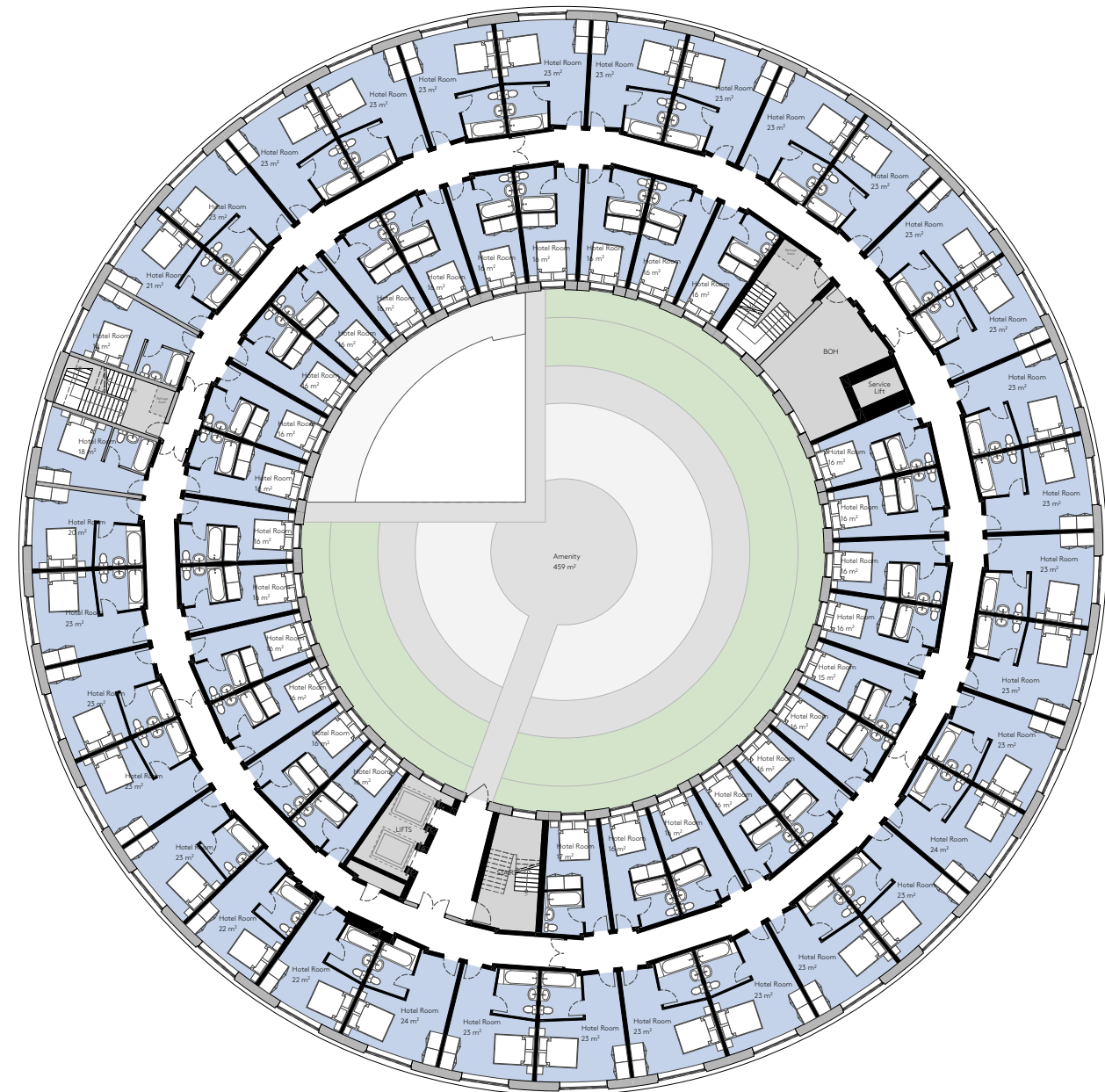
The proposed facade will be refreshed in line with the principles of the original building.

Existing Hotel Rooms

The quantity of rooms at this level remains as existing.

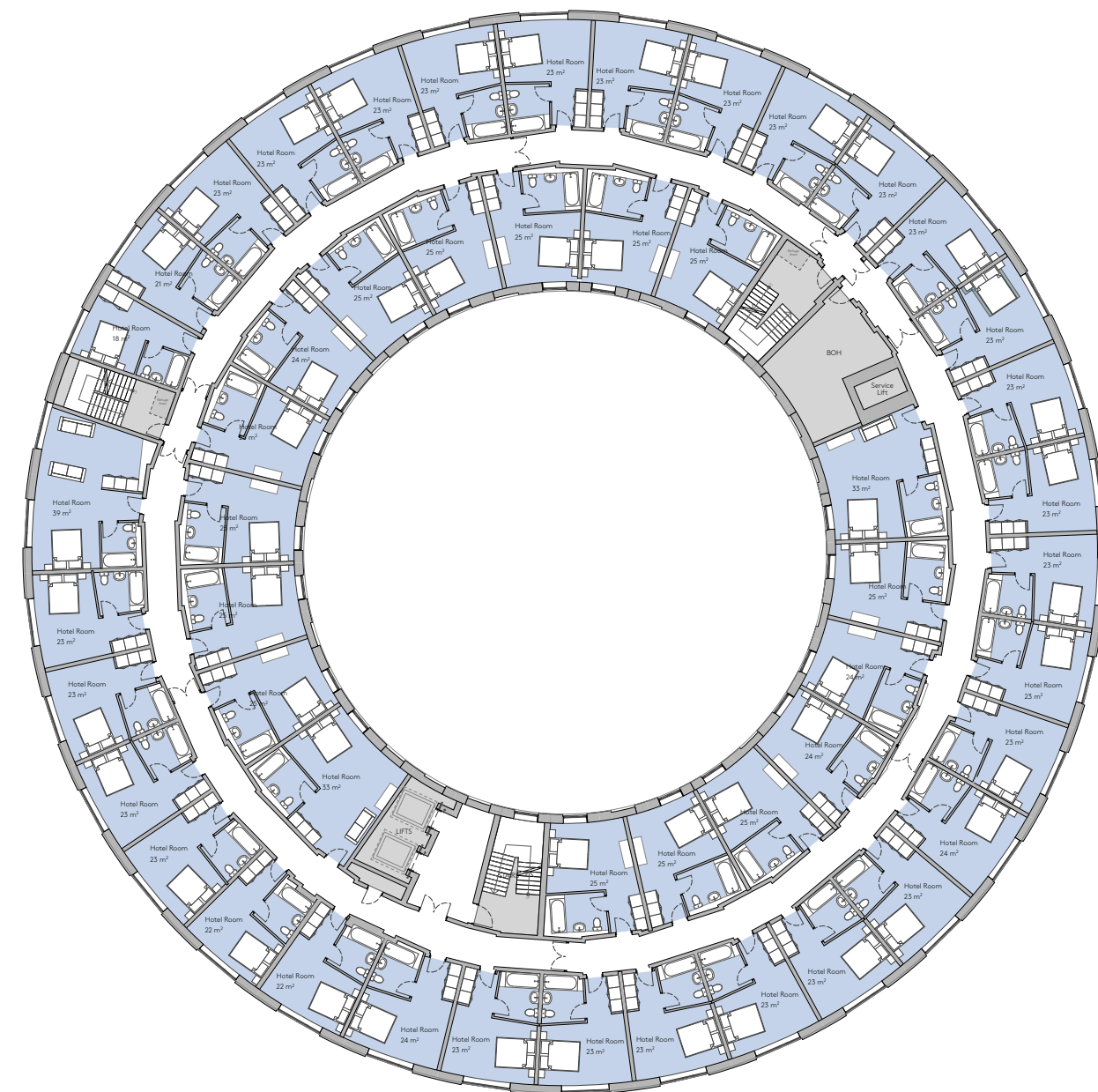
Proposed Courtyard

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



PROPOSED HOTEL - 4F

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

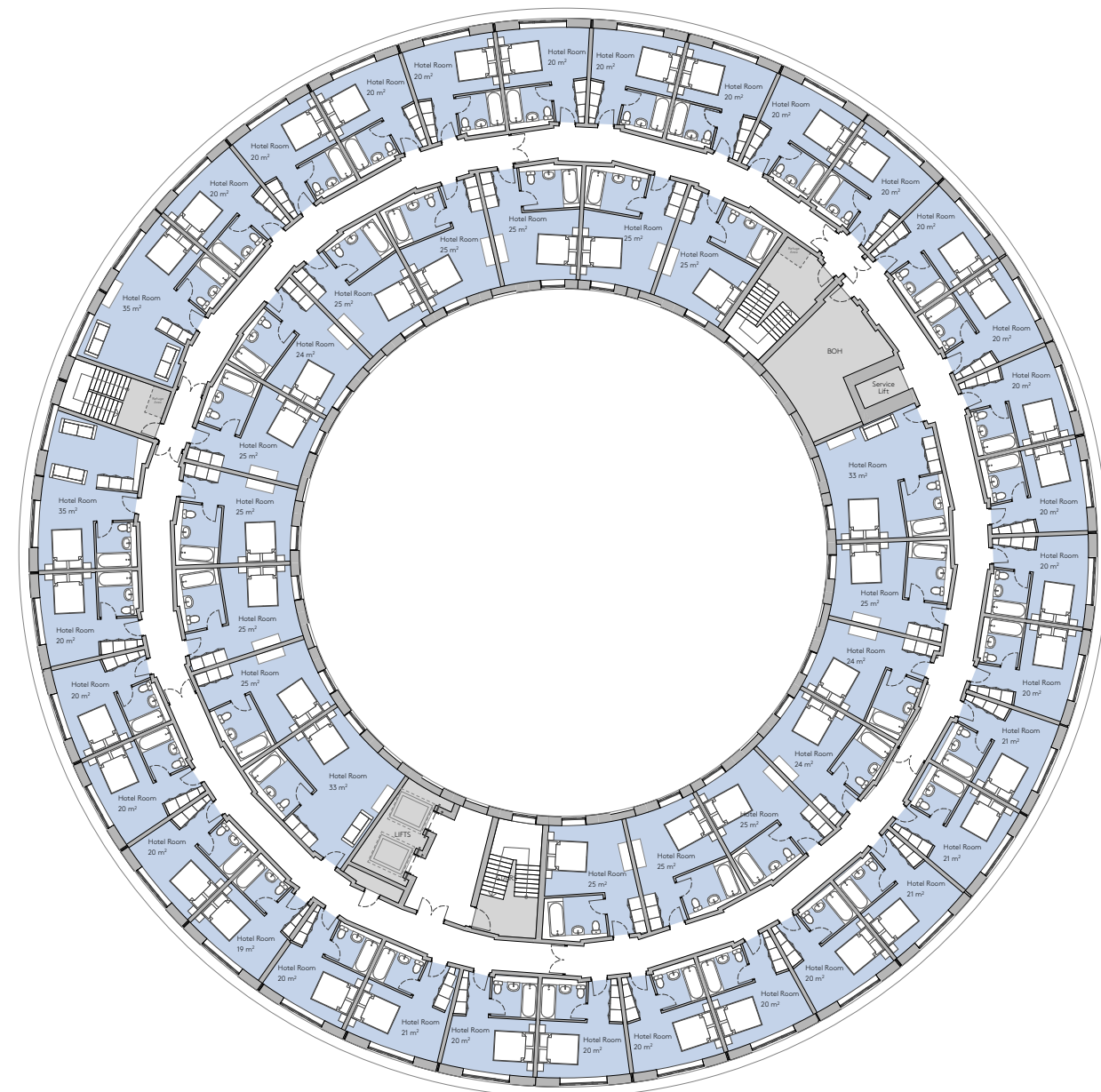
This floor of the extension provides 50no. total additional hotel rooms. There is a slight reeduction in quantity relative to the existing floors to ensure the room sizes are suitable.

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

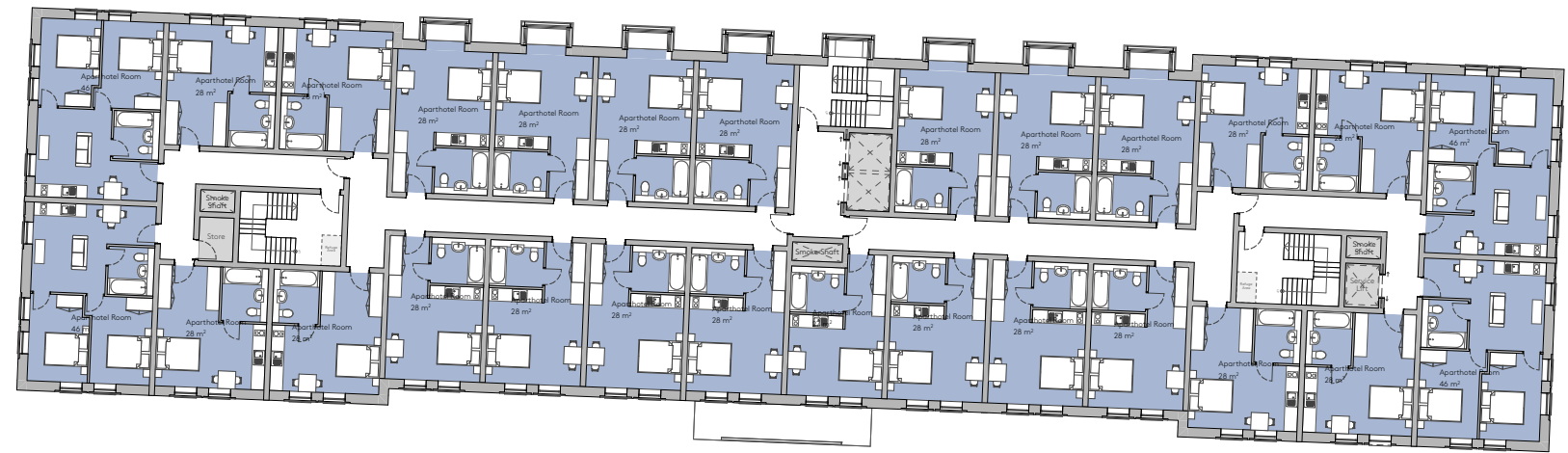
PROPOSED APARTHOTEL - 1F & 2F

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 different layout to the lower floors.



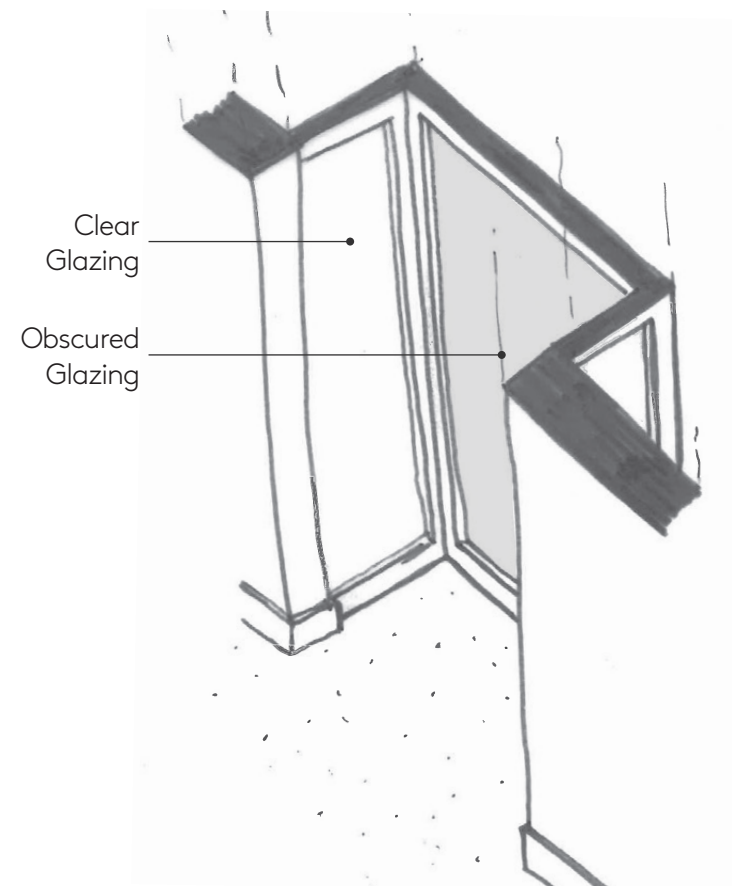
3.6

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