

PLANNING DESIGN AND ACCESS STATEMENT

Site: Atlantis Lounge.
Renaissance Heathrow Hotel, Bath Road, Hounslow. TW6 2AQ

Proposal: To provide glazed covered seating area.

Local Authority: London Borough of Hillingdon

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1. Introduction

This statement accompanies a planning application by the Renaissance London-Heathrow Hotel proposing to provide a glazed covered area to the south of the hotel overlooking the north runway of Heathrow airport.

There will be no increase in hotel occupants or staff numbers as a result of the proposed development; the proposed cover will provide shelter from inclement weather, to create a covered outdoor seating area where hotel guests can enjoy snacks and drinks.

2 Site Analysis and Evaluation

The Renaissance London-Heathrow Hotel is a four-storey building with 703 rooms and 7 suites and 16 meeting rooms. It provides a modern home base from which to explore Hounslow and the surrounding area. Central London is easily accessible, as is Twickenham Stadium and Windsor Castle.

The hotel features a health club. There is also a sauna and steam room, and the lobby features a gift shop and currency exchange.

Market Garden Restaurant serves fresh, seasonal dishes and has views across the runways. Bar Eleven offers a range of cocktails and snacks, and there is also a Starbucks coffee shop.

The Hotel site is of rectangular shape off the A4 Bath Road to the north and Northern Perimeter Road to the south.

The hotel has identified the lack of outdoor but sheltered accommodation the residents can occupy during inclement area, which can also be used as a viewing area for watching the aircraft in Heathrow Airport.

3. Proposed Development

The development site comprises the currently under-utilised grassed area to the south of the building overlooking the main northern runway of the airport.

Watching the aircraft landing on the northern runway is a popular pastime within the residents, however that is currently only practical in good weather. The proposed development will allow Snacks and drinks to be able to be consumed in a unique facility in all weathers from a sheltered environment.

4. Off Street Parking and Cycle Storage

The hotel currently has an abundance of parking spaces and secure storage for residents and staff. The proposed development will not affect the existing parking or cycle storage provision and as it is not proposed to increase resident or staff numbers. It will therefore not lead to an increase in the demand for parking spaces.

5. Access to Public Transport Network

Hoppa Buses - are regulated by the airport authority and run on fixed routes, each serving 2 or 3 Heathrow airport hotels. Hotels have one bus for Terminals 2 & 3, another for Terminals 4 & 5.

6. Design

The clear glass or multi wall perspex cover will be supported by powder coated lattice steel beams supported by steel columns.

There are two existing plant room/ventilation ducts within the contoured grassed area and the raised viewing platform areas have been designed around these. The height and scale of the covered area has been designed to complement the existing hotel while providing an uninterrupted view of the northern runway to the south.

7. Sustainability

Where possible, materials incorporated into the construction will be from environmentally sustainable sources; all materials will be recyclable wherever possible. High levels of thermal insulation to the building fabric will reduce energy requirements.

The site of the proposed building is less than 1ha and a formal flood risk assessment is therefore not required. However, the site is not located in an area that may be susceptible to flooding, as identified by the Environment Agency.

8. Wheelchair Access

The proposed structure will provide cover over existing circulation routes. It will not hinder their accessibility in any way. A platform lift is provided to allow access to the raised seating area.

9. Circulation Routes and Egress from the Site in an Emergency

The existing building is surrounded by open spaces with designated assembly points in case of emergency. The proposed cover will not affect evacuation from the existing building and will itself be designed to comply with the relevant building regulations and codes of practice for emergency evacuation.

10. Access for emergency services

The building is sufficiently close to the highway to comply with the guidance in Approved Document B5 for access for fire fighting appliances. There is an existing access road from East Lane to provide access to the rear of the school. The proposed extension will not affect the emergency vehicles access routes.

11. Conclusion

The proposed development will not change the use of the area to be covered; it will enhance its utility to the hotel residents by providing a covered seating area with views over the airport and runway.

The LPA is therefore requested to consider the application favourably. However, should any additional information or clarification be required, please do not hesitate to contact us.