



MARRIOT HEATHROW

APPLICATION SUPPORT STATEMENT



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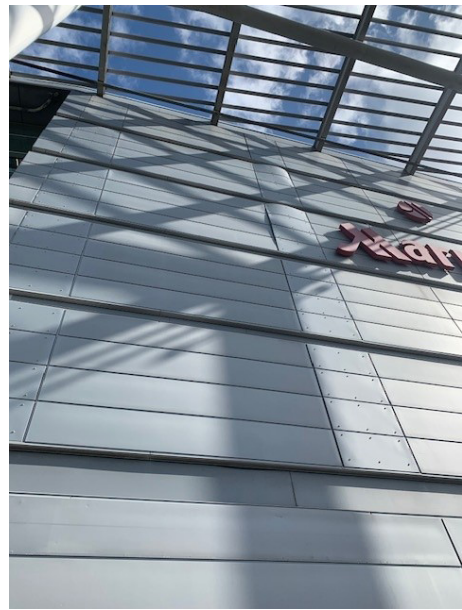
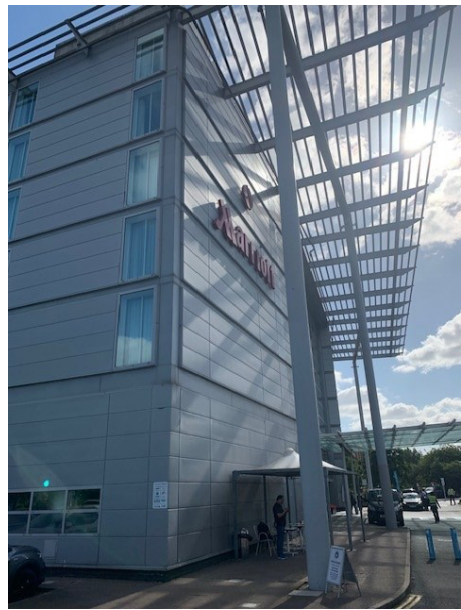
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INTRODUCTION

The Marriott Group have asked for a review of a few of their hotels in the U.K and this document will focus on in particular is the Marriott Heathrow at London Heathrow Airport. The hotel was completed in 1999 and further to an investigation the building has ultimately come to the end of its lifecycle and is in need of an upgrade.

This statement is to be read in conjunction with the proposal application drawings.



Existing Site Images

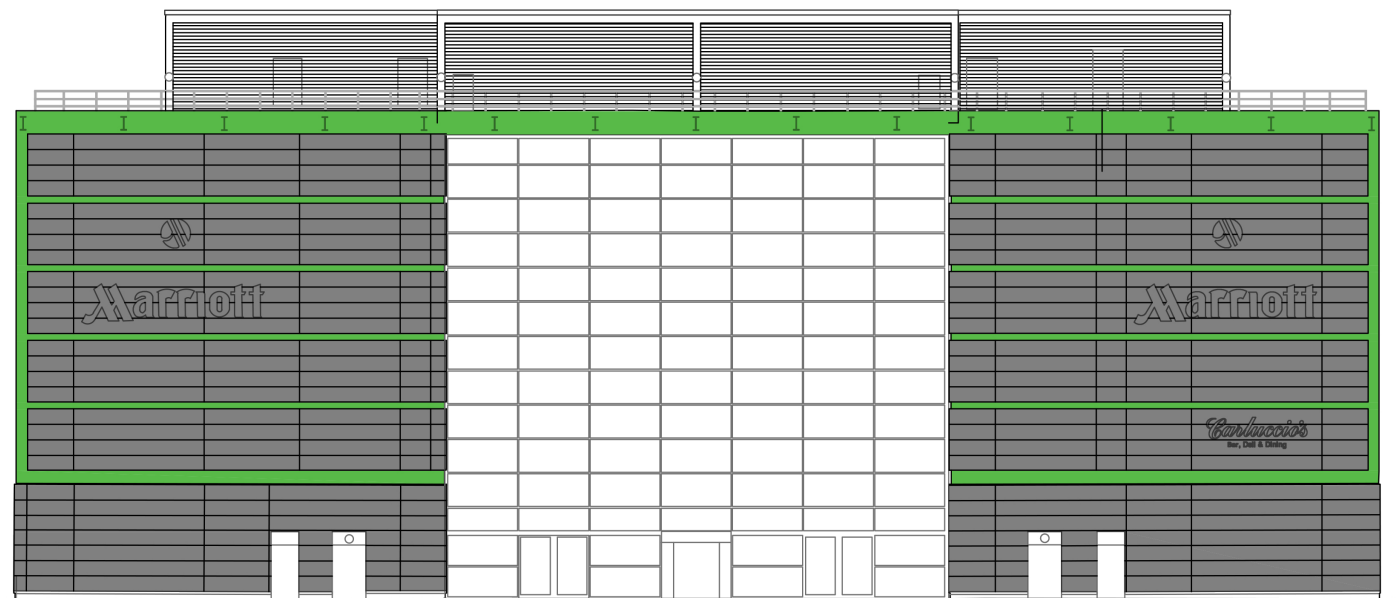
EXISTING FACADE

The existing development consists of a 6 storey hotel, approximately 55m wide and 112m in length. The height of the hotel is 27m above the surrounding ground level.

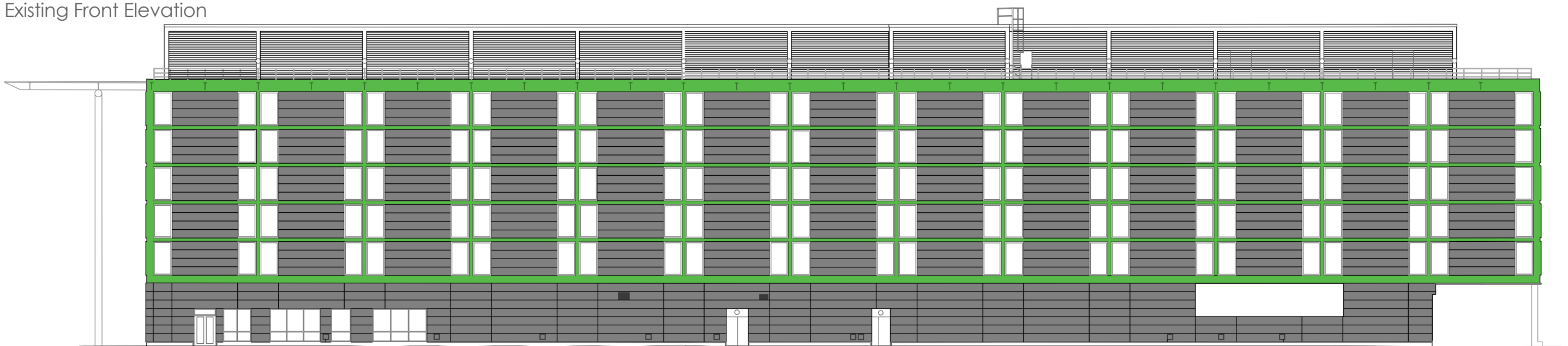
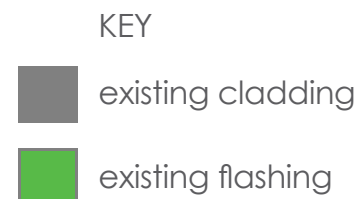
The hotels front façade consists of a central curtain wall with insulated aluminium panels to each side. The two side façades consist of the insulated aluminium panels and operable windows. The rear façade consists of the insulated aluminium panels, limited operable windows and a pend access. The façades are fixed to rail frame.

An intrusive investigation concluded the overall building risk to be substantial and recommended the removal of all cladding or alternatively if the existing assemblies can be shown to meet BR 135 criteria in a full-scale assembly test, they can remain in place.

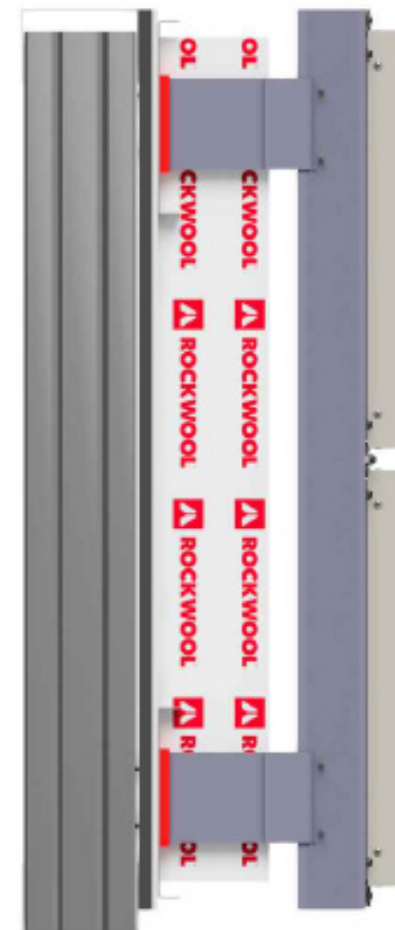
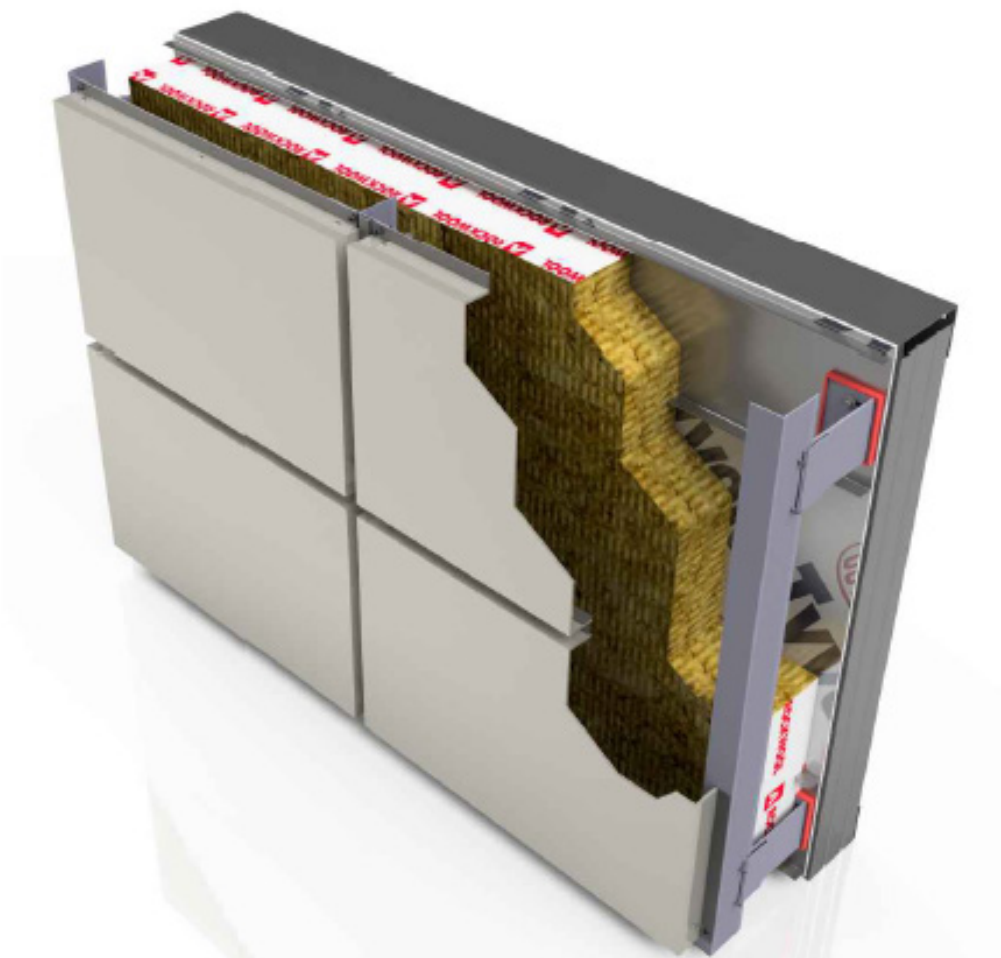
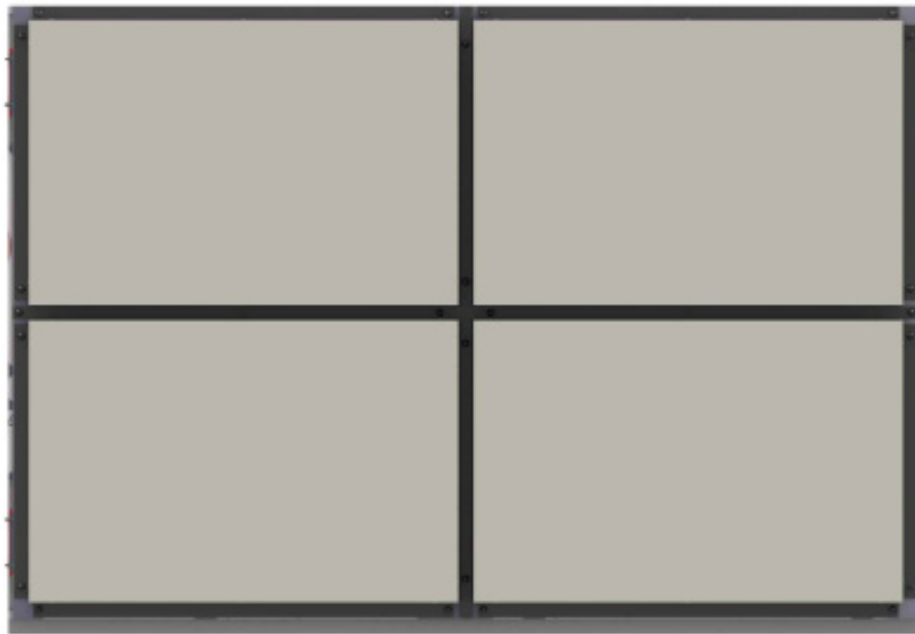
In practical terms, the replacement of all cladding was judged to be the correct approach.



Existing Front Elevation

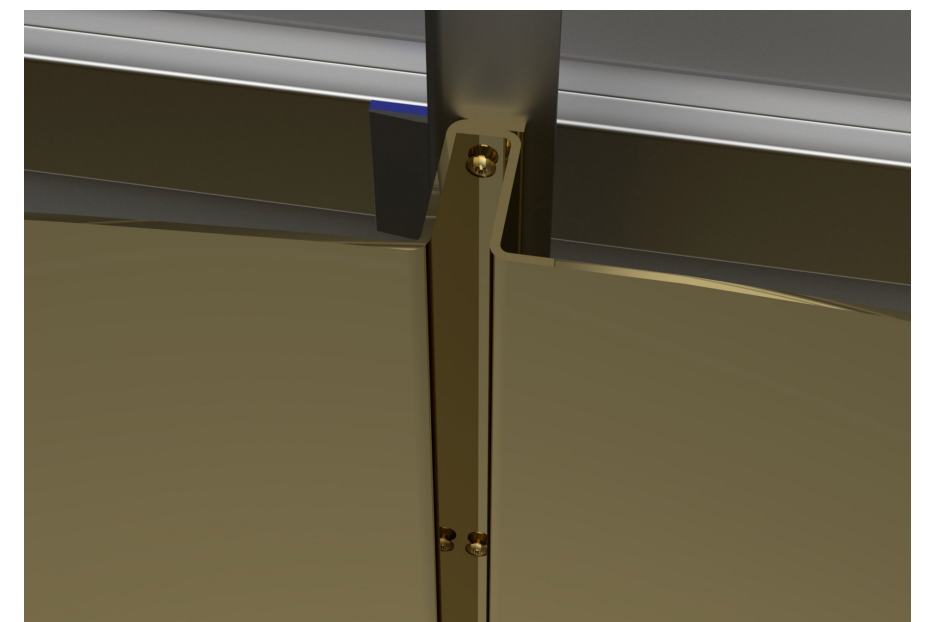


Existing Side Elevation



PLANNING CONSIDERATION

The replacement proposal will consist of a like for like replacement aluminium panel which will both visually and colour match the existing. A discrete fix non combustible cassette panel will be used instead of a composite panel with the only difference viusally being an additional vertical joint. The face fixed flashing will be replicated like for like.

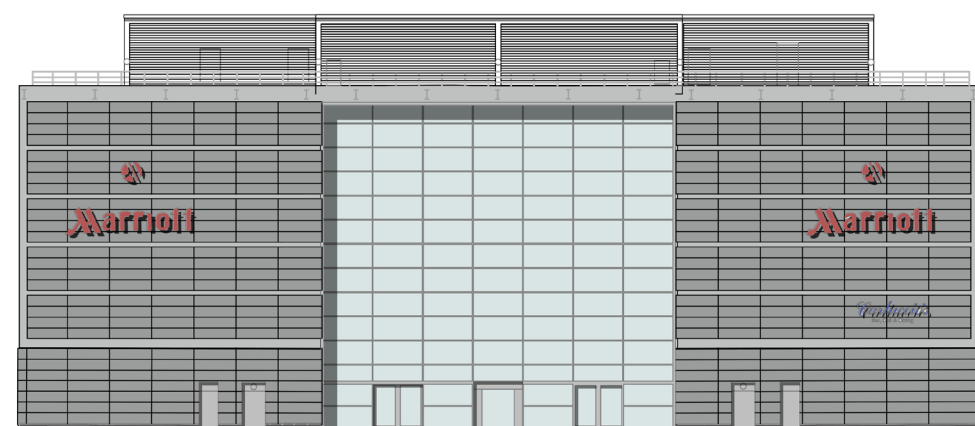


Cassette Cladding Panel Example

Discrete Fix System



East Elevation



South Elevation



North Elevation

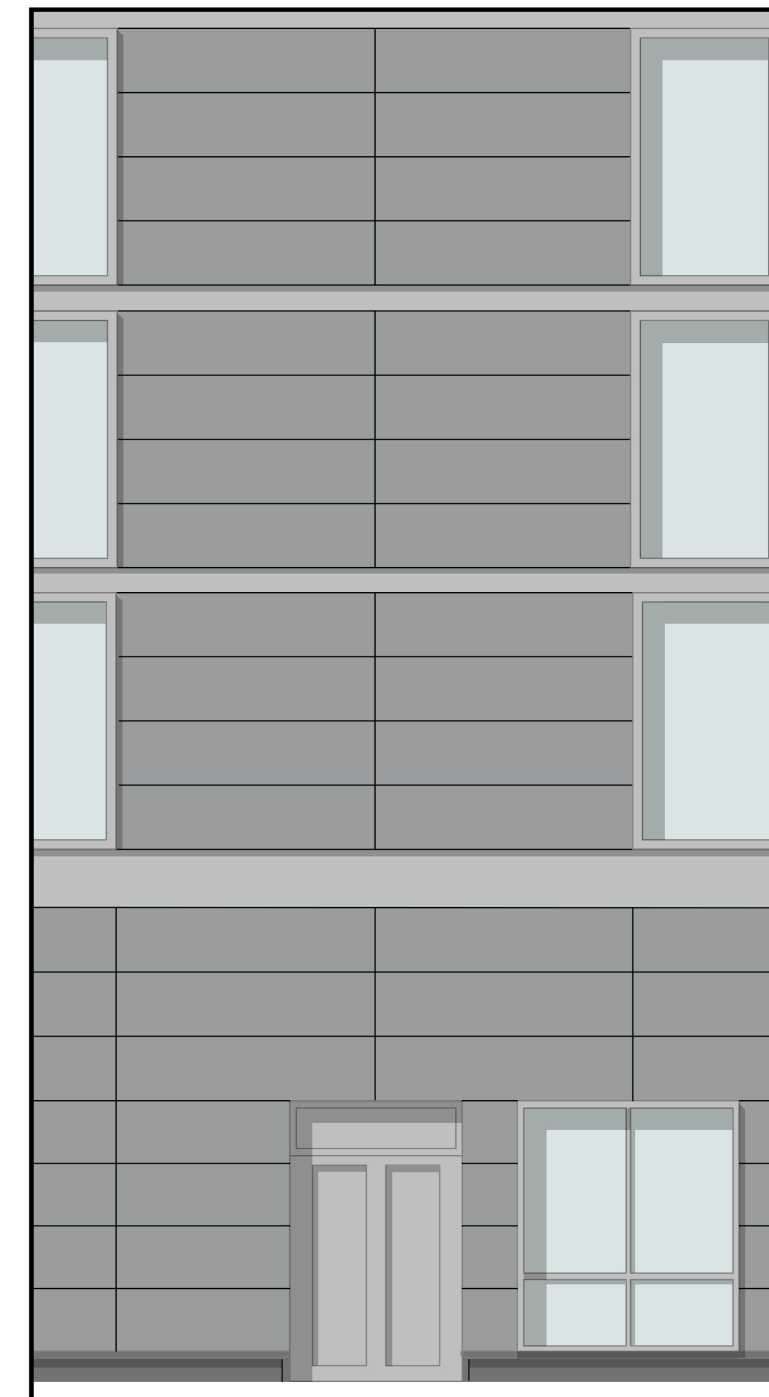


West Elevation
Proposed Elevations - Not To Scale

RE-CLAD PROPOSALS

The proposed systems would generally have no impact on the external appearance or elevational layouts of the existing buildings and this would still constitute a broadly like for like replacement in terms of visual considerations.

The proposed panel and flashing colour is to match the existing colour.



Part Elevation

CONCLUSION

The resulting cladding proposals would provide an essential facade upgrade in relation to current standards.

It is the client's intention to carry out the proposed works as a matter of urgency and it is hoped that the proposal will meet the LA approval to address the safety concerns brought to light by the investigative works.