



DESIGN & ACCESS STATEMENT

Thistle Heathrow

Proposed new cladding to front facade

Project Ref: 26013

October 2026

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1.0 Introduction

This Design and Access Statement has been prepared in support of a full planning application for the replacement of existing external cladding to the principal frontage of the Thistle Hotel Heathrow.

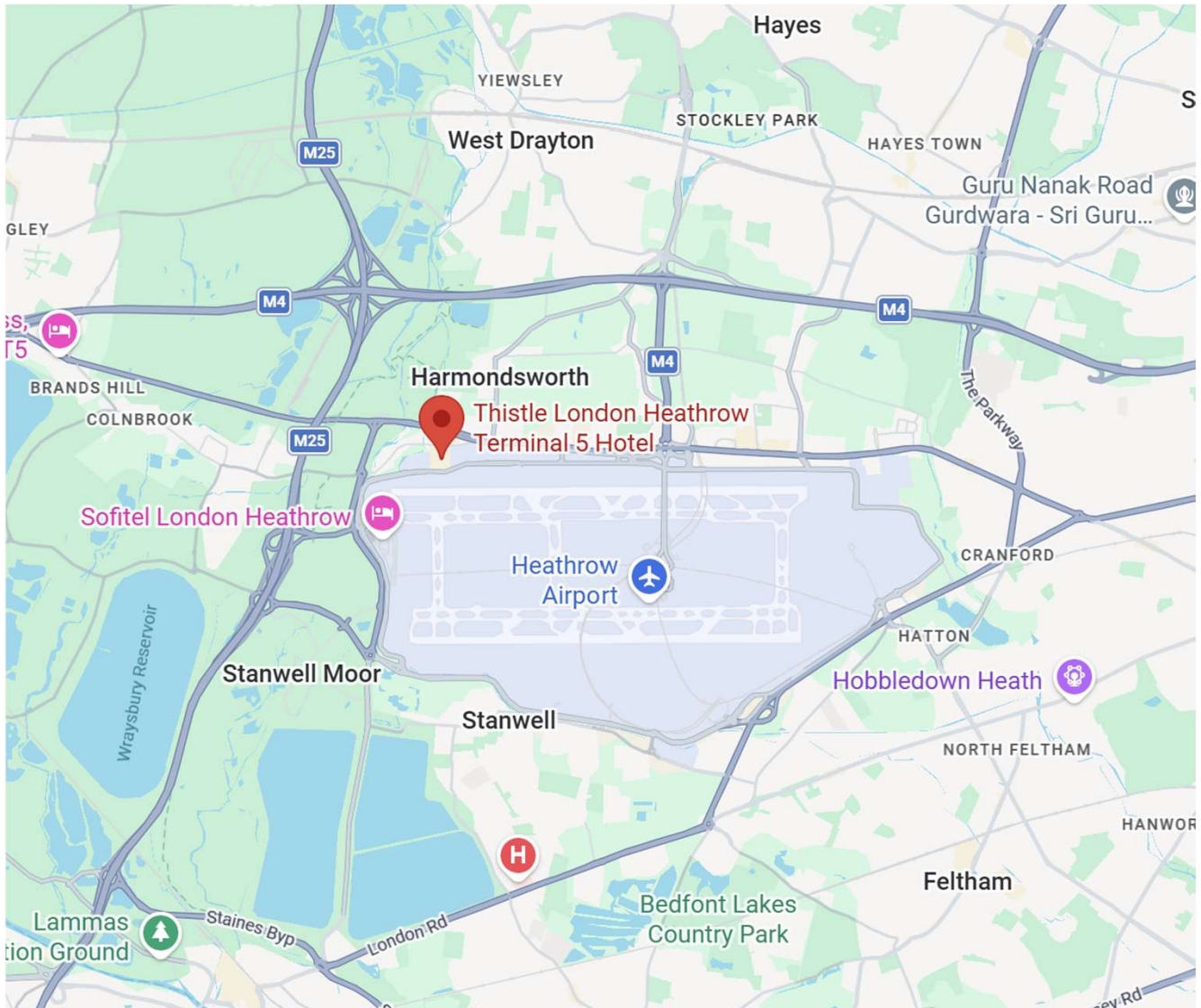
The proposals seek to enhance the appearance of the building through the installation of modern replacement cladding materials to improve visual quality, update the building's appearance and contribute positively to the character of the surrounding commercial environment.

No changes are proposed to the use of the building, the overall footprint, height, scale or operational characteristics of the hotel.

The application site comprises the existing Thistle Hotel Heathrow located on Bath Road, Heathrow.

The building is an established hotel within a predominantly commercial and transport-related setting associated with Heathrow Airport. The site is already fully developed and operates as an existing hotel.

The proposals are limited to external alterations to the front façade only.



Site Location

3.0 Design Principles

Amount

The application does not propose any increase in floorspace, building height or site coverage. The extent of development is limited to the replacement and enhancement of the existing façade treatment to the principal elevation.

Layout

No alterations are proposed to the internal or external layout of the building. Existing access arrangements, servicing arrangements and circulation routes remain unchanged.

Scale

The scale and massing of the existing building remain unaltered. The development consists solely of replacement cladding fixed to the existing building façade.

Appearance

The existing façade has become dated in appearance and would benefit from refurbishment.

The proposed cladding has been selected to create a contemporary and visually coherent appearance whilst respecting the overall scale and form of the building.

The proposals will improve the visual quality of the frontage and provide a refreshed appearance appropriate for a prominent hotel building serving Heathrow Airport.

Materials and colours have been carefully selected to provide a high-quality finish and improve the overall presentation of the building.

Landscaping

No landscaping works are proposed.

Existing hard and soft landscaping arrangements remain unchanged.



Existing Elevation

Vehicular Access

No changes are proposed to existing vehicular access arrangements.

Pedestrian Access

Existing pedestrian access routes and entrances will remain unchanged.

Inclusive Access

The proposals do not alter any accessibility provisions within the building or externally.
Existing inclusive access arrangements will be retained.

5.0 Sustainability

The proposed refurbishment will extend the lifespan of the existing building façade and reduce the need for more substantial future replacement works.

By upgrading the building envelope, the proposal contributes to the continued maintenance and improvement of the existing building stock.

6.0 Conclusion

The proposed development represents a high-quality enhancement to the appearance of the existing hotel through the installation of replacement cladding to the principal elevation.

The proposals preserve the existing use, scale and function of the building while delivering a visual improvement that benefits the appearance of the site and surrounding area.

Planning permission is therefore respectfully sought.