

GOLDSTEIN
HEATHER

Mercure Hotel Heathrow, UB3

DAS Addendum

FOR
London Borough of Hillingdon

REFERENCE
24009

DATE
August 2026

1.0 Summary of Design Update

The design has been reviewed in response to the Design Officer’s comments. The revised proposals retain the established building form and massing while introducing a series of amendments to improve façade articulation, fenestration, landscaping and material coherence.

The principal amendments are summarised below.

Design Officer’s Comments

Form & Appearance

- Improve façade articulation: Reinstate more visual interest to avoid long, blank areas of brickwork, using features such as brick coursing, projecting brickwork, accent brick and selective vertical window grouping

Fenestration

- Clarify window design: Confirm whether windows are fixed or openable. If openable, show horizontal transoms on the elevations and visuals
- Confirm window reveal depth: Provide a minimum 215mm (one brick length) reveal. Show this principle on the drawings, with detailed head, cill and jamb information to follow by condition

South Elevation

- Improve the south elevation: Add architectural articulation to the south façade so it is not perceived as a large, blank brick wall
- Provide a south-elevation CGI: Show the building from Shepiston Lane and ensure this elevation is represented to the same standard as the other key views
- Reduce south-side signage: Reduce the size/area of the signage on the south elevation

Trees, Greening & Landscaping

- Provide a coordinated landscaping strategy: Set out the proposed green infrastructure, including trees, planting
- Coordinate all landscape information: Reconcile the ground floor plan, CGIs and DAS so they show the same agreed tree and planting proposals
- Increase forecourt tree provision: Provide at least one large-canopy tree (potentially two depending on species), designed to reach maturity
- Provide adequate tree soil volume: Allow at least 25–30m³ of soil per large-canopy tree, with the arrangement shown on plan and coordinated with utilities, foundations, visibility splays and other constraints
- Add planting along Arlington Court: Introduce low-level/linear planting along the façade to soften the building frontage and the basement vent areas
- Demonstrate street-tree delivery: Show how the proposed street trees can be accommodated and grow to maturity, including underground infrastructure/soil provision

Ground Floor - Arlington Ct

- Improve the ground-floor frontage: Retain the proposed hit-and-miss brickwork to the basement vents and add buffer planting to soften the raised/blank frontage
- Consider Juliet balconies: Add Juliet balconies to ground-floor windows facing Arlington Court, with screening/opacity to improve privacy and the appearance of the frontage

Materials

- Clarify the cladding material: Resolve the inconsistency between the elevations (“mid-grey reconstituted stone”) and DAS (“mid-grey GeoBrick natural stone cladding”)
- Confirm the proposed cladding system: Provide the exact product/material and explain how the projecting forms shown in the CGIs will be achieved with the proposed cladding system

Design Team Response

Form & Appearance

- The façade design has been further articulated to introduce greater visual interest and reduce the perception of extensive areas of uninterrupted brickwork
- Projected brickwork has been introduced around selected windows to provide greater depth and shadow, reinforce the rhythm of the façade and provide variation across the larger elevations. Recessed vertical brickwork slots have also been incorporated at parapet level to provide a consistent architectural detail across the building

Fenestration

- All windows are set back 225mm from the external face of the brickwork, providing a substantial reveal
- The narrow windows are proposed as openable windows with a horizontal transom at approximately 800mm above finished floor level. This allows the windows to provide natural ventilation while maintaining an appropriate level of guarding

South Elevation

- The revised design introduces a greater proportion of contrasting mid-grey brickwork through the centre of the elevation, helping to break down its overall length. Blind windows have also been introduced, aligned with the window rhythm of the principal elevations, to provide additional depth and architectural definition
- The signage zone has been reduced in scale and relocated closer to the western end of the elevation, resulting in a more restrained approach
- An updated perspective view from Shepiston Lane is included within this document to demonstrate the appearance of the revised elevation in its wider context

Trees, Greening & Landscaping

An outline landscape strategy has been prepared to coordinate the proposed tree planting, understorey planting and additional areas of soft landscape.

The revised proposals include:

- One large-canopied forecourt tree, selected to provide meaningful canopy cover at maturity
- One compact street tree suitable for the constrained urban environment
- Three small to medium-sized trees to the rear of the site
- Additional buffer planting along the Arlington Court frontage.
- Additional planting along the south elevation

Ground Floor - Arlington Ct

- Buffer planting has been introduced along the Arlington Court frontage to soften the relationship between the building and the public realm while maintaining appropriate pedestrian route widths
- Juliet balconies have been incorporated to the ground-floor windows. The lower sections of the narrow windows are proposed with opaque glazing to improve privacy to the associated suites

Materials

- The material palette has been rationalised in response to the revised façade articulation
- The previously proposed mid-grey GeoBrick natural stone cladding has been replaced with mid-grey brickwork of standard metric dimensions. This provides a more consistent relationship with the principal soft red brickwork and allows the revised projecting and recessed brickwork details to be achieved using a coherent masonry palette

2.0

Design Proposals

2.1 Materials & Appearance

Parapet Detail:
The recessed vertical slot detail at parapet level responds directly to the Design Officer’s comments and provides a simple means of introducing additional articulation to the roofline.

The slots are formed within the same brickwork as the surrounding façade, maintaining a consistent material treatment while creating changes in depth and shadow across the parapet.

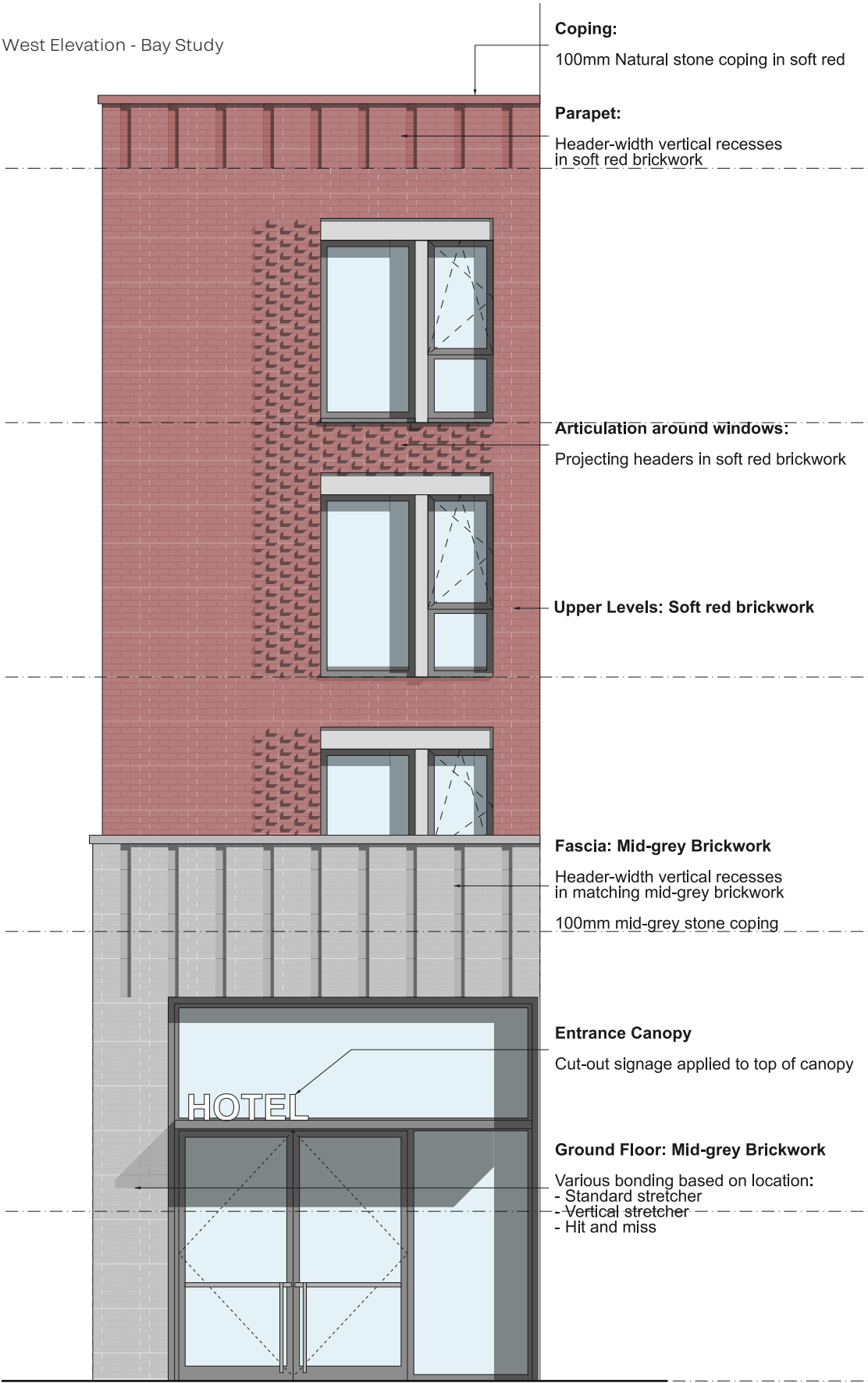
Articulation Around Windows:
Projecting brickwork has been introduced around window openings to reinforce the vertical rhythm of the elevations and provide additional depth and shadow.

The detail provides visual variation throughout the day as changing sunlight conditions emphasise the projecting masonry, while avoiding the introduction of additional façade materials.

Ground Floor Fascia:
The previously proposed mid-grey GeoBrick natural stone cladding has been replaced with mid-grey brickwork of standard metric dimensions. This provides a more consistent relationship with the principal soft red brickwork and allows the revised projecting and recessed brickwork details to be achieved using a coherent masonry palette.

The ground-floor fascia will adopt the same architectural language as the upper parapet treatment, expressed at a greater height and formed in mid-grey brickwork. This provides a visual connection between the building’s plinth, ground floor and upper elevations.

Stone copings will be used to complete the parapet and wall-head details. The stone will be selected in colours complementary to the adjacent brickwork and will project approximately 50mm beyond the brick face to provide robust weather protection.



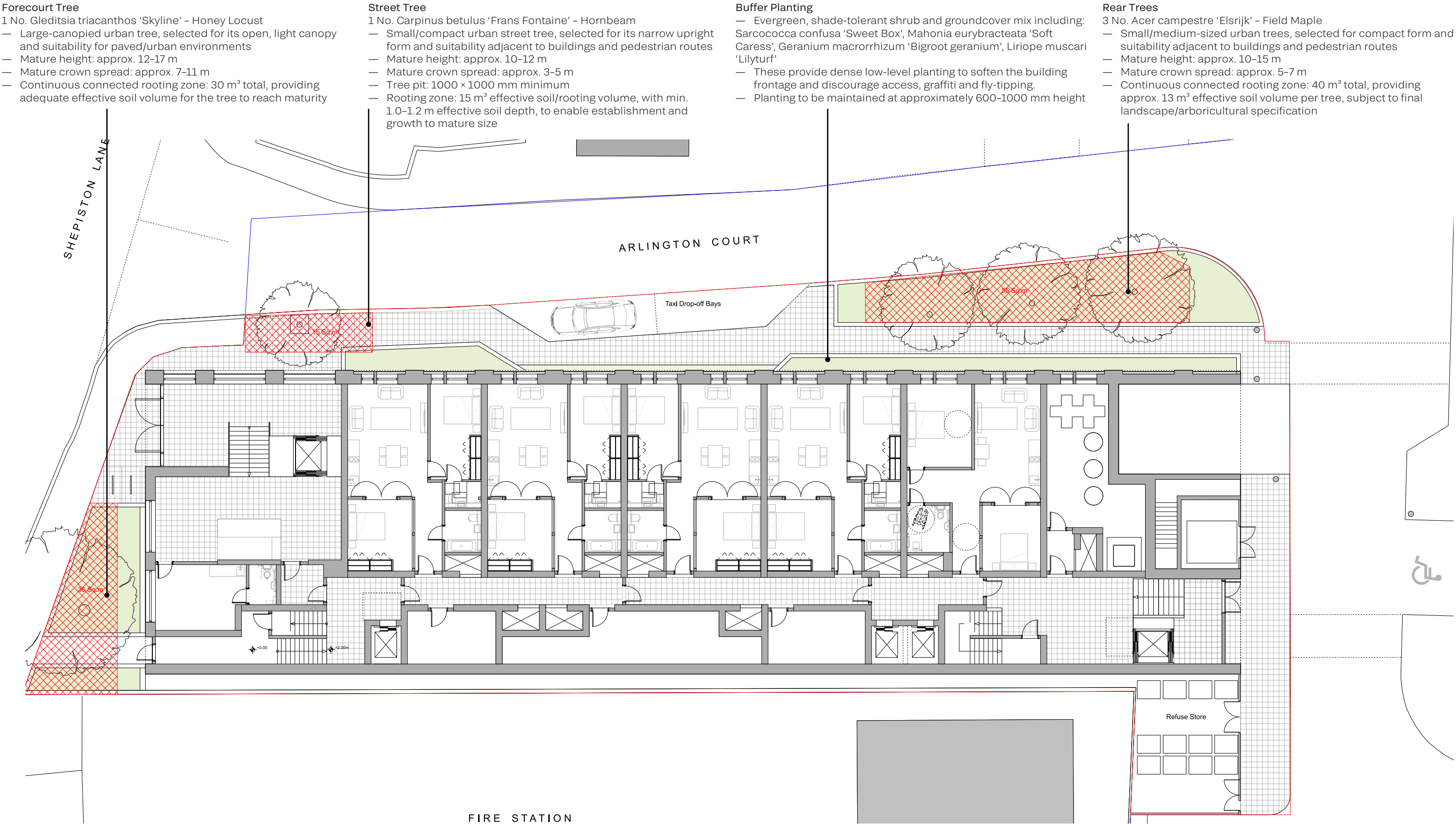
2.2 Updated View Towards Arlington Court

The updated view demonstrates the revised treatment to the Arlington Court frontage, including the additional buffer planting, ground-floor treatment and façade articulation.

The landscaping and architectural elements shown in the view have been coordinated with the updated proposals shown overleaf.



2.3 Trees & Landscaping

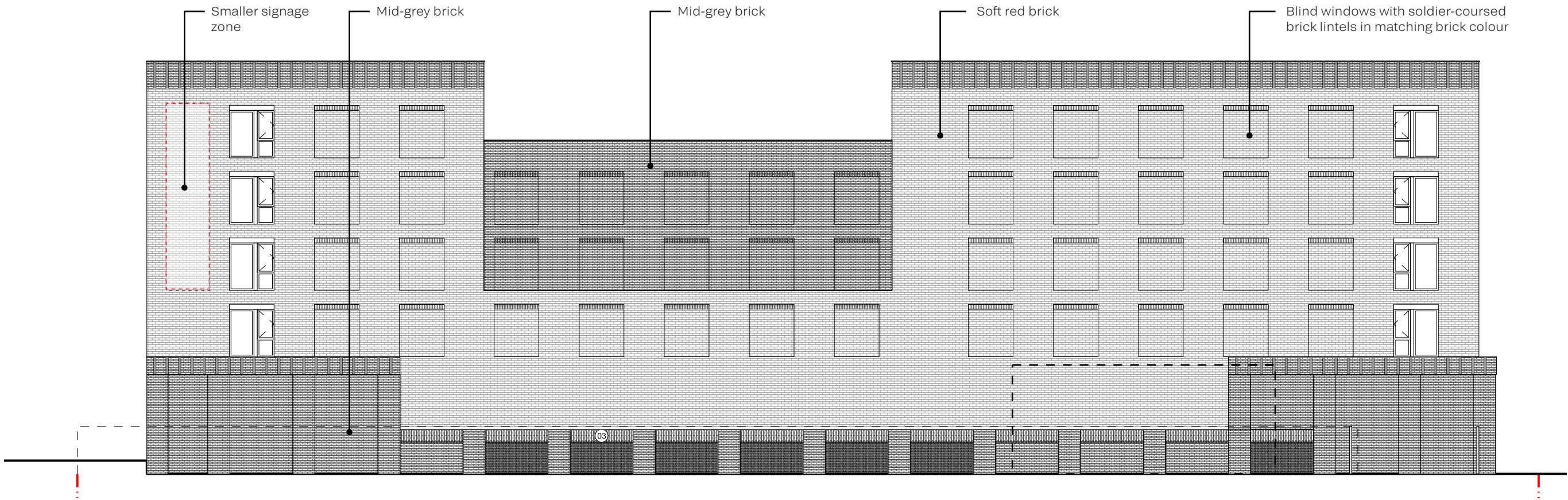


2.4 South Elevation

The south elevation has been further articulated to strengthen its architectural expression and break up the overall expanse of brickwork through the following measures:

- Increased use of the contrasting mid-grey brick to introduce greater variation and articulation across the façade and reinforce the building's overall massing.
- Reduced signage zone to minimise its visual impact on the elevation
- Introduction of blind windows aligned with the grid of the northern elevation, with consistent expressed lintels in soldier-course brickwork to reinforce the architectural rhythm and coherence of the façade
- Consistent parapet and coping treatment matching the detail used across the remainder of the building, providing a unified architectural language

The south elevation is approx. 1.0 - 1.2m away from the boundary.



2.5 Indicative view from the south on Shepiston Lane

The revised view illustrates the updated south elevation and demonstrates the relationship between the proposed building, the adjacent fire station and the surrounding street environment.

The fire station in the foreground limits the extent of the south elevation visible from the surrounding street network.

The revised parapet treatment, contrasting brickwork, blind windows and reduced signage provide additional articulation when viewed from Shepiston Lane.



2.6 Fenestration & Ground Floor Treatment

- Fenestration:**
- All windows are set back 225mm from the external face of brickwork
 - A horizontal transom is proposed to the narrow windows at approximately 800mm above finished floor level. The windows are proposed to be openable to provide natural ventilation while maintaining appropriate guarding

Ground Floor Treatment
The ground-floor treatment to Arlington Court has been revised to improve privacy and soften the relationship between the building and the public realm.

- The following measures are proposed:
- Opaque glazing to the lower panel of the narrow ground-floor windows
 - Metal Juliet balconies set flush with the brick façade, incorporating deep balusters to limit oblique views from passing pedestrians
 - Additional low-level buffer planting along the building line to provide defensible space, improve privacy and soften the building edge

These measures provide an appropriate balance between outlook and natural light for the ground-floor suites and the need to maintain privacy from the adjacent public realm.

North Elevation - Bay Study



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