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1. SCOPE OF DOCUMENT

This document has been prepared by Fluent Architectural Design Services for Westcombe Group.

The site is located on Bath Road, Harlington, adjacent to Heathrow Airport

This document explores the opportunity to provide new high quality housing whilst enhancing the surrounding area, While assessing the opportunities and constraints of the site and its planning context.

2. DEVELOPMENT SITE

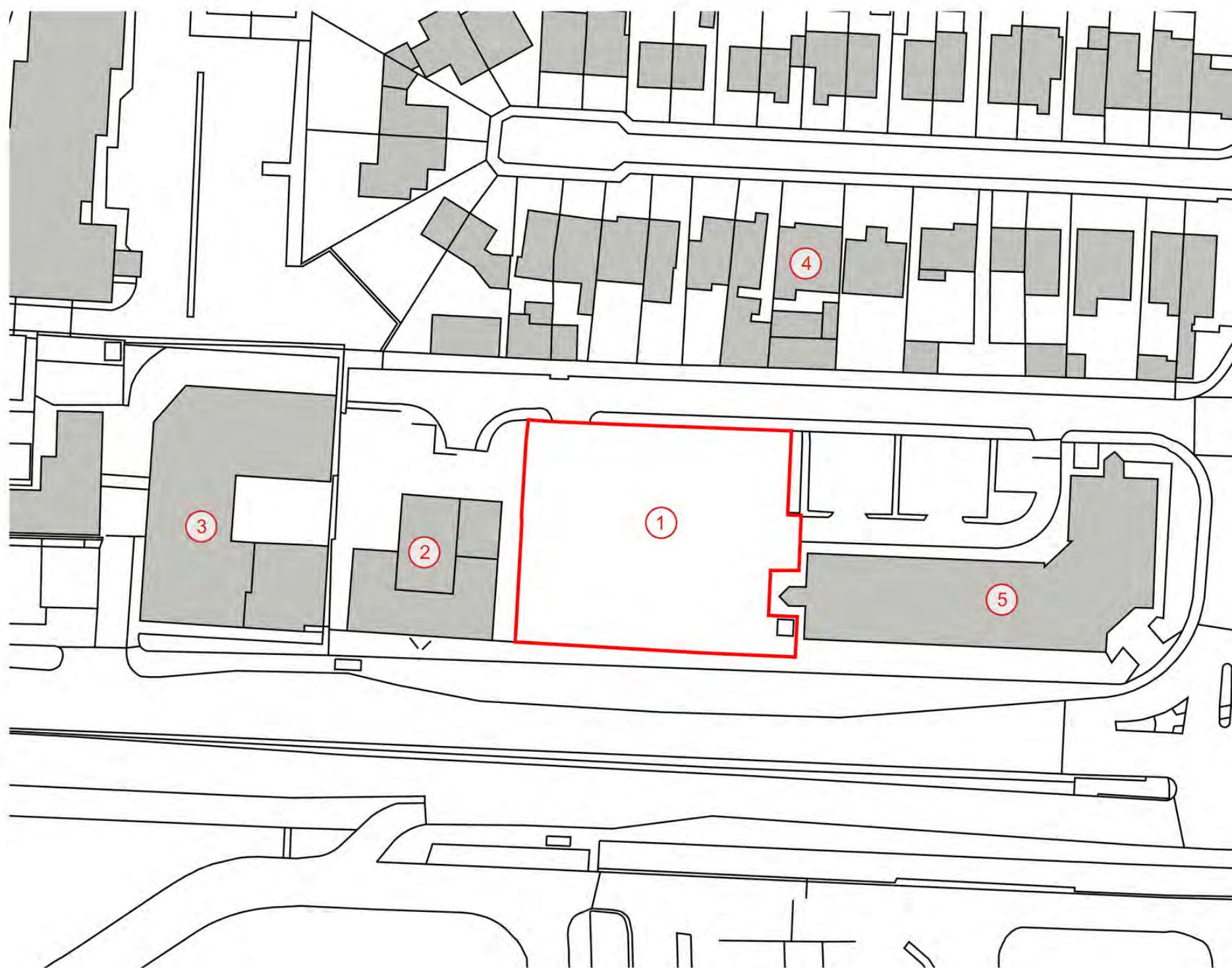


LOCATION

SITE DESCRIPTION

The site is located on Bath Road, Harlington which is a district of Hayes the London Borough of Hillingdon. The current use of the site serves as a private car park for the residents of Axis House. The Proposal seeks to construct a seven storey residential apartment building. the ground floor of the building will consist of undercroft parking to replace the current surface spaces. the proposal would also look to address the current gap in the built form between Axis House and Strata House.

LOCATION PLAN



LOCATION PLAN

LOCATION

SITE CONTEXT

1. Proposed Site
2. Strata House
3. Ibis Styles London Heathrow Airport
4. Residential Dwellings along Doghurst Avenue
5. Axis House

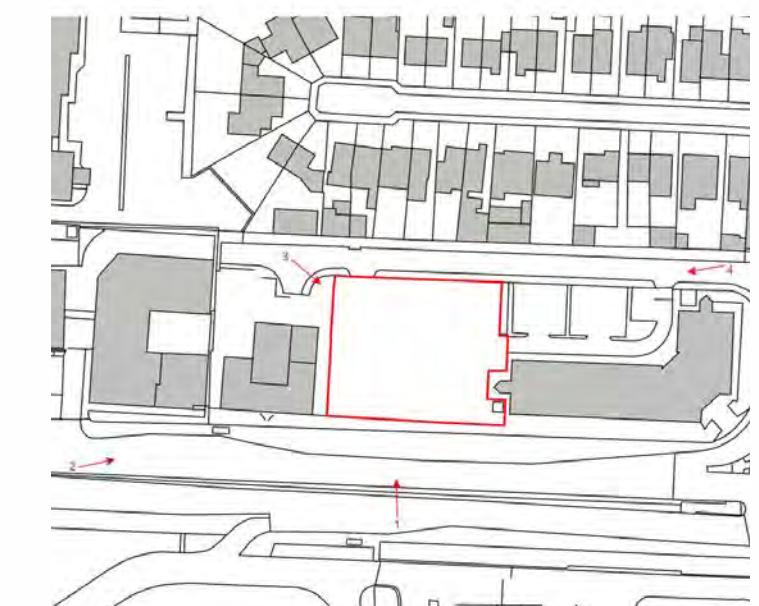


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LOCATION

SITE CONTEXT

1. View Across Bath Road
2. View Along Bath Road
3. View From Egerton Way
4. View From Boltons Lane

3**4**



PLANNING HISTORY

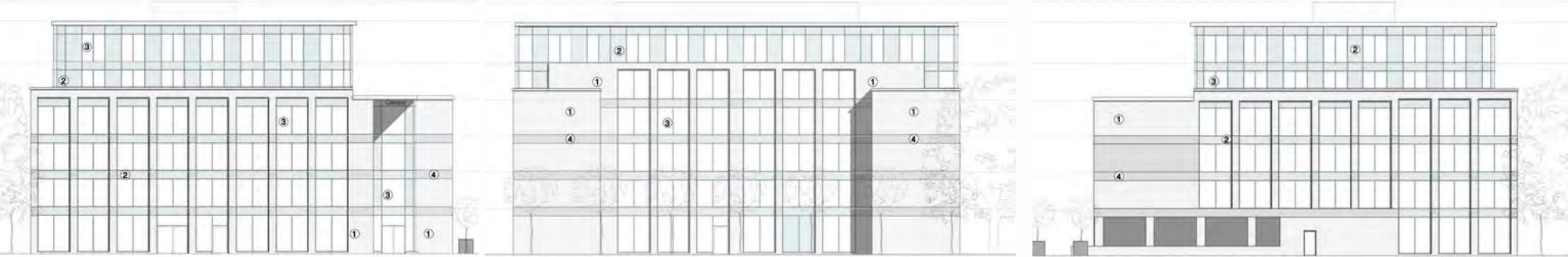
43794/APP/2018/2779

Erection of a 6-storey 157-bedroom hotel including plant room on the roof, the excavation of a basement to provide car parking and associated landscaping.
Approved - 27-07-18

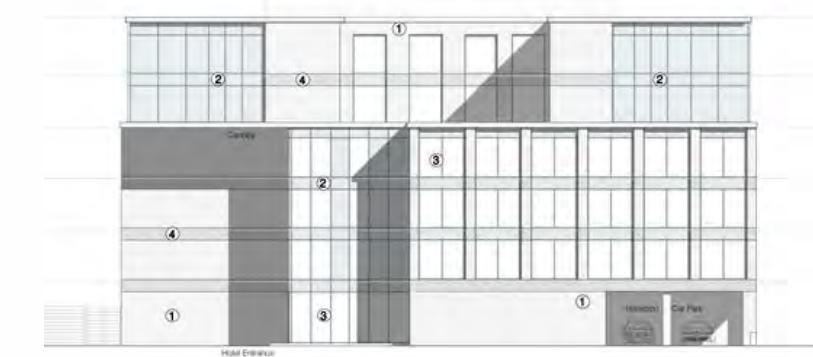
43794/APP/2017/3704

Erection of a 5-storey 128 bedroom hotel including the excavation of a basement to provide 50 car parking and associated landscaping
Approved - 11-10-17

CONSENTED PROPOSAL - 43794/APP/2018/2779



CONSENTED ELEVATIONS - 43794/APP/2018/2779



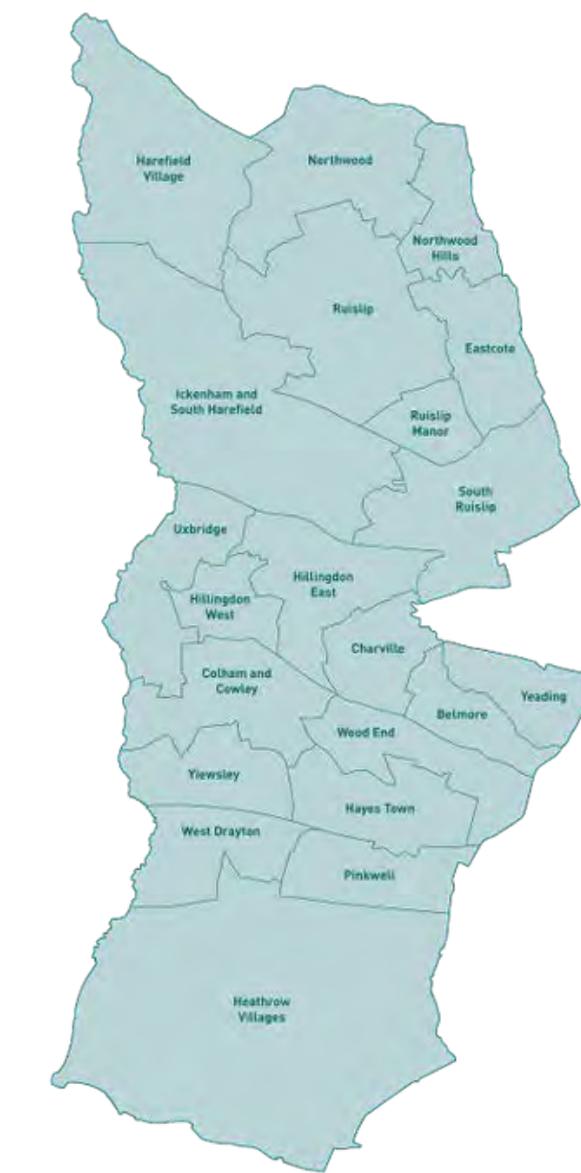
3. CONTEXT ANALYSIS



GREATER LONDON PLAN - HEATHROW VILLAGES OUTLINED IN RED

HILLINGDON BOROUGH

Heathrow Villages lies in the South of Hillingdon and is bordered by Pinkwell and West Drayton as well as London Borough of Hounslow and within the ward is Heathrow Airport.



HILLINGDON WARD BOROUGH BOUNDARY PLAN



SURROUNDING BUILDINGS

1 - Holiday Inn, Heathrow
2 - Hyatt Place, London Heathrow Airport
3 - Leonardo Hotel, London Heathrow
4 - Park Inn By Radisson
5 - Ibis Styles

6 - Strata House
7 - Axis House
8 - Renaissance London Heathrow
9 - Radisson Blu Edwardian heathrow

Bath Road, Heathrow

The site is located on Bath Road, there are a number of surrounding buildings comprising of offices, hotels and converted residential apartments.

The north of the site is mainly low level residential dwellings.



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SURROUNDING BUILDINGS

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- 2 - Hyatt Place, London Heathrow Airport
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- 6 - Strata House
- 7 - Axis House
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BUILDING HEIGHTS

	1 Storey
	2 Storey
	3 Storey
	4 Storey
	5 Storey

TRANSPORT

The M4 and M25 are in close proximity to the site, train stations are located at the main terminals at Heathrow airport which are a short bus journey away. a number of bus stops are located along Bath Road and the surrounding roads in the area with links to neighbouring towns and access into London.



4. HISTORIC CONTEXT



HISTORICAL MAP OF HEATHROW



AERIAL VIEW OF HEATHROW - 1950S



THE OLD MAGPIES PUB 1935

HISTORY

HEATH ROW HAMLET

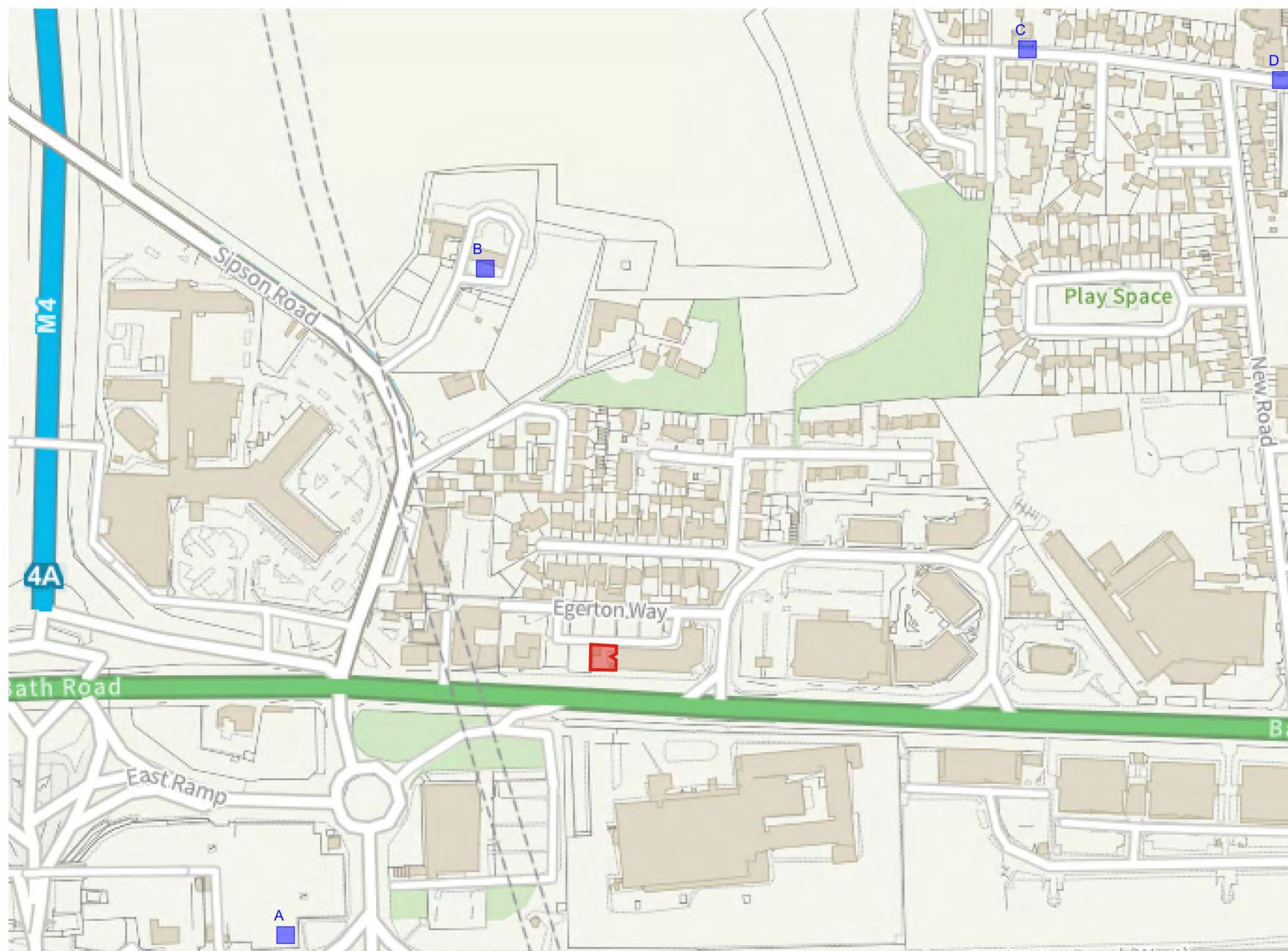
Heathrow, originally known as Heath Row, once existed as a quaint settlement nestled beside the unassuming Heathrow Road in the historic parish of Harmondsworth, Middlesex, England. Situated on the fringes of what is today Greater London, this small community, including its structures and associated lands, met their end in 1944.

The reason for their demolition was to pave the way for the construction of the new London Airport, which later, in 1967, adopted the name Heathrow.

HEATHROW AIRPORT

Heathrow Airport had humble beginnings as a small airfield established in 1929. However, its transformation into a major international airport took place in the post-World War II era. Situated approximately 14 miles to the west of Central London, the airport occupies a substantial 12.27 square kilometers of land.

Over the course of 75 years, it underwent a gradual expansion, resulting in its current configuration with two parallel east-west runways, four operational passenger terminals, and one cargo terminal. Notably, Heathrow serves as the principal hub for major airlines such as British Airways and Virgin Atlantic.



MAP SHOWS LISTED SITES

LISTED SITES

A - Monument at North Western End of General Roys Survey Base - Grade II Listed

B - Sipson House - Grade II Listed

C - Elder Farmhouse - Grade II Listed

D - The Pheasane Public House - Grade II Listed

5. URBAN ANALYSIS

SITE ANALYSIS



- Path of Sun
- Noise From Bath Road
- Site Boundary
- Vehicle Access
- Pedestrian Access
- Neighbouring Buildings



VIEW TOWARDS SITE FROM BOLTONS LANE



VIEW ALONG BATH ROAD

DEVELOPMENT OPPORTUNITIES & CONSTRAINTS

The site's redevelopment offers a chance to address the following opportunities while considering potential constraints.

Constraints

- Overlooking and overshadowing of adjacent residential properties.
- harmonising with the surrounding properties along bath road
- Address traffic noise from Bath Road and Heathrow Airport

Opportunities

- Excellent Transport Links
- Potential to improve the street scene along Bath Road to infill current void between existing buildings.
- Opportunity to create high quality residential accommodation with mixed tenure housing,
- Opportunity to create new build dwellings rather than converted office spaces

6. DESIGN APPROACH





CURRENT PROPOSAL



APPROVED PROPOSAL



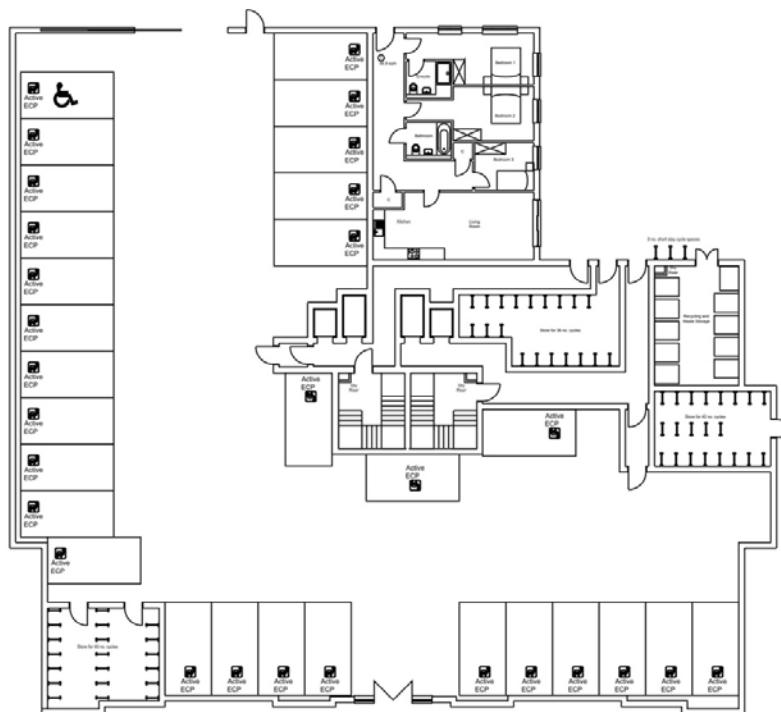
CURRENT PROPOSAL



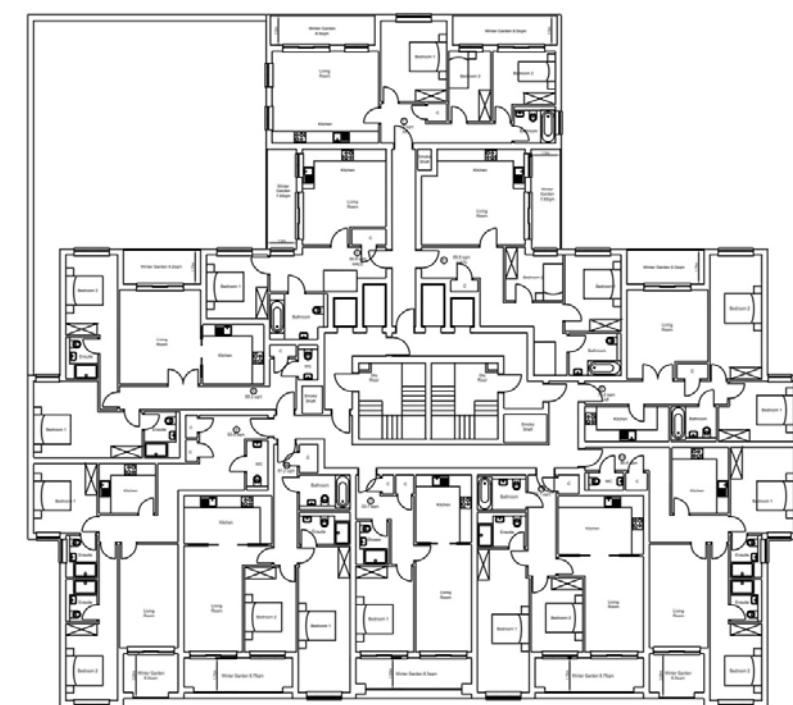
APPROVED PROPOSAL



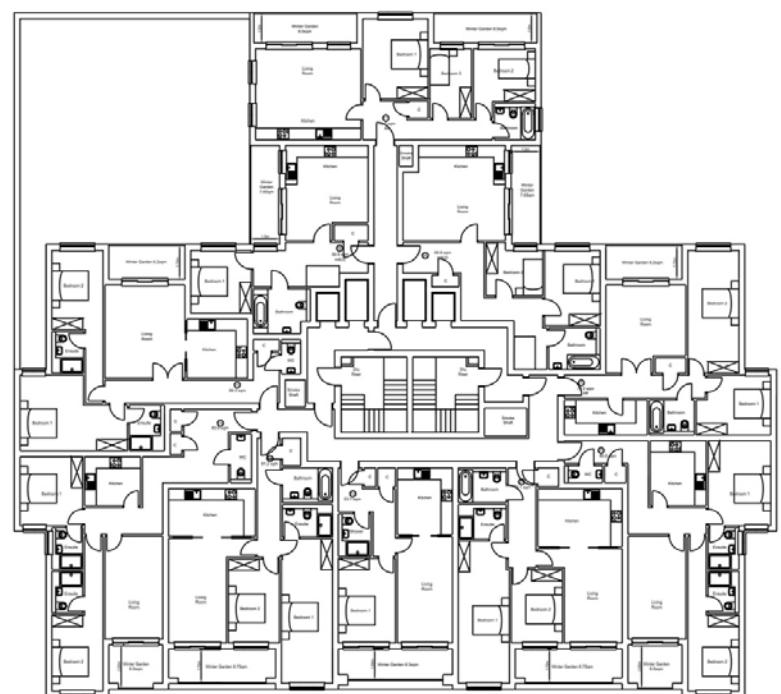
Proposed Floor Plans



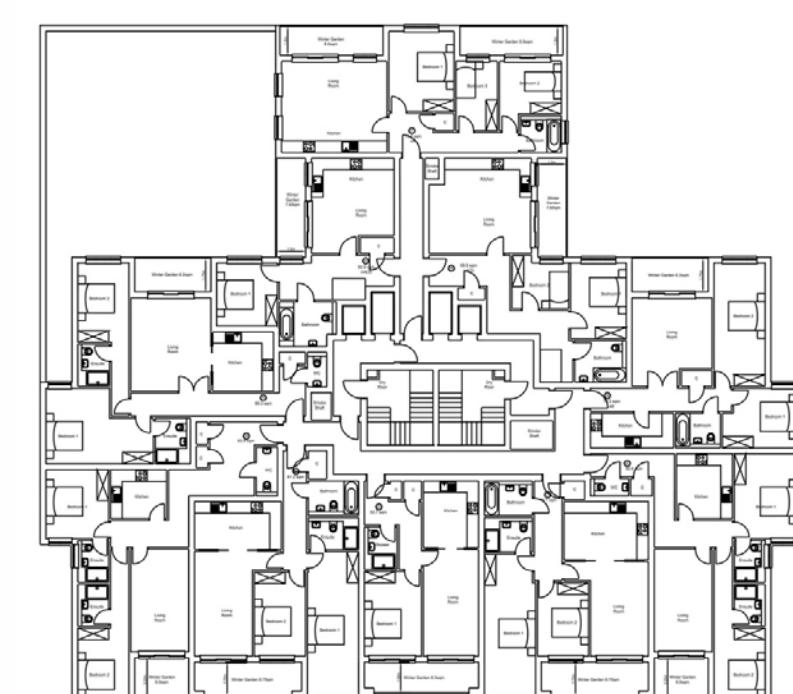
Ground Floor Plan



First Floor Plan

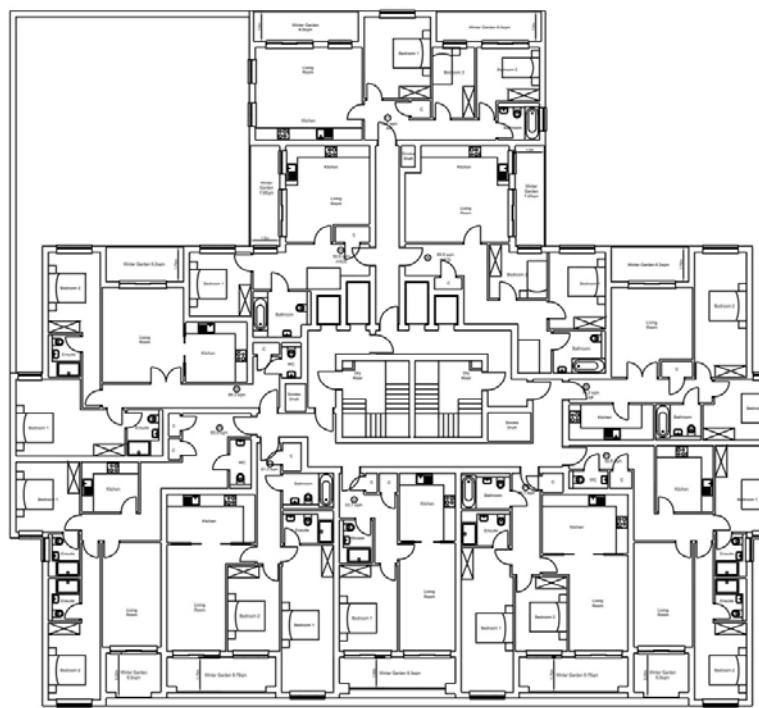


Second Floor Plan

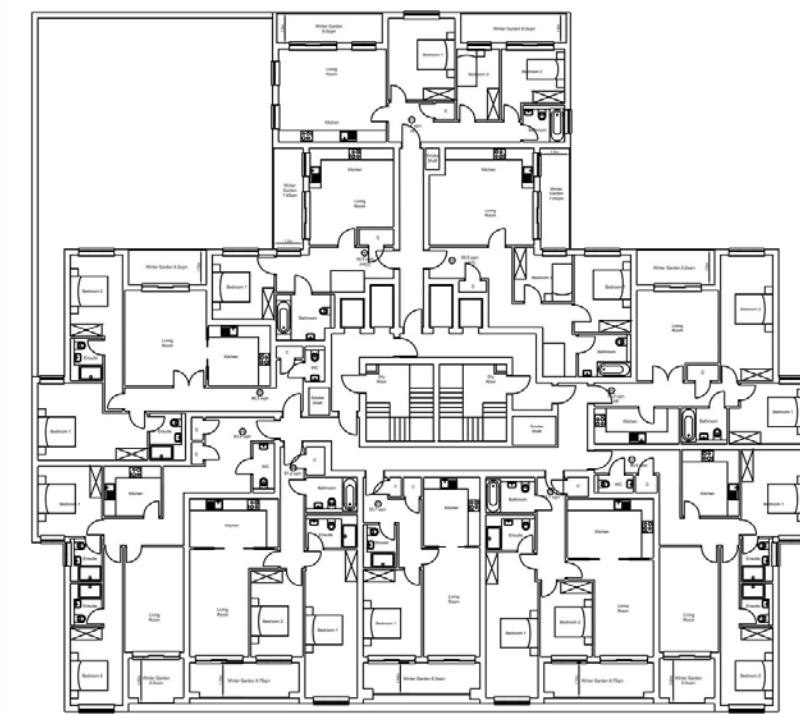


Third Floor Plan

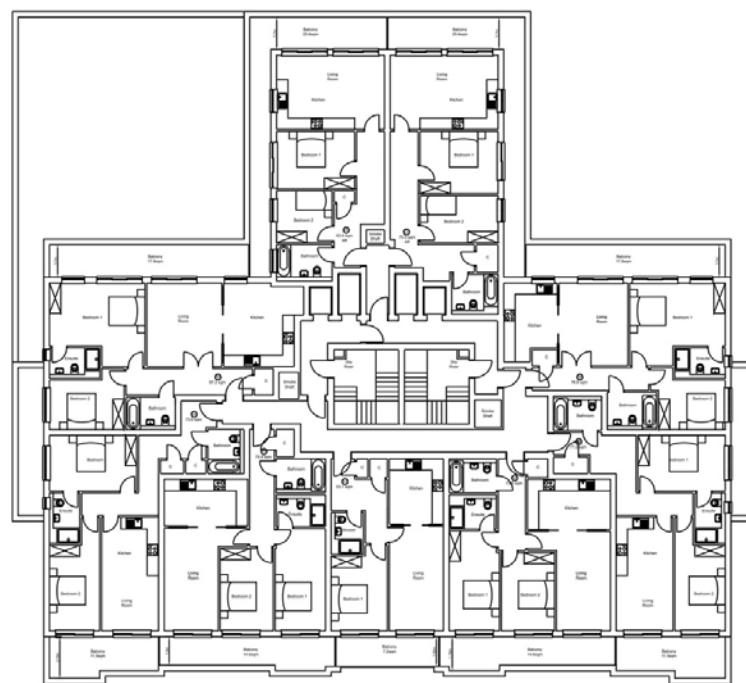
Proposed Floor Plans



Fourth Floor Plan



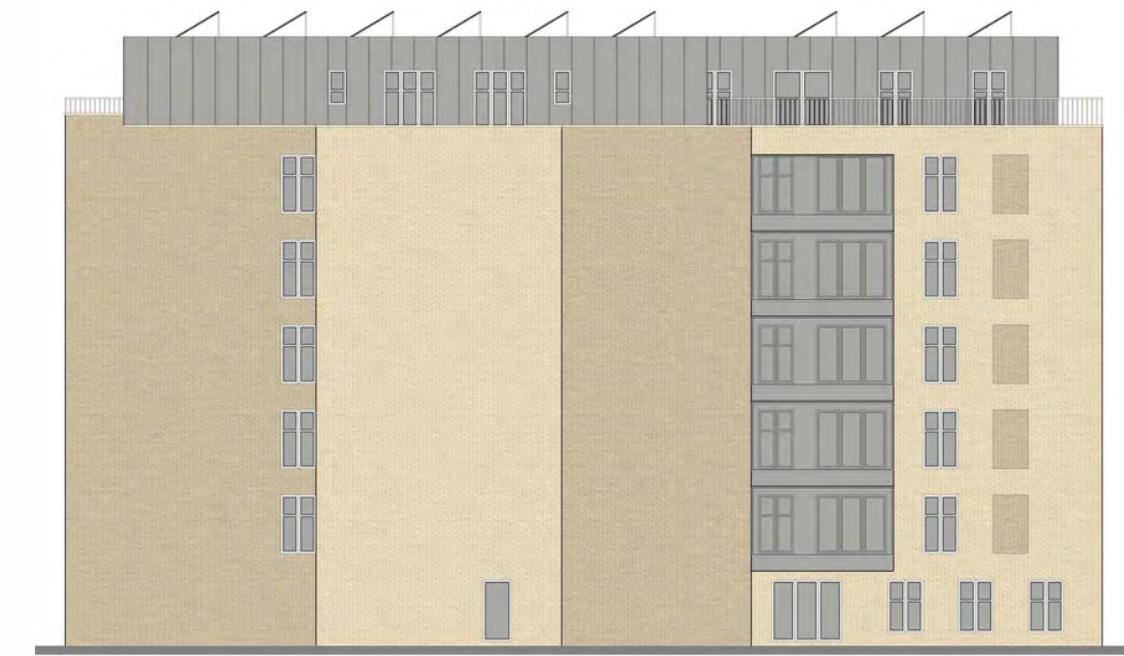
Fifth Floor Plan



Sixth Floor Plan



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

7.ACCESS

Pedestrian access to the site is from Bath Road on the South and from Egerton Way on the North of the site, Vehicular access will be via Egerton Way and lead directly into the under croft parking area where there is a total of 29 private parking spaces including a disabled space. Each of the spaces will have active electric charging facilities. the site also provides 4 surface parking spaces, one of which is a disabled space. The under croft parking is access via an electric coded entry system.

