

PLANNING, DESIGN AND ACCESS STATEMENT

Top Floor Extension

**Site address: Terminal 2 Hotel, Cessna Road, Heathrow Airport,
TW6 1EW**

Introduction

This planning application relates to the top floor of the new 15 storey Hilton Garden Inn Hotel within the Central Terminal Area at Heathrow Airport. The hotel is substantially complete and the approved development includes a largely glazed 335m² boardroom function suite on the top floor of the hotel set back from the external elevations of the main hotel enabling extensive views across the airfield.

This application proposes a 407m² “sky bar” facility for guest use in lieu of the boardroom suite. This use (hotel bar) is ancillary to the hotel (as was the boardroom suite) such that no change of use is involved. The floorspace comprises 2.2% of the existing hotel.

The extension to create the sky bar is similar to the approved boardroom function suite having the same height and comprising the same external materials of curtain wall glazing, a grey coloured roof membrane and limited cladding, all to match the main hotel. What is different is that the sky bar extends further south than the approved boardroom and is therefore located slightly more centrally, retaining similar set-back distances from the edge of the main elevations of the hotel. Additionally, 2 external outdoor seating decks are included to the north and south sides. These are open air seating areas enclosed by 1.5m high freestanding structural clear glazing with discreet floor mounted 0.4m high downlights incorporating a full cut-off design to prevent any light spill above the horizontal.

Given that the basic design principles of the sky bar are largely the same as the boardroom, this Planning, Design and Access Statement is proportionate to the limited scale of changes to the approved development.

Planning Policy

There is not considered to have been any material change in circumstances that would alter the consideration of applicable planning policies since the hotel and boardroom suite was agreed by the Council's Major Applications Planning Committee on 10 January 2018 (reference: 62360/APP/2017/3000).

Informal consultations have been carried out with NATS and Heathrow Safeguarding and formal statutory consultations will be undertaken as part of the processing of this planning application.

Amount and Layout

The floorspace of the sky bar is 407m² which represents a 21% increase over that of the approved boardroom suite and includes a bar / server, toilets, lifts and stair access.

The facility is laid out to provide panoramic views primarily to the north, east and west although the 2 separate external seating areas provide open air views to the north and the south.

Scale

The extent of the sky bar is only one third the floor area of the main floors of the hotel and is set-back several metres from the edges of the main building. It is no closer to the edges of the main building than the approved boardroom function suite. Its scale is both physically, and in visual terms, limited in relation to that of the approved hotel.

Appearance

Use of materials (glazing, cladding, roof membrane) that match those used on the hotel ensures the sky bar will be seen as a subordinate and co-ordinated element of the hotel building.

When viewed from many ground level areas within the CTA, the set-back of the sky bar from the facades of the building will either completely or substantially limit its visibility. Longer distance public views will be from areas outside the airfield boundary fence which is well over 1km away in all directions. When viewed from this distance, the sky bar will be visualised as a very minor element of the extensive mass of major buildings and terminals that comprise the CTA.

Access

As with all floors of the hotel, the sky bar provides level access throughout and is served by lifts, ensuring step free access to all areas including a disability standard toilet.