

THE RUNNYMEDE HOTEL & SPA

1. WELCOME AND INTRODUCTION

WELCOME TO THIS EXHIBITION ABOUT OUR EMERGING PLANS FOR THE RUNNYMEDE HOTEL & SPA

Warner Leisure Hotels (WLH) is the new owner of The Runnymede Hotel & Spa. The hotel represents an exciting opportunity for us. We want to provide guests with a high quality short break experience.

To do this we want to invest in improving the hotel, to fulfil its potential and deliver a range of tourism and economic benefits to the local area.

The property has some issues that need to be resolved before we can open as a Warner Hotel. We are very pleased to share our emerging ideas to address these issues with you and are interested to hear your views.



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THE RUNNYMEDE HOTEL & SPA

2. WARNER LEISURE HOTELS

WLH owns and operates 15 other hotels across the UK and is an experienced and a highly regarded short-break specialist in the adult only market.

We welcome over 500,000 guests a year, many of whom are returning guests either to the same hotel or to experience a different Warner Leisure Hotel. There is significant “brand loyalty” and this drives expectations about the standard of service, accommodation and facilities. Our guests’ experiences typically include:

- Relaxing at the hotel and enjoying the quality facilities
- Exploring the local area
- Walking, rambling and cycling
- Attending local events

Breaks – typically 2 to 4 nights – are popular throughout the year and bring positive economic benefits to the local community. We look to partner with local businesses to create bespoke experiences for our guests. This helps to support other local businesses.



HEYTHROP PARK: PRIOR TO THE RUNNYMEDE HOTEL & SPA, WARNER ACQUIRED HEYTHROP PARK, WHICH IS CURRENTLY BEING REFURBISHED AND IS DUE TO OPEN LATER IN 2022.



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3. EXISTING SITE

The Runnymede Hotel & Spa is a four-star hotel adjacent to the River Thames and is located in the Green Belt. It currently has 180 bedrooms and 13 conference rooms of varying sizes, along with a range of health and fitness facilities. The building extends up to three storeys in a 'U' shaped layout.



Key

1. The reception and lounge
2. The restaurants (Left Bank and The Lock Bar and Kitchen)
3. Grand Union Suite for events and conferences
4. Health & Fitness Spa
5. Hotel bedrooms (first and second floor levels)
6. Three apartments
7. Three tennis courts
8. Car parking (total 310 spaces)
9. Lock Keepers Cottage
10. The main site access via the A308 Windsor Road to the south



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4. CHALLENGES OF THE RUNNYMEDE

Many of the hotel's facilities are of a good standard. However, we have identified some issues that need to be resolved before we can open as a Warner Leisure Hotel:

1. A lack of dedicated indoor entertainment space – for music, shows, film screenings etc. capable of accommodating all guests at any one time;
2. Surplus conference space – this is not a core part of our business and so the existing conference suites can be removed;
3. Insufficient bedroom numbers, sizes and variety; and
4. Inadequate private external guest amenity space – some bedrooms would benefit from balcony space, particularly those facing the river.



EXISTING CONFERENCE SPACE



GUEST BEDROOMS FACING THE RIVER WOULD BE IMPROVED BY THE ADDITION OF BALCONIES



EXISTING SMALLER GUEST BEDROOM



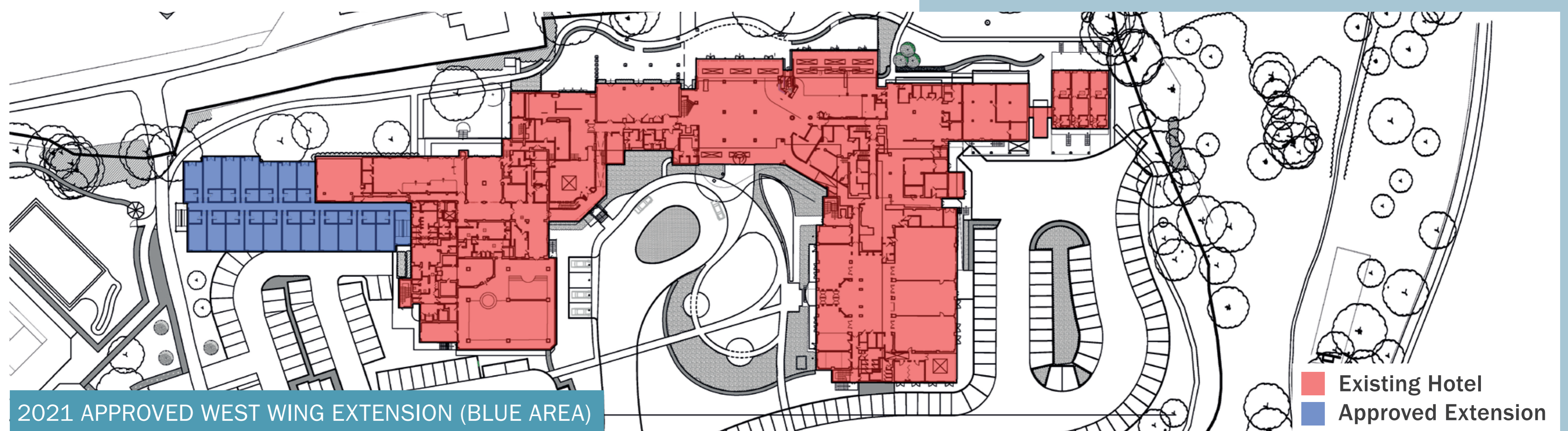
5. PLANNING HISTORY

The hotel has a long planning history, including various permissions to extend the main hotel building.

In April 2021, under the previous hotel ownership, planning permission was granted to extend the hotel west wing - 3 storeys providing 84 new bedrooms, and including 30 new car parking spaces (Ref: RU.19/1659). The permission establishes some very important principles that will apply to the planning assessment of our new proposal:

1. A new extension to the hotel has been accepted in principle as 'very special circumstances' that justify new floorspace in the Green Belt. The need to improve the hotel to meet the changing expectations of guests and the associated local tourism and economic benefits formed part of these special circumstances.
2. The loss of floodplain to development can be compensated by remodelling levels and re-landscaping areas of the hotel site to create an equivalent area of floodplain. Other measures can also help (building on stilts, permeable surfacing, emergency and flood management plan etc).

Works to start constructing the approved extension can begin up to April 2024 and we can build the extension before then if we choose to. However, we prefer our new plans that are better suited to Warner guests.



2021 APPROVED WEST WING EXTENSION (BLUE AREA)

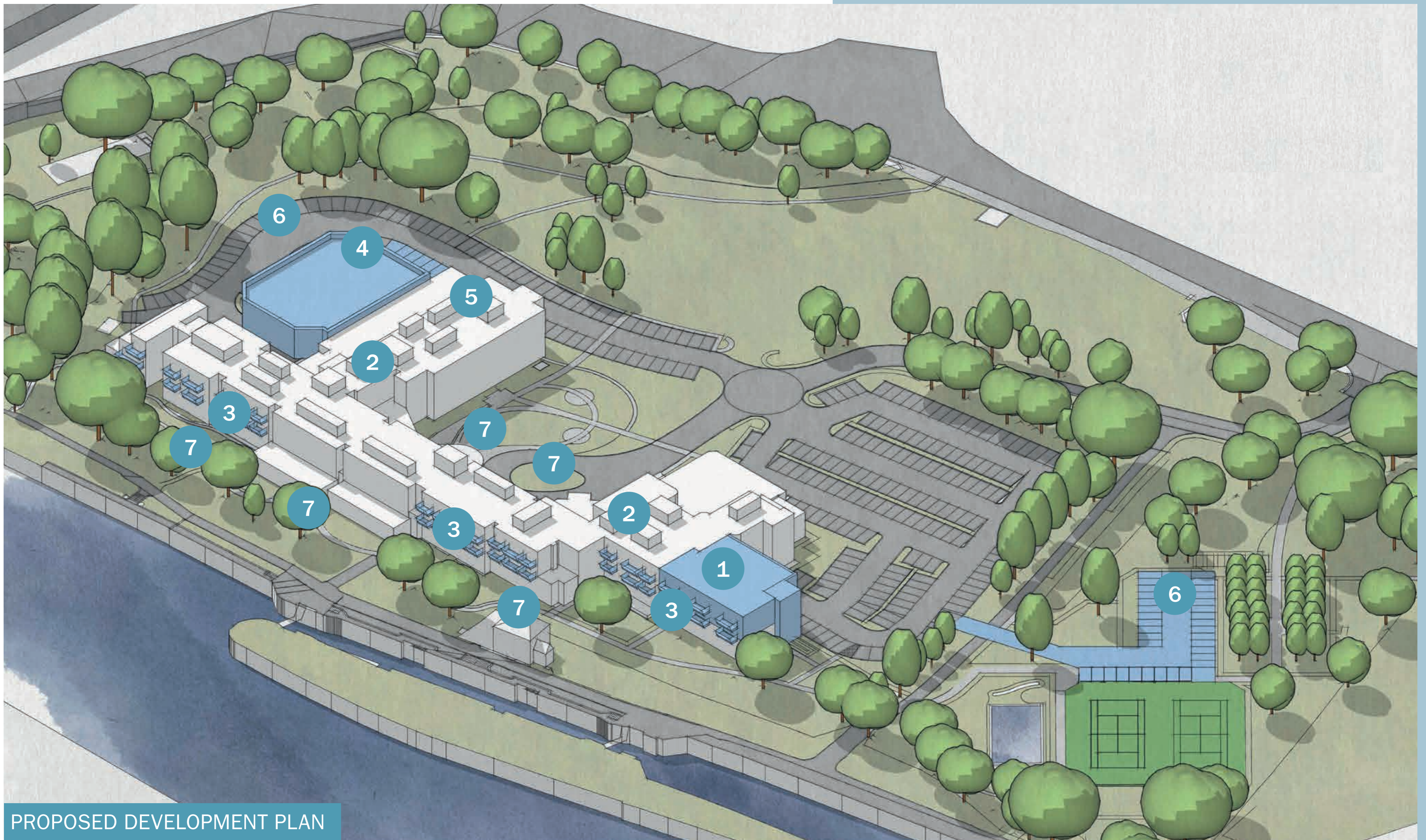


2021 APPROVED WEST WING EXTENSION NORTH ELEVATION



THE RUNNYMEDE HOTEL & SPA

6. OUR PLANS



PROPOSED DEVELOPMENT PLAN



VIEW FROM CAR PARK AREA LOOKING NORTH-WEST TOWARDS THE GRAND UNION SUITE WHERE THE AUDITORIUM IS PROPOSED.



VIEW LOOKING NORTH TOWARDS EXISTING GYM AND FITNESS STUDIO BUILDING (WEST WING) WHERE BEDROOM EXTENSION IS PROPOSED.

Key

1. A new west wing extension - 21 new guest bedrooms over two floors.
2. An additional 4 guest bedrooms - created by refurbishment within existing hotel building. Overall, there will be a small increase of 25 guest bedrooms (from 180 to 205 bedrooms).
3. Balconies to the majority of guests' rooms (existing and proposed) facing the river.
4. New single storey purpose-built auditorium extension for guest events.
5. Existing conference suites and associated space converted into bar and lounge space to serve the proposed auditorium.
6. Reconfigured internal road layout and relocation of some car parking spaces to the existing hard surface tennis court (no overall increase in car parking numbers).
7. Flood compensation works, including remodelling levels and re-landscaping areas.

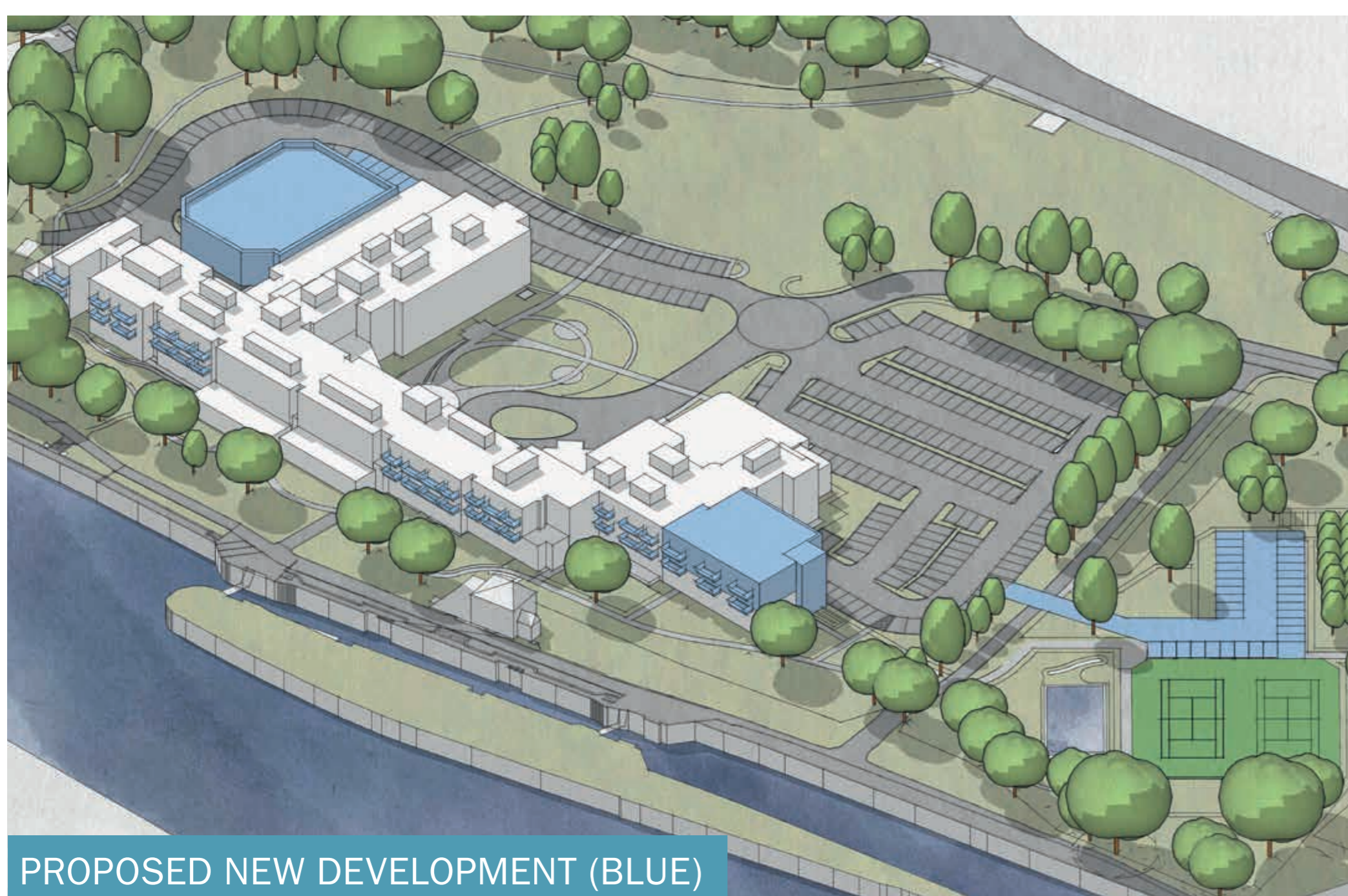


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7. OUR PLANS

The proposed development is smaller in scale and area than the previously approved scheme and will help to address the shortcomings of the hotel for the future Warner Hotel guests (see comparison images below). If planning permission is approved for our new proposals, we do not intend to develop the 2021 larger approved west wing extension.



The development will adopt the same flood mitigation principles established for the previous approved west wing extension, with the new build extensions being on stilts and the hotel site providing an equivalent area of flood storage. These principles have been agreed with the Environment Agency during the pre-application process.



8. NEXT STEPS

Please let us know what you think of our emerging plans for the hotel.

Members of our team are here to answer any queries. You can scan the QR code to complete an online survey or complete a hard copy. We would like to hear your views before we finalise our plans. Our aim is to submit a planning application this summer.



SCAN ME



VIEW FROM THE RIVER THAMES LOOKING SOUTH-WEST TOWARDS THE HOTEL