

London Legacy Development Corporation Quality Review Panel

Report of Planning Application Review Meeting: Moxy Hotel

Thursday 6 November 2014, 15.15 – 16.15

Level 10, 1 Stratford Place, Montfichet Road, London E20 1EJ

Panel

Peter Studdert (chair)
Julia Barfield
Lindsey Whitelaw

Attendees

Anne Ogundiya	LLDC Planning Policy and Decisions Team
Deborah Denner	Fortismere Associates

Report also copied to

Anthony Hollingsworth	LLDC Planning Policy and Decisions Team
Allison De Marco	LLDC Planning Policy and Decisions Team
Kathryn Firth	London Legacy Development Corporation
Christopher Paggi	London Borough of Newham

Note on process

The Quality Review Panel comments below follow on from a pre-application review of the Moxy Hotel, and a previous planning application review. Panel members who attended the previous meetings were: Peter Studdert; John Lyall; Adam Khan; Dan Epstein and Peter Stewart.

1. Project name and site address

Moxy Hotel, Great Eastern Road, Stratford
Planning reference 14/00310/FUL

2. Presenting team

Gerben de Wit	Vastint Hospitality
Simon Lee	Vastint Hospitality
Chris Sutton	Suttonca
Jonathan Sebbage	Peter Brett Associates

3. Planning authority's views

The Stratford City outline planning permission sets the parameters for development of the Moxy Hotel site, and the planning application complies with this in terms of height and floor area. LLDC planning officers would welcome the Quality Review Panel's views on whether the amended scheme addresses previous concerns about the quality of the architecture and hotel accommodation.

4. Quality Review Panel's views

Summary

The Quality Review Panel supports the revised planning application for the Moxy Hotel. The façade designs that have been developed to clad the innovative cross laminated timber (CLT) construction are both fun and sophisticated. A convincing case has also now been made for the relatively minimal hotel rooms – which are complemented by generous public areas for a range of uses. More detailed comments on architectural expression, quality of accommodation and sustainability are provided below.

Architectural expression

- The panel thinks that the architecture of the Moxy Hotel is successful, both in expressing the CLT construction, and creating a high quality addition to the environment of Stratford Town Centre.
- Elements of the building to be constructed in-situ are clad in pre-cast concrete, whilst elegantly proportioned cladding panels are used to express the modular CLT construction.
- Windows are designed both to achieve the best possible outlook for hotel rooms, and add vibrancy to the scheme through sophisticated use of colour.

- For example, windows facing the residential development to the south of the site are angled to provide longer distance views across the railway tracks. Coloured cladding panels to the blank sides of these oriel windows provide a lively element to the architecture that seems appropriate to the building's use.

Quality of accommodation

- The Moxy Hotel is primarily intended to serve business travellers, with relatively minimal bedrooms, to maintain value for money.
- However generous public areas are provided at ground floor, including a library, waiting area, bar and lounge. This will both enhance the experience of staying at the hotel, and bring life and activity to the street frontage.
- Where bedrooms face onto the narrow internal courtyard, the plans have been revised to provide angled windows that will minimise overlooking, as well as adding character and colour to the internal elevations.
- The panel also welcomes the proposal to use the blank party wall of the neighbouring student accommodation as a canvas for art installations.

Sustainability

- The proposed use of CLT construction is welcome, in terms of its low embodied energy and use of renewable materials.
- However, the risk of off-gassing from formaldehyde in the resins used in CLT construction will need to be addressed.
- The panel understands that the scheme will target LEED platinum, and would encourage the planning authority to secure this through use of planning conditions.
- The ecological value of roofs should also be maximised, avoiding the use of sedum for extensive green roofs, since sedum does little to support indigenous wildlife.

Next steps

The panel supports the planning application for the Moxy Hotel and looks forward to seeing it built.