

London Legacy Development Corporation Quality Review Panel

Report of Planning Application Review Meeting: Penny Brook Hotel

Thursday 26 February 2014, 12.00 – 13.00

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

Panel

John Lyall (chair)

Peter Studdert

Attendees

Rachel Gleave

Pippa Gueterbock

Deborah Denner

LLDC Planning Policy and Decisions

London Legacy Development Corporation

Fortismere Associates

Report also copied to

Anthony Hollingsworth

Allison De Marco

Kathryn Firth

James Bolt

LLDC Planning Policy and Decisions

LLDC Planning Policy and Decisions

London Legacy Development Corporation

London Borough of Newham

Note on process

The Quality Review Panel comments below follow on from a pre-application review of the Penny Brook Hotel. Panel members who attended the previous meeting were: John Lyall; Neil Deely; Adam Khan and Dan Epstein.

1. Project name and site address

The Penny Brook and Adagio Stratford, Plot N17, The International Quarter (TIQ) North, and adjacent to Celebration Avenue, Penny Brookes Street and De Coubertin Street, Zone 3, Stratford City

Planning reference 15/00041/REM

2. Presenting team

Charles Cresser	The Penny Brook (Guernsey) Ltd
Matt Grzywinski	Grzywinski+Pons
Tim Manhire	Manhire Associates
Chris Benham	GL Hearn

3. Planning authority's views

LLDC planning officers would like additional information on landscaping and detailed design, as part of the application for Penny Brook Hotel. It would be helpful for the specific plant species proposed for terraces and façade planting to be confirmed. This should give an opportunity to demonstrate how the planting will appear in different seasons. More detailed drawings will also be needed to secure the quality and richness of architecture promised by the visualisations.

4. Quality Review Panel's views

Summary

The Quality Review Panel supports the planning application for Penny Brook Hotel, which promises a unique and characterful addition to the International Quarter. In particular, the panel notes the extraordinary and elegant structural design, developed by Grzywinski+Pons in partnership with engineers Manhire Associates. LLDC planning officers have requested some further information on planting design and construction detailing. The panel agrees this is needed to secure the quality of architecture, given the ambitious complexity of its design. The panel trusts this can be provided, and offers some further comments below.

Architecture

- The architectural quality promised by the visualisations for this scheme is exceptionally high – promising a unique hotel for Stratford's International Quarter.
- A slender concrete frame is key to the architectural expression, and the panel understands Manhire Associates have tested this design to ensure it is deliverable.
- As a detailed comment, where the hotel will share a party with a neighbouring building, the panel do not think it is essential that they share the same parapet line, or similar architectural expression.

Street level

- The lower floors are shown as a combination of glazing and vertical louvres – veiling the concrete columns as they come to the ground.
- A large semi-circular opening through this veil is proposed at the entrance to the hotel. However, the panel continues to think that maximising views in would make the hotel feel more welcoming, and bring life to the street.

Podium level green roof terrace

- The panel understands that The Brewery are proposed as tenants for the podium level accommodation, including a large roof terrace.
- The panel previously expressed concerns that the terrace may not be a pleasant space, being overshadowed by hotel accommodation above.
- However, the panel understands that The Brewery is confident they will be able to make use the terrace for a variety of activities.
- At a detailed level, further information on the planting design for the terrace would be helpful to demonstrate its robustness, especially where it may be in shade.

Planting design

- The planting design for the façade and terraces will be integral to the architecture of Penny Brook Hotel. More detailed and specific information is needed to give confidence that this will have the qualities suggested by the visualisations.
- Planning officers have requested more information on planting for seasonal quality, and the panel would support this.
- Further information would also be helpful to demonstrate the ecological value of green roofs.
- It will be essential that planting is well maintained, and that the solutions to achieve this described at the review are secured through the planning permission.

Next steps

- The QRP is pleased to support the planning application for Penny Brook Hotel, subject to additional information on the planting design and construction detailing being provided, as requested by planning officers.