

Proposed Facing materials: Proposed Budget Hotel Development
at
1- 4 Park Lane, High Street, Stratford.



Kwik Fit Site

1 – 4 Park Lane
Fronting on to High Street
Stratford

On behalf of Lightbanner (Stratford) Ltd

Budget hotel providing 188 No. bedrooms

Application Reference 09/01825 / LTGDC / LBNM

Background

On 11 February 2010 the London Thames Gateway Development Corporation's Planning Committee resolved to grant planning permission for the erection of a new budget hotel on the old Kwik Fit site, 1- 4 Park Lane, Stratford

In resolving to grant planning permission, the Planning Committee decided that it would like to consider the details of the facing materials to be submitted for formal approval, and that condition B1 be amended to require details of facing materials, external signage, windows, external lighting and plant at 1:20 and 1:5 scale to ensure that the development achieves a high quality design.

This document, and associated 1:20 and 1:5 scale drawings, describes the choice and application of facing materials to be used on the proposed building facades to demonstrate that a high quality design will be achieved.

In order to fully agree the materials and details two workshops were held on the 10th March and the 8th April 2010 with Officers from Newham Council, The London Thames Gateway Development Corporation and Design for London.

1.0 Proposed Facing Materials

1.1 - The scheme comprises of three principal facade treatments:

- a. Curtain wall glazing
- b. Rain-screen cladding
- c. Ground floor glazing

1.2 - The systems identified above have been used with a combination of materials for infill panels to create a visually interesting facade. The principle materials and colours that are being proposed are as follows:

Curtain wall framing - Polyester powder coated aluminium - Colour RAL 9004 Dark grey
Laminate panel infill (type 1) - Trespa type board - Colour Mystic Silver.
Laminate panel infill (type 2) - Trespa type board - Colour Aluminium Grey
Clear glass double glazed high performance units - Grey solar control tint if required
Glass fronted spandrel panel - To conceal service voids / structure behind

Rain-screen cladding system with Trespa type board (type 1)- Colour Winter Grey
Rain-screen cladding system with Trespa type board (type 2)- Colour Graphite Grey

Windows - Polyester powder coated aluminium - Colour RAL 9004 Dark grey

1.3 - In addition to these treatments it is also necessary to use facing brickwork, security grilles, a roller shutter and louvres at various locations around the ground floor.

Facing Brick - Staffordshire Blue Brindle Smooth
Louvres - Polyester powder coated aluminium - Colour RAL 9004 Dark Grey
Security grilles - Polyester powder coated RAL 9004 Dark Grey
Roller shutter - Polyester powder coated RAL 9004 Dark Grey

1.4 - The following design summary will describe each elevation but to enable the reader to understand what products are being used reference should be made to Sutton Griffin Architects drawing numbers 3678 / PL 50,51,52,53 and 54 appended to this document.

2.0 South East Elevation

This is the principle elevation and faces the High Street and as such has been designed to link the horizontal emphasis of the proposed neighbouring buildings. The architectural language of this facade has been translated through the other elevations to provide a consistent building style throughout the development.

2.1 - Ground floor - Refer to drawings 3678 / PL 50, 51 and 54 - The ground floor to this elevation comprises of a storey and a half height glazing system broken up at structural column positions with composite panel cladding. The main entrance door has been expressed with a feature surround that will enable visitors to locate the hotel reception. The door surround will project internally and externally to allow the installation of down lighters thereby illuminating the entrance during the hours of darkness.

2.2 - First Floor and Above - Refer to drawings 3678 / PL 50, 51, 52 and 53 - A curtain wall system with various infill materials has been used to create a 'chequer board' style relief that reflects the modular and repetitive content of the bedrooms on the upper floors. The laminate board and glass infill panel colours are as described above.

3.0 South West Elevation

Taking the architectural language from the South East elevation this facade has a similar set of material finishes with the addition of a feature 'wrap around' detail to the stair core. This elevation faces a proposed residential development and as such obscure glazing is expected to be used in all the over-looking windows

3.1 - Ground floor - Refer to drawings 3678 / PL 50 and 51 - The ground floor glazing system extends around the corner into this elevation and stops at a section of 'accent' coloured rain-screen cladding. The type of panel and colour of the cladding used at the base of the wrap around feature is taken into the under-croft area and also provides the finish to the structural columns within the ground floor glazing. The change in gradient along this elevation has been accommodated by the use of facing brickwork below ground floor level down to the footpath / road level. The use of facing brickwork is extended into the under-croft area where it is used for the wall finishes below ground floor level and also to those walls enclosing the bin store. The under-croft area is secured by the use of a security grille and roller shutter. The intent is for the grilles and roller shutter to have a light and airy feel by using a large size mesh format infill material.

3.2 - First Floor and Above - Refer to drawings 3678 / PL 50, 51, 52 and 53 - A curtain wall system with various infill materials has been used to over-clad the bedroom units maintaining the 'chequer board' format. The stair core has been treated with a rain-screen cladding system, incorporating punched windows, which creates a monolithic vertical element reflecting the circulation.

4.0 North West Elevation

The architectural language from the South West elevation extends through into this facade with a similar selection of colours and materials.

4.1 - Ground floor - Refer to drawings 3678 / PL 50 and 51 - The cladding and facing brick-work extend up to the plant area where the facade treatment is changed to a continuous louvre bank.

4.2 - First Floor and Above - Refer to drawings 3678 / PL 50, 51, 52 and 53 - A curtain wall system with various infill materials has been used to over-clad the bedroom units maintaining the 'chequer board' format. The ends of the building have been covered with a rain-screen cladding to replicate the 'wrap around' detail used on the stair cores.

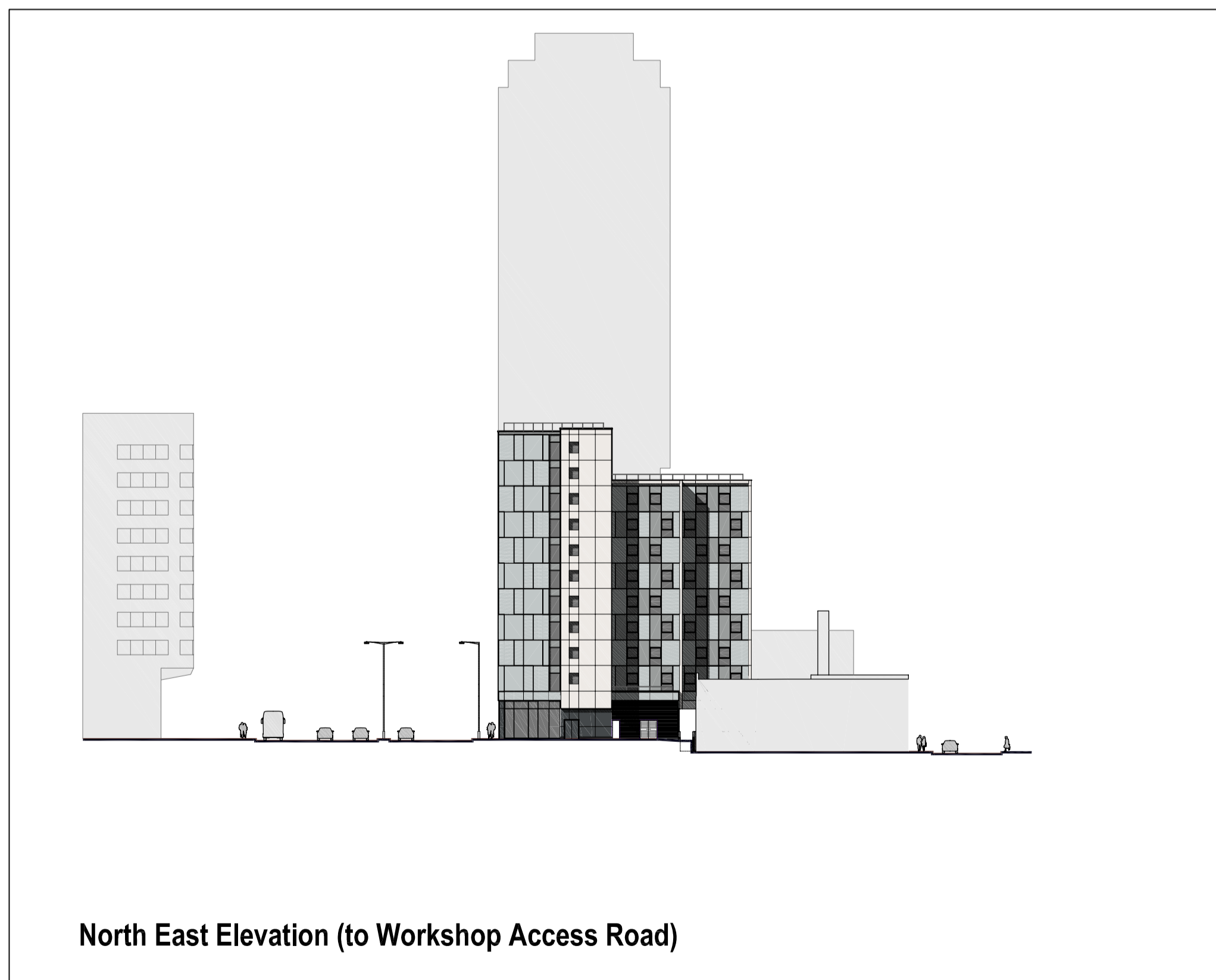
5.0 North East Elevation

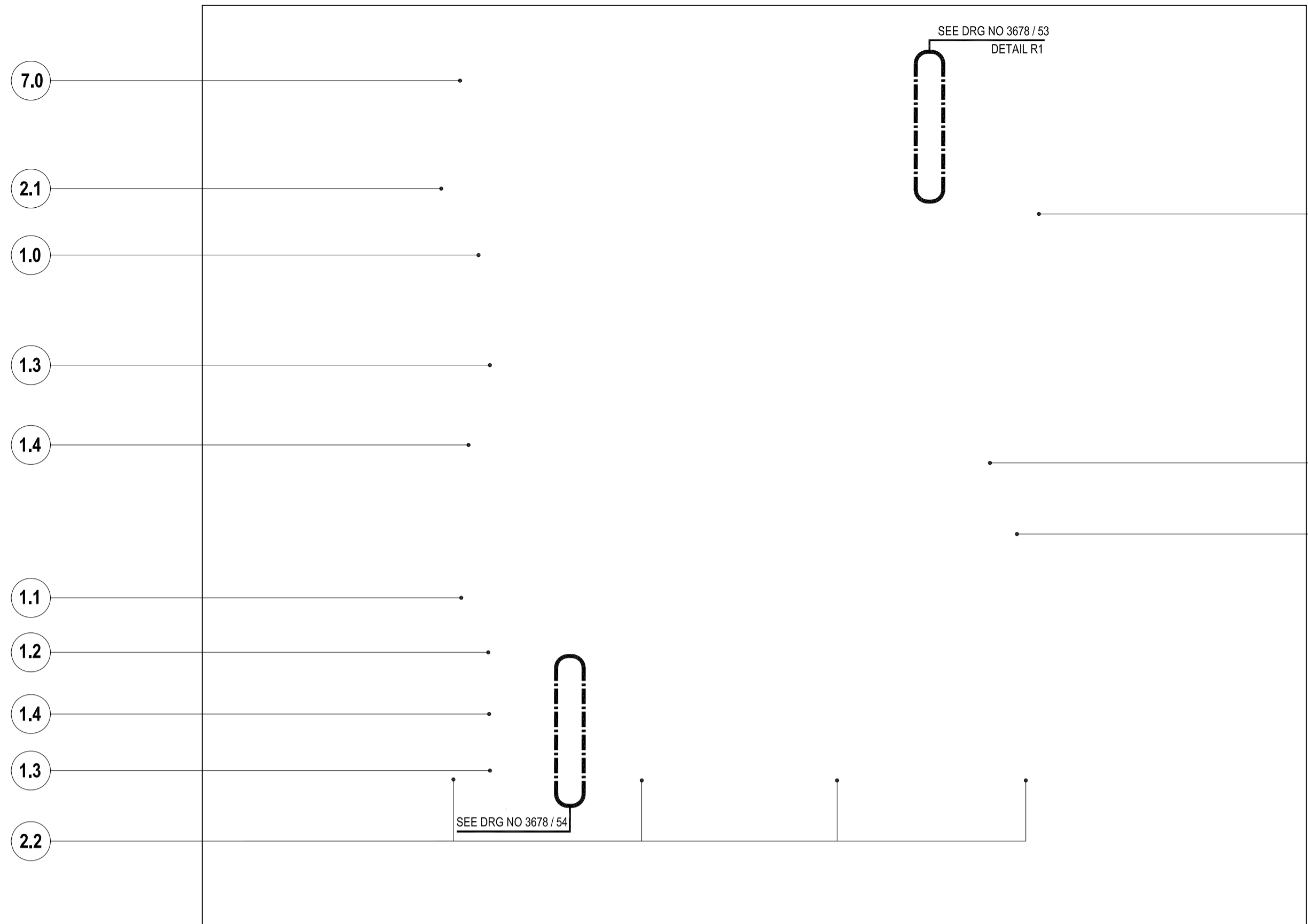
The architectural language of this elevation is very similar to the South West elevation on the opposite side of the building with the exception that the use of obscure glazing is not a requirement.

5.1 - Ground floor - Refer to drawings 3678 / PL 50 and 51 - The ground floor glazing system extends around the corner into this elevation and stops at a section of 'accent' coloured rain-screen cladding. The louvre system used along the North west elevation is extended to wrap around the end of the plant space. The change in gradient along this elevation will necessitate the construction of a brick faced retaining wall along the side of the access road into the Automotive works.

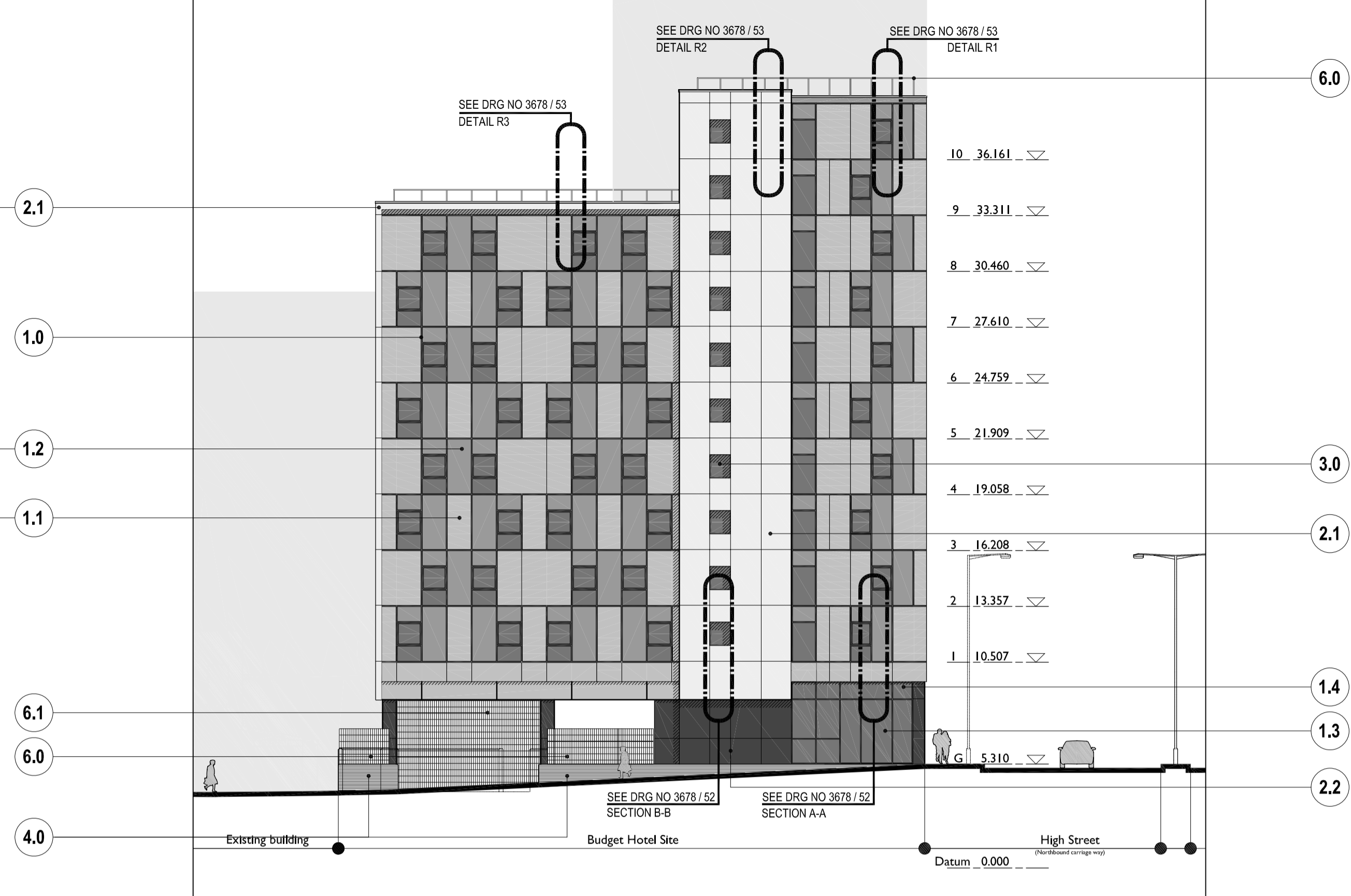
5.2 - First Floor and Above - Refer to drawings 3678 / PL 50, 51, 52 and 53 - A curtain wall system with various infill materials has been used to over-clad the bedroom units maintaining the 'chequer board' format. The stair core has been treated with a rain-screen cladding system incorporating punched windows continuing the 'wrap around' feature on this side of the building.

Appendix

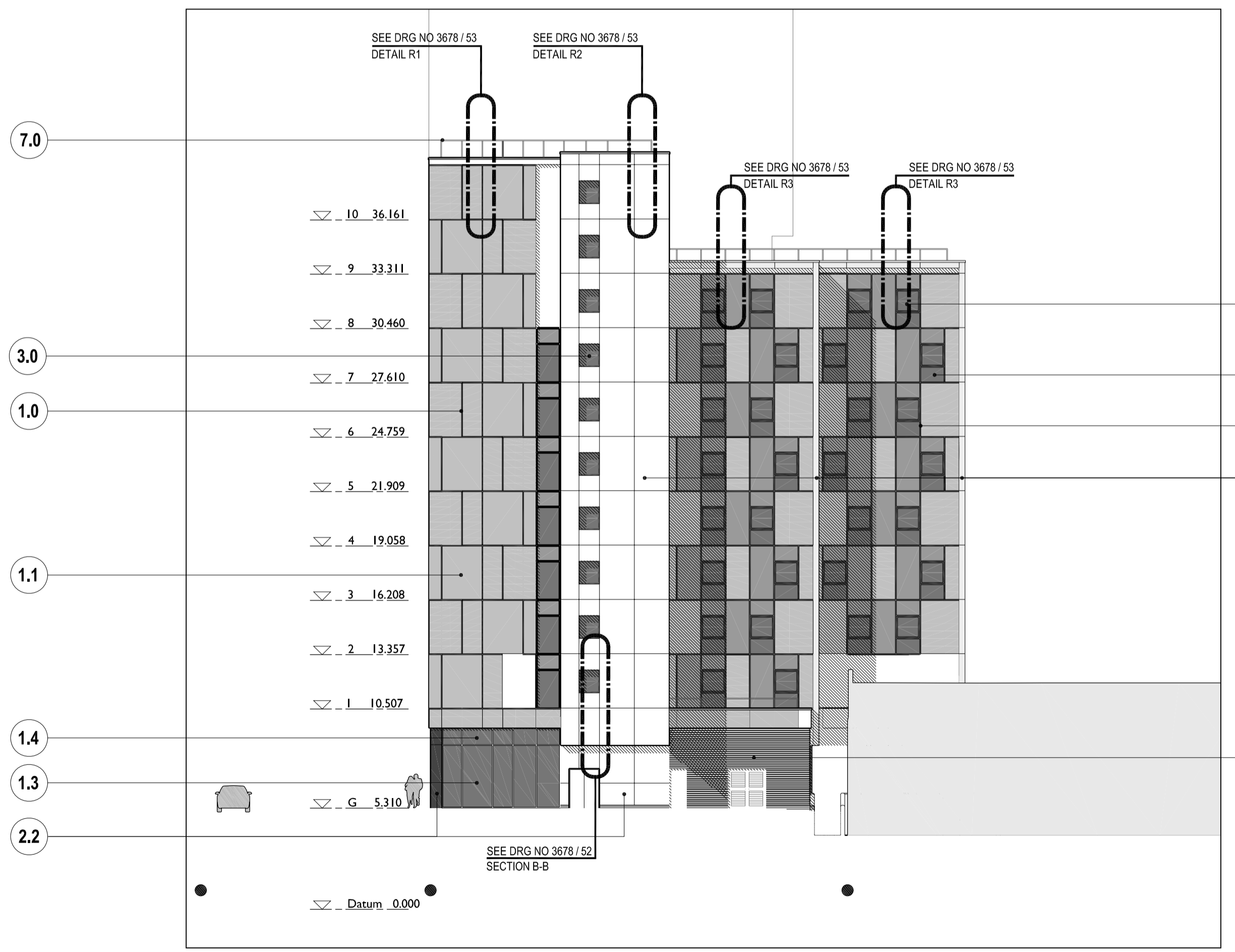




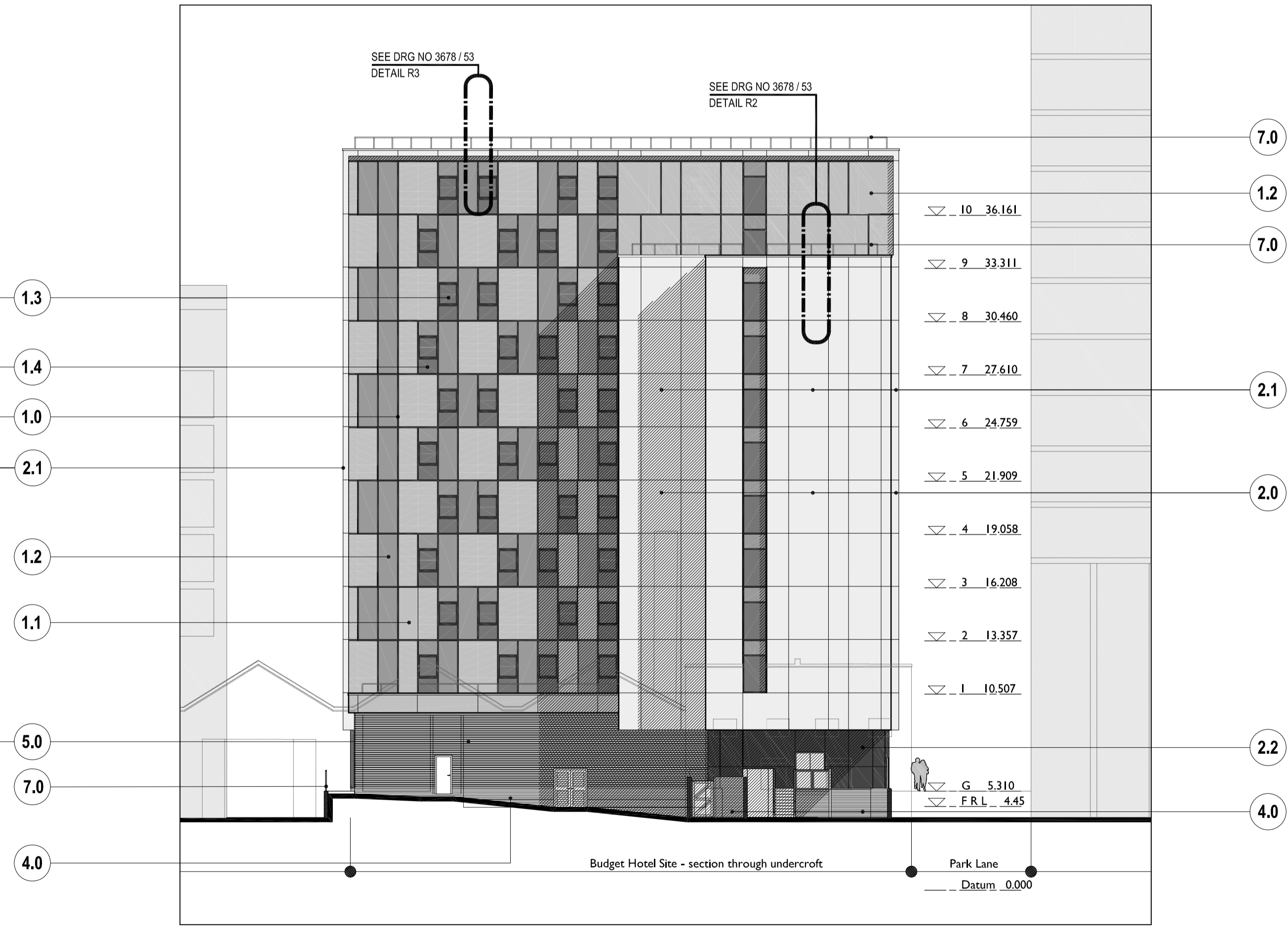
South East Elevation (to High Street)



South West Elevation (to Park Lane)



North East Elevation (to Workshop Access Road)



North West Elevation (to Jupp Road West with Workshop Removed)

- KEY**
- 1.0 - Curtain wall system - Frame colour RAL 9004
 - 1.1 - Laminate panel - Colour as Trespa Aluminium Grey
 - 1.2 - Laminate panel - Colour as Trespa Mystic Silver
 - 1.3 - Clear glazed panel
 - 1.4 - Glass fronted spandrel panel
 - 2.0 - Rainscreen Cladding System
 - 2.1 - Laminate Panel - Colour as Trespa Winter Grey
 - 2.2 - Laminate Panel - Colour as Trespa Graphite Grey
 - 3.0 - Polyester powder coated window - Colour RAL 9004
 - 4.0 - Facing Brick - Staffordshire Blue Brindle Smooth
 - 5.0 - Louvres - Colour RAL 9004
 - 6.0 - Security grille - Colour RAL 9004
 - 6.1 - Roller shutter - Colour RAL 9004
 - 7.0 - Safety handrail - Galvanised steel

Budget Hotel 1 to 4 Park Lane, Stratford

Sutton Griffin Architects
 The Long Barn, Welford
 Newbury
 Berkshire RG20 6HZ
 T +44 (0)1488 657657
 F +44 (0)1488 657807
 E newbury@suttongriffin.co.uk

Drawing No. **Proposed Elevations with Materials Key & Section references**
 Scale **1:200 @ A1**
 Date **12.04.10**
 Drawn **RMJ / PT**
 Drawing No. **3678 / PL 51**