

5.0 PRE-APPLICATION CONSULTATION

5.1

Local Authority

Feedback from Coventry City Planning Department, dated 5th August 2019:

Building height

It was acknowledged that the proposed building will be below the height recommended by the outline consent for the masterplan. However, the approach to the design was supported because it would 'stand out through its design and provide a different style and character' as a hotel use compared to the surrounding office buildings.

Ground floor uses

The proposed ground floor glazed frontages with restaurant and bar are supported and in line with the masterplan's principles for promoting vibrant streets and active frontages.

Approach to massing

The massing principles for the building, based upon the building being conceived as two elements, were supported, with elements in contrasting materials and a defined break between.

Elevational treatment

There was support for the cladding design which adds a vertical emphasis to the building and increases its apparent height.

Materials

The Planning Department asked that materials/samples were provided to support the planning application as these would be part of the justification for the individual design solution.

Secret fixing of cladding was stated as a requirement.

Large-scale details were requested for doors, windows, ventilation panels and the associated colours/finishes to be submitted with the application.

We were asked to carefully consider roof-top railings, plant and flues so that they are sympathetically designed and unobtrusive when viewed from ground floor and higher surrounding buildings.

Conservation & archaeology

No objection was raised by the Conservation Officer, who also noted that the principal elevation North onto Greyfriars Green was important for the perception of the masterplan and supported a strong, active human-scale frontage which addressed the pedestrian route to the Grade II Listed railway station.

Environmental Protection

- Contaminated Land
- Noise - Noise report will be required for the submission
- Odour - Full details of the extraction from food preparation areas
- Air quality - Air Quality report will be required for the submission
- Drainage - Drainage Strategy will be required for the submission
- Highways - Transport scoping study will be required for the submission
- The scheme should consider how the hotel is to be serviced with an appropriate turning area for delivery and servicing vehicles.
- A dedicated bin store should be included which can be access directly from the highway.
- Ecological - No issues or requirements were raised.

5.2

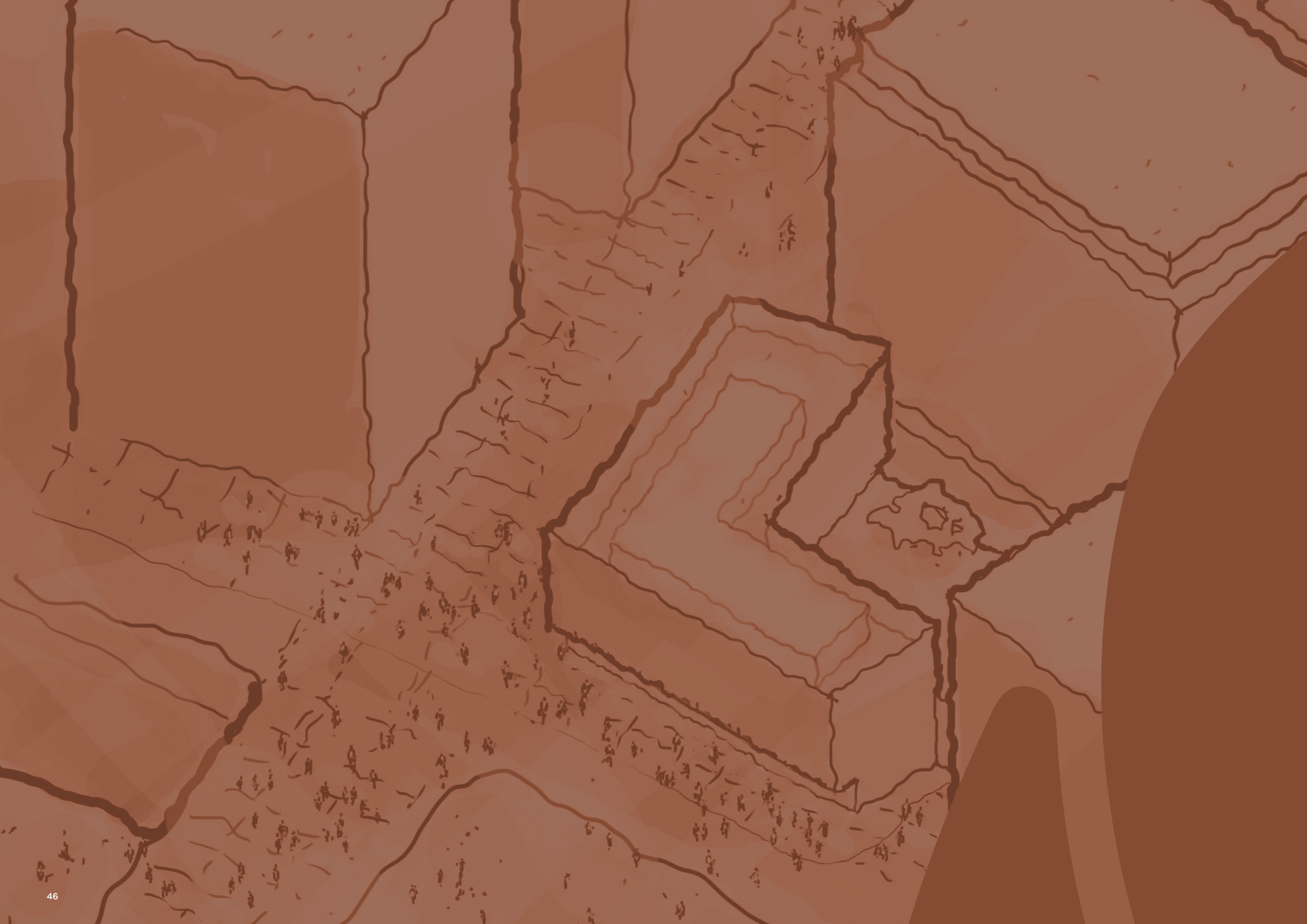
Other Stakeholders

A workshop was held with representatives from the Development Management company, commissioned by Friargate JV Project Limited, to outline the design intent of the hotel. The comments received primarily focused on building mass and prominence when compared to C09.

Allies & Morrison, the masterplan architects, were mindful that the proposed height and shear mass of the building is not the same as its current neighbour and it was requested that, if this was to be the case, the hotel should have a unique design rather than attempt to mimic the grid-like nature of C09.

[Comment made during consultation 2019]

Furthermore, it was noted that a boutique and feature hotel had an optimal number of rooms and from an operational perspective, 100 keys was commercially the right fit for the site.



APPENDICES

APPENDIX A:
Drawing Schedule





C A S T L E B R I D G E



CHAPMAN TAYLOR
GLOBAL ARCHITECTS & MASTERPLANNERS