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The Society's response to the pre-planning presentation for the development on Plot 4 of the Glassfields development scheme, Temple Way, Bristol of new 198-bed Jury's Inn Hotel.

Summary

The Society is grateful to the Royal London and to Belfinger GVA for their invitation to view and comment on the current proposal. The Society welcomes and supports the development of Plot 4 as a Hotel.

Mass and height

The Society supports the solution achieved with the Council to mass the new building is a series of blocks rising from the traditional building height of Broad Plain.

Design of the west and south elevations

The Society is principally interested in the impact of development on the public realm. The elevations that the public will most often see will be the long Temple Way elevation and the return onto the Old Bread Street alignment. The elevations are safe and well-mannered. However, the Society suggests that even at this late stage in the evolution of the design there could be external changes to advertise Jury's new hotel. The local character is one of large bland brick buildings widely separated by an urban motorway. This area could support a striking design that stands out from the surrounding townscape.



The Society would welcome a decision by Jury's to attempt a more conspicuous design to draw attention to their hotel. We include the image of the nearby semi-derelict, Grosvenor Hotel to illustrate the point. The Society does not suggest a historic design. This Northern Renaissance pattern created a striking image when built in the 19th century has been locally listed as a landmark building because it creates local identity. The Society does not suggest changes to the design that would have significant resource implications. For example, if the fenestration aligned it would be possible

to establish vertical articulation to create more drama. Greater recession of the windows could

achieve a related effect. Similarly, it would be possible to establish a horizontal hierarchy. The ground, or service floor could be treated as a podium. Another suggestion could be to handle the corner bays on the Temple Way / Old Bread Street corner differently or to include an architectural feature to create interest as the building 'turns the corner'. The Society would have made these suggestions, had it been consulted earlier in the hotel design process.

Materials

If the hotel is brick faced the choice of brick colour(s) and texture is critical. The Society assumes that the Council condition the choice of brick and the infill panels. We assume that the developer will offer a choice of options.

Public realm

The proposal does what can be done to soften the harshness of the Temple Way boundary. The developing proposals for the public space within the Glassfields developments gives promise of a significant planning gain. The Society is attracted by the proposal to include art iron work in the ground floor bays.