

DESIGN REVIEW PANEL

NOTES OF MEETING Thursday 25th September 2014

Agenda and notes (where appropriate) can be viewed at the Council's website at:

<http://www.merton.gov.uk/living/designandconservation/designreviewpanel.htm>

Panel Members Present:

- Councillor John Bowcott
- Marcus Beale
- Tony Edwards
- Alistair Huggett
- Tony Michael
- Andre Sutherland
- Richard Walker
- Sally Warren

Apologies

- Paul Dodd

Council Officers Present:

- Paul Garrett
- Richard Lancaster
- Councillor Daniel Holden

Conflicts of Interest:

1. Marcus Beale sat as an observer for Item 1 as he had advised the architect on this proposal.
2. It was noted that Sally Warren lived in Haydon's Park Road, a street adjacent to the site in Item 2.
3. It was noted that Marcus Beale was working on a site adjacent to the site in Item 3.

No objections were raised regarding the points 1 to 3 above.

Notes:

Item 1: Pre-Application, No number Yet, **Merton Priory Chapter House Visitor Centre**,

Item 2: Pre-Application, 14/P1816/NEW, **298 Haydon's Road**

Application submitted by time of Panel Meeting

The Panel were very supportive of this proposal in almost all aspects. They welcomed the fact that all units were dual aspect and exceeded space standards on what is a difficult site to develop to a good density. It was felt that the site was taking a lot of development but it still had a good feel about it and it had a nice fit to the site. The Panel felt that the open space was well considered and integrated well into the flats, although there were a few places this could be improved such as balconies and some window sizes and aspects.

The main point of concern the Panel had on balconies was the front ones in the projecting bays. They felt that they could be a bit dark and would benefit from either opening up a bit, or making more of integrated planting in their design. It was felt that there were also further opportunities to green the building with planting in incidental open spaces and using rain water harvesting.

The Panel discussed the approach to the shop-front on the architectural integrity of the building. They proposed that the horizontal banding above the glass be kept completely free of advertising and it kept wholly within the glazed part of the shop-front. Shutters should be see-thought and on the inside of the glass.

The Panel were particularly complimentary on the architecture. The massing was considered to sit well on the site and could mark a positive entry point into Wimbledon. It had good urban form and was well modelled and considered – it could serve as a good balance to the laundry site development across the railway. The Panel felt that the brick choice was good but important to get this right. Something a bit better than standard stock brick was recommended. They also welcomed the green tiles.

As well as protecting the appearance of the building from poor shop-front advertising, the building should design balconies to avoid retrofitting with bamboo and control issues like washing and satellite dishes through good building management. It was also suggested that the design could be strengthened a bit more by finding a subtle theme to 'Wimbledonise' the building. Finally, the Panel felt that it was important to ensure the retail use did not cause parking problems in the vicinity due to the intensified use of the site.

VERDICT: GREEN

Item 3: Pre-Application, 14/P2331/NEW, **Colliers Wood Library**, 105-119
High Street Colliers Wood

Pre-Application – Notes Confidential

Item 4: Pre-Application, 14/P2332/NEW, **106 Home Park Road**

Pre-Application – Notes Confidential