

DESIGN REVIEW PANEL

NOTES OF MEETING of 25 September 2019

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 Linda Kirby (Chair)
- Tony Edwards
- Clare Murray
- Shahriar Nasser
- Cordula Weisser

Apologies

- Jason Cully
- Andre Sutherland

Council Officers Present:

- Paul Garrett
- Catarina Cheung (Items 1 & 2)

Councillors Present

- Councillor Nigel Benbow

Members of the Public Present

- Sarah Sharp (Item 1 – recording)

Declarations of Interest

- None

Notes:

Item 1: Application, 19/P2127, **2 Park Avenue**, Mitcham

The Panel were enthusiastic about the proposals and were clear that the changes made since the first review had significantly improved the scheme. The approach, based on separate buildings arranged around a central space, was considered good, but more work was needed to ensure this worked well. For example, the space

needed to work for upper floor units as well as having dedicated and defensible space for ground floor units, and the tree canopy needed to be high enough so the space was useable. It was likely a different tree was required.

The areas that were less well resolved centred on details and ensuring the internal arrangements worked successfully, which was considered important by the Panel, in such constrained sites. Currently there were a few such issues that were considered unsatisfactory. The street frontage had bedrooms directly facing the footway. This would be better arranged by using the widened area for defensible planting. Internally the arrangement of spaces seemed inefficient with cramped areas and areas that were spacious but not efficiently useable.

Kitchen areas seemed particularly poorly considered, with a lack of provision for essential equipment and surfaces that did not meet standards. Access into dwellings and positioning of toilets could also be better. The Panel recommended a good rethink on the internal arrangements as they felt there was sufficient space overall, but it was just not well enough arranged. Externally, the bike store needed a door to ensure adequate security.

The research was considered thorough and the precedents were good, but there needed to be a stronger explanation as to how the curved roof forms had evolved from the contextual research. The Panel felt the arrangement of buildings and their style was playful and introduced some delight in to the scheme, though this was not necessarily dependent on the curved roofs. Having said this it was felt the building at the front of the site was quite visually dominant in the westerly view along Park Avenue.

The Panel noted that there were large areas of glazing providing daylight to comparatively small rooms. Issues of overheating were raised and this needed to be clarified and tested using dynamic simulation models (CBSE TM59). Practical issues like access to all glazing for cleaning needed to be considered. The gable end of the adjacent house was imposing and would benefit from additional greenery.

Overall the Panel felt the scheme was well put together and had the potential to be an attractive place to live, based on the central space, however the detailed issues needed to be resolved in order to make it a place that worked well for the future occupants. The verdict reflects the Panel's cautious view that this was achievable.

VERDICT: **GREEN**

Item 2: Pre-Application, 19/P2258, **227 Western Road**, Colliers Wood

Pre-Application – Notes Confidential

Item 3: Pre-Application, 19/P1366, **Abbey Wall Works**, Station Road, South Wimbledon

Pre-Application – Notes Confidential

