

## **DESIGN REVIEW PANEL NOTE OF MEETING 28/6/07**

Panel Members present:

Cllr John Bowcott (Chair)  
Gary Elliott  
Paul Coe  
Terry Pawson  
David Mean  
Tony Michael  
Belinda McGahey  
John Merivale  
John Priestland

The conclusions of the Panel on each of the schemes was as follows:

### **1. Atkinson Morley Hospital Scheme, Copse Hill SW20**

This application was reviewed at the Design Review Panel meeting on 28/6/07.

The strengths of the scheme were felt to be:-

- the way in which the open space and playing fields would be brought back into use, with some public access,
- the retention of the Locally Listed historic core hospital building,
- the removal of the accumulation of temporary buildings that have grown up around the original hospital building,
- the fact that the proposals will use the building as a hospital, which is its historic use,
- the way in which the historic core hospital building is proposed to be extended seems to be logical and sympathetic, though there are issues to be resolved in terms of the way the extensions connect with the core building,
- the extent to which sustainability issues have been taken on board, the achievement of 10% sustainable energy being all the harder to achieve because of the retention of old buildings.

The weaknesses of the scheme were considered to be:-

- it was felt that there was not enough car parking, (but at the same time there was concern that more car parking would damage the landscape qualities of the site, and harm the setting of the Local List building). Underground car parking was identified as a solution, but the issue of cost was acknowledged.
- the idea that existing car parking should remain within the Metropolitan Open Land (MOL) area was considered a major issue. A significant development of this kind should include positive improvements to the MOL from this point of view,
- the roof form of the two wings which would project from the south elevation of the main hospital building need to be re-considered, it does not relate well with the hipped roof form of the historic core building,
- the way in which the new fertility building stands forward of other buildings on the site, close to Copse Hill, was considered undesirable,
- the positioning of a plant room below the southern terrace, would present potential problems for creating attractive outdoor spaces in close proximity to ventilation outlets.

### Overall conclusion

The Panel felt that the scheme had merit, but that certain details let it down, and that consideration might be given to addressing some of the weaknesses.

## **2. 14 the Downs, SW20**

This application was reviewed at the Design Review Panel meeting on 28/6/07

The strengths of the scheme were felt to be:-

- the retention and renovation of the Victorian villa building,
- the retention of the important trees,
- the removal of the more modern buildings on the site,
- the achievement of “code 3” standard in relation to energy efficiency, (though it was felt that the scheme could have aspired to achieving code 4 level,
- and the fact that the new buildings were lower than the Villa and were not of a pastiche architecture.

The weaknesses of the scheme were considered to be:-

- the closeness of the new buildings might spoil the setting of the Victorian villa.
- the consequent outlook from the villa windows.
- the loss of green surfaces was considered a major issue. The extent of the hard surfaces on the north side of the site was thought to be problematical by some.
- some tree losses (a minor issue),
- the closeness of the new buildings to the trees and concern that this will generate a future desire for the trees to be reduced,
- some doubts about the elevation qualities of the new buildings, and the suggestion that the south elevation had the appearance of a block of flats, This was thought to be a major issue.
- there were some concerns about the roof form and bulk, eg they appear to be designed as a way of concealing the top storey,
- the consequence of retaining the villa has lead to an uncomfortable geometry for the overall site layout, and the orientation of the new buildings.

### Overall conclusion

The Panel were split between considering that the scheme was fundamentally flawed in its overall concept, on the one hand, and considering that it had merit, but needed further work, on the other.

## **3. Rowan School, Mitcham**

This application was reviewed at the Design Review Panel meeting on 28/6/07.

The strengths of the scheme were felt to be:-

- The contemporary approach to architecture and design and layout, the panel were in admiration of such an approach.
- A logical progression of ideas contained in the masterplan are impressive.
- The range of street typologies (eg square and mews) offer variety and interest. Like historic towns which have quirky little streets and places that are loved and offer surprise, the panel are glad to see this being re-created in a contemporary housing development.
- The site tries to link up with the existing neighbourhood at Hoylake Gardens and Kingsmead Avenue which is to be applauded in terms of promoting legibility and good urban design.

- The crescent element of the scheme gives a nod to Radburn principles, almost reminiscent of a New Town, but with other measures which could make the scheme work, where Radburn's may have failed.
- The Panel was pleased to see the retention of the Locally Listed school building.

The weaknesses of the scheme were considered to be:-

- There seems to be a lot of elements happening in the site, perhaps lacking in an overall consistency.
- Details regarding the level of privacy and defensible private space on the interface between the crescent blocks and the park were raised as a concern.
- Interface between the park and Rowan Road is a concern, as is the general security of the park, but needs discussion with the Council who will manage the space
- With a singular vehicle access from Rowan Road, the development has the feeling of an estate or a large cul-de-sac, which could be alleviated by providing full vehicular links to neighbouring streets, particularly Kingsmead Avenue.

#### Overall conclusion

The panel were impressed by the proposals, particularly with the contemporary design approach and the sustainability features of the scheme. The masterplan is extremely well thought out – demonstrating a string of ideas that are put together imaginatively to create a much better idea. The scheme is to be commended and was a pleasure for the panel to review.