

DESIGN REVIEW PANEL

NOTES OF MEETING Thursday 30th January 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 (Chair)
- Tim Belcher
- Rachel Jones
- Tony Michael
- Tim Long
- Terry Pawson
- Andre Sutherland
- Nicholas Waring

Council Officers Present:

- Paul Garrett
- Paul McGarry (joint presenting Item 1)

Apologies

- Nicola Theron

Notes:

Item 1: Pre-Application, Colliers Wood Public Realm

Pre-Application – Notes Confidential

Item 2: 13/P4166 & 13/P4167, The Manor House, 120 Kingston Road

The Panel roundly supported the proposals for this site. They commended the thorough analytical approach to the listed building as a means of deciding the best development solution. The Panel particularly supported the restoration of the original house to residential use, and felt that this was the best use for the building.

Whilst the Panel also generally supported the 'barn' approach chosen by the architect, there was some question as to the validity of 'recreating' an essence of a bygone rural character in an area long since urbanised. However, the Panel were unanimous in their conviction that what the site needed most of all was a new 'tooth' to fill the gap in the street frontage and that a building on the frontage of the site was the correct location for any new development.

Regarding the listed house, the Panel felt that there was an excessive number of bathrooms and that the space could be better and more flexibly used if some of these were used for other purposes, particularly as many were fronting the main road and could end up having frosted glass (even if only on internal secondary glazing), which would adversely affect the buildings appearance. On the frontage it was felt that the bins could be better located near the vehicular entrance.

On the new building it was noted that there was a lot of brick on the frontage and that, although this would be of high quality, thought should be given to ensuring how this did not become bland and monotonous. Questions were raised about the appropriateness of the bonding to be used. Whilst the Panel appreciated the aim of being subservient to the listed house, they felt that a barn would have a larger roof profile – possibly with a lower eaves line.

There was some discussion on the best orientation of the new building. It was felt that the chosen alignment did not work as it did not align with the street, created awkward internal courtyard spaces and may present an unduly prominent corner when approaching from the east. The Panel did however, acknowledge that orientating to the street, whilst solving these issues, may result in an irregular building shape on the site. This discussion also touched on the more abstract, likely interpretation of the new building in relation to the listed building.

Regarding the exterior design, it was felt that the barn style did not necessarily follow clearly on other elevations. It was suggested that the rear was not as inventive as the front and would benefit from a more 'designed' or bolder approach that could be quite different in style. Internally it was welcomed that there was triple aspect in places, though it was noted that there were no separate kitchens. It was also felt that the internal space could possibly be arranged more efficiently in places. Overall the Panel were very supportive of the proposals.

VERDICT: **GREEN**

Item 3: Pre-Application, 13/P3718/NEW, **Rainbow Industrial Estate**

Pre-Application – Notes Confidential

Item 4: Pre-Application, 13/P3719/NEW, **Kings College School – Music School**

Pre-Application – Notes Confidential