

DESIGN REVIEW PANEL

NOTES OF MEETING Thursday 17th September 2009

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)
Gary Elliott
Duncan Michael
Tony Michael
John Priestland
David Whitestone

Apologies

- Marcus Beale
- Matthew Pendleton
- Nicola Theron

Officers Present:

- Paul Garrett: Physical Regeneration Team

Public Present

- Mr John Owen
 - Mr Alexander Szczerbiuk
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Item 1: 09/P1650, RESERVED MATTERS APPLICATION, Wimbledon Chase Primary School

Panel members remained supportive of the overall design and location of the proposed buildings, noting that it was a good, well resolved contemporary take on the existing school buildings - rather than an attempt to contrast with them. The Panel was concerned that the quality of the design must not be lost through the remainder of the planning and construction process. This was important as much of the qualitative elements of the design were in the details. The applicant stated that a 'partnering' approach to construction was envisaged with them retained throughout the whole process, rather than a

'design and build' approach that could see another architect being brought in to interpret their plans.

A particular area that was discussed was the guttering system and how it needed to avoid excessive staining. The Panel also noted that the applicants had addressed the issue of window sizes and locations in relation to the internal uses and external appearance, and in relation to sunlight entering the building, as well as their relationship to the size and rhythm of windows in the existing buildings. The Panel was generally happy with the ways in which these issues had been addressed.

The Panel also discussed again in some detail the quality of the teaching environment, particularly the heating and cooling methods, sunlight, glare and the window locations and sizes. It was felt that it was important to ensure the ventilation system was well designed, tested (eg. the ventilation strategy did not conflict with the noise attenuation strategy) and able to be automated – not relying on changing staff to operate the system. Following this discussion, the Panel was generally happy with the responses from the applicants and that the design in these areas had been progressed well from the previous Panel meeting. The Panel praised the applicants for their detailed answers to questions and knowledge on a range of subjects relating to the application.

Questions were also asked regarding building quality and renewables. It was noted that a high 'very good' BREEAM rating was envisaged and that 20% renewables would be achieved by a ground source heat pump.

Panel members also revisited the issue of transport and access, within the general context of the building sitting and operating well within the general locality and being a 'good neighbour'. Whilst it was accepted that traffic surveys had been done and the proposals have been guided by this, it was felt that this was far from the end of the story and that it was very important that the traffic situation was carefully monitored and a management plan and travel plan was adhered to, to ensure problems that did arise could be dealt with.

It was also acknowledged that the issue of congestion in the area in general did not relate just to the proposed expansion of the school, but would also be influenced by the activities of the Wimbledon College of Art and future proposals for the Nelson Hospital, and that a traffic and parking strategy for this wider area is needed in order to take into account all these key activities.

Overall the Panel was very supportive of the proposals and had no problem in reaching a clear and unanimous verdict, with the caveats that measures were needed to ensure design quality and the traffic issues were fully addressed and properly managed.

VERDICT: GREEN