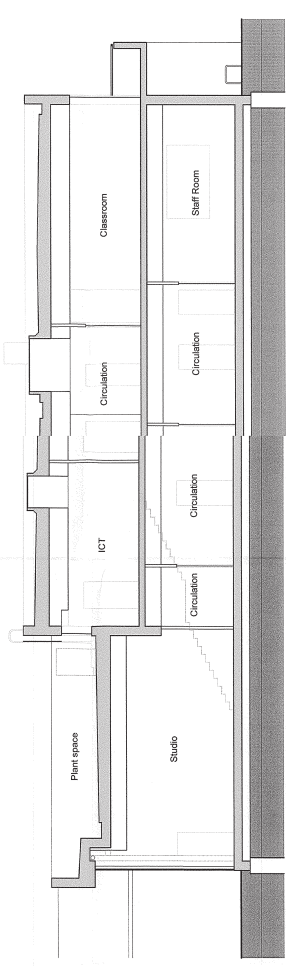
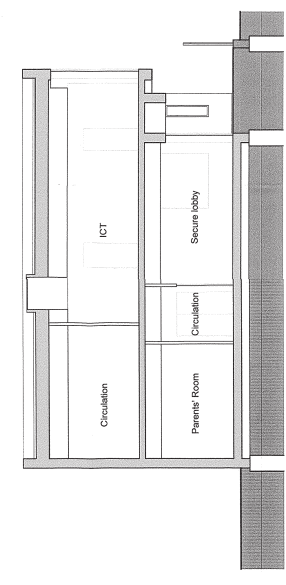


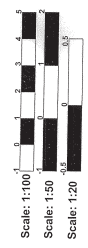
NOTES:
 Report all discrepancies, errors and omissions.
 Verify all dimensions on site before commencing any work or preparing shop drawings.
 All materials, components and workmanship are to comply with all the relevant standards and specifications.
 For all specialist work, see relevant drawings.
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SECTION AA



SECTION BB



PLANNING

London Borough of Merton
 20 DEC 2018
 Planning Development Control

Rev | Date | Description | Name



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LONDON BOROUGH OF MERTON

MERTON ABBEY
 PRIMARY SCHOOL

TITLE
 PHASE 2 (NORTH)
 PROPOSED SECTIONS

DATE 10.13 SCALE 1/100 @A1 DRAWN SJ
 DRAWING NO.

752.003.055 | A

DESIGN REVIEW PANEL

NOTES OF MEETING Thursday 31st October 2013

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)
- Marcus Beale
- Tim Day
- Tony Edwards
- Tim Long
- Sir Duncan Michael
- Tony Michael
- Terry Pawson
- Andre Sutherland

Council Officers Present:

- Paul Garrett
- Ashley Heller (Item 1)
- Tobey Van Zyl (Item 2)
- Sally Squires (Item 3)
- Nas Ravat (Item 4)

Also Present

- Sylvia Synodinou (Urban Design London)
- 3 Members of the public (Item 1)

Notes:

Item 4: Pre-Application, Merton Abbey Primary School

The Panel raised a number of issues regarding this proposal. Whilst it clearly felt it needed quite a bit more work on the design and layout, it felt that there was potential for the addition to enhance the school overall.

At the more fundamental level the Panel questioned the siting of the new building. This was not to do with it fronting High Path, rather its position along this frontage. The chosen location had two key negative results. Firstly, it set

up an awkward arrangement of access through the new building to the old, necessitating a covered walkway connecting the two and somewhat isolating the new teaching space from the rest of the school. Secondly, it created a cramped and awkward triangular internal courtyard that seemed to lack a real functionality and was a lost opportunity for something far more successful.

The Panel therefore recommended that the architect investigate repositioning the new building further to the east, such that the entrance could be located more efficiently and logically where the new and old buildings would meet. This would allow the courtyard to breathe more, especially if the new building was had less depth on this frontage.

Much discussion was took place regarding the courtyard. In addition to the above, it was felt that the accumulation of small additional buildings facing this space severely compromised its ability to function as a successful high quality asset to the school. It was felt that the simplest approach was to remove these add-ons and enlarge the space, though it was understood this may not be practical in the short term. The courtyard was not used to allow light into the new building or vice-versa, the main windows facing east and west, either into trees or the car park, with blank walls to the north and south. The landscaping needed to be simplified to aid cohesion of the space.

It was therefore suggested that this ought to be allowed for in the medium-long term by the design and that this should be expressed in the form of a masterplan that showed how the school could both remove these buildings and expand further if needed. This raised an issue of great concern to the Panel that the schools expansion programme too often is swayed by short term, logistical issues that can often compromise design quality of a building that should be able to last as long as the older buildings have. The Panel stressed the architects responsibility to get the design right, and not be unduly influenced by short term concerns.

The suggested removal of the add-ons highlighted the complex arrangement of long corridors in the school, which the current proposals did nothing to address or simplify – the 'link corridor' being an uncomfortable element to the flow through the school, exacerbating it being difficult and very drawn out. It was felt that there was either more corridors than were needed or that they should be used to service more rooms (by replacing the add-ons) – neither of which was happening. Overall it was felt that there seemed like there was no long term future for the courtyard.

There was general support for an improved street presence to the school. However the transition from the harsh urban external environment to the calm internal environment of the school had to be managed well. It was noted that the external appearance of the new building was sharp, modern and industrial and that the original buildings were far less so. As with other schools it was important that it both looked like a school and felt welcoming to its pupils – some very young. It therefore needed to have elements of the design that were in contrast soft, nice, cosy and welcoming. It was felt that more work was needed to get this balance right.

Connected to achieving this was the materials used. It was felt that a more restrained and toned-down palette of materials could achieve this without necessarily compromising the architect's underlying design, and would be less susceptible to dating. Whilst this in itself was not particularly criticised, it was noted that the place where the scale of the building was greatest was where the smallest children would enter the school grounds.

As part of the suggestions by the panel it was felt that the car parking needed to be re-orientated in line with the street – wherever it was eventually located. The plans need to show the wider context of the surrounding area, and a simple scale model could also help with this. Also, the architect could do more with the angular elements of the design to create even more individuality and interest. As the design approach is to cut into the building form to reveal its layers, perhaps the larger elements of the building could be manipulated along key edges to reduce the perceived scale and open up space for light into the courtyard.

Overall the Panel felt that the proposal had great potential but required a deal more further work, including addressing some more fundamental points such as the exact location and shape of the building. This is reflected in the verdict.

VERDICT: AMBER