

Design Review Panel

Summary Feedback Notes

Wednesday 23 March 2016

WALKABOUT SHEPHERDS BUSH GREEN

Panel	LBHF	Architects and Agents
Robin Partington – Chair Barbara Woda Max DeRosee Melanie Whitlock Paul Sandilands Jonathan Manser	Paul Goodacre Jennifer Grove Catherine Smyth Kerstin Kane	Jason Flanagan Gary Colleran FLANAGAN & LAWRENCE

Main Issues Raised during the Design Review Panel

1.	The proposed massing to the rear
2.	The comparison in height with the earlier scheme and neighbours

3.	The feedback from local residents
4.	The connection of the new work with the retained facade
5.	The design of the highly visible north and south elevations
6.	The proposed gated enclosure to the front entrance
7.	The nature of the ground floor elevation to Rockwood Place
8.	How the interior plan informs the design on the outside and vice-versa
9.	Clarification on images and model
10.	The design character of the link piece

Panel Summary and Recommendation

The Panel felt that the provision of a Cinema in the building was a great idea which was welcomed and encouraged by the Panel. The proposed use on the upper floors complemented the successful Dorsett Hotel and were considered to be appropriate.

The proposed scale of the building at its eastern end appeared to be comfortable in its setting although this would need to be confirmed through accurate View studies.

There was much debate with regard to the qualities of the façade of the existing building proposed for retention. Various options had been tabled by the presenting team ranging from restoration to recladding to replacement. The Panel concluded that a careful sensitive restoration would create a better outcome. But the chosen option should be executed with conviction to avoid appearing as a compromise. The relationship between new and old needed to be a comfortable fit.

The Panel acknowledged that the design was still evolving but advised that the effort which had obviously been made on the development of the design for the front facade be also invested on the north, south and west elevations so that the whole development had integrity. This might be achieved by looking for a better balance between the internal configuration of space and the outside of the building.

There also appears to be an opportunity to insert a west facing window at the end of the internal corridor which would afford views out from this linear circulation space

and provide a strong sense of orientation especially at the lower levels. It could also provide ready access to terraces for the maintenance of planting/landscape.

The Panel recognised that the current scheme attempts to meet daylight and sunlight constraints and this has informed the proposed stepped massing to the rear (west). Given the nature of the proposed use, landscaping to the terraces with planting could be a positive feature as it could be managed and maintained by the hotel with the added benefit of providing an improved aspect for the residents of Pennard Road looking east, with the landscaping softening the buildings appearance in these important views whilst also helping to offset part of the impact of the increased bulk at the rear.

The Panel were mindful of the need for the proposed gated courtyard to avoid avoiding antisocial behaviour and improving security. However, without supporting details, the Panel were not convinced by the proposed canopy over this space. A modest canopy may be beneficial adjacent to the entrance in terms of supporting the use of this space and the sequence of arrival during the day, and its use after the gates are closed in the evening, but not one that covered the majority of the space as suggested.

The Panel were keen to ensure that the scheme gave back as much as possible to the public realm and that the relationship of the ground floor façade with Rockwood Place was fundamental to its success in this regard. The opportunity to improve Rockwood Place through dialogue with the adjoining owner was encouraged, including the use of high quality materials and finishes, signage and lighting. The space should feel loved not left over. In this context the restaurant / café use aligning with and animating the Rockwood Place elevation should remain as open as possible.