LAMBETH DESIGN REVIEW PANEL MONITORING REPORT 2023



## FOREWORD

Lambeth is an amazingly diverse place to live, visit, work and play with a legacy of Victorian buildings, post-war development and heritage assets which lend it a strong local identify.

Making the best use of land allows Lambeth to thrive in a way that works for everyone. We must accommodate growth to deliver much needed high-quality homes and workspaces while supporting local communities and preserving those characteristics of the borough we cherish. The optimisation of available land in a dense place like Lambeth is undoubtedly challenging and it requires political leadership, effective collaboration of a wide range of built environment professionals and a commitment to quality.

Lambeth has long appreciated the need for in-house expertise in the fields of urban design, place making and built heritage; and has a long-established track record enabling sensitive change across the borough. Lambeth's independent Design Review Panel, launched in 2019, is now an established feature of our design dialogue within the planning process, supporting and inspiring our in-house Conservation & Urban Design team.

Having been running for three years, and following the disruption caused by the covid 19 pandemic, we now have the opportunity to reflect on the first three years of Design Review in Lambeth.

The Design Review Plan members with their wealth of expertise in the fields of sustainability, architecture, conservation, transport, planning, urban and landscape design give us the confidence to tackle the many challenges faced by the Borough. The panel composition will be further enriched with the recommendation of this report to increase diversity of the panel by the recruitment of additional members from underrepresented groups.

A critical challenge going forward will be Lambeth's response to the climate crisis; ensuring that it is bold and far-reaching but at the same time making sure that the characteristics that we love about Lambeth are not lost. I'm therefore encouraged by the findings of this report that there are recommendations to bolster panel membership in the areas of sustainability, built heritage and child friendly design.

The findings of this report strongly confirm anecdotal evidence that Lambeth's Design Review Panel is delivering, and I would like to thank all the panellists, and the chairs, for their dedication, professionalism, and enthusiasm for the review process. Your contribution is very much appreciated.

With thanks Cllr Danny Adilypour **Deputy Leader of the Council** (Sustainable Growth and New Homes)



**Cllr Danial Adilypour** 

**Deputy Leader of the Council** (Sustainable Growth and New Homes)

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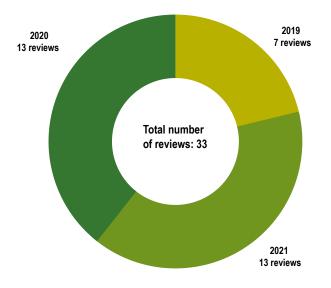
# **1.0 INTRODUCTION**

- 1.1 Lambeth Design Review Panel was established in 2019 by Lambeth Council, the panel is administered internally by Lambeth's Conservation and Urban Design team. It is an independent review panel co-chaired by Damion Burrows, Lucy Bullivant and Paul Dodd and includes 29 professional experts, selected through an open recruitment process advertised online.
- 1.2 The terms of reference for the panel are available on the Council's website, which provides detailed information on the role, process and responsibilities of the panel. Typically, proposals requiring advice are identified by Planning Officers at preapplication stage and referred to the panel for a review. Officers provide a briefing note on planning context and key issues prior to review. Advice given by the panel is recorded in a report, to assist with continuing preapplication negotiations, or advise planning committee on submitted proposals.
- 1.3 Lambeth Design Review Panel held 33 reviews and advised on 20 site proposals from July 2019 to November 2021, a number of proposals were reviewed on more than one occasion. First reviews usually take place at a stage when a client and design team have decided their preferred option for development of a site, and have sufficient drawings, models, etc. for a comprehensive discussion. There will often be a second preapplication review to provide advice on more detailed design matters, prior to planning submission.
- 1.4 Lambeth Design Review Panel adheres to the principles of the London Design Review Charter published by the Greater London Authority, which also incorporates the widely accepted best practice document Design Review: Principles and Practice (Design Council / CABE / Landscape Institute / RTPI / RIBA 2013). In line with these principles. this report sets out data and feedback to monitor and evaluate the impact of the panel and to identify where improvements are necessary. The methodology for the review of the DRP was agreed with the panel chairs. This process included collecting quantitative information based on the reviews carried out from July 2019 to November 2021. It also includes qualitative feedback from panel members and applicants gathered through survey. The surveys distributed are based on templates created by Public Practice to develop a monitoring tool for design review.

Lambeth DRP contact: LambethDRP@lambeth.gov.uk

## 2.0 DRP STATISTICS

2.1 Quantitative data was collected from reviews which took place over the period from July 2019 to November 2021. A list of the reviews carried out is included in the appendices.



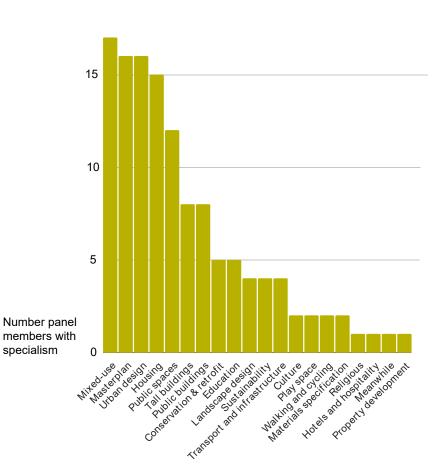
Panel composition No. panel members:29

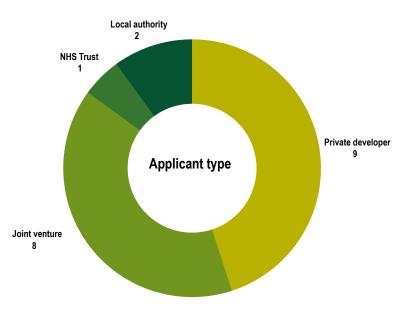


\*statistic relates to panel member attendance based on panel member registered details. Equality, diversity and inclusion data is illustrated in next chapter.

Panel specialisms

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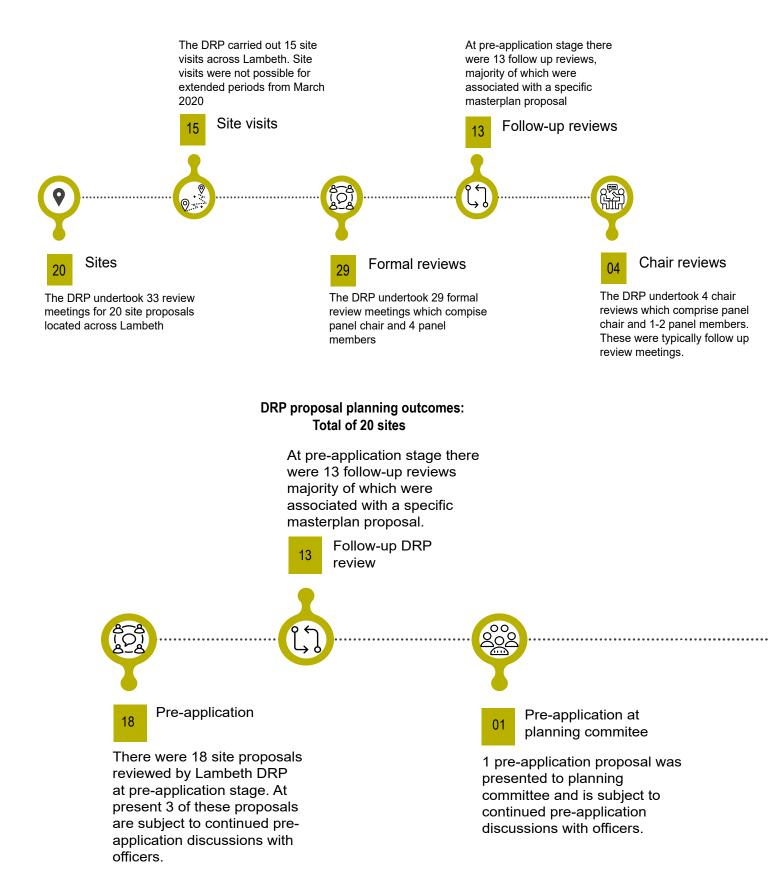


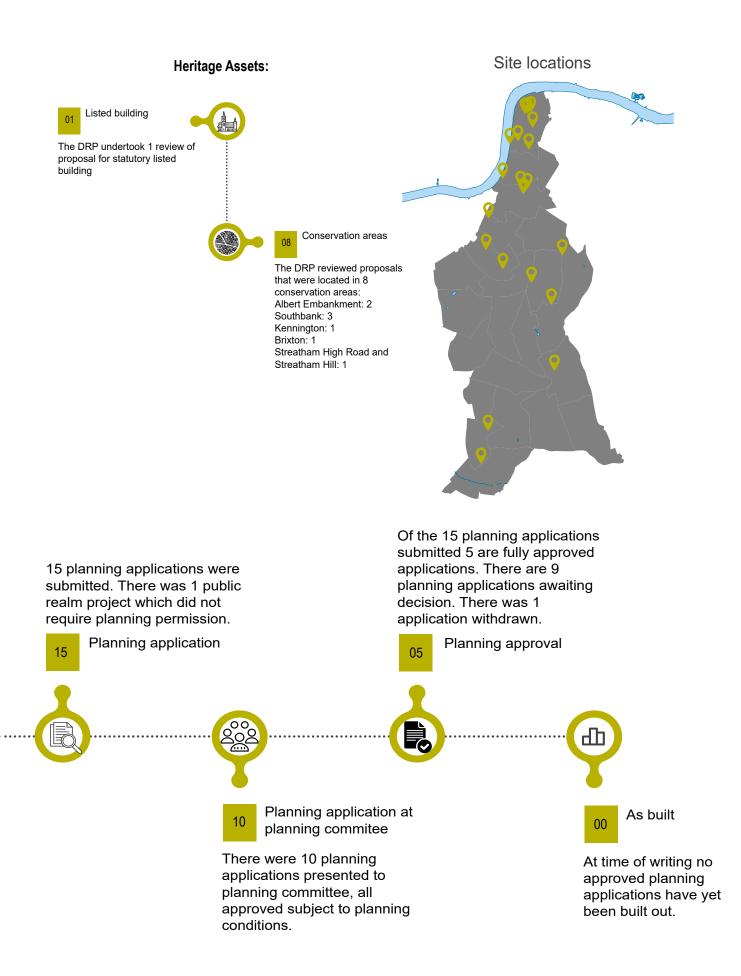


Healthcare: 1
Hotel: 2
Masterplan: 1
Office led mixed-use: 3
Office extension: 1
Public realm: 1
Residential 200+ homes: 1
Residential led mixed-use 50+ homes: 1
Residential led mixed-use 100+ homes: 3
Residential led mixed-use 200+ homes: 3
Residential led mixed-use 300+ homes: 1
Residential led mixed-use 400+ homes: 1
Residential led mixed-use 500+ homes: 1

## 2.0 DRP STATISTICS

### DRP statistics: Total of 33 reviews



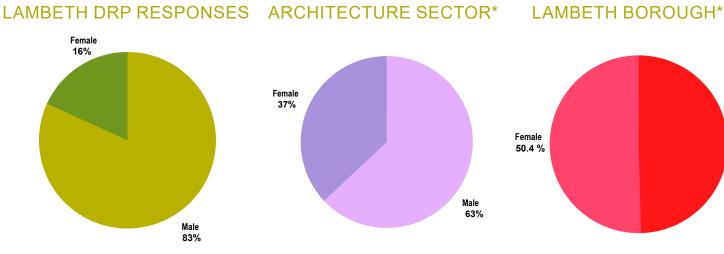


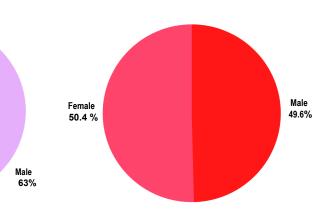
## 3.0 EDI MONITORING

### EQUALITY, DIVERSITY & INCLUSION (EDI)

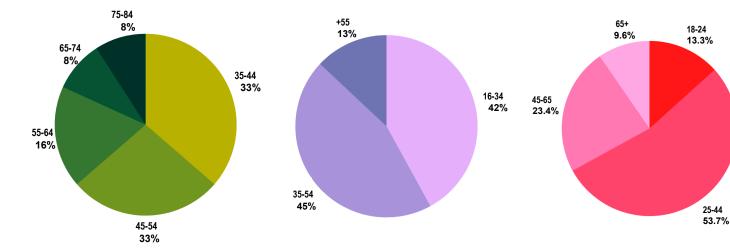
- 3.1 Whilst there was no specific EDI process in place when recruiting the existing panel there was a conscious effort to ensure the panel was diverse through the shortlisting process.
- 3.2 For this review an EDI data survey was issued to the existing panel membership. The survey was based on the standard Lambeth residents survey provided by the Equalities Monitoring team. The survey was issued on the 6th of October 2022 for completion by 21st October 2022. Members were under no obligation to provide the information requested. The response rate was 41%.
- 3.3 Whilst the EDI survey results provide a useful insight into panel membership, data is incomplete due to response rate of 41%. For example the survey response rate suggests female membership as lower at 16% however we know that this is actually 35%.
- 3.5 There is currently no EDI data available relating to UK or London DRP panel membership to benchmark the Lambeth DRP panel against. Panel membership is primarily from the architecture sector therefore the 2018 report 'London's Architecture Sector' commissioned by the London Festival of Architecture and the GLA Regeneration Team is a useful reference point. The report highlighted the lack of diversity in the profession, and difficulty sourcing relevant data. Furthermore the Mayor of London's handbook 'Supporting Diversity' highlights that EDI research in the architectual sector over the past 25 years has mostly focused on gender and ethnicity. More data needs to be collected to fill in current gaps. This includes disability, socio-economics, gender identity and sexual orientation.
- 3.6 Within Lambeth's DRP the percentage of female members is 35% which is reflective of female representation within London's architectural sector as a whole however needs to be addressed to reflect the demographics of the borough which is 50% female.
- 3.7 There are no panel members below the age of 35 which is not reflective of Lambeth's population or the London architectural sector.

- 3.8 The survey illustrates 24% of the panel respondents identify as Black or Black British which is a higher percentage than the London architectural sector however not reflective of the borough population which includes 44.1% Black, Asian and minority ethnic.
- 3.9 The survey data suggests that 8% of the panel respondents are LGBTQ+, there is no London architecural sector data to benchmark this category against however it is estimated that 5.5% of Lambeth's population identify as LGBTQ+ (Source: ONS Data 2013-15).
- 3.10 The survey results suggest that there are no panel members with a disability whereas the London architectural sector data presents
  9% of workforce declaring a disability. In comparison the Lambeth population statistics estimate that 14.9% of the working population has a disability.
- 3.11 Overall survey results illustrate that the Lambeth panel membership would benefit from greater diversity with regard:
  - Gender
  - Younger members aged under 34
  - Members with a disability
  - Black, Asian and minority ethnic members

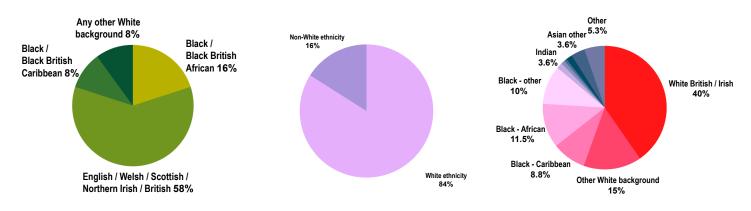




**GENDER** 



### AGE GROUP



### **ETHNIC GROUP**

\* Architecture sector statistics are taken from the GLA's report 'London's Architecture Sector' Update 2018

\* Lambeth borough statistics are taken from 'State of the Borough 2016' Lambeth

# 4.0 SURVEY FEEDBACK

### PANEL MEMBER FEEDBACK

- 4.1 A panel member survey was issued to all 29 panel members on the 28/04/2022 to be completed over 2-week period by 13/05/2022. The survey response rate was 40%. A copy of the survey is included in appendices.
- 4.2 There was strong agreement that the DRP is well administered and agreement that the review briefing notes are clear, concise and focus on the issues to be addressed. The usefulness of site visits was strongly agreed upon to aid discussions about the context of a proposal, there is a desire to recommence in person site visits as desktop research does not compare to experiencing the site location first hand.
- 4.3 There was a more mixed response on the applicant documentation provided prior to review about 50% felt it was adequate, some were neutral, and 1 respondent felt it was inadequate. It was clear that this depends on the project and design evolution of the project which sometimes can change considerably from the documentation provided in advance. It was appreciated that this is sometimes unavoidable but can mean there is a lot of information for panel members to digest on the day. It was recommended that specific baseline drawings be submitted in advance however the drawings required should be defined on a case-by-case basis by case officer. It was also noted that the documentation provided in advance was focused on buildings rather than landscaping and public realm which would be useful to see in advance of review.
- 4.4 There was general agreement that applicant presentation at the DRP was adequate and within the agreed time slot.

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... am on another panel and I think Lambeth DRP compares very favourbly with my other experiences...

- 4.5 There was general agreement that there should be greater focus on sustainability at reviews however a few panel members were neutral with one disagreeing on the basis that it is large topic which could take away from the design emphasis of the review process and may be better dealt with by other departments.
- 4.6 During initial briefing with panel chairs on the quantitative data illustrating panel composition, chairs expressed the need to increase diversity perhaps with targeted recruitment through relevant channels.
- 4.7 There was strong agreement that the reviews are well chaired and that panel members feel their comments and contributions are taken into consideration.
- 4.8 There was strong agreement that the panel advice note was a good reflection of review content and was distributed in a timely manner.
- 4.9 There was strong consensus that the review process was running smoothly and compared favourably to other panels. There was agreement that further small refinements could improve the panel, primarily this included the addition to the panel pool expertise of further conservation experts and sustainability champion(s).
- 4.10 There was general agreement that feedback on what happens to schemes after reviews would be useful. It was suggested that panel members receive updates on applications that were reviewed in the DRP.

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..General refinement on what is already a smooth process...

### APPLICANT FEEDBACK

- 4.11 An applicant survey was issued to representatives of 20 schemes on the 28/04/2022 to be completed over 2-week period by 13/05/2022. The survey response rate was 25%. A copy of the survey is included in appendices.
- 4.12 There was agreement that the information provided prior to review was clear and the design review session was well run.
- 4.13 There was agreement that the panel advice improved the quality of the proposal and strong agreement that the panel advice note reflected the advice given by the panel on the day.
- 4.14 There was agreement that the panel advice informed further discussions with officers and strong consensus that they would use the design review panel again in the future. It was noted that occasionally panel advice differs from that received from officers which can cause ambiguity and delays.
- 4.15 There were some suggestions as to how the panel could be improved. Recommendations included options for lighter-touch early DRPs which focus on principles and acknowledge that the detail is yet to be developed, then the detailed sessions can follow on. There was a desire to see the DRP process emboldened at decision making level. It was felt that the DRP process is a key aspect of design review and enhancing its feedback and weight in officer reports and at planning committee would be a great accompaniment to the Council's design and planning officers.
- 4.16 There was strong agreement that the review was value for money and compared favourably to other design review panels.

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..Lambeth panel has been one of the better panels in terms of commitment to understand the information and its quality and consistency of advice...

### OFFICER FEEDBACK

- 4.17 An officer survey was issued to 4 Lambeth Planning Officers primarily in the Strategic Applications team who have dealt with numerous DRP proposals. The survey was issued on the 28/04/2022 to be completed over 2-week period by 13/05/2022. The survey response rate was 25%. A copy of the survey is included in appendices.
- 4.18 Officers lacked clarity on their role in the DRP process. It was noted that on occasions the level of detail required and focus for planning update was not clear.
- 4.19 There was agreement that the review addressed all the points in the briefing note and strong agreement that the panel added value to the scheme development.
- 4.20 There was strong agreement that the panel had the right mix of expertise for the review and that the panel advice aided further discussions with the applicant. There was agreement that the DRP review resulted in a better scheme.
- 4.21 It was not clear whether panel advice was distributed to officers who did not attend review.
- 4.22 The full panel advice was not included in any subsequent planning committee reports however a summary of the advice was included. There was agreement that the planning committee took DRP advice into consideration in decision making.
- 4.23 There were no recommendations on improvements to the DRP process.

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...It is a beneficial process which we have found overall is helpful for the pre-application discussions...

# 4.0 SURVEY FEEDBACK

### SENIOR OFFICER FEEDBACK

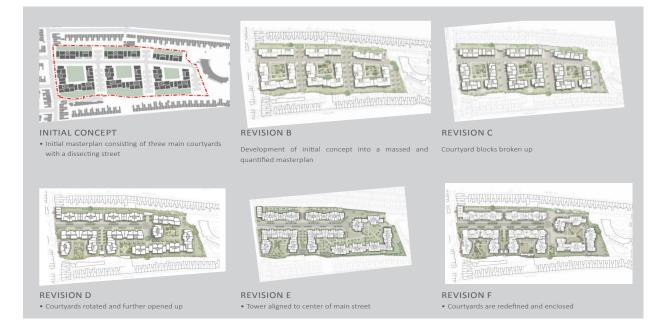
- 4.24 As part of the DRP evaluation process senior officers were briefed on findings of the survey and made further recommendations to bolster the panel composition and expertise.
- 4.25 Ensure the panel membersip is reflective of Lambeth's commitment to promoting best practice in inclusion, fairness and all aspects of equality through equalities monitoring and implementation of fully inclusive recruitment process.
- 4.26 Given the limited diversity evident across the built environment professions ensure panel recruitment process actively engages with diversity networks.
- 4.27 Lambeth engaged on the UNICEF UK Child Friendly Communities Programme in November 2021. Lambeth is striving to ensure that it is a place where children's rights and voices are at the heart of everything we do. Key programme objectives are for
- For all decision making, services and support to be underpinned and informed by the rights of the child.
- For children and young people in Lambeth to have a meaningful say in shaping local decisions that affect their lives and the space they live in.
- Lambeth to put the needs and lived experiences of children and young people right at the heart of our thinking.
- Lambeth to become a safer, supportive and even more exciting place to grow up in where all children and young people, especially the most vulnerable and disadvantaged, have equity of opportunity to grow and thrive.
- 4.27 As part of Child Friendly Lambeth initiative ensure panel includes members with expertise in inclusive and child friendly design.







# 5.0 CASE STUDY



### DRP Case study LAMBETH HOSPITAL

#### **Design Review Journey**

- The applicant team entered into a Planning Performance Agreement (PPA) with the planning service to work collaboratively with officers prior to the submission of a planning application. The applicant team worked closely with the councils urban design officers to progress the scheme.
- The proposal was first presented to DRP in February 2020. Whilst supportive of proposal officers had significant concerns about the site layout and lack of clarity between public and private spaces and proportions of larger buildings which were highlighted to the DRP to focus upon.
- During the first review session the DRP identified several layout issues to be addressed including the integration of car parking, dead ends, public space security issues, location of play space and the orientation of blocks. The panel recommended a greater range in heights and modelling to break down massing allowing daylight into landscaped areas. They also encouraged Applicant to explore a tighter grain reflective of context.
- The proposal was presented to the DRP on a second occasion in May 2020. The applicant had several pre-applications discussions with the council before the second review. At this point officers generally supported the introduction of a

single tall building and tighter urban grain which are characteristic of the area although there were concerns about the chosen material palette and architecture.

- During the second review the panel welcomed most of the revisions to the scheme particularly the distribution of bulk, scale and mass across the site. However, the panel had strong concerns about the siting of Block 7 which they highlighted should have a central position terminating an avenue. The Panel also had concerns about the layout of the east and south part of the site which were considered convoluted, cut-off and fractured. It was recommended that this part of the site be reconsidered.
- The Panel also recommended that external cycle stores be located internally and not externally.
- In terms of detailed design, the panel suggested simplifying the design in particular the roof form and that careful consideration should be afforded to balcony type/character.
- In December 2021 Planning Applications Committee resolved to grant conditional planning permission subject to completion of an agreement under Section 106

#### **Design Review Outcomes**

The applicant carefully considered DRP advice and recommendations resulting in an improved scheme.

- Strong urban design principles of creating defined network of streets enclosed by buildings helping wayfinding and legibility of place.
- · Variety of character zones.
- Well defined public and private realm.
- Layout designed to ensure good quality of light to both the new residential accommodation and to the external amenity areas.
- · Generous communal gardens.
- Realignment of tower on axis to the main avenue to terminate view.
- Removal of underpass in favour of uncovered link to potential adjacent site.
- Good strategy to scale locating height at the centre of site.
- Majority of cycle storage accessed off the internal communal circulation cores for each block.
- Refinements to materials palette and architectural detailing.



Central courtyard



Tower moved on axis to the main street as an appropriate terminus to this route.

#### Proposal description

Demolition of all existing buildings and comprehensive redevelopment of the site to erect 9 new buildings ranging from 3-18 storeys to provide 553 homes and 263 sqm of flexible community and commercial uses on Landor Road frontage.

Location	Landor Road, Stockwell SW9 9NU
Stage of proposal	Pre-application
Architect	ESA Architecture
Planning consultant	GL Hearn
Applicant	South London and Maudsley NHS Foundation Trust
Design review	The scheme had full review in February 2020 and a follow-up full review in May 2020
Planning application	Reference: 20/04194/EIAFUL
Planning committee	14/12/2021 approved subject to conditions
Planning approval	20/04194/EIAFUL - Awaiting decision

Торіс	What respondent said	Officer Discussion
Briefing note	The briefing notes give a good summary of the projects. Generally, the notes are building focused, and it would be helpful to receive more public realm related information.	Typically, at pre-application stage public realm details are at an early concept stage so often proposals do not include detailed information. However, going forward we can include a section on the briefing note to address this.
	Would be useful if this indicated how many meetings have taken place to date and the outcomes. Also, useful to know applicants programme and any consultation they may not have undertaken.	We can address this by including a 'time- line to date' in the officer briefing note.
	Are we seeing schemes early enough to help the applicant shape the design and are we seeing schemes that have already been tacitly agreed in pre app? My view is the earlier the scheme is seen the better – ideally when the applicant is considering massing options.	Applicants are generally hesitant to go to DRP too early until the basic principles of the scheme are acceptable to the LPA. We generally seek to get a scheme to DRP when the basic planning principles are acceptable but as early in the design stage as possible.
	<ul> <li>It would be good to have more detailed comments from the officers that we can respond to at DRP – does the officer judge the scale and massing as acceptable for example and where there is concern it should be stated.</li> <li>Officers should be encouraged to express an opinion for the panel to debate. (I find that this is becoming more typical amongst planners – now the NPPF has been strengthened vis design quality perhaps they will be emboldened?).</li> <li>Would also be useful to state what the council want from this site. What are its priorities and what are the points of debate within different teams.</li> </ul>	To date Officers have been reluctant to 'steer' the DRP with their opinions. Although the briefing note content will focus on the key areas. However, we can address this in a revised briefing note structure.



Panel Members	Panel Members							
Торіс	What respondent said	Officer Discussion						
Briefing note	We should allow more time for the confidential pre-brief with the officer and encourage them to be more actively in- volved in discussing the pros / cons of the scheme, priorities and policy implications. This helps to shape the subsequent review.	When we had in-person DRP meetings the pre-meeting discussion with the case officer was successful. This has become less so when we moved online. More time will be set aside for the pre-meeting discussion and the planning case officer will be asked to present the scheme.						
	For those projects which are coming in via consented schemes we should have clear commentary from LBL in the briefing setting out the planning position, what is accept- able, what was conditioned as part of the permission and policies that apply in this area.	Noted.						
	Is the lesson for LBL here that outline applications should not be entertained even where the borough is keen for the use? Particularly where the proposed scale and quantum is substantial.	We are not in a position to decline outline applications.						
Applicant prior submission	In some occasions adequate information is only available on the day, which in most cases is a lot to digest on the spot (eg frequently sections, elevations, connectivity, context explanations, tenure mix etc are missing in pre-pack). It would help to specify required baseline drawings to be submitted in advance. I don't think this can be a generic list but should be defined case by case by the case officer	We can change DRP submission requirements to include baseline set of drawings relevant to specific projects.						
Applicant presentation	case officer. Sometimes an overwhelming amount of new information (not submitted in preview) is flicked through too quickly. More concise presentation material would help, not sure whether a page limit might help?	Up-dated presentations are probably unavoidable on the day as the applicant is rightly keen to show the scheme's latest iteration. We can remind applicants to provide a concise presentation. However, a page limit may be too restrictive dependent on project.						
	Landscape design is rarely shared in advance of the presentation which makes it harder to comment during the DRP.	We can change DRP submission requirements to include landscape design drawings in advance of review.						

Торіс	What respondent said	Officer Discussion
Sustainability	This will require specialists, eg Clara from LETI or others with in depth knowledge and a clear brief to comment on sustainability specifically	Addressing the climate change emergency is a Council wide priority, the need to improve the sustainability of the built environment in a holistic manner is urgent, it is considered necessary to include further expertise on the panel pool. We propose to conduct a review and refresh of the panel pool subject to the findings of this report. Additional sustainability expertise will be sought.
	We are a Design review panel, I believe this should be dealt with by other departments in Lambeth as it's such a big subject it could take over DRP's/	It is accepted that sustainability is only one aspect of design. However, addressing the climate change emergency is a Council wide priority, Some greater expertise can only benefit the review process but can't be at the expense of a full discussion on all the issues.
	We do already give this a very high priority, and all panel members I've worked with to date are equally conscious of this need, and raise issues about it. Enabling sessions eg with LETI serve to coach panellists in further usefully evaluating such issues, at this critical time for all developers, archi- tects, landscape architects and engineers to respond to the climate emergency and adhere without exception in every respect the highest standards of practice on all aspects of sustainability. Lambeth and its residents, businesses and visitors need this approach to be best-in-class across the board.	Noted.
DRP chairing	One minor point is that the chair shouldn't really open the comments but chair and then add and summarise at the end.	Agreed. A briefing note for chairing will be prepared.

Panel Members		
Торіс	What respondent said	Officer Discussion
Written note panel advice	I do think however that the reports should be structured differently: not as personal voices (almost quoted) but as one coherent set of comments/ recommendations (often comments overlap anyway) structured around the key points raised. (Deviations from these comments/recommendations can still be included as worth exploring.) This structure would be more concise, omit repetition, look more professional and present one strong voice (with occasional deviations).	<ul> <li>When we had in-person reviews the discussions were generally topic led.</li> <li>However, in the shift to on-line reviews made such discussions more difficult. The chairs therefore naturally shifted to going around the table. The note reflected this approach.</li> <li>We can return to topic based minutes.</li> </ul>
	The draft note can vary in detail and takes time to write up into a coherent commentary on the scheme that can be circulated to the panel. I would like to see the draft note within a few days of the review to allow time to rewrite the note and circulate. LBL should budget for staff and chair time for this. I note that some schemes are very poor and require a stronger written response - this may need reviewing before issuing to the applicant ?	Generally, we manage to turn-around the notes within a few days. However, it is accepted that sometimes this is not possible. Noted we will aim to provide Draft advice note within 5 working days of review meeting.
	Points of Clarification. Format wise these take up a lot of room relative to the DR – suggest they go at the back of the note.	Points of clarification can be moved to the end of the report.
DRP Improvements	Inclusion of sustainability experts with the specific brief of commenting on such issues (should be an agenda point). Report (see above)	Noted. See above.
	The applicants are sometimes given too much air time at the expense of feed-back time from the panel.	It is the chair's role to manage the agenda and intervene when presentations are over running.
	Looking forward to when it can run fully 'in person' again.	The intention is to revert back to in person reviews.
	Sustainability champion	Noted. See above

Торіс	What respondent said	Officer Discussion
DRP Improvements	By targeting a few specific areas/ issues of a project each time rather than a general review. These then need to be followed up at the start of the next session before moving onto the next set of issues.	Noted. This can be addressed in the briefing note.
	Has consistency been an issue? given we have 3 chairs? I would favour a more structured approach to the review which the note then records i.e. use / targets / masterplan / scale & massing / public realm / architectural treatment. Sustainability cuts across all aspects of design and a more structured agenda could be considered to address this akin to the Cambridge Quality Panel's 4C's: commu- nity, connectivity, climate and character to provide consistency across all reviews	Each chair has their unique approach. Whilst complete consistency will not be possible a structured approach has some merit.
	Given time constraints, particularly on larger projects, perhaps a short pro forma could be completed by the applicant in ad- vance of the review that identifies a range of metrics noted by LETI. What is the policy steer on performance targets for example and does the scheme achieve this is a technical question which can be answered in advance. For larger projects we should programme multiple reviews at different stages	Noted
	Layout and number of single aspect units and units /core is key to understanding amenity (and energy use) and is usually a good indicator of over development - it would be helpful if the borough were stronger on what is / not acceptable – these figures could also be provided as part of the briefing.	A briefing note on the policy position can be provided to DRP members on this issue.



Торіс	What respondent said	Officer Discussion
Panel Pool	Sustainability consultants and Historic building /conservation advisors	We aim to conduct a review and refresh of the panel pool subject to the findings of this report.
		Sustainability and Historic building /conservation advisors can be sought then
	Community engagement and co-design specialists. Potentially invite planners from the private sector or a	The key objective of the DRP is to bring design expertise to the planning process and add value to design outcomes.
	different authority too.	Officers are concerned that the involvement of planners and co-design specialists will take away from the principa DRP objectives.
	One more conservation specialist; one more sustainability expert. However at present the numbers overall are good in relation to the frequency of the panel sessions. So only take this step if existing members with these qualifications appear to have limited time to attend panels.	Noted. See above.
	One are would be sustainability?	Noted. See above.
	I feel that we need to invite more architects to these reviews i.e. minimum 2 architects, 1 landscape architect and 1 another i.e. heritage etc.	Officers seek to build a panel with the bes skill sets for the proposal type and the principal issues. This varies greatly from scheme to scheme.
	Panelists should be able to demonstrate a clear and articulate opinion of the scheme ranging from scale, massing etc down to the plan diagram and its implications on amenity – all before we get into architectural treatment and materials.	Noted. See above.
	I'm concerned that we don't yet have enough panelists with those analytical skills and as a consequence we aren't providing critical review. Whilst it's a challenge to be both friendly and critical we need panelists who are not overly concerned that their comments might disappoint the applicant / design team.	Noted.

Applicants /	Agents			
Торіс	What respondent said	Officer Discussion		
Information prior to review	The process was clear however a greater scope on what panel were expecting in terms of detail would be helpful. This is more relevant as we have found the detail often differs project to project.	We will review our submission requirements in light of all responses received.		
Recommendations received from the panel helped to improve the design quality of proposal.	Advice is generally very helpful however we can find it occasionally differs from that received from officers. While it is appreciat- ed that the DRP is an independent review the conflict can cause ambiguity which in turn delays the development process.	Divergence of opinion is relatively rare but unfortunately unavoidable if the DRP is to maintain its independence.		
Written note panel advice	Agreed however as discussed previously the conflict in advice can cause confusion at later stages.	See above.		
DRP Improvements	We are encouraged to go to DRP early in the process, but when we do this often the feedback asks for more detail in terms of technical inputs and architectural design. This information will obviously be developed in time and we would go back to the DRP for a follow up to review the final designs. But it would be helpful if there were options for lighter-touch early DRPs which focus on principles and acknowledge that the detail is yet to be developed, then the detailed sessions can follow on.			
	We would like to see the DRP process emboldened especially at decision making level. The process is a key aspect of design review and enhancing its feedback and weight in officer reports and at planning committee would be a great accompaniment to the Councils design and planning officers.A summary of the panel typically included in the committee report. Cour advice from the panel i decision making.The openness of this process would also clearly identify to local communities how schemes have been independently assessed.A summary of the panel typically included in the committee report. Cour advice from the panel i decision making.			
Officers				
Торіс	What respondent said	Officer Discussion		
	It wasn't always clear how detailed the planning update from the case officer should be or what should be highlighted	In response to this review we will provide officer guidance on (i) content of the DRP briefing note template and (ii) role of the officer at review session.		

### RECOMMENDATIONS

#### **Briefing note**

- Review briefing note template.
- Add section to provide outline of public realm concept/details.
- Case Officer to include timeline of proposal progress, any information on Applicants project programme (eg. No of meetings and outcomes).
- Provide clear note on Officers assessment of proposal, Council priorities for the site and areas for DRP focus.
- Enable Case Officer attendance and participation at confidential pre-brief.
- Ensure the briefing note includes the Council policy position on layout and single aspect units.
- Prepare guidance for officers on content of the DRP briefing note.

#### **Applicant submission**

- Review submission requirements to ensure these are clear.
- Edit DRP submission requirements to include baseline set of drawings relevant to specific projects.
- Change DRP submission requirements to include landscape design drawings in advance of review.

#### **Review session**

- DRP agenda timings reviewed and relayed to attendees to ensure Applicant provides a concise presentation.
- Prepare officer guidance on the role of the officer at review session.
- · Preparation of briefing note for chairing.

#### Written panel advice

- Ensure draft note is circulated to chair within 5 working days.
- Restructure written advice to address specific topics
- Move points of clarification to end of note as appendix.

#### **DRP Improvement**

- Review and refresh panel pool to include Sustainability Consultants, Heritage Consultants and expertise in Child Friendly Design.
- Monitor, review and refresh panel pool to increase diversity and inclusion of panel composition.
- Actively engage with diversity and inclusion networks to recruit new panel members.
- Ensure equalities monitoring is implemented for all future recruitment.
- Ensure summary of DRP panel advice is included planning committee reports.

# APPENDICES

# A1 DRP PROPOSALS

Date	Scheme name	Fo llo w u p (Y / N)	Site visit (Y/ N)	Review Type	Departments involved	Applicant type	Type of proposal	Stage of proposal
16/07/2019	Waterloo Estate	N	Y	Formal review	CUD Planning (Strategic applications)	Private developer	Mixed use	Pre- application
17/09/2019	IBM 20 York Rd SE1 7ND	N	Y	Formal review	CUD	Private developer	Extension – conservation area	Pre- application
17/09/2019	Montford Place	N	Y	Formal review	CUD Planning (strategic applications)	Joint venture	Mixed use (light industrial 100+ residential units)	Pre- application
19/11/ 2019	10 Pascall St	N	Y	Formal review	CUD Planning (strategic applications)	Joint venture	Residential led mixed use 300+ residential units)	Pre- application

Outcome	Case officer	Agent	
DRP follow up 14/04/2020	Rozina Vrlic	DP9	
DRP Follow up	Rozina Vrlic	CBRE	
19/11/2019			
	Cuma Ahmet	Savills	
20/01086/FUL			
Planning			
committee			
approved			
subject to			
06/09/2021			
Full 'slot in'		Avison	
application		Young	
20/02331/FUL			
Planning			
committee			
approved			
subject to conditions			
Approval			
dated 17/12/2021			
	DRP follow up 14/04/2020 DRP Follow up 19/11/2019 Application 20/03/2020 20/01086/FUL Planning committee 15/12/2020 approved subject to conditions Approval dated 06/09/2021 Full 'slot in' application 13/07/2020 20/02331/FUL Planning committee 20/04/2021 approved subject to conditions	DRP follow up 14/04/2020Rozina VrlicDRP follow up 14/04/2020Rozina VrlicDRP Follow up 19/11/2019Rozina VrlicApplication 20/03/2020 20/01086/FULCuma AhmetPlanning committee 15/12/2020 approved subject to conditionsCuma AhmetApproval dated 06/09/2021	

Date	Scheme name	Fo Ilo w u	Site visit (Y/ N)	Review Type	Departments involved	Applicant type	Type of proposal	Stage of proposal
19/11/2019	IBM	Y	Y	Formal review	CUD Planning (strategic applications)	Private developer	Extension – conservation area	Pre- application
10/12/2019	238 Kennington Lane	Y	Y	Formal review	CUD Planning (strategic applications)	Private developer	Residential led mixed use (100+ residential units)	Pre- application
10/12/2019	84a Shakespeare Road	N	Y	Formal review	CUD Planning (strategic applications)	Private developer	Residential led mixed use (200+ residential units)	Pre- application
14/01/2020	Gasholder No. 1, Gasholder Station, Kennington Oval	N	Y	Formal review	CUD Planning (strategic applications	Private developer	Masterplan / Residential led mixed use (1300+ residential units)	Design amendme nts to scheme approved as part of masterpla n (17/05772 /EIAFUL)

Panel composition	Outcome	Case officer	Agent
Lucy Bullivant (chair) Tony Fretton Jennifer Gutteridge James Pickard Cordula Zeidler	Planning Application 19/03/2021 21/01142/FUL 21/01143/LB Planning committee 29/06/2021 approved subject to conditions Approval date:	Rozina Vrlic	CBRE
Paul Dodd (Chair) Eric Bull Alfredo Caraballo Tara Gbolade David Hills	23/12/2021 Application 7/04/2020 20/01309/FUL Withdrawn	Jeffery Holt	Rolfe Judd
Paul Dodd (Chair) Eric Bull Alfredo Caraballo Tara Gbolade David Hills	Application 03/06/2020 20/01822/EIA FUL Planning committee 14/09/2021 approved subject to conditions Approval date 21/12/2021	Ben Oates	
Paul Dodd (chair) Robin Buckle Mike Martin Martin Koenig Susan Tutsch	Application 21/03217/VO C	Jeff Holt	Rolfe Judd

Date	Scheme name	Fo Ilo w u	Site visit (Y/ N)	Review Type	Departments involved	Applicant type	Type of proposal	Stage of proposal
18/02/ 2020	Lambeth Hospital, Landor Road, Stockwell	N	Y	Formal review	CUD Planning (strategic applications) Observing – Lambeth regeneration	NHS trust	Residential led mixed use (500+ residential units)	
18/02/ 2020	Ex Tesco building and roof car park, Popes Road	N	Y	Formal review	CUD Planning (strategic applications) Observing – Lambeth regeneration	Private developer	Mixed use	Pre- application
18/02/2020	Waterloo Spine Route	N	Y	Chair review	CUD Planning Lambeth regeneration	Local Authority	Public realm	Public realm project
17/03/2020	Geoffrey Close	N	Y	Formal review	CUD Planning (strategic applications)	Joint venture	Residential led mixed use (400+ residential units)	Pre- application
17/03/ 2020	374 – 380 Streatham High Road	N	Y	Formal review	CUD Planning (strategic applications)	Private developer	Residential led mixed use (50+ units)	Pre- application

Panel composition	Outcome	Case officer	Agent
Damion Burrows (Chair) Julia Barfield Pete Jennings Robin Buckle	DRP Follow up 19/05/2020	Luke Butler	GL Hearn
Damion Burrows (Chair) Julia Barfield Pete Jennings Robin Buckle	Application 20/01347/FUL Planning committee 03/11/2020 Awaiting decision ??	Michael Cassidy	DP9
Paul Dodd (Chair) Mike Martin Richard Wilson	Advice implemented into proposal	Rheanne Holmes	LDA Design
Damion Burrows (Chair) Alfredo Caraballo Khalifa Abubakar Philip Marsh Martin Koenig	DRP Follow UP 19/05/2020	Jeffery Holt	Savills
Damion Burrows (Chair) Alfredo Caraballo Khalifa Abubakar Philip Marsh		Senan Kelleher	Maven Plan

Date	Scheme name	Fo Ilo w u	Site visit (Y/ N)	Review Type	Departments involved	Applicant type	Type of proposal	Stage of proposal
14/04/2020	Waterloo Estate	Y	N	Chair review	CUD Planning (strategic applications)	Private developer	Commercial led mixed use	Pre- application
19/05/2020	Lambeth Hospital	Y	N	Formal review	CUD Planning (strategic applications)	NHS trust	Residential led mixed use (500+ residential units)	Pre- application
19/05/ 20202	Geoffrey Close	Y	N	Chair review	CUD Planning (strategic applications)	Joint venture	Residential led mixed use (400+ residential units)	Pre- application
18 /08/2020	ITV studios	N	N	Formal review	CUD Planning (strategic applications) Assistant Director	Joint venture	Commercial led mixed use	Pre- application
20/Oct/2020	Evelina Childrens Hospital	N	N	Formal review	CUD Planning Officers	Joint venture	Healthcare	Pre- application

Panel composition	Outcome	Case officer	Agent
Paul Dodd (Chair) Andrew Taylor	Ongoing pre- application consultations and revisions	Rozina Vrlic	DP9
Damion Burrows (Chair) Pete Jennings Robin Buckle Julia Barfield	Application 20/04194/EIA FUL Planning committee 14/12/2021 approved subject to conditions Approval date – awaiting decision	Luke Butler	GL Hearn
Damion Burrows (Chair) Alfredo Caraballo	Planning application 17/09/2020 20/03257/FUL Planning committee 31/08/2021 approved subject to conditions Approval date: 20/12/2021	Jeffery Holt	Savills
Paul Dodd – Chair Andrew Taylor Juliette Scalbert Philip Marsh Martin Koenig	DRP follow 23/02/2021	Cuma Ahmet	DP9
Lucy Bullivant - Chair James Pickard Susanne Tutsch Cordula Zeidler Khalifa Abubakar	DRP follow up: 15/12/2020	Jeffery Holt	Monta gu Evans

Date 15/12/2020	Scheme name	Fo Ilo w u N	Site visit (Y/ N) N	Review Type Formal review	Departments involved CUD Planning Officers	Applicant type Private developer	<b>Type of</b> <b>proposal</b> Hotel	Stage of proposal Pre- application
15/12/2020	Evelina Childrens Hospital	Y	N	Formal review	CUD Planning Officers	Joint venture	Healthcare	Pre- application
23/02/2021	ITV studios	Y	N	Formal review	CUD Planning (strategic applications) Assistant Director	Joint venture	Commercial led mixed use	Pre- application
23/03/2021	Homes for Lambeth, Larkhall Park	N	N	Formal review	CUD Planning	Local authority	Residential (100+ units)	Pre- application
13/04/2021	Homebase	N	N	Formal review	CUD Planning	Joint venture	Residential led mixed use (200+ units)	Pre- application

Panel composition	Outcome	Case officer	Agent
Lucy Bullivant - Chair James Pickard Susanne Tutsch Cordula Zeidler Khalifa Abubakar	21/02475/FUL Awaiting decision	Gareth Ball	Rok Plannin g
Lucy Bullivant - Chair James Pickard Susanne Tutsch Cordula Zeidler Khalifa Abubakar	Planning application 26/04/2021 21/01869/FUL Planning committee 05/10/2021 approved subject to conditions Approval date: awaiting decision	Jeffery Holt	Monta gu Evans
Paul Dodd – Chair Andrew Taylor Juliette Scalbert Philip Marsh Martin Koenig		Ben Oates	DP9
Alfredo Caraballo (Chair) Jen Gutteridge Tara Globlade David Hills Mike Martin	Planning application 21/04093/RG3 Awaiting decision	Jeffery Holt	Homes for Lambet h
Damion Burrows (Chair) Robin Buckle Emma Lynn Martin Koenig Juliette Scalbert	Pre- application 21/02353/PPA at planning committee 29/06/2021 DRP follow up 27/07/2021	Emily Leighton	Rolfe Judd

Date	Scheme name	Fo Ilo w u	Site visit (Y/ N)	Review Type	Departments involved	Applicant type	Type of proposal	Stage of proposal
27/07/2021	Avenue Park Road	N	N	Formal review	CUD Planning	Joint venture	Residential led (200 + units)	Pre- application
27/07/2021	Homebase	Y	N	Chair review	CUD Planning	Joint venture	Mixed use	Pre- application
03/08/2021	Royal Street	N	N	Formal review	CUD Planning	Joint venture	Masterplan	Pre- application
07/09/2021	Royal Street (Plot A, C, E X)	Y	Y 01/ 09/ 202 1	Formal review	CUD Planning	Joint venture	Masterplan	Pre- application
14/09/2021	Texaco, 36-46 Albert Embankment	N	Y in adv anc e of revi ew	Formal review	CUD Planning	Private developer	Hotel	
05/10/2021	Royal street townscape	Y	N/A	Formal review	CUD Planning	Joint venture	Masterplan	Pre- application
12/10/2021	Royal Street (Plot B & Plot F)	Y	N/A	Formal review	CUD Planning	Joint venture	Masterplan	Pre- application

Panel composition	Outcome	Case officer	Agent
Paul Dodd (chair) Tara Globlade		Karim Badawi	lceni Project
Shaun Ohejetoh Julia Barfield			S
Damion Burrows (Chair) Juliette Scalbert		Emily Leighton	Rolfe Judd
Lucy Bulivant (Chair) Henry Squire Khalifa Abubakar James Pickard Susanna Tutsch	DRP follow up review 07/09/2021	Jeffery Holt	Gerald Eve
Lucy Bulivant (Chair) Henry Squire Khalifa Abubakar James Pickard Susanna Tutsch	DRP follow up reviews Oct 2021	Jeffery Holt	Gerald Eve
Henry Squire Khalifa Abubakar James Pickard Susanna Tutsch	21/04853/EIA SCR scoping submitted 15/12/2021	Rositsa Malinova / Joanne Broadbent	CBRE
Lucy Bullivant (chair) James Pickard Henry Squire Khalifa Abubakar Cordula Zeidler	DRP follow up 12/10/2021	Jeffery Holt	Gerald Eve
Lucy Bullivant (chair) James Pickard Henry	DRP follow up review 26/10/2021	Jeffery Holt	Gerald Eve

Date	Scheme name	Fo Ilo w u	Site visit (Y/ N)	Review Type	Departments involved	Applicant type	Type of proposal	Stage of proposal
26/10/2021	Royal (Plot D)	Y	N/A	Formal review	CUD Planning	Joint venture	Masterplan	Pre- application
30/11/2021	Royal Street masterplan	Y	N/A	Formal review	CUD Planning	Joint venture	Masterplan	Pre- application

Panel composition	Outcome	Case officer	Agent
Squire Khalifa			
Abubakar Cordula			
Zeidler			
Susanna Tutsch			
Lucy Bullivant	DRP follow up	Jeffery Holt	Gerald
(chair) James	review		Eve
Pickard Henry	30/11/2021		
Squire Khalifa			
Abubakar Cordula			
Zeidler			
Lucy Bullivant	21/04074/EIA	Jeffery Holt	Gerald
(chair) James	SCP scoping		Eve
Pickard Henry	has been		
Squire Khalifa	submitted		
Abubakar Cordula			
Zeidler			
Susanna Tutsch			

# A2 SURVEYS

## Lambeth DRP Survey

APF	PPLICANTS (Client / Designer / Agent)				
1	Name				
	Role				
2	Scheme				
	Date of design review				
3	The information from the Council in the lead-up to the review was clear.	<ol> <li>1 – Strongly disagree</li> <li>2 – Disagree</li> <li>3 – Neutral</li> <li>4 – Agree</li> <li>5 – Strongly agree</li> </ol>			
	Please provide details				
4	The design review panel's session was well-run.	<ol> <li>1 – Strongly disagree</li> <li>2 – Disagree</li> <li>3 – Neutral</li> <li>4 – Agree</li> <li>5 – Strongly agree</li> </ol>			
	Please provide details				
5	The advice/ recommendations received from the panel helped to improve the design quality of proposal.	<ol> <li>1 – Strongly disagree</li> <li>2 – Disagree</li> <li>3 – Neutral</li> <li>4 – Agree</li> <li>5 – Strongly agree</li> </ol>			
	Please provide details				
6	The written advice note from the review reflected the advice provided by the panel on the day.	<ol> <li>1 – Strongly disagree</li> <li>2 – Disagree</li> <li>3 – Neutral</li> <li>4 – Agree</li> <li>5 – Strongly agree</li> </ol>			
	Please provide details				
7	The written review panel advice/ informed further design discussions with officers.	1 – Strongly disagree 2 – Disagree 3 – Neutral 4 – Agree			

		5 – Strongly agree
	Please provide details	
8	Would you use the design review panel again?	Yes No N/A
	Please provide details	
9	How can we improve the design review process?	
	(If yes) Please provide details	
10	The review was value for money.	1 – Strongly disagree 2 – Disagree 3 – Neutral 4 – Agree 5 – Strongly agree
	Please provide details	

## Lambeth DRP survey

AU	AUTHORITY OFFICERS				
1	Your Name				
	Your Role				
2	Name of Scheme				
	Date of scheme review session				
3	What was your role at the review(s)?				

CASE	OFFICER	
4	My role was made clear from the outset.	<ol> <li>1 – Strongly disagree</li> <li>2 - disagree</li> <li>3 - neutral</li> <li>4 - agree</li> <li>5 – Strongly agree</li> </ol>
	Please provide details	
5	The review addressed all the design issues in the briefing note provided by officers.	<ol> <li>1 – Strongly disagree</li> <li>2 - disagree</li> <li>3 - neutral</li> <li>4 - agree</li> <li>5 – Strongly agree</li> </ol>
	Please provide details	
6	The panel advice added value to the scheme development.	<ol> <li>1 – Strongly disagree</li> <li>2 - disagree</li> <li>3 - neutral</li> <li>4 - agree</li> <li>5 – Strongly agree</li> </ol>
	Please provide details	
7	The panel contained the right mixture of experience and expertise for the scheme under review.	<ol> <li>1 – Strongly disagree</li> <li>2 - disagree</li> <li>3 - neutral</li> <li>4 - agree</li> <li>5 – Strongly agree</li> </ol>

	Please provide details	
8	The panel's advice report was helpful in ongoing discussions with the applicant.	<ol> <li>1 – Strongly disagree</li> <li>2 - disagree</li> <li>3 - neutral</li> <li>4 - agree</li> <li>5 – Strongly agree</li> </ol>
	Please provide details	
9	The scheme was a better one as a result of the design review process.	<ol> <li>Strongly disagree</li> <li>disagree</li> <li>neutral</li> <li>agree</li> <li>Strongly agree</li> </ol>
	Please provide details:	
10	Is feedback from reviews provided/ disseminated to officers who did not attend?	Yes No
	Please provide details	
11	Was the DRP's full advice appended to any subsequent planning applications committee report ?	Yes No
	Please provide details:	
12	The Planning Applications Committee members took into account the advice of the DRP.	<ol> <li>1 – Strongly disagree</li> <li>2 - disagree</li> <li>3 - neutral</li> <li>4 - agree</li> <li>5 – Strongly agree</li> </ol>
	Please provide details:	
13	How can we improve DRP?	
	Please provide details:	

## Lambeth DRP survey

PAN	NEL MEMBERS AND CHAIR	
1	Your Name	
	Your Specialisms / Expertise Please select from below:	
	Conservation & RetrofitPublic buildingsCulturePublic SpacesEducationPropertyHealth & CareDevelopmentHousingReligiousHotels & HospitalityRetailLandscape DesignSports facilitiesMaterials SpecificationWalking & CyclingMasterplans & Area StrategiesSustainabilityMixed-useTransport andPlay spaceInfrastructurePublic ArtUrban Design	
	Your general role at the review(s) you have attended (specify all that apply)	Panel Chair Panel Member
2	The DRP is well administered by Lambeth officers.	<ul> <li>1 – Strongly Disagree</li> <li>2 – Disagree</li> <li>3 – Neutral</li> <li>4 – Agree</li> <li>5 – Strongly Agree</li> </ul>
	Please provide details	
3	The Council officer briefing note provided in advance is generally adequate.	<ul> <li>1 – Strongly Disagree</li> <li>2 – Disagree</li> <li>3 – Neutral</li> <li>4 – Agree</li> <li>5 – Strongly Agree</li> </ul>
	Please provide details	
4	Site visits are useful.	<ul> <li>1 – Strongly Disagree</li> <li>2 – Disagree</li> <li>3 – Neutral</li> <li>4 – Agree</li> <li>5 – Strongly Agree</li> </ul>

	Please provide details	
5	The applicant documentation provided in advance is generally adequate.	<ol> <li>1 – Strongly Disagree</li> <li>2 – Disagree</li> <li>3 – Neutral</li> <li>4 – Agree</li> <li>5 – Strongly Agree</li> </ol>
	Please provide details	
6	The applicant presentation at the review is generally adequate and within the time slot agreed.	<ul> <li>1 – Strongly Disagree</li> <li>2 – Disagree</li> <li>3 – Neutral</li> <li>4 – Agree</li> <li>5 – Strongly Agree</li> </ul>
	Please provide details	
7	There should be greater focus on sustainability at reviews.	<ol> <li>1 – Strongly Disagree</li> <li>2 – Disagree</li> <li>3 – Neutral</li> <li>4 – Agree</li> <li>5 – Strongly Agree</li> </ol>
	Please provide details	
8	This question is for panellists only. Generally reviews are well chaired and run according to schedule.	<ol> <li>1 – Strongly Disagree</li> <li>2 – Disagree</li> <li>3 – Neutral</li> <li>4 – Agree</li> <li>5 – Strongly Agree</li> </ol>
	Please provide details	
9	Generally my voice is heard in reviews.	<ul> <li>1 – Strongly disagree</li> <li>2 – Disagree</li> <li>3 – Neither agree or disagree</li> <li>4 – Agree</li> <li>5 – Strongly agree</li> </ul>
	Please provide details	

10	The written note of panel advice is generally a good reflection of the session content.	<ol> <li>1 – Strongly disagree</li> <li>2 – Disagree</li> <li>3 – Neither agree or disagree</li> <li>4 – Agree</li> <li>5 – Strongly agree</li> </ol>
11	The written note of panel advice is generally produced in a timely manner.	<ol> <li>1 – Strongly disagree</li> <li>2 – Disagree</li> <li>3 – Neither agree or disagree</li> <li>4 – Agree</li> <li>5 – Strongly agree</li> </ol>
12	Can Lambeth's DRP process be improved?	Yes No Not sure
	Please provide details	
13	Would the panel pool benefit from additional members with specific skill sets?	Yes No Not sure
	Please provide details	
14	Feedback on what happens to schemes after design review would be useful to me as a panelist.	<ol> <li>1 – Strongly disagree</li> <li>2 – Disagree</li> <li>3 – Neither agree or disagree</li> <li>4 – Agree</li> <li>5 – Strongly agree</li> </ol>

# A3 DRP ADVICE NOTE



#### London Borough of Lambeth DRP

Scheme:	Lambeth Hospital, Landor Road
Review Date	19 <sup>th</sup> May 2020 13:50hrs
Venue	Video Conference via Microsoft Teams
Attendees	
Applicant Team	Dominic Chouler (GL Hearn) Christopher Tennant (GL Hearn) Richard Smith (SLAM) Dan Meredith (ESA) Kevin Wylde (ESA) James Gott (ESA)
Panel	Damion Burrows (Chair) Pete Jennings Robin Buckle Julia Barfield
LB Lambeth	Charleen Henry (Principal Urban Design Officer) Luke Butler (Principal Planner) Laure Emiowele (Graduate Urban Design Officer)
Observers	None

#### 1. Introduction

1.1 This is the second DRP for the site following the previous DRP held in 18<sup>th</sup> February 2020. The applicant has had several pre-applications discussions with the council since the last review.

#### 2 Site Analysis

- 2.1 The site (2.54 hectares) is located on Landor Road approximately 500m east of Clapham North underground station, 500m south of Stockwell underground station and 500m north-west of Brixton town centre. The site is located within a predominantly residential setting, with some small scale commercial and retail uses along Landor Road.
- 2.2 To the immediate north, the site is bounded by Landor Road which runs east-west from Clapham Road to Stockwell Road. The east and west of the site is bounded by residential properties, with some separation by rear gardens. Back-land residential

Lambeth DRP

and hospital development to the north east abuts the site boundary. To the south, the boundary is with the retained Pulross Centre accessed from Pulross Road. Currently, the majority of the site is occupied by two to three storey institutional style buildings that are all in use as a hospital and its ancillary operations.

- 2.3 The site has a range of PTAL of 2-5. This is a range between poor and very good public transport accessibility within the site. The rear of the site (furthest from Landor Road) is PTAL 2. There is a high level of surface level car parking and servicing space across the site served by one entrance from Landor Road.
- 2.4 The eastern and western parts of Landor Road form part of conservation areas. Clapham Road Conservation Area (CA33) is located to the west and Stockwell Green Conservation Area (CA42) lies at the eastern end of Landor Road. Both Conservation areas contain a number of designated and non-designated heritage assets. A pair of impressive locally listed Portland stone gate piers are located at the entrance to the site along Landor Road. The piers survive from the original 1870's hospital.

#### 3. Summary of the Proposal

3.1 The proposals seek to demolish all buildings and structures on site to provide eight building ranging from three to fifteen storeys comprising up to 576 residential units. Of the residential provision, 48% is proposed to be affordable housing. The development will include public realm, blue badge, car club and cycle parking, refuse storage and associated works. The applicant is exploring active commercial units along the Landor Road frontage.

#### 4. Site Visit

4.1 The Panel had previously visited the site prior to the February review.

#### 5. Stage of the Proposal

5.1 Pre-application

#### Design Review

- 6. Introduction
- 6.1 The Chair welcomed the applicant team to the video conference call and introduced the agenda. The Panel confirmed there were no conflicts of interest.

#### 7. Lambeth Planning Officer Update

LAMBETH HOSPITAL, LANDOR ROAD

- 7.1 Since the scheme was last presented to the panel in February officers have had a number of meetings with the pre-applicant team. Officers generally support the introduction of a single tall building and tighter urban grain which are characteristic of the area although there are concerns about the chosen material palette and architecture.
- 7.2 The Chair of Planning Applications Committee and Cabinet holder for Housing have been briefed on the scheme.

#### 8. Presentation

8.1 The Chair acknowledged that there was a lot of information to get through and thanked the applicant's design team for focusing on the main changes to the scheme.

#### 9. Points of Clarification

- 9.1 Following the presentation, the Panel asked questions and received the following points of clarification.
  - The distance between Blocks 5 and 6 is 16m
  - The distance between Blocks 3 and 7 is 3.5m on lower levels, and the buildings join on the upper levels.
  - A Sunlight and Daylight study has not been undertaken for the current scheme. However, a shadow study has prepared in Revit which indicates significant improvement to outdoor amenity.
  - The applicant is coordinating with Lambeth officers to confirm a list of townscape views including designated Lambeth Local Views.
  - There is no specified Use Class for the ground floor Block 9. The applicant is considering various options including a GP Surgery or nursery the main design principle is to have an active use. The active use would have access to the central courtyard to the rear making the courtyard semi-public during the day.
  - Block 8 is a collection of townhouses, seen as an extension to the existing neighbouring terrace.
  - Stand-alone cycle stores are proposed between Blocks 2 and 3, Blocks 4 and 6 and Blocks 5 and 6. Cycle stores would have green walls with side access. The stand-alone stores would be part of a mix of cycle provision throughout the site which also include internal cycle stores.
  - Social housing is located in Block 1 and Block 4.
  - The social split is 70% low cost (social rent) and 30% intermediate (details yet to be agreed). Ground floor social housing will have private rear gardens.

Lambeth DRP

LAMBETH HOSPITAL, LANDOR ROAD

• It is undecided whether Block 7 would be open or gated due to challenges such as 25m drag distance.

#### 10. Bulk, Scale and Mass

- 10.1 The Panel were in agreement that there has been significant improvement to the current scheme compared to the previously presented scheme. Whilst the scheme has an uplift in units due to an increase in scale and mass in some areas it has a more intimate characterful neighbourhood feel.
- 10.2 The Panel raised no concerns regarding the proposed scale and mass and were also supportive of a single tall building approach which was considered to be a more elegant solution to the two mid-rise blocks previously proposed. Although supportive of a taller building (Block 7) the panel were concerned about its slight off-centred siting at the end of the new Avenue which the panel thought appeared almost apologetic in relation to the Avenue. The Panel considered that inclusion of Block 3 within the scheme as problematic and largely influencing the towers siting. The Panel thought the termination at the end of the Avenue should be celebrated and one way of achieving would be to directly align and centre Block 7 with the Avenue and ensuring adequate space around the block, and a landscaped sense of arrival immediately outside the entrance to the tower.

#### 11. Layout and Landscape

Layout

- 11.1 The Panel welcomed the well-structured and laid out urban grain at the north and west part of the site with a central Avenue at its core. However, the panel considered the layout to the south, particularly around Block 7 to be less successful. The Panel thought that the less structured layout led to a circuitous route creating poor legibility and poor connections to outdoor space. The Panel encourages the pre-applicant to reconsider the layout of this part of the site to address these concerns.
- 11.2 Although generally supportive regarding the schemes overall increase in height and mass the panel were concerned that this has impacted the potential to facilitate a link/connection to Pulross Centre due to the siting of Block 7. The proposed undercroft between Blocks 3 and 7 was not considered to be a successful means of access or route and that the joining of the two blocks via a link route is unsuccessful.
- 11.3 The Panel encouraged the pre-applicant to relocate external cycles stores internally within the building or courtyards for convenience and security. The Panel also suggested the introduction of a different housing typology perhaps houses in place of external cycle stores which would provide a more interesting termination to vistas.

#### **Outdoor Communal Amenity**

11.4 The Panel were supportive of the reorientation of Blocks 5 and 6 which had positive impact on the quality of its courtyards which are now south facing and would benefit

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from good levels of sunlight and daylight. The Panel highlighted that a development of this scale will require courtyards to work hard for residents and so it is important to look at what types of activities could be supported in these spaces and programme the courtyard accordingly.

11.5 The Panel discussed the potential privacy issues that the shared public and private courtyard between Block 5 and 9 could create for residents and questioned the effectiveness of SUDS as a means to separate the public and private areas of the courtyard. The Panel suggested that considering the future demand on communal amenity space by residents it was better to keep this courtyard entirely private.

#### Playspace

11.6 The Panel had concerns about the appropriateness of some play area locations. The area to the rear of Block 4 was noted as having the potential to suffer from anti-social behaviour and the panel worried that this left over space was not appropriate for play. The long pedestrian route in front of Block 4 was also raised as a concern. The Panel highlighted the importance of considering the relationship between play areas and how they interact with the rest of the communal garden. The Panel also suggested undertaking a wind study report to understand the impact of Block 7 on the nature of play space and courtyards.

#### Landscaping

11.7 The Panel thought that the introduction of SUDS was positive and could play an integral role along the Avenue.

#### 12. Detailed Design

12.1 The Panel commended the pre-applicant team for taking on board the previous panel advice to enliven and enrich elevations. However, the panel were concerned about the mix and number of proposed materials, building lines and roof forms within each block which the panel thought resulted in a slightly chaotic appearance. The Panel recommended paring back of some of these varying elements for a more simplified and subtle appearance. The Panel agreed that the pitched roof form was more successful than the irregular single pitched roofs. However, there was not consensus on the use of arched window openings in elevations.

The panel commented on the applicant's approach to creating a balanced streetscape, which in pure elevation may appear balanced, however when viewed within the street vista had the potential to appear confused and crowded.

12.2 The Panel noted the important role private balconies play in providing outdoor amenity and expressing elevations. The Panel emphasised the challenges and benefits of cantilevered balconies. One particular challenge is that residents can feel exposed and therefore the balconies are not used often. The Panel understood that the type of

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balcony proposed would depend on the character of the building. The Panel suggested that this be considered as part of the ongoing design of the scheme.

#### 13. Internal Layout

13.1 The Panel highlighted the lack of natural light and outlook from internal corridors. The Panel recommended the introduction of openings to internal corridors to improve the residential experience and assist with the fire strategy.

#### 14. Heritage Impact

14.1 The Panel did not raise any concerns regarding the set of local townscape views included in the presentation. The Panel noted the absence of the designated Lambeth local view 'Panorama View (i) from Brockwell Park' in the presentation which is key in assessing the impact on the registered park and garden.

#### 15. Sustainability

15.1 The Panel discussed the pre-applicant's sustainable aspirations and approach for the scheme. The Panel encouraged the pre-applicant to consider Passivhaus standard for the development and cited Agar Grove in Camden as an achievable exemplar regeneration scheme.

#### 16. Summary and Recommendations

- 16.1 The Panel welcomes most of the revisions to the scheme particularly the distribution of bulk, scale and mass across the site. However, the panel had strong concerns about the siting of Block 7 which should have a central position terminating the Avenue.
- 16.2 The Panel also have concerns about the layout of the east and south part of the site which are considered convoluted, cut-off and fractured. It was recommended that this part of the site be reconsidered.
- 16.3 Courtyards should be clearly defined as private realm for residential use only.
- 16.4 The impact of Block 7 will need to be thoroughly tested. A wind study should also be used to inform the design and layout of blocks and landscaping.
- 16.5 The Panel recommends that external cycle stores are located internally and not externally.
- 16.6 The Panels suggests replacing external cycle stores with terraced housing to create strong terminations to vistas within the scheme.
- 16.7 The Panel are concerned about the proportion of landscaping to the built environment and whether the scale of development can be accommodated.

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- 16.8 The Panel recommends a cohesive SUDS strategy for the site.
- 16.9 The Panel acknowledged the improvements to some courtyard areas. However, the panel raised concerns about the unstructured and unsuccessful arrangement of Blocks 3, 4 and 7 and the quality of the courtyard.
- 16.10 The Panel encouraged windows to corridors to provide natural light.
- 16.11 In terms of detailed design, the panel suggested simplifying the design in particular the roof form and that careful considered should be afforded to balcony type/character.
- 16.12 Finally, the panel acknowledged the constraints involved in the scheme attaining Passivhaus standard. However, considering the scheme is required to provide 50% affordable housing on site provides the incentive to achieve Passivhaus.

#### **Future Panel involvement**

The Panel look forward to reviewing the scheme again, should the opportunity present itself.

Issue Date: 1st June 2020

Appendix 1 – Block Layout

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Appendix 1 - Block Layout

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# A4 EDI SURVEY

### **Standard equalities questions: Design Review Panel**

#### Why are we asking for this information?

Lambeth is committed to promoting best practice in inclusion, fairness and all aspects of equality; and, promoting an open and fully inclusive culture; which embraces, celebrates and values our workforce and community's diversity. You are under no obligation to provide the information requested, but it would help us greatly if you did. The information provided will only be used for monitoring purposes to assist with understanding the diversity of DRP panel membership and to inform the current DRP review. Answers will be treated in the strictest confidence.

#### What is your sex?<sup>1</sup>

Male	
Female	
Prefer to self-describe (please specify)	
Prefer not to say	

#### Do you identify, or have you ever identified, as trans\*?<sup>2</sup>

Yes	
No	
Prefer not to say	

\*Trans is an umbrella term to describe people whose gender is not the same as the sex they were assumed to be at birth.

#### Which age group applies to you?<sup>3</sup>

Under 18	
18-24	
25-34	
35-44	
45-54	
55-64	
65-74	
75-84	
85+	
Prefer not to say	

<sup>&</sup>lt;sup>1</sup> Adapted from suggested question wording in: EHRC (2011) Research report 75: Monitoring equality -Developing a gender identity question & Technical note: Measuring gender identity

https://www.equalityhumanrights.com/en/publication-download/research-report-75-monitoring-equality-developing-gender-identity-question

<sup>&</sup>lt;sup>2</sup> Adapted from: https://www.stonewall.org.uk/sites/default/files/getting\_equalities\_monitoring\_right\_0.pdf

<sup>&</sup>lt;sup>3</sup> All categories can be expanded/ collapsed as preferred as long as start/ end age remains the same. 0-15 can be excluded if adult only survey. Source: Lambeth Residents Survey

Which best describes your sexual orientation? <sup>4</sup>	
Heterosexual/straight	
Gay	
Lesbian	
Bi	
Prefer to self-describe (please specify)	
Prefer not to say	
Don't know	

### What is your legal marital or same-sex civil partnership status?<sup>5</sup>

Single/Never married and never registered a civil partnership	
Married or in a registered civil partnership	
Separated, but still legally married or in a civil partnership	
Divorced or formerly in a civil partnership which is now legally dissolved	
Widowed or surviving partner from a civil partnership	
Prefer not to say	

Are you currently pregnant or on maternity leave? <sup>6</sup>	
Yes	
No	
Prefer not to say	

### Which of these best describes your religion?<sup>7</sup>

Atheist	
Buddhist	
Christian	
Hindu	
Jewish	
Muslim	
Sikh	
Other – please specify	
No religion	
Prefer not to say/don't know	

### Do you consider yourself to have a disability or long term health condition?

Yes	
No	
Prefer not to say	

 <sup>&</sup>lt;sup>4</sup> Source: Lambeth Residents Survey
 <sup>5</sup> Source: Census 2011
 <sup>6</sup> Source: Lambeth Residents Survey
 <sup>7</sup> Source: Census 2011

# If you have a disability or long term health condition: Which of the following best describes the nature of your impairment or health issue<sup>8</sup>? (tick all that apply)

Physical impairments
Deaf/ sign language user
Hard of hearing/ Hearing loss
Mental health issues
Learning difficulties
Neurodiverse (e.g. Autism, Dyslexia)
Long term health conditions
An impairment or medical condition that is not listed above
Please specify:
Prefer not to say

#### What is your race or ethnic group?9

Asian o	or Asian British
A	Asian or Asian British - Chinese
A	Asian or Asian British - Bangladeshi 🛛 🗆
	Asian or Asian British - Indian
A	Asian or Asian British - Pakistani 🛛 🗆
A	Any other Asian background, write in
Black o	or Black British
E	Black or Black British - African
E	Black or Black British - Caribbean
A	Any other Black / African / Caribbean background, please
v	vrite
Mixed /	multiple ethnic groups
A	Asian or Asian British and white
E	Black or Black British (African) and white
E	Black or Black British (Caribbean) and white
A	Any other Mixed / multiple ethnic background, please
v	vrite
Other e	thnic group
A	Arab or Arab British
L	atin American/ Latinx or Latin American and British
F	Portuguese
A	Any other ethnic group please write

<sup>&</sup>lt;sup>8</sup> Based on feedback from Inclusion London.

<sup>&</sup>lt;sup>9</sup> Categories are based on Office of National Statistics 2015 Harmonised Concepts and questions and also aligns to Census 2011, but modified to include 'British' in the main ethnic groups. Additional categories such as Polish, Portuguese and Latin American have been added to reflect specific needs identified in these Lambeth Communities. Further categories may be added to reflect service users provided it remains possible to aggregate to the original Census question.

White		
	English / Welsh / Scottish / Northern Irish / British	
	Irish	
	Gypsy or Irish Traveller	
	Polish	
	Any other White background, please write	
	Prefer not to say	

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Produced by Lambeth Council.

\*The surveys distributed are based on templates created by Public Practice to develop a monitoring tool for design review.