

Lambeth Design Review Panel

Terms of Reference 2026



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1 Introduction

Lambeth is a varied and dynamic borough comprising Waterloo in the north, home to the capital's cultural hub, Brixton and its vibrant markets at the centre and the leafy suburbs of Streatham in the south. The borough's historic built environment adds richness and there is a duty to preserve or enhance the setting of the boroughs 62 conservation areas and protect over 2,000 statutory listed buildings. At the same time Lambeth offers opportunities for increasing levels of development throughout the borough, particularly in respect to Waterloo Opportunity Area and Vauxhall, Nine Elms and Battersea Opportunity Area. The merging of sustainable new places and buildings, whilst responding positively to the existing context and heritage assets is central in the borough's design aspirations.

Lambeth's Local Plan 2021 Policies set out the expectation for design excellence within the borough. As part of Lambeth's commitment to design excellence a Design Review Panel (DRP) will provide an additional service as part of the planning process, elevating the quality of borough's built environment through independent and impartial advice. This is In line with the National Planning Framework (NPPF) and London Plan 2021 policies and guidance relating to design scrutiny.

It is not the intention to substitute the Conservation & Design team that currently exist at Lambeth with a DRP. Instead, the DRP provides additional expert advice to complement their role within the planning process. Ultimately, the role of the DRP will be to assist Lambeth planning officers and planning application committee members in securing high quality development.

The 2024 National Planning Policy Framework (NPPF) says:

Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development....For assessing proposals there is a range of tools including..., design advice and review arrangements, These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. **In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.**

2 Role of the Design Review Panel

Design Review's role is to ensure that new development is of high design quality. This is achieved by providing impartial expert advice on development proposals at pre-application stage. Schemes are reviewed by the DRP at a reasonably early stage so that the panel can positively influence the direction of and evolution of the scheme.

The DRP is independent from Lambeth Council. The panel does not make planning decisions on Lambeth's behalf, but instead offers impartial design advice. Projects reviewed by the panel will vary, but are largely major development or complex schemes as well as public realm and highways proposals. For guidance on schemes referable to the DRP please refer to 'Referable Schemes'

For schemes that have Planning Performance Agreements (PPA's), the DRP will be fully integrated into the PPA project plan and costing. PPA schemes will attend the Council's Strategic Panel prior to meeting with the DRP.

The Design Review Panel is made up of a pool of 38 independent professionals working in the built environment who provide design related advice on new development schemes and public realm proposals. The schemes that go before the DRP are at pre-application stage however where necessary schemes can be put forward after the submission of a full planning application.

A Design Review session will generally comprise four panel members and a chair drawn from the pool. The specialisms include:

- Design of large, highly sustainable, climate resilient new-build and retrofit schemes (with a working-knowledge of the associated technical matters);
- Built heritage, where it relates to townscape and visual impact assessment of tall buildings including impacts on heritage significance, and designated views;
- Inclusive design including health and wellbeing, child and age friendly design in everyday built-environment scenarios; and
- Accessibility and designing for people with disabilities

Following Design Review a note of the DRP advice is issued in writing. In keeping with pre-application and PPA process the advice given is confidential. However, the DRP advice will be made publicly available after the submission of a full application and the DRP advice will be summarised in Planning decision reports.

3 Referable schemes

The types of schemes referred to the DRP are listed below:

- Large/Small/Minor Majors
- Infrastructure projects such as bridges
- Large public realm proposals
- Masterplans, design codes or design guidance

*All PPA schemes will automatically be considered for DRP

Design review can support the development of scheme proposals, lead to the adjustment and refinement of schemes so that they are better able to create and maintain high quality places, and add value for the investment proposed.

The London Design Review Charter, Mayor of London (2022)



4 Principles of Design Review

Lambeth's DRP follows the ten principles of design review from the Design Council CABA:

Independent - It is conducted by people who are unconnected with the scheme's promoters and decision makers, and it ensures that conflicts of interest do not arise.

Expert - It is carried out by suitably trained people who are experienced in design and know how to criticise constructively. Review is usually most respected where it is carried out by professional peers of the project designers, because their standing and expertise will be acknowledged.

Multidisciplinary - It combines the different perspectives of architects, urban designers, urban and rural planners, landscape architects, engineers and other specialist experts to provide a complete, rounded assessment.

Accountable - The Review Panel and its advice must be clearly seen to work for the benefit of the public. This should be ingrained within the panel's terms of reference.

Transparent - The panel's remit, membership, governance processes and funding should always be in the public domain.

Proportionate - It is used on projects whose significance, either at a local or national level, warrants the investment needed to provide the service.

Timely - It takes place as early as possible in the design process, because this can avoid a great deal of wasted time. It also costs less to make changes at an early stage.

Advisory - A design review panel does not make decisions, but it offers impartial advice for the people who do.

Objective - It appraises schemes according to reasoned, objective criteria rather than the stylistic tastes of individual panel members.

Accessible - Its findings and advice are clearly expressed in terms that design teams, decision makers and clients can all understand and make use of.

Design Review: Principles and Practice, Design Council CABA/ Landscape Institute/ RTPI/ RIBA (2019)

5 Review Types

Lambeth offers three types of Design Review; Full Review, Follow-Up Review, and Chair Review.

A **Full Review** typically consists of one chair and four panel members. The session will be one and half hours long with a 15–20-minute applicant presentation to the panel.

A **Follow-Up Review** is for schemes that have had significant changes in response to Design Review. The original panel will reconvene for this review.

A **Chair Review** is for schemes that have had minor changes in response to previous Design Review advice. The chair and one panel member from the original review panel provide the design advice.

It is recognised that some schemes will require longer than 1 ½ hours due to the scale or complexity of that case. In such instances the Design Review session will be tailored to specific schemes and may include a larger number of panel members. Please contact LambethDRP@Lambeth.gov.uk DRP or your assigned Development Management Officer for further information on a bespoke design review.

Up to date fee charges are on the Lambeth Design Review Panel website. Fees must be paid before the review session or it will not proceed.

6 Panel Membership

The panel ‘pool’ comprises 38 members including 3 chairs. The pool is multidisciplinary with professions from the fields of architecture, urban design, town planning, landscape architects, conservation, engineering, sustainability and building surveying as well as other disciplines.

A well-rounded diverse pool with a range of disciplines and expertise is integral to its success.

Pool membership is reviewed from time to time. To recruit panel member’s, advertisements will be placed in relevant architectural and design publications. Current members may re-apply for a place on the panel.

Applications are welcome both inside and outside the borough. Local knowledge is an important part of a good borough DRP and is valued.

Prospective panel members will submit a CV indicating their experience and design interests along with a covering letter that sets out how they are able to contribute positively to Lambeth as a place and its future. Applicants will need to specify whether they wish to apply for a Chair position.

The Lambeth DRP pool was last refreshed through a public recruitment process in 2025, and the refreshed pool was launched in January 2026.

7 Review Day

DRP meetings are scheduled monthly. The meeting dates for the year are set in advance and shared with all panel members to ensure availability. There is flexibility for additional reviews to account for increased numbers of schemes coming through the pipeline. Papers are circulated in advance.

A maximum of three schemes may be reviewed in a session (although this is very rare). On the day, the Design Review session consists of a site visit with panellists accompanied by council planning and design officers. The applicant does not attend site visits. Review sessions are conducted after the site visit. Council officers are present at the review but do not take part in the design review itself. Lunch will be provided on full day sessions.

The Conservation and Urban Design (C&UD) urban design officers will be present for the full review.

8 Chair Responsibilities

Chairs are responsible for *managing* the review sessions. The chair mediates complex discussion and ensure that each panel member is given an opportunity to express their thoughts and offer advice. The Chair must also ensure that the collective advice given is constructive and summarizes the view of the panel as a whole.

The Chair of the review session in collaboration with Council officers will write a final report to the applicant team which captures the advice of the panel.

9 Panel Member Responsibilities

When a Design Review is being organised panellists will be selected from the pool based on their specialist background. Panellists including Chairs, must provide impartial and expert oral advice during review sessions.

Panel members must endeavour to attend the entirety of a review day including site visits and all reviews scheduled for that day. If a member is unable to attend a review day, sufficient notice must be given in order for Council officers to find a substitute.

Two weeks before the review day, panel members will be notified of the invitation and asked to confirm their attendance.

One week prior to the meeting a briefing note for each scheme will be circulated to the selected panellists so that they may familiarise themselves with the scheme in advance of the Design Review session.

10 Panel Feedback

Following Design Review, the draft advice will be agreed by the panel chair. Applicants will normally receive the advice within 10 working days. Only comments and advice verbalised within the review session can be included in the advice note.

The panel advice will be published on the Council's Planning Register (on the planning application case file) once a valid planning application has been submitted for the scheme.

Before refining their designs in response to DRP advice, applicants are advised to discuss their thoughts with Council officers first as part of arranged PPA meeting or as a follow-up pre-app meeting.

11 Panel Members

Chairs



Craig Sheach

A Partner at PRP, Craig Sheach is passionate about creating and delivering high-quality, sustainable places across London, drawing on his extensive award-winning experience. He brings vast expertise of large-scale regeneration, mixed-use projects both in the UK and internationally, always pushing for ambitious innovative design. He specialises in residential-led brownfield and mixed-use schemes, high density and tall buildings, town centre regeneration projects, and rural master-planning, as well as design-led smaller builds and insertions. He has roles on various DRP's including chairing the Design Commission for Wales and the Wandsworth/Richmond DRPs. His contributions to policy and thought leadership demonstrate his knowledge of strategic planning, innovative thinking and collaborative working.



Damion Burrows

Damion Burrows, RIBA ARB, is the managing Director of DMBA. Damion has got years of leadership experience, where he's managed and delivered a diverse portfolio of social and high-end residential projects. At DMBA, Damion focuses on steering a dedicated team through a range of new build and refurbishment projects across commercial and residential sectors. He is committed to developing and growing the practice by cultivating new client relationships, securing architectural commissions, and ensuring repeat business.



Graciela Moreno

Graciela Moreno is an architect and masterplanner with over 20 years' experience leading major regeneration projects, masterplans and design codes across the UK. As founder of +MORE, she specialises in complex urban sites, density-led placemaking and design strategies that integrate community benefit, environmental responsibility and long-term stewardship. She is highly experienced in chairing and contributing to design review panels, facilitating multi-stakeholder processes, and guiding projects from strategic vision through to delivery. Graciela has taught Architecture and Urbanism at the Bartlett and Portsmouth School of Architecture. Her work is grounded in the belief that design quality is fundamental to creating places that are inclusive, resilient and built to endure.

Panel Members



Agnieszka Glowacka

With over 24 years' experience in practice, Agnieszka is a qualified architect, award winning designer and experienced university tutor.

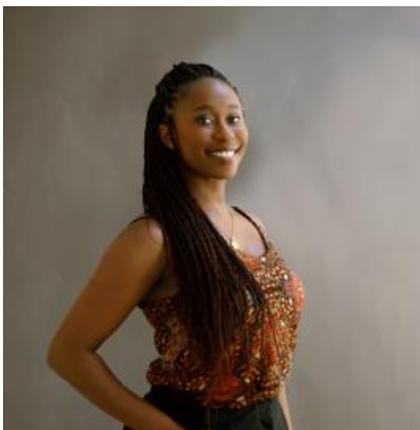
Agnieszka leads on quality and diversity at Haptic Architects, where she is Associate Director and COO of the London studio. Agnieszka has worked on a broad range of projects at different scales in the UK and internationally, with a strong focus on the Arts and Culture sector.

Clients include the V&A Museum, Science Museum Group and Somerset House. Agnieszka's professional experience includes running her own architecture practice as well as working within an engineering practice, for a specialist contractor and most recently as COO of Haptic Architects in London.



Alistair Taylor

Alistair is a Principal in the Design, Conservation and Sustainability team at Westminster City Council. He leads on heritage, townscape and placemaking issues for major schemes in complex and sensitive urban environments, and seeks a collaborative approach to guide schemes forward to a positive outcome. A notable focus is in assessing the merits of proposals for the demolition vs retention and retrofit of buildings. A Chartered Town Planner with a degree in Town Planning, and with separate diplomas in Urban Conservation and Urban Design, he seeks to apply this varied background to take a holistic overview of development proposals.



Chinedum Izundu

Chinedum is a seasoned architect, with a wealth of experience across RIBA Stages on award-winning schemes which span masterplanning, mixed-use, residential, commercial and hospitality sectors. Her delivery-focused understanding of the built environment is paired with an eye for detail that balances creativity with contextual sensitivity, policy alignment and technical rigour.

Passionate about the social and cultural dimensions of architecture, Chinedum has worked with organisations to engage young and underrepresented groups to inspire interest and participation with the built environment. She has also previously served on the Design Review Panel for Hackney.



Chris Bryant

Chris Bryant is a founding director of alma-nac, an award-winning London architecture practice known for thoughtful, people-centred design and low-carbon innovation. His work spans education, housing and community projects, with a particular focus on behaviour-change and net-zero strategies. Chris led the “Net Zero Needs Everyday Heroes” programme for the Department for Education’s Net Zero Accelerator, helping 23 schools cut carbon through student-driven action. He is also a co-founder of Design For All, providing pro-bono design support for charities and community groups. Chris advocates for accessible, sustainable architecture and writes, speaks and mentors across the sector.



Cordula Zeidler

Cordula Zeidler is a heritage consultant and Director at Donald Insall Associates where she leads the London and southeast consultancy team. She has over 20 years of experience in the research, interpretation and analysis of historic buildings and places. Cordula advises cultural institutions, long-term landowners, commercial property developers, charitable and public bodies on change to their buildings and sites. This includes adaptations, extensions, restoration and repurposing of historic buildings. Cordula is an art and architectural historian by training.



David Ogunmuyiwa

David is founder of ArchitectureDoingPlace, included in New Architects 4 and named an AJ100 Disruptor Practice. David worked as a housing officer for Lambeth, Southwark & Tower Hamlets before retraining, going on to deliver award-winning estate regenerations.

David is a Mayor’s Design Advocate; a past-curatorial board member for the London Festival of Architecture; An Expert Advisory Group member for Historic England.

He is board member of Urban Design London; New Architectural Writers; The Architecture Foundation. He contributes to DRPs for the GLA, Westminster, St. Albans, Brighton & Hove, Guildford, Luton, Kingston and Salford. He has practiced architecture in the UK & Middle East.



Davide Argentieri

Davide qualified as an architect in 2011 and has since worked on several high profile projects in London and overseas. He gained experience in heritage and conservation by working on the re qualification of Battersea Power Station and the Renovation & Renewal programme of the parliamentary estate. His experience also spans large scale master planning, transport and high rise towers. A passion for sustainability led him to become a certified Passive House Designer and Domestic Retrofit Designer. At ECD Architects, Davide leads the delivery of major retrofits.



Donncha O'Shea

Since 2008 I have been working at Gustafson Porter + Bowman, across a diverse range of projects from urban regeneration, parks to national memorials. He has a holistic design philosophy that enhances the experience of a person moving through an external space. Projects are united by the common themes of inclusivity, innovation, sustainability, and biodiversity. He has an ongoing interest in research and teaching, lecturing at both the Bartlett and University of Greenwich.



Emma Carter

Emma Carter is an Associate at Bell Phillips, leading award-winning housing, workplace and community projects. Her work focuses on creating inclusive, sustainable and joyful places that support wellbeing and equity. She has extensive experience delivering high quality housing and regeneration schemes for local authorities and developers, including a major new workplace for British Land in Canada Water. Emma leads Bell Phillips' Social Value Group and is a Core Member of Part W, an action group campaigning for gender equity in the built environment. She is passionate about design as a tool for social value and community resilience.



Emma Lynn

Emma Lynn is an architect, urbanist, educator and advisor. Her work centres on climate change, sustainable development and shaping resilient healthy environments. Emma is a Fitwel Ambassador and Healthy Streets Practitioner. She has extensive international experience leading public realm works and large scale housing projects. Her academic work at The Rotterdam Academy of Architecture and Urban Design focused on collective living as a sustainable housing model.



Emma Naylor

Emma is an architect driven by a belief that inclusive and accessible design can transform how people experience the built environment. Her work blends material exploration, hands-on making and a cinematography, using these to shape spaces that feel intuitive, generous and responsive to diverse needs. She has worked on a wide range of projects from a bespoke home for a tetraplegic client to the adaptive reuse of National Trust heritage buildings, always exploring how architecture can broaden who feels invited in. Now at Tate + Co, and previously with Knox Bhavan Architects and Donald Insall Associates, Emma pursues design that enriches everyday life.



Hanna Baumann

Dr Hanna Baumann is an interdisciplinary urban scholar and practitioner whose work focuses on participation in cities, with a particular emphasis on design, planning, and infrastructure. She frequently deploys participatory and creative methods to advance the inclusion of marginalised groups in public spaces and services, including through her award-winning art/research practice Another Provision. Hanna is a Principal Research Fellow at UCL's Bartlett Faculty of the Built Environment and an editor of the journal *City*.



Harvé Dhillon

Harvé is an Urban Designer and chartered Town Planner with extensive experience delivering complex pre applications and planning applications across both local planning authorities and private practice. Specialising in master planning and conservation areas, Harvé provides expert guidance on balancing growth with heritage sensitivity. Their work emphasises character led intensification, ensuring new development enhances local distinctiveness while meeting strategic housing and regeneration objectives. With a proven record in shaping sustainable urban environments, Harvé brings rigorous design judgment, policy insight, and collaborative leadership to design review, supporting the creation of resilient, high quality places that respond to context and promote exemplary design.



James Pickard

James Pickard co-founded Cartwright Pickard architects in 1996, which has won over 80 design awards.. He has a particular strength in developing viable housing and workplace projects that address the problem of high construction costs without loss of quality.. He has pioneered the practical use of off-site manufacturing methods, with a focus sustainability and Net Zero performance and has been an advisor to the UK government and several foreign governments of the use of MMC for affordable housing. He is an Honorary Professor at the Glasgow School of Art for his contributions to the Mackintosh School of Architecture.



Joanna Day

Joanna is a founding partner of Langstaff Day Architects, specialising in sustainable design in the residential, education, cultural and leisure sectors. Recent practice projects include the AELTC Community Tennis Centre in Raynes Park, the Media Pavilion at Wimbledon and the Corner House in Hackney. Joanna is a Studio Design Tutor at the Welsh School of Architecture in Cardiff and runs the Interactions Lab at the Loughborough School of Architecture, focusing on design for social connection. She is also an Examiner for the Royal Institute of British Architects Part 3 Course, which leads to the final professional qualification in architecture.



Kaiyil Gnanakumaran

Kaiyil Gnanakumaran is a London-born Architect of Tamil heritage. With over seven years' experience in the public sector, she is a Principal Urban Designer at the Old Oak Park Royal Development Corporation, one of the UK's largest regeneration projects. Her previous roles include positions at the LLDC and GLA, as well as Design Principal at Harrow Council, leading the Council's Design Review process from 2018 – 2020. Prior to this she worked in architectural practices in London and Cambridge, including 5th Studio Ltd and rcka. Trained in Architecture at Cambridge University, Kaiyil also completed her masters at the Cass, specialising in Spatial Planning and Urban Design. She lives in Lambeth with her partner and young daughter.



Ketki Mudholkar

Ketki is an urban designer working across regeneration, masterplanning, public realm design, research and strategies. She has led and contributed to projects such as a framework masterplan for Cork City Docklands, public realm strategies and proposals for Smithfield, Waterloo & the South Bank, as well as research into social infrastructure, medium-density housing and estate renewal. She is currently an Associate Urban Designer at Tibbalds, prior to which she worked at Hawkins\Brown and Publica.



Krunal Shah

Krunal is a multidisciplinary Technical Director with over 20 years of experience in the design and engineering sector. He is a UDG-recognized practitioner of Urban Design and an overseas-accredited architect, working at the intersection of wayfinding, inclusive design, transport planning, and public realm design. Over the past decade, Krunal’s technical leadership has enabled AtkinsRéalis to strengthen its in-house capabilities in people movement and user-experience-focused disciplines such as wayfinding and inclusive design.



Magali Thomson

Architect & Project Lead for Placemaking at Great Ormond Street Hospital, Magali is an architect leading a transformational approach to the public realm combining sustainability and climate resilience with placemaking and social wellbeing.

Her practice bridges healthcare design, community engagement, and architecture’s role in creating supportive, healing environments. Magali is passionate about involving young people and their families in the design process, ensuring spaces respond to their needs and voices. She is an expert on the NLA Healthcare panel.



Mike Martin

Turkington Martin Studio Landscape Architect
 Mike Martin has many years’ experience working in a multidisciplinary environment as Landscape Architect and Urban Designer. He played a role in major regeneration projects such as Convoys Wharf, Imperial West, Greenwich Peninsula and Gascoigne East in London. Earlier work includes Coin Street riverside walk and gardens and the Sir Joseph Banks Building, Kew Gardens. His specialisms include Landscape Design, Masterplans & Area Strategies, Play Space, Public Spaces and Urban Design.



Mohieldin Gamal

Mohieldin is an architect at Haworth Tompkins where, at his current and previous practices, he led and contributed to complex residential and commercial projects some of which have won prestigious awards. In 2021, he returned to his native Sudan for a short period, where he taught at the University of Khartoum and co-established the Sudan Chapter of Docomomo. Alongside practice, he also currently writes in the architectural press, and his design interests include urbanism, housing, adaptive reuse, and Modernism conservation.



Nicola Pickering

Nicola is an Associate Director at HCUK Group, specialising in managing change within the historic environment and shaping heritage-informed design across London and the South East. She advises on the heritage and visual impact of development, with particular expertise in conservation areas, listed buildings, sensitive retrofit, and the delivery of well-considered design in complex urban contexts. Nicola holds a PhD in Architectural History along with several other postgraduate degrees, including a Master's in Urban and Rural Planning, combining academic rigour with practical planning experience. She is committed to promoting high-quality, contextually responsive design that enhances local character and supports sustainable, positive change within historic urban settings.



Nicolette Duckham

Nicolette Duckham (MPhil, IHBC, FRSA) has been a London borough conservation officer for over 25 years. She previously worked for Historic England and ICOMOS and was a volunteer caseworker for the Victorian Society and Georgian Group.

Before relocating to London, she was a conservation officer in Cape Town with the newly formed Urban Conservation Unit of the Cape Town City Council. Nicolette sits on the 20th Century Society's Casework Committee, is an annual independent adviser for the Listed Property Owners Club show at Olympia, a Civic Trust Award Assessor, and board member of the Commonwealth Heritage Forum.



Nimi Attanayake

Nimi is co-founder of nimtim architects, a practice that places people and communities at the heart of their work. Nimi is a qualified garden and landscape designer and leads residential landscape and public realm projects. Nimi leads the studio’s school and public engagement work and promotes good practice within the industry through judging Best Employer for the Architects’ Journal Awards. She is an External Examiner for Manchester University (BA) and University College London (MSci). She is a Panel member for both Design South East and Frame Projects sitting on design review panels for a number of London boroughs.



Paul Crisp

Paul leads the Heritage & Townscape team at Smith Jenkins Planning & Heritage. As a dual qualified planner and heritage expert, he is able to appreciate a wider set of issues beyond heritage. He advises on all matters relating to the historic environment, as well as the preparation of heritage, townscape and visual impact assessments. Paul has advised on a wide range of heritage projects, from large estate wide regeneration projects which includes tall buildings to the refurbishment of listed buildings which includes 8 Albert Embankment as well as the Snowdon Aviary at London Zoo.



Rachel Glass

Rachel Glass is a qualified architect with 20 years experience at award winning practices in London, most recently as an Associate at Stanton Williams. She has a particular interest in adapting historic buildings for contemporary use, and in the creation of urban places that are inclusive, imaginative, and responsive to context. Rachel also holds an MSc in Construction Law from King’s College London, where she focussed her research on the housing crisis and planning legislation reform. Rachel is also an RIBA registered Client Advisor.



Ricardo Moreira

Ricardo is co-founder and Managing Director of environmental and building services consultancy XCO2, the first practice to have been awarded CIBSE Building Performance Consultancy of the Year four years in a row.

With both architectural and engineering backgrounds, and 25 years of experience in the industry, he is a firm believer in collaboration between disciplines and design integration for delivering building performance.

Ricardo holds an MSc in Environmental Design and Engineering from UCL, where he received Commendation for his innovative research. He has lectured at UCL, Imperial College and Central St Martins.



Satish Jassal

Satish Jassal is the founding director of Satish Jassal Architects, a practice specialising in unlocking complex and sensitive small, infill, backland and estate-edge sites to deliver award-winning, sustainable, housing-led projects. With over 20 years' experience, he has transformed overlooked urban plots into exemplary private, affordable and net-zero homes for local authorities and developers. Satish is a London Mayor's Design Advocate, serves on the Lewisham and Harrow Design Review Panels, is a mentor to diverse students, and is a Board Member and Chair of the Services Committee at CDS Co-operatives.



Sean McGee

Sean McGee is a Senior Architect at Karakusevic Carson Architects with over a decade of experience delivering high-quality, large-scale housing for local authorities and housing associations. He specialises in sustainable new-build, including Passivhaus, and deep retrofit projects on complex urban sites, working across all planning and construction stages.

Sean has led major schemes such as Phase 2 of Southwark's Ledbury Estate Regeneration and contributed to the practice's publication Retrofit Social Housing: A Practical Guide for Local Authorities and Registered Social Housing Providers.



Shikha Bhardwaj

Shikha Bhardwaj is a Lead Sustainability Designer at Hawkins\Brown with over a decade of experience shaping sustainable buildings and masterplans across the UK and internationally. Her work embeds sustainability from the urban fabric to the fine grain of architectural detail - through a deeply human-centric, site-specific approach. As a consultant, Shikha has collaborated with leading architectural practices worldwide, bringing a strong focus on holistic sustainability narratives. She is a passionate advocate for expanding the conversation beyond carbon metrics through systematic sustainability visioning to embrace broader environmental and social impacts.



Susanne Tutsch

Susanne Tutsch is a RIBA Chartered Architect and founding director of Root And Erect, an architecture and public realm design practice with a strong commitment to social value, health and wellbeing. She has expertise in the education, community, leisure and landscape sectors. Throughout the years she has developed an expertise in child-friendly cities, which led her to co-author the GLA publication 'Making London Child-Friendly'. Susanne is a member of various inner and outer London design review panels. She is a critic at architecture schools and acted as juror for RIBA and other design awards.



Tamara Kahn

Tamara is a qualified architect and sustainability manager with ten years' experience across housing, leisure and heritage assets. Recent projects include decarbonisation of five leisure centres, including listed buildings, to reduce carbon emissions by 75%, and advising on retrofit and low-carbon solutions across existing public assets and new build housing. As Sustainability and Energy Manager at Southwark Council and Associate at Architecture Sans Frontières UK, she is passionate about enabling more regenerative design solutions for current and future generations, she brings balanced and practical design insight.



Timur Tatlioglu

Dr Timur Tatlioglu is a Partner at Montagu Evans and Head of the Historic Environment & Townscape team. He leads a specialist group advising on heritage, design and townscape matters across complex urban and mixed-use schemes in London and nationally. With a background in architectural history, he has extensive experience working with local authorities, developers and design teams to achieve high-quality, context-led outcomes in sensitive heritage settings. Timur regularly provides expert advice and strategic design input on major regeneration projects, helping to balance creative ambition with the stewardship of historic places.



Wing Lai

Wing is a landscape architect, Fellow Member of the Landscape Institute (FLI) and a Fellow of the Royal Society Of Arts, Manufactures and Commerce (FRSA) with over 16 years' experience as a landscape practitioner. One of few millennial generation ethnic minorities within the landscape architecture sector to be awarded dual fellowship status. An industry ambassador and emerging thought leader within the built environment sector. He has a background of UK and international masterplanning, mixed use developments and public realm projects. He is also a periodic contributor to the Royal Society of Arts, through its global network of thought leaders.



William Haggard

William Haggard is a founding director of CarverHaggard, a design and research practice based in Loughborough Junction. CarverHaggard deliver public benefit through positive solutions to complex problems, approaching their work with critical optimism, practicality, and rigour. William is involved in the design and delivery of all their projects, and leads the practice's work on community-led research and engagement, public realm, and community buildings. Recent projects in Lambeth include the Low Line Wayfinding Strategy and the low-carbon retrofit and extension of Raw Material and 198 Contemporary Arts & Learning.

12 Presentation Material

If a scheme is reviewed at an early stage of design development, it is acknowledged that fully rendered views and detailed designs may not be available. Illustrative drawings and, where appropriate, physical models can be referred to the day of the review.

The following headings are suggested for each presentation to the DRP:

Essential

- **Brief and project context** – what is the purpose of the project?
- **Contextual analysis** – information showing an understanding of the wider context, in architectural, townscape, socio-economic and cultural terms.
- **Connectivity**– what are the pedestrian and vehicle movements in and around the site?
- **Site and building context** – information regarding ownerships, proximities to heritage assets or conservation areas and any relevant policy context (masterplans, opportunity areas, adjoining development sites)
- **Design principles** – what is the concept to the design?
- **Building mass** – shown in context.
- Design development – this can be shown using diagrams and sketches.
- **Plans, sections and elevations** – depending on the project, these drawings will vary in scale. Applicants may also wish to have particular areas of focus.
- **Views and panoramas** – depending on the stage of the project views can vary from sketches to full rendered images. Applicants should consider which views to show carefully, particularly if there are any potential heritage impacts.

In some cases, the following will be important

- **Physical Models**
- **Urban grain and street patterns** – this will be particularly useful in larger scale projects or masterplans.
- **Open spaces** – both existing and proposed, especially how they relate to the buildings and the public realm and foster movement and orientation.
- **Detail drawings** – these drawings will be relevant if there is a specific technical focus to the project such as sustainability or if there are any key material treatments that form part of the proposal.
- **Material samples**
- **Public realm strategy** - including material approach
- **Landscape strategy** – in some cases where landscape forms a key part of the project comprehensive detail on species, number and size will be important in order for the panel to assess the scheme.
- **Energy efficiency** – where applicable.

Please note that Lambeth is supports a paperless environment therefore we strongly advise the use of electronic presentations.

13 Monitoring & Evaluation

The DRP will be monitored and evaluated on a regular basis to ensure a good service is being provided. The evaluation will consider:

- Operational performance; how efficiently is the panel managed in terms of booking a review slot, meeting set up and whether the panel can deal with the number of cases given
- Quality of Advice; is the advice clear and helpful
- Whether or not the advice of the Panel has been taken on-board and if schemes benefited as a result
- Has the advice enabled better negotiation of design issues with developers
- How DRP is perceived by Members of the Planning Applications Committee
- Review lessons learnt from other design review panels

Feedback from service users will be important in understanding how well the panel is functioning and how it is perceived as a service.

A brief Annual Report will be prepared at the end of each financial year.

14 Conflicts of Interest

To ensure the integrity and impartiality of advice of the panel it is imperative that the panel members avoid any potential conflicts of interest that might arise from schemes they consider. Potential conflicts will be checked prior to each review. Panel members are expected to act in the public interest and adhere to the seven [Nolan Principles of Public Life](#).

Conflicts of interest should be formally recorded by panel members with the Council's conservation and urban design team in advance of the review session.

Panel members who are, or have been, personally or professionally involved with a particular proposal under discussion, or who may otherwise be considered to have a conflict of interest, are requested to notify the conservation and urban design team in writing in advance of that development being reviewed.

Panel members are notified of the schemes coming before the panel at least 1 week prior to the review. Panel members should declare any possible direct or indirect conflicts of interest to the conservation and urban design team at this stage. On receipt of this declaration senior officers in Development Management and conservation and urban design team will determine if the conflict is of a personal or prejudicial nature. The composition of DRP meetings can then be arranged to avoid any conflict.

A panel member has a prejudicial interest in a proposal if they have:

- A financial, commercial or professional interest in a project, its client and/or the site;
- A personal relationship with an individual or group involved with the project, where that relationship prevents the panel member from being objective.

Where a conflict of interest is prejudicial, the panel member will not participate in the reviews for the proposal. The panel member should not be in the room during the review.

Where a conflict of interest is personal, but not prejudicial, the panel member may be allowed to participate in the review. In this situation, the interest will be noted at the beginning of the review, discussed with the presenting design teams and formally recorded in the final report.

In the case where a panel member has declared an interest in a particular item the panel member should leave the room and should take no part in the discussion of the scheme or the forming of the panels views.

If a panel member is approached to become involved in sites that have been presented to the panel which they sat on, they should not do so for a period of at least 24 months after the council has determined the scheme.

15 Confidentiality

Lambeth's Design Review Panel provides a constructive and reliable forum for developers and their design teams to seek guidance at an early stage of the design development process, where the Panel's advice can have the most impact.

The majority of schemes reviewed will be at pre-application stage and are not publicly accessible. It is therefore essential that appropriate levels of confidentiality are maintained. Panel members will be required to sign a declaration in section 16 of this document, agreeing to abide by these terms of reference including the confidentiality requirements as set out below.

Panel meetings are only to be attended by panel members, Lambeth Council officers and officers from statutory bodies involved in the project if they are invited by the council (e.g. Design for London, Historic England, the GLA, etc.), as well as the developer and their design team. Any additional individuals to be in attendance must be approved by Conservation and Urban Design Team Manager.

Panel members shall keep confidential all information provided to them as part of their role on the panel and shall not use that information for their own benefit, nor disclose it to any third party unless it is confirmed that the information is in the public domain.

The panel's advice will be provided in the form of a letter containing a summary of the deliberations and the key points arrived at in discussion by the panel. This will be distributed to all relevant stakeholders by the Council's CUD team. If the proposal is at pre-application stage, the report is not made public and is only shared with Lambeth Council, the developer and design team, and any other statutory bodies involved in the project.

If the proposal is reviewed at application stage or once a reviewed scheme is submitted as a planning application, the report will become a public document and be available within the application case file available to view online on the council's planning application database. Any other information from the panel meeting that is not expressed in this letter such as any panel member notes or drafts will remain confidential.

If a panel member wishes to share a final report with a third party, they must contact the CUD team first to seek approval from senior officers. It must be confirmed whether or not the report is public.

If any developer, architect or agent approaches a panel member for advice on a scheme that is subject to design review (before, during or after), they must decline to comment and refer the inquiry to the Council's CUD team.

16 Panel Member Declaration

I accept and agree to abide by the principles and rules set out in Lambeth's Design Review Panel Terms of Reference including the requirements in relation to any conflicts of interest and confidentiality as set out in sections 14 and 15 of this document. I understand that if I breach any of these rules, I may be asked to leave Lambeth's Design Review Panel.

Signed: _____

Name: _____

Date: _____