

MAYOR OF LONDON

**LONDON REVIEW
PANEL**

**ANNUAL REPORT
SEPTEMBER 2021 - AUGUST 2022**

GOOD GROWTH BY DESIGN

**A
BUILT
ENVIRONMENT**

**FOR
ALL
LONDONERS**

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1 INTRODUCTION

The London Review Panel was established in September 2017 as part of the [Mayor's Good Growth by Design Programme](#) which sets out a united programme of work to enhance the design of buildings and neighbourhoods for all Londoners. The London Review Panel provides independent expert advice with panellists drawn from the [Mayor's Design Advocates](#), leading designers and professionals who share the Mayor's vision for Good Growth.

The panel has a special focus on place making. Design review takes place from the investment stage, which reduces risks and expense by identifying weaknesses within the proposition at the earliest possible opportunity. The panel supports the Mayor in recognising and supporting high standards of design and ensuring that wider place making benefits happen.

The panel's focus will be advising on projects funded by City Hall. In some circumstances it will also review other projects going through the planning process; for example, where there are not alternative design review processes in place, where sites fall across borough boundaries, or where sites are of exceptional social or cultural significance to Londoners.

This report captures the activities of the panel from September 2021 to August 2022. This report will also report back on next steps from the previous report and include any recommendations and next steps for the panel for the year ahead.

2 PANEL DATA SUMMARY

AUTHORITY DETAILS	
Authority	Greater London Authority
Review Panel Name	London Review Panel
Panel Management (in-house, externally managed, one-off)	In-house
Panel Contact	Matt Ruddy - GLA Regeneration Senior Project Officer
Contact Email Address	Matt.Ruddy@london.gov.uk
Report Produced by	Matt Ruddy - GLA Regeneration Senior Project Officer
Time Period Covered	September 2021 - August 2022

REVIEW TOTALS			
Total Number of Reviews	20		
Types of Review	GLA	TfL*	Total
Full Design Review	11	2	13
Chair's Review	0	0	0
MDA Workshop	7	0	7
	18	2	

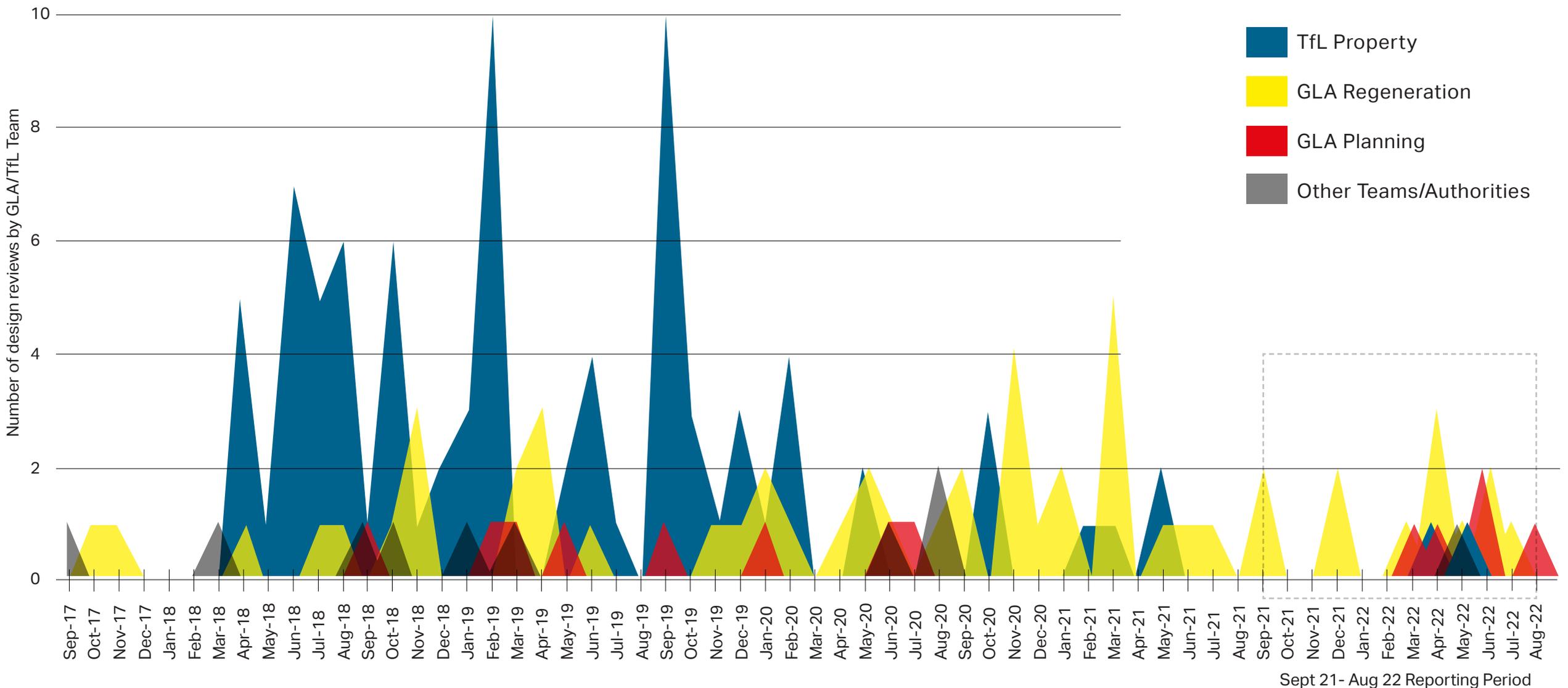
* Includes figures for TfL Property's three-stage design review process.

Number of Reviews in Reporting Period

There have been 20 reviews undertaken in the last year (September 2021 - August 2022), compared to 23 reviews undertaken in the previous year (September 2020 - August 2021).

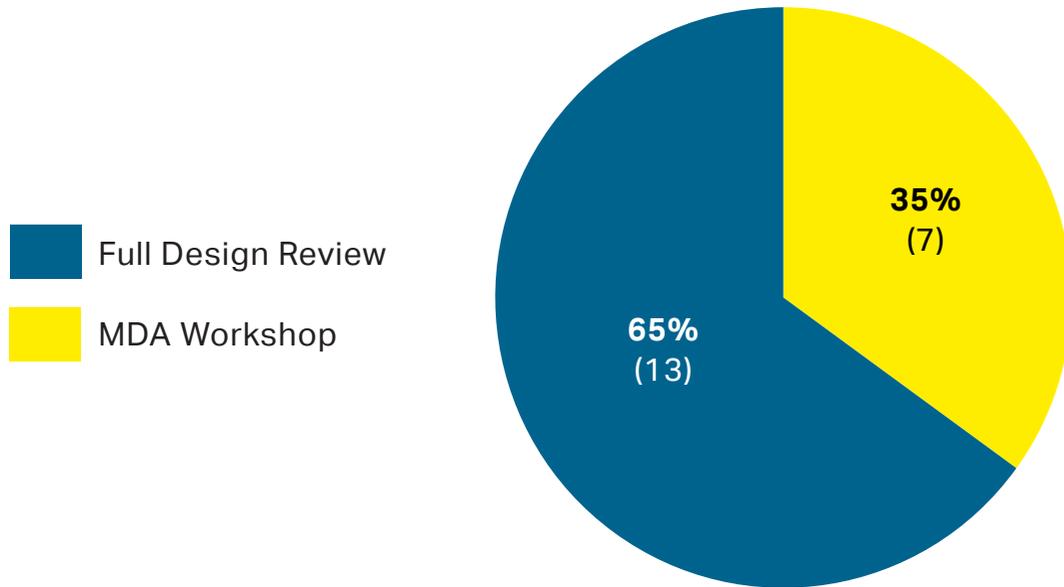
There have been less TfL Property reviews (7 reviews in 20/21, 2 reviews 21/22) and more GLA Planning reviews (0 reviews in 20/21 and 5 reviews in 21/22) as projected in the previous report (Progress Report September 2017 - August 2021). There have been less GLA Regeneration reviews (16 in 20/21 and 12 in 21/22) and more uses of the London Review Panel by other GLA/TfL teams or local authorities (0 in 20/21 and 1 in 21/22).

Design Review is a clear mayoral commitment (both within the London Plan and mandated through national policy) and the London Review Panel has demonstrated its ambition to increase uptake in relation to Strategic referrals in line with protocols agreed with the GLA Planning team. GLA Regeneration project reviews continue to be anticipated at the current frequency while use by other GLA/TfL teams and local authorities.



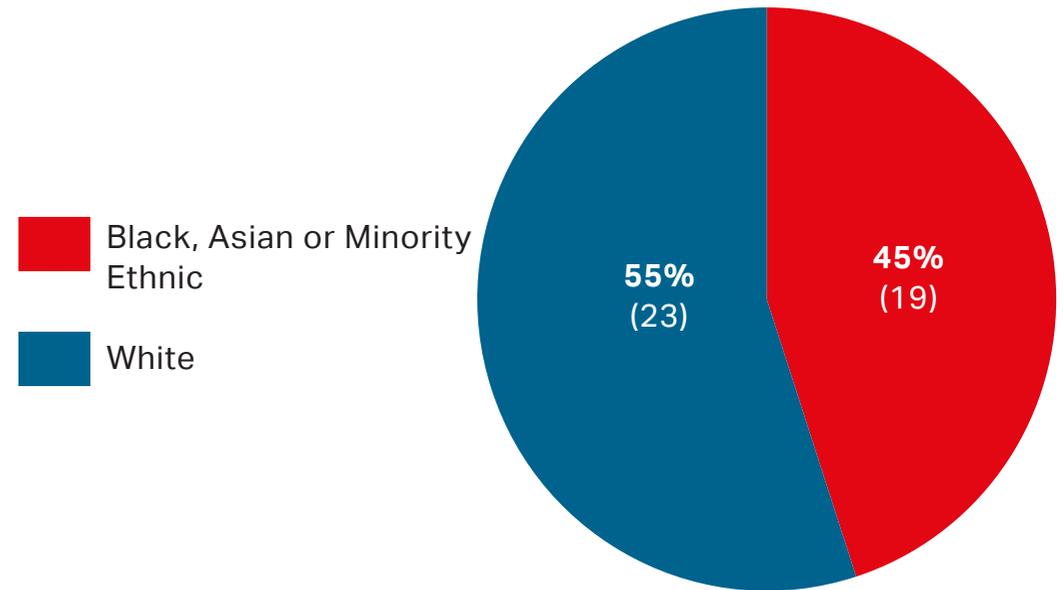
Number of Reviews Split by Review Type

The majority of London Review Panel sessions have been full design reviews, generally with three to five Mayor's Design Advocates.



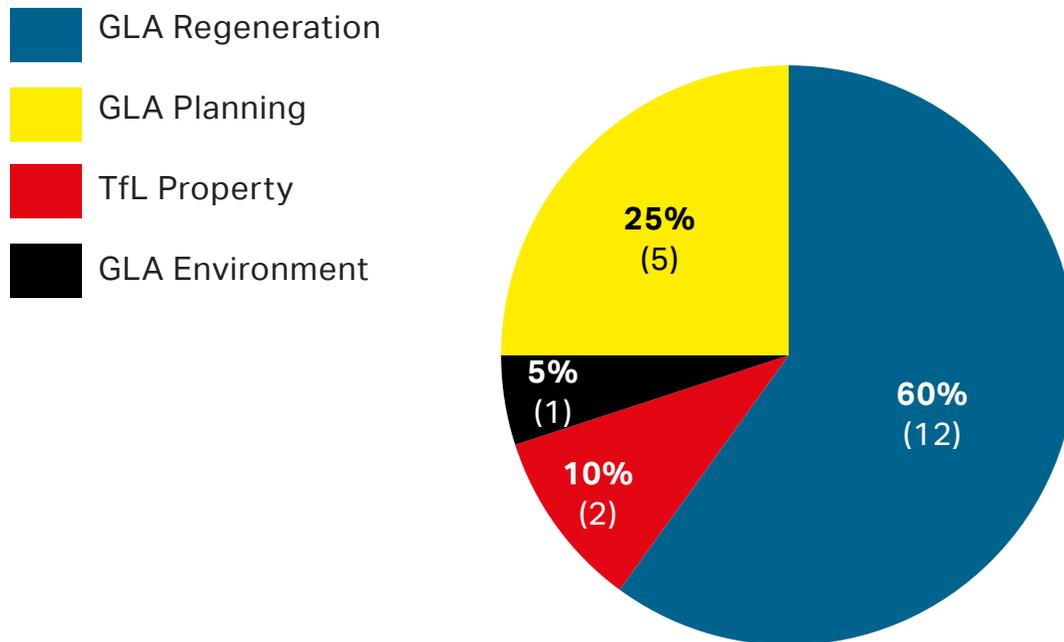
Diversity of the London Review Panel - Ethnicity

From April 2022 the panel which is made up from Mayor's Design Advocates (MDAs) has been refreshed. The new cohort of MDAs is 45% black, asian or minority ethnic.



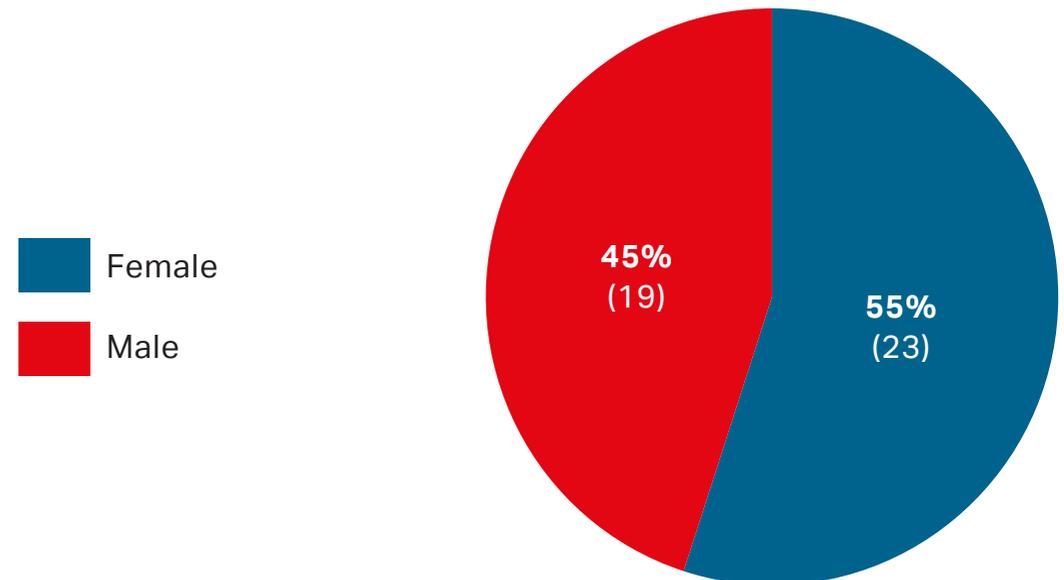
Number of Reviews Split by GLA/TfL Team or Authority

The majority of London Review Panel sessions have been on TfL Property projects followed by GLA Regeneration.



Diversity of the London Review Panel - Gender

The new cohort of MDAs is 55% female.



London Review Panel supporting projects receiving funding from the Mayor of London

Project: Cockpit Deptford
Authority/Team: LB Lewisham
Review Type: Full Design Review
Date: 09/12/2021 (Full Review)

Purpose of Review

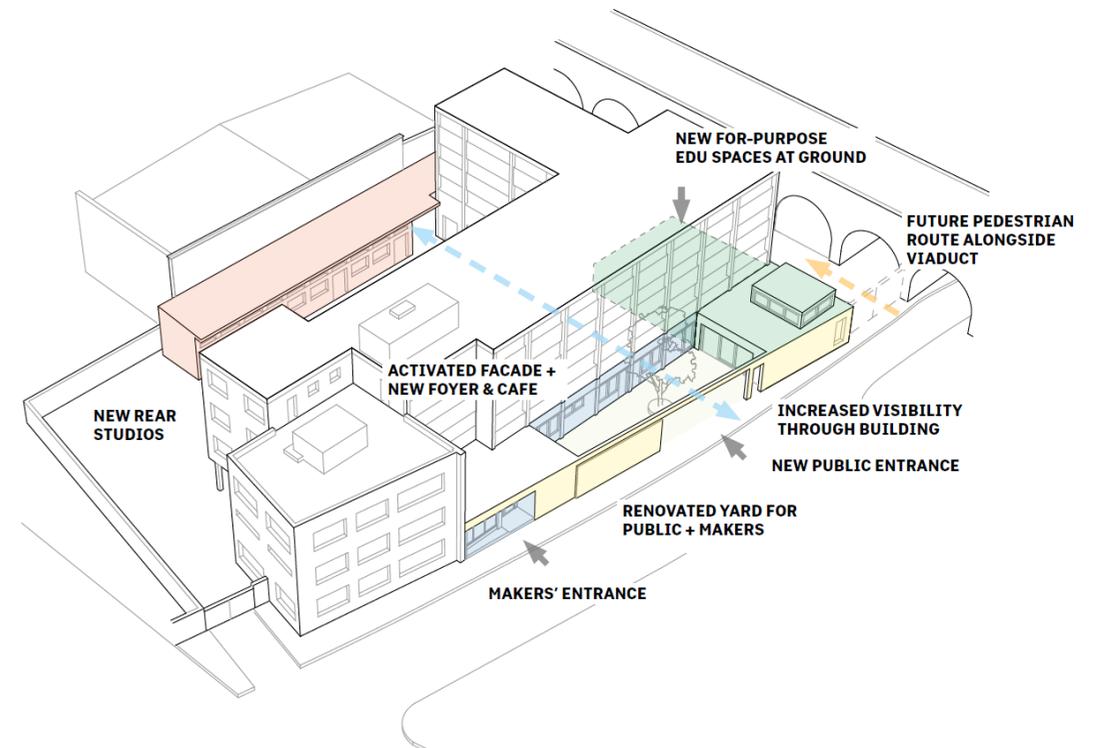
This project was brought to the London Review Panel as the GLA were supporting Cockpit with a £1 million Good Growth Fund grant to develop new affordable craft/art studios, education spaces, public café and public realm at their site in Deptford. The project aimed to increase the public welcome between the building and street through removal of a boundary wall to open up the public entrance. The newly accessible building would enable Cockpit to expand their outreach and support the next generation of makers.

Key to the success of the project would be community engagement and stitching this piece of public realm into the wider strategic accessibility networks. The team were looking to introduce a café element and were looking at options to either run this in-house or via a community enterprise.

Summary of Recommendations from Panel

The panel fully supported the aims and ambitions of the team. This was an important project that covered key Mayoral priorities including supporting creative industries, making in the city, and supporting disability and inclusion in the public realm. Cockpit were in the advantageous position of owning the building and site and the panel encouraged Cockpit to use this status as a key anchor institution to direct and inform future developments on this and surrounding sites.

The panel agreed that character and specificity in the design proposals that support Cockpit activities were important. The panel encouraged the team to look to other community and artist spaces for clues to success in delivering inclusion and diversity in placemaking.



Key design moves from review presentation slides - Cooke Fawcett Architects



CGI and precedents from review presentation slides - Cooke Fawcett Architects

The panel supported the team as a critical friend and provided feedback intended to help the team in achieving the best possible outcome for the project.

Key points of panel feedback included advice around;

- Community and stakeholder consultation
- Engaging and supporting young people
- Addressing the existing mural wall
- The front yard proposals
- The relationship to the railway viaduct and adjacent sites
- Balancing privacy and visibility
- Education space options
- Optimising the site for future phases of development
- Maximising the benefits of the rear yard
- Utilising the existing talent of Cockpit's makers

Feedback from Annie Warburton, Cockpit Arts

More than just funders, the GLA are active partners in the projects they support.

The London Review Panel injected expert guidance from highly experienced architects into Cockpit's Deptford project. Their input prompted new directions of thought and, as the project developed, helped to keep the proposals anchored in our original ambitions.

Particularly useful was the panel's encouragement to reflect on the character of our Secret Garden – and rethink the balance between privacy and visibility.

Every creative project needs a critical friend to introduce new perspectives and ideas. As an organisation that coaches and mentors makers, Cockpit knows just how vital.



Photos from LRP site visit to Cockpit Arts Deptford ahead of review. Top - panel discussion around model of proposal. Bottom - street facing mural

London Review Panel supporting authorities where no design review panel operates

Project: Walnut Tree Road
Authority/Team: LB Bexley / BexleyCo Housing
Review Type: Full Design Review
Date: 13/05/2022 (Full Review)

Purpose of Review

The project was a recipient of London Regeneration Fund and Growing Places funding and was located on a depot site in Erith, LB Bexley. As well as receiving funding from the Mayor of London, the project was also brought to review as there was no local design review panel.

The design team were Flanagan Lawrence and the proposals were for a housing led mixed use development providing around 60 new homes. Key principles for discussion in the review were the public realm connectivity, commercial and ground floor uses. Consideration of how this project could contribute to the town centre regeneration was also important as the masterplan linked into the wider town centre. The buildings proposed would be up to six storeys and address some complex site constraints including large infrastructure barriers and noise and air pollution.

Summary of Recommendations from Panel

The panel commended the team on a clear and well communicated presentation that captured the good work undertaken to date. The panel recognised the viability challenges of this project and encouraged the team to develop the quality of the project in details that can be locked in at an early stage and be delivered within the cost limitations.

The panel agreed this as an important site that was trying to deliver several objectives including civic, commercial, sense of arrival and gateway aspirations for Erith. The panel were supportive of the site layout and massing strategies however there are a few areas where these could be improved.



Aerial sketch from review presentation slides - Reardon Smith Landscape LLP



CGI from review presentation slides - Flanagan Lawrence Architects

The panel advised the team to develop a clear sustainability strategy that included an approach to biodiversity and drainage. The panel encouraged the team to develop the design quality of the public realm proposals, the public square, and the private and shared residential amenity. The key views between the public square and the Old Carnegie Library as well as the routes through the site needed to be strengthened to encourage public access and activity.

The western side of the proposal was dealing with a very hostile, noisy, and polluted environment and the design solutions for amenity and residential uses needed to be developed to address this. The residential layouts needed to be reviewed to ensure they work for the residents living in them, considering the flat layouts, internal corridors,

Feedback from Graham Ward, BexleyCo Managing Director

The DRP was a useful process in helping us refine our design. The points raised were beneficial in improving our floor plans and the overall efficiency of the building, enhancing views, strengthening sustainability aspects and addressing some of the site constraints including the elevation adjacent to the busy A2016, Bronze Age Way.



Sketch street views from presentation - Flanagan Lawrence Architects



Sketch street views from presentation - Flanagan Lawrence Architects

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FOLLOW UP FROM PREVIOUS REPORT RECOMMENDATIONS AND NEXT STEPS

1. We have completed this report which follows on from the first report and captures the London Review Panel activity between September 2021 - August 2022.
2. We continue to publish all relevant full design review reports onto the London Review Panel website, targeting 6 months post review date subject to confirmation of project status.
3. We have improved the diversity of the London Review Panel in terms of ethnicity and gender to ensure the panel is representative of Londoners.
4. We have published the London Review Panel Terms of Reference on the London Review Panel website, highlighting the importance of the Design Review Principles and Practice guidance on which it was developed.
5. We have made website updates to make more clearly the link to the London Quality Review Charter and the members of the Mayor's Design Advocate cohort who form the panel members.
6. We continue to ensure our MDA's are fully equipped to review the range of project scales, stages and with insights into the specific requirements for each project. Most recently this has included a refreshed MDA handbook with dedicated design review workshops organised for November 2022.
7. We continue to ensure design quality is held to account as a priority objective in all reviews and that this is reflected in the agendas and recommendation reports for each review.
8. We will do more to evaluate the success of the review through case study and client/design team feedback following publication of review reports onto the website. A survey template has been developed by Public Practice associates which can serve the basis for this feedback. This is something that has not been actioned but will form a key part of learning from design review and knowledge sharing across the MDA cohort going forward.



MDA Workshop Site Visit, Royal Docks, LB Newham

ABOUT GOOD GROWTH BY DESIGN

The Mayor's Good Growth by Design programme seeks to enhance the design of the built environment to create a city that works for all Londoners. This means development and growth should benefit everyone who lives here. As such, it should be sensitive to the local context, environmentally sustainable and physically accessible.

The programme calls on all involved in London's growing architectural, design and built environment professions to help realise the Mayor's vision.

Good Growth by Design uses the skills of both the Mayor's Design Advocates and the wider sector. This includes teams here at City Hall, the London Boroughs and other public bodies.

The programme covers six pillars of activity:

SETTING STANDARDS & INFORMING DELIVERY

Undertaking design research and identifying best practice in architecture, urban design and place-shaping, to support the development of clear policies and standards, and improve the quality of London's built environment.

ENSURING QUALITY

Ensuring effective design review across London, including through the London Review Panel.

BUILDING CAPACITY

Enhancing the GLA Group's and borough's ability to shape new development that will deliver good growth.

SUPPORTING DIVERSITY

Working towards a more representative sector and striving for best practice while designing for diversity.

COMMISSIONING QUALITY

Ensuring excellence in how the Mayor and other public- sector clients appoint and manage architects and other built environment professionals.

CHAMPIONING & LEARNING

Advocating for the sector and for best practice and evaluating the programme's impact.

THE MAYOR'S DESIGN ADVOCATES

The Mayor's Design Advocates are 42 built environment professionals. They were chosen for their skill and experience to help the Mayor support London's growth through the Good Growth by Design programme. They are independent and impartial, and provide support, advice, critique and expertise on London's built environment. The group includes practitioners, academics, policy makers and those from community-led schemes. Fifty five percent of the advocates are women, and forty five percent are from a black, asian or minority ethnic background.

FOR MORE INFORMATION

**Good Growth by Design Team
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London E16 1ZE**

www.london.gov.uk/what-we-do/regeneration/advice-and-guidance/about-good-growth-design

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