

MAYOR OF LONDON

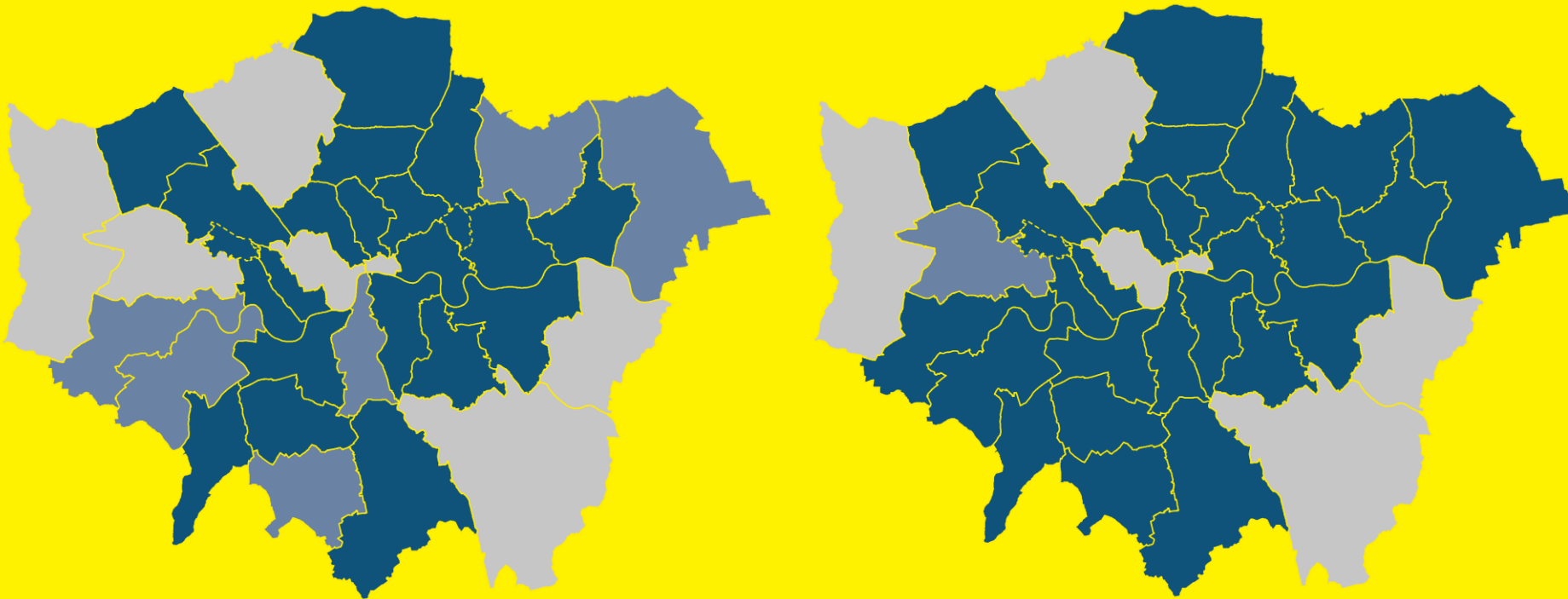
2020 DESIGN REVIEW SURVEY

Results Report

October 2020

GOOD GROWTH BY DESIGN

Changes in design review provision in London



The provision of Design Review panels has significantly expanded in the past two years

83% of authorities either have, or are about to set up, a panel at authority level, up from 64% at the last survey.

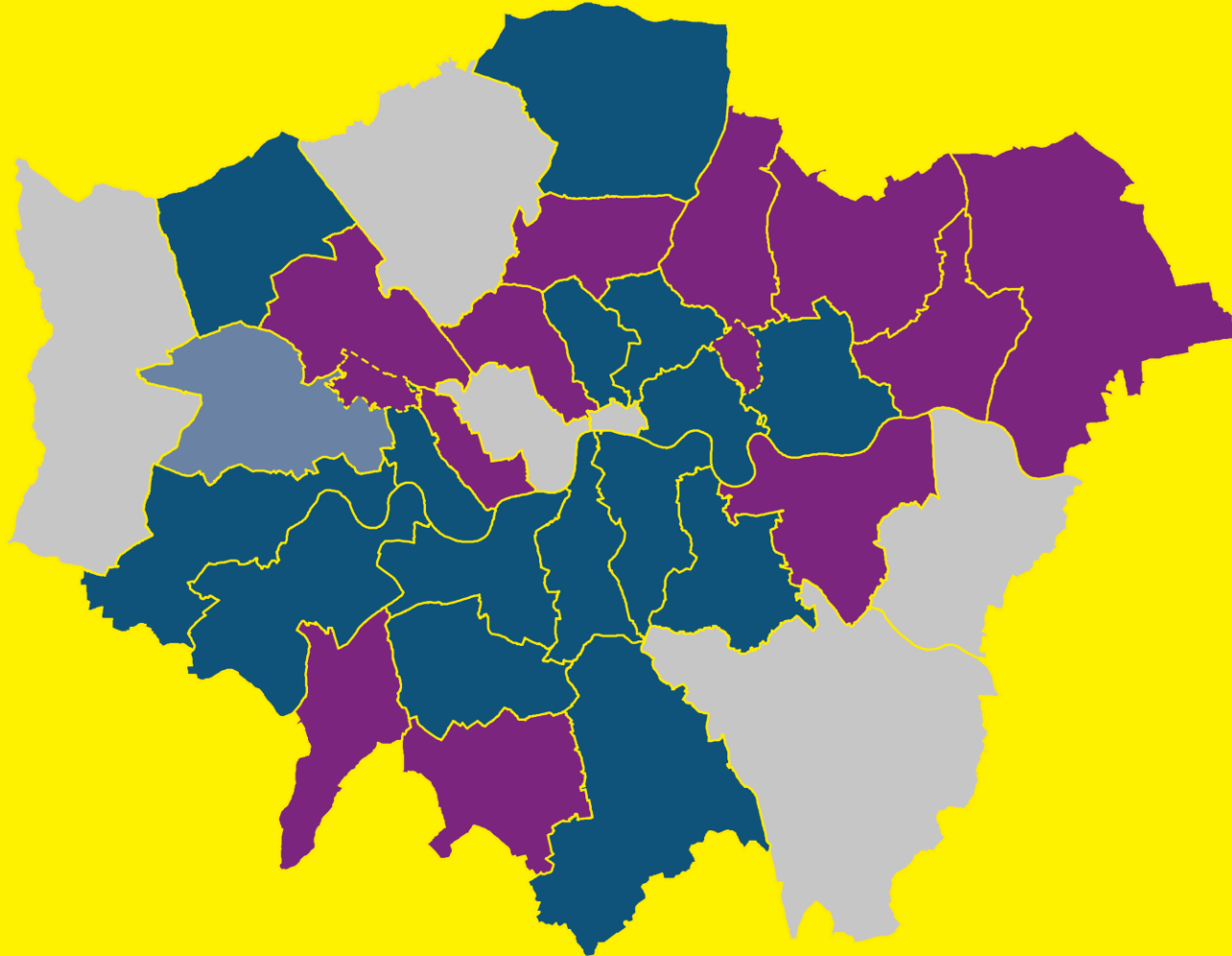
Design Review Panels across London - 2018

Design Review Panels across London - 2020

KEY

- Established Design Review Panel
- In Development, Not Yet Operational
- No Design Review Panel / No Response

Delivery of design review services

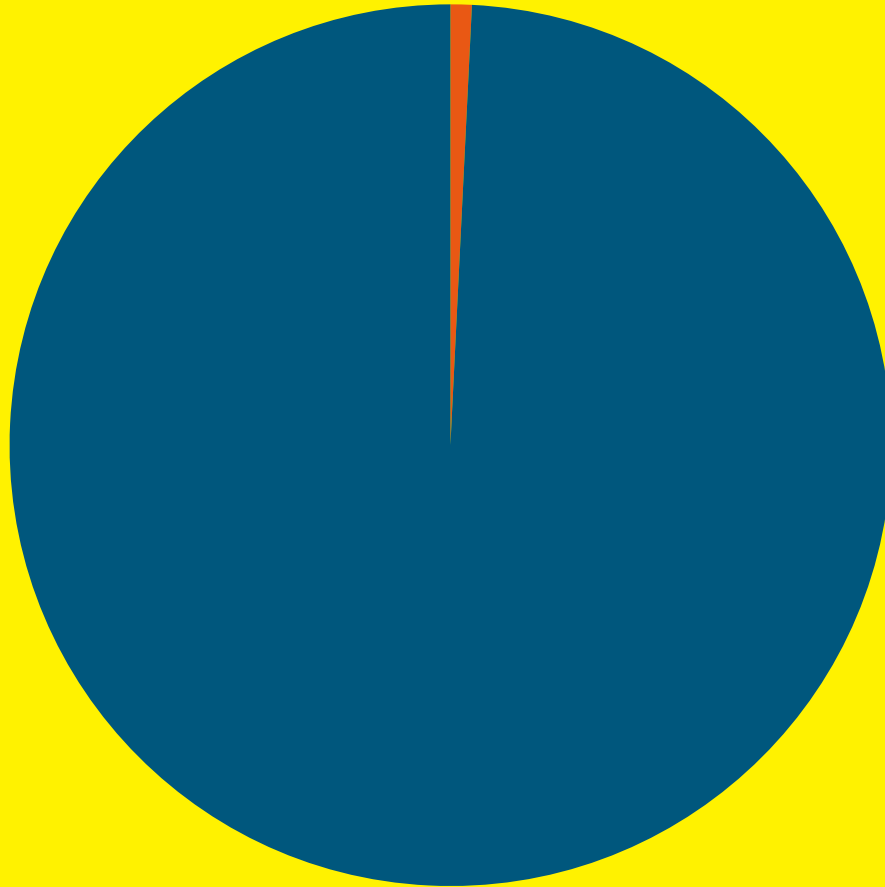


Of the 28 operational design review panels, 15 (54%) are managed in-house and 13 (46%) are managed by external providers.

KEY

- Design Review Panel Managed In-House
- Design Review Panel Managed by External Provider
- Design Review Panel in Development

Total number of design reviews in London



Of the 66,000 planning applications in London in the year up to June 2020, 514 were reviewed, or under 1%.

KEY

Total Major and Minor Planning Applications
Approximate Number of Design Reviews

Number of schemes reviewed in the last year



Having a design review is a postcode lottery, with the distribution of service provision being variable. Two thirds of panels see less than 20 schemes a year. That means many dozens of planning applications in each borough are not seen by a design review panel.

KEY

■ Number of Planning Applications Submitted (Jun 19-20)

Approximate Number of Design Reviews Undertaken:

0-10

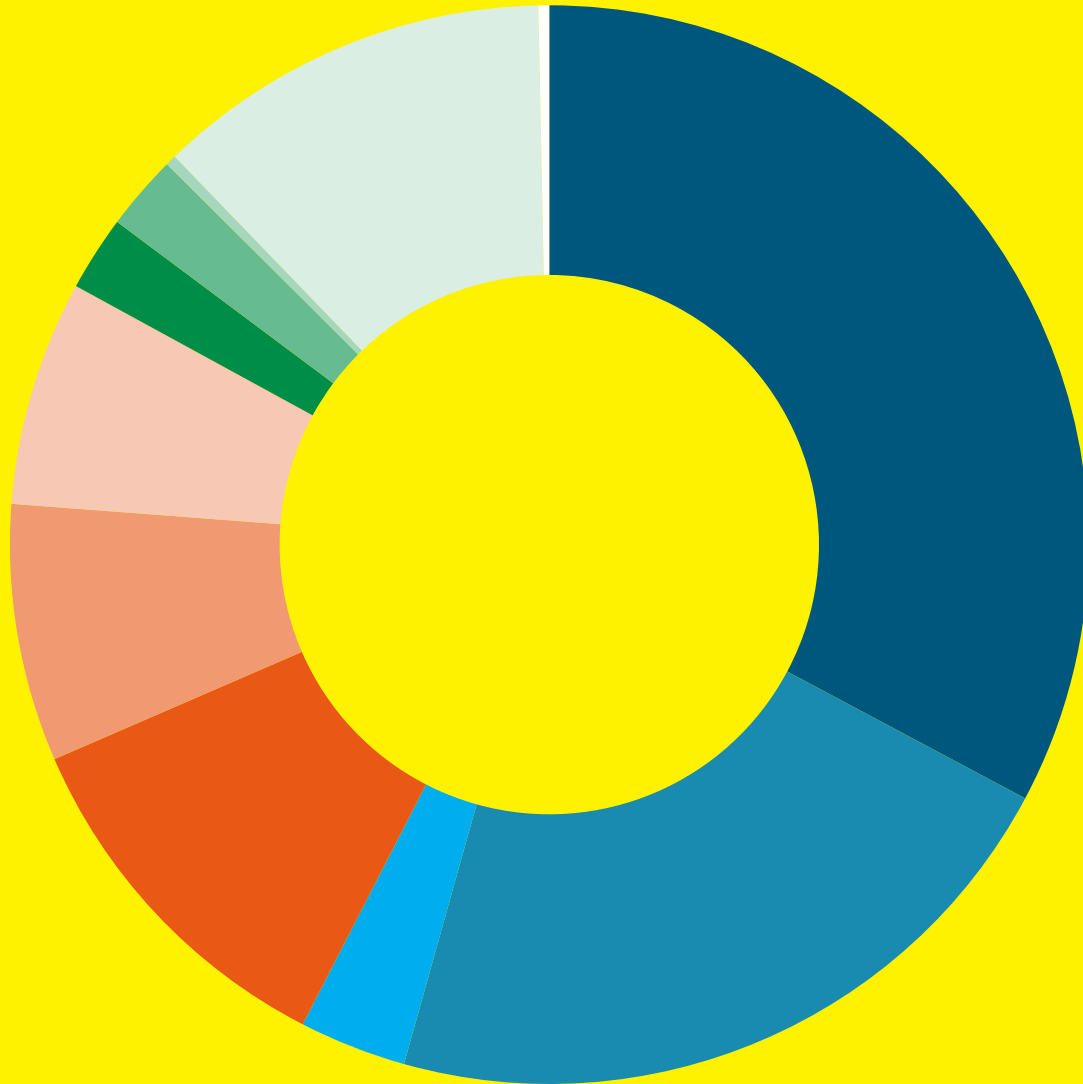
11-20

21-30

31-40

No Design Review Panel

Types of project that reviews see most often



- Major Residential-led Mixed Use
- Major Residential (10+ new homes)
- Minor Residential (fewer than 10 new homes)
- Commercial (e.g. office, retail)
- Public Building (e.g. education, health, sport)
- Other Mixed Use
- Policy (e.g. local plans)
- Public Realm & Highways
- Transport Infrastructure
- Masterplans and Place Strategies
- Conservation

58% of all schemes reviewed are housing focussed, being either Major Residential-Led Mixed Use, Major Residential schemes or Minor Residential schemes.

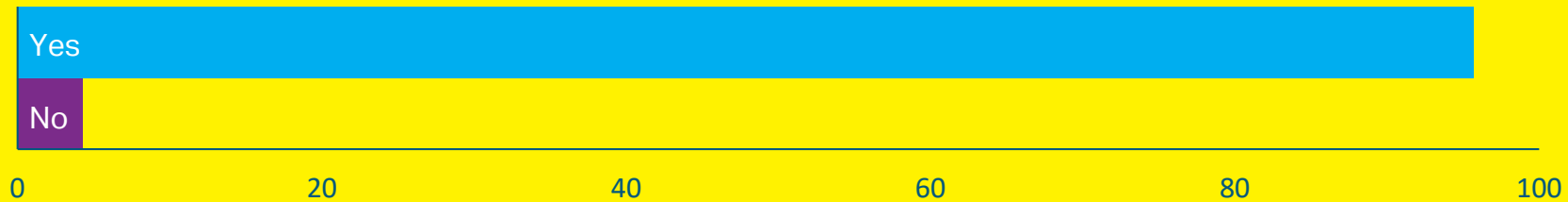
Panel Management

How projects get selected for design review



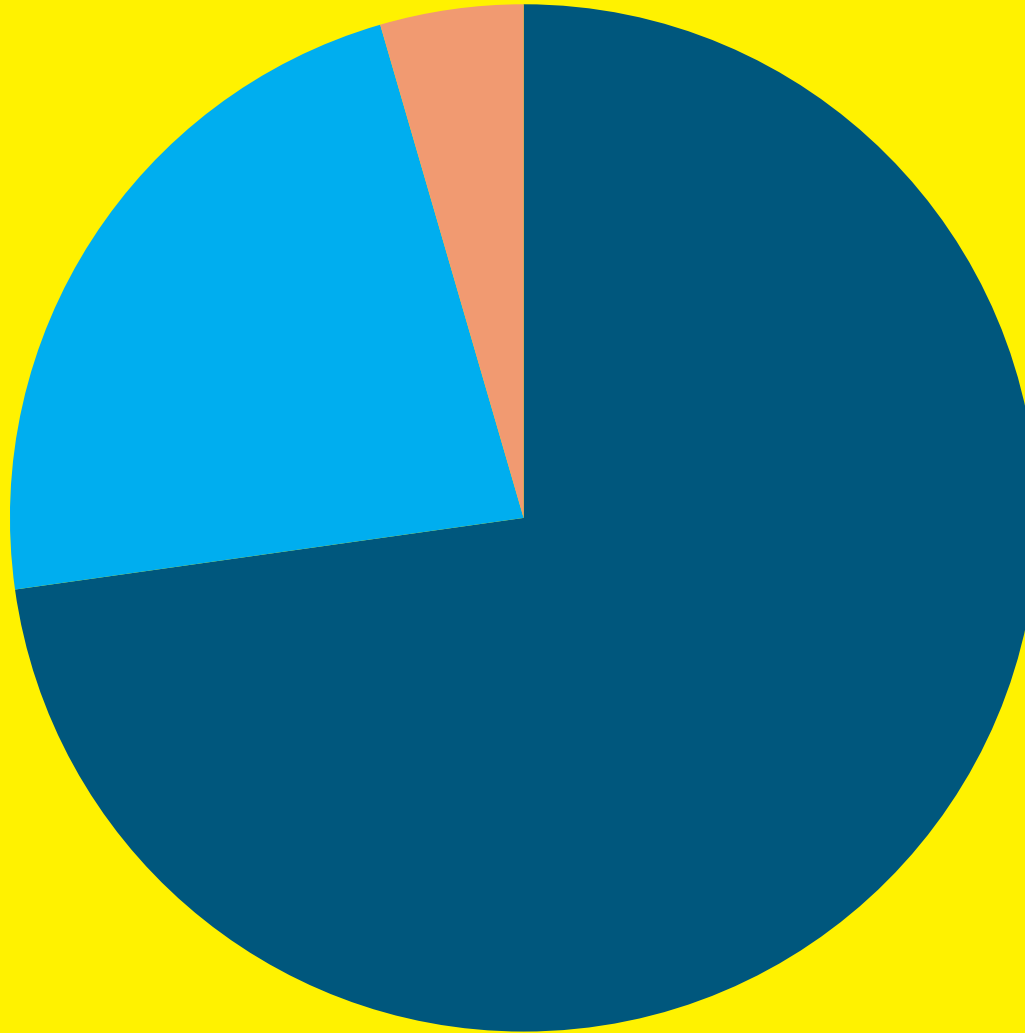
Schemes are most commonly seen by the design review panel through planning officer recommendation, although nearly half of applicants now request design review.

Percentage of respondents who feel the recommendations from the Review Panel have the support of the wider organisation (regeneration team, planning team, leadership team etc.)



For those authorities that do have design review provision, there is an overwhelming feeling that the recommendations made by the panel have the support of the wider organisation.

London Quality Review Charter Compliance



A large number of existing panels self report they are compliant with the London Quality Review Charter. The charter sets out core principles for design review panels to support a high quality and consistent service across London and invites panels to sign-up to these principles.

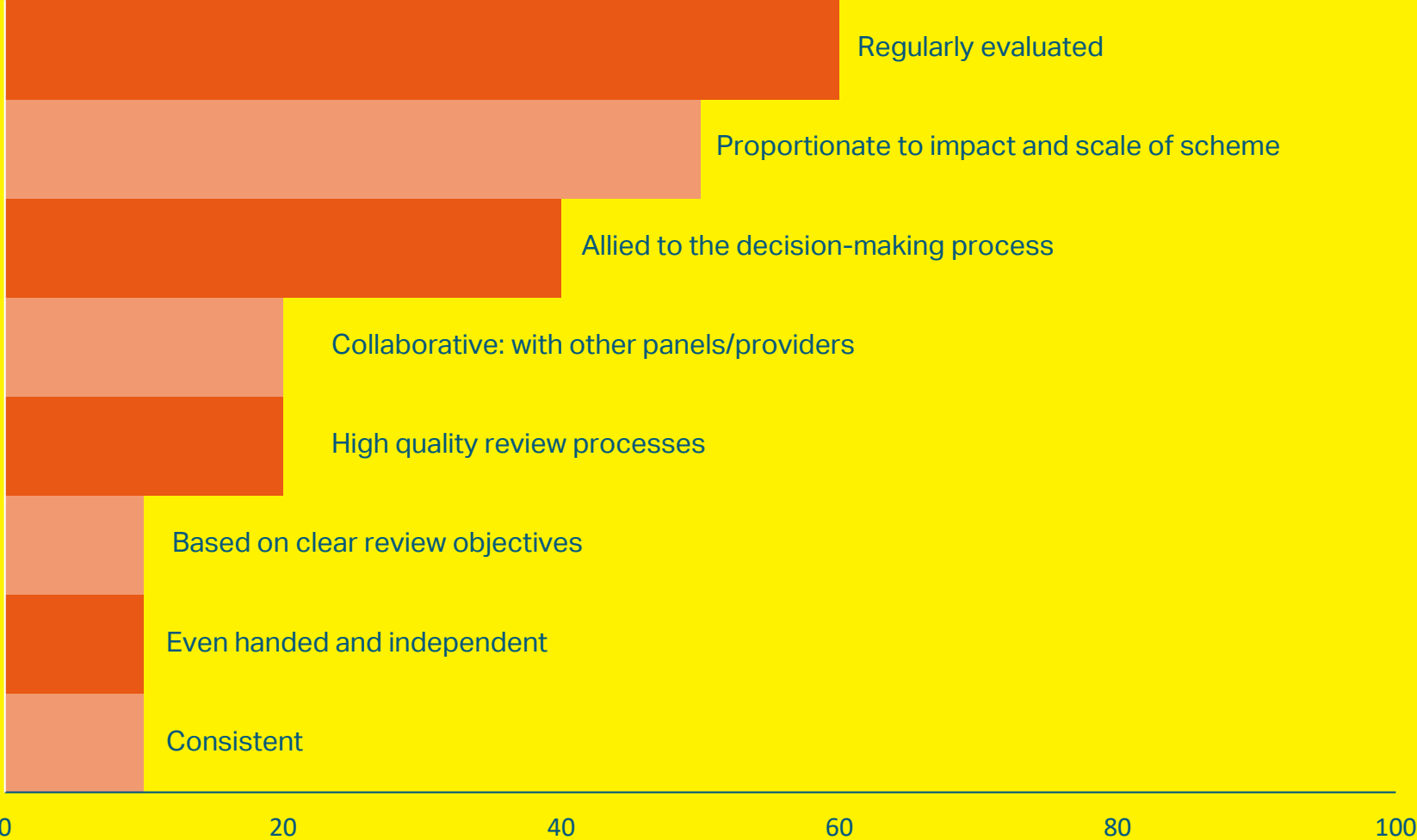
KEY

It is compliant with the Charter

It is generally compliant with the Charter

Other

Difficulty in achieving London Quality Review Charter key principles

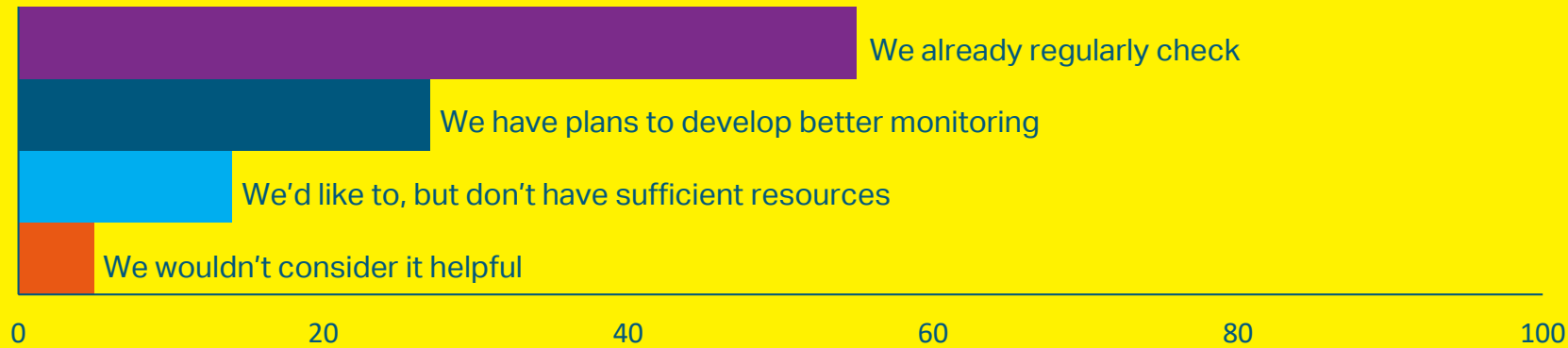


60% of respondents have difficulty in regularly monitoring and evaluating their design reviews.

50% of respondents have difficulty in providing a proportionate design review offer to cater to larger and smaller schemes.

Monitoring the impact of design review

Processes for following up and monitoring the impact of a design review



Over half (54%) of the respondents already monitor the impact of design review, with another 27% developing plans to develop better monitoring.

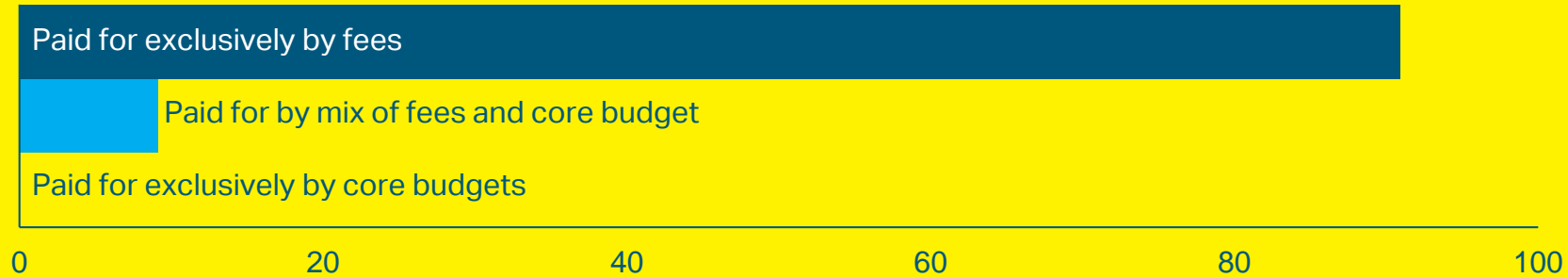
91% of respondents have seen schemes substantially change due to design review advice.

Have schemes substantially changed due to design review



Funding for design review

How design review is funded



90% of the panels report their running costs are derived from applicant fees, with no panels funded solely by core budgets.

How secure are you in that funding on a scale of 1 (not secure) to 10 (secure)

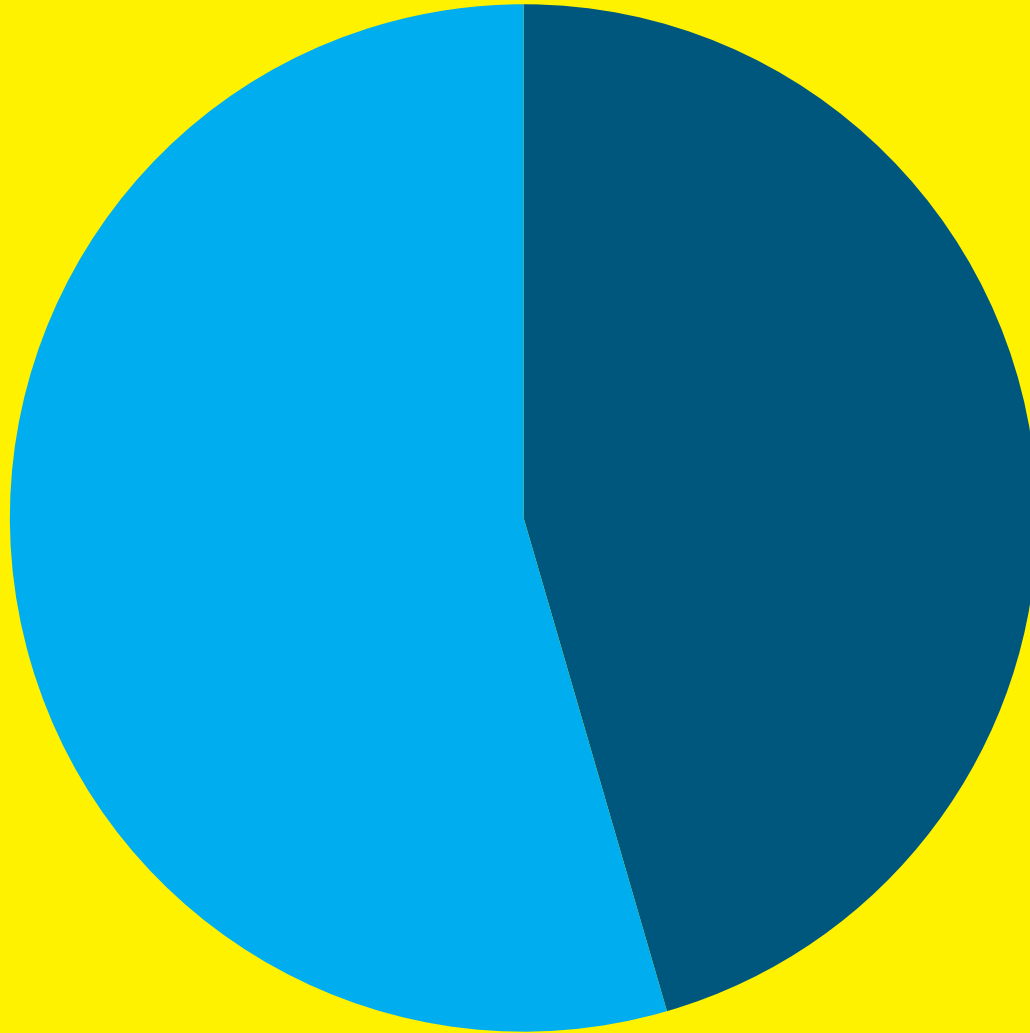
Less Secure



More Secure

Respondents generally feel that funding for design review is secure.

Are review panels representative of the area?



A full 60% of respondents report their panels are not representative of the communities they serve.

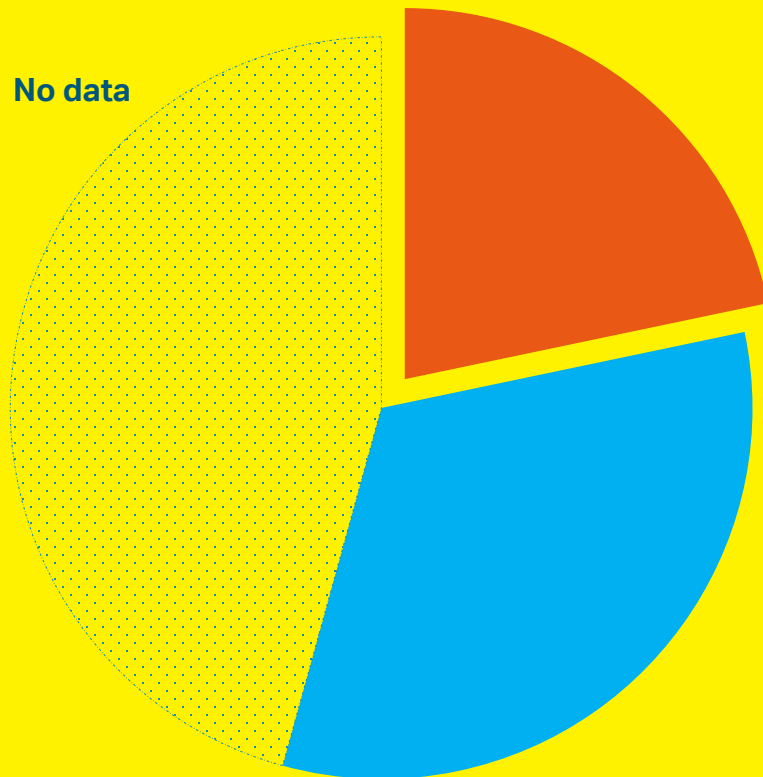
KEY

Yes

No

Average review panel diversity

Average Female : Male ratio of panel members

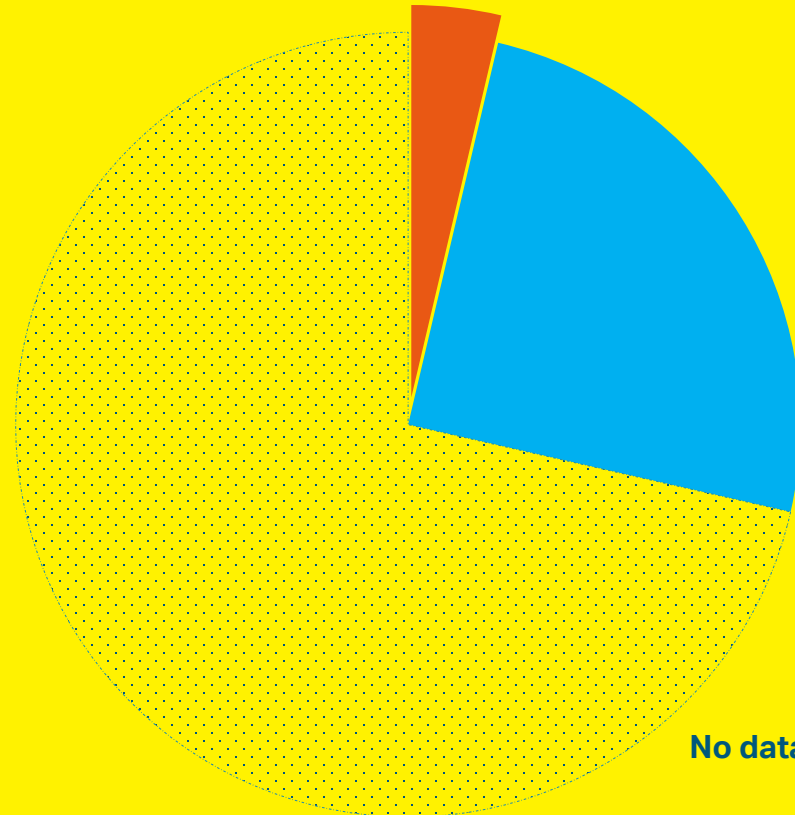


No data

KEY

Female

Average % of Black, Asian and minority ethnic panel members



No data

KEY

Black, Asian and minority ethnic

The majority of panels were not able to submit data on panel gender and ethnicity make up. Of those that submitted average review panels were 41% female and 11% Black Asian and minority ethnic.

The survey suggests that further work would be needed to understand the broader spectrum of protected characteristics for example disability, neurodiversity or LGBTQ+ representation.

