

Redbridge Central Library & Mus

REDBRIDGE
DESIGN REVIEW
PANEL

SUMMARY ANNUAL REPORT

IN PARTNERSHIP WITH

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INTRODUCTION

The Redbridge Design Review Panel was set up in 2019 by Frame Projects on behalf of the London Borough of Redbridge. It is co-chaired by Peter Bishop and Richard Lavington and includes 27 professional experts, selected through an open recruitment process in collaboration with Redbridge officers.

Terms of Reference, available via the Council's web site, sets out the role and remit of the panel, and the way in which it supports the planning process. Schemes requiring advice are identified by planning officers and referred to the panel for a review. Officers provide a briefing on planning context and key issues, both in writing for the meeting agendas, and in person at the panel meeting. Advice given by the panel is recorded in a report, to assist with continuing pre-application negotiations, or advise the planning committee on submitted schemes.

The Redbridge Design Review Panel advised on four different schemes in the year from January to December 2022. One of these schemes was 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 pre-application review to provide advice on more detailed design matters, prior to planning submission.

Cover image: Redbridge Central Library and Museum © Redbridge Council
Image: Hainault Forest Country Park © Flickr, Loz Pycock



Quantitative data was gathered from reviews that took place from 1 January to 31 December 2022.

PANEL

Authority	London Borough of Redbridge
Review Panel name	Redbridge Design Review Panel
Panel management	Externally managed, Frame Projects
Contact name for panel	Hanako Littlewood, Frame Projects
Contact email address	Hanako@frame-projects.co.uk
Report produced by	Frame Projects

Image: Grade II listed Fullwell Cross Library in Barkingside, Frederick Gibberd part of the Barkingside Town Centre project, DK-CM for the London Borough of Redbridge



REVIEW TOTALS

Number of first reviews

4

Number of site visits
(virtual)

1

Formal reviews
(chair plus four panel member)

4

Number of follow up
reviews

1

Number of site visits
(in person)

4

Chair's reviews
(chair plus one panel member)

1

PANEL COMPOSITION

PANEL MEMBERS USED THIS YEAR

No. of different panel
members used

11

Male panel members

55%

Female panel members

45%

BAME panel members

18%

PANEL EXPERTISE USED

Architecture

6

Landscape / public
realm

0

Heritage / conservation

1

Community
engagement

1

Urban design /
town planning

5

Housing
professional

1

Sustainability

1

Other

1

PROPOSALS REVIEWED

APPLICANT TYPE

Private developer

5

Local authority

0

Public private partnership

0

STAGE OF PROPOSAL

Pre application

5

Planning application
submitted

0

Amendment to
approved application

0

TYPE OF PROPOSAL

Masterplan

1

Mixed use

1

Residential (1-50 units)

0

Residential (50+ units)

3

Policy or strategic document

0

Commercial

0

Public realm

0

Education

0

EMERGING ISSUES AND NEXT STEPS

Due to the small number of schemes referred to the Redbridge Design Review Panel in 2022, it has not been possible to produce a full report of the panel's work over the past year. However, based on the existing panel composition and expertise used for the review meetings that did take place, it is clear that members specialising in areas such as landscape design could be used more frequently. To ensure the panel is well placed to review the next phase of development coming forwards in the borough, Frame Projects has recently worked with council officers to refresh membership of the panel and appoint three new experts in sustainability, child friendly design and female safety. An effort will be made to include the widest possible range of panel members in review meetings during the course of each year, subject to availability and the requirements of individual schemes.

Frame Projects has also encouraged Redbridge officers to consider making more use of other review formats, such as chair's reviews for medium-sized schemes. The cumulative effect of these schemes can make a significant contribution to the quality of the built environment. For larger projects, a chair's review could also be used for a thematic session, focussing on topics such as sustainability / low-carbon design.

Image: Redbridge Design Review Panel site visit © Frame Projects

