

# Haringey Quality Review Panel

## What is the Quality Review Panel?

The independent Haringey Quality Review Panel is an important part of the Council's strategy for achieving high quality development.

Haringey Development Management Policy DM1: Delivering High Quality Design explains that 'all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area'. By offering advice to applicants during the pre-application process, the panel supports Haringey in testing development proposals against Policy DM1 and securing high quality, sustainable development. This requires rigorous, early and effective dialogue between all those involved in the development process.

Design review is also enshrined in planning policy as a tool to provide design assurance. Section 12 of the NPPF states that 'in assessing applications, local planning authorities should have regard to... any recommendations made by design review panels.'

The panel gives advice independently, and its views are advisory. It is for Haringey Council's planning officers and the planning committee to decide what weight to place on the panel's comments, balanced with other planning considerations.

The reports of review meetings, a formal record of the panel's views, may be included in Planning Committee reports on planning applications, as part of the evidence they will consider when determining applications.

<sup>1</sup> Haringey Development Management DPD (2017) Policy DM1: Delivering high quality design. p.10.

## What is the value of design review?

The Haringey Quality Review Panel works collaboratively with applicants to help schemes achieve planning approval. It offers:

- Constructive feedback from a range of multidisciplinary, independent experts who understand the realities of project delivery.
- Early identification of design issues before they become too fixed.
- A holistic approach to complex problems, looking at design not only in terms of aesthetics, but to find solutions with multiple benefits for social value, functionality, efficiency, and climate resilience.
- Robust testing of ideas before a planning submission, reducing uncertainty and often saving time and cost as a result.





## How does quality review work?

The panel is managed on behalf of Haringey Council by Frame Projects, an independent consultancy. The panel has two co-chairs, who alternate the chairing of review meetings, and a panel of 28 experts to call upon, with a range of expertise including architecture, masterplanning, urban design, landscape architecture, industrial architecture, heritage and townscape, sustainability, and inclusive design. Care is taken to ensure panel members have no conflicts of interest, either perceived or actual.

Three types of quality review meetings are available:

**A formal review:** chair plus four panel members, typically 90-minutes (£5,240 + VAT).

**A smaller scheme review:** chair plus two panel members, typically 75-minutes (£3,900 + VAT).

**A chair's review:** chair plus one panel member, typically 60-minutes (£2,990 + VAT).

A detailed agenda is sent to panel members before each review, including notes on the planning context, and details of the scheme to be considered. The applicant team is asked to provide information about their proposals for the agenda, and a short briefing pack of project drawings in advance.

Wherever possible, a site visit is arranged before the review. The applicant is then asked to present its proposals to the panel. The panel asks clarification questions, and gives its comments on what is working well and what could be improved. These are written up as a formal report by Frame Projects and distributed to everyone at the meeting. All pre-application review meetings are strictly confidential.

Haringey officers may determine that more than one review is required. For example, a first review may take place at a strategic design stage, with a further review once more detailed designs are available.

## Accessing quality review

Applicants are referred to the Quality Review Panel by Haringey Council as an external service. Fees are paid by the applicant to Frame Projects for delivering this service.

Applicant teams who would like to bring a scheme to the Haringey Quality Review Panel should first agree this with their case officer. They will then be put in touch with Frame Projects, who will make the arrangements for the meeting and provide all the information needed to prepare.

Full details of panel's principles, role and remit, operations, membership and charges are set out in the Terms of Reference document on the council and Frame's websites.