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Merton Council

Sustainable Communities Overview and Scrutiny Panel

23 February 2021

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Wimbledon Bridge House

DESIGN REVIEW PANEL

REVIEW 2021

Sustainable Communities Overview and Scrutiny Panel
23 February 2021





Hello

Paul McGarry Head of Future Merton

Paul Garrett Urban Design Officer, Future Merton

Presentation summary

- DRP's role
- Context
- Need for review
- Proposals
- Next steps





DRP: HISTORY

Merton DRP has been in operation since June 2007. Things were different back then:

- The first iPhone was launched in July
- Public funding for design review
- Design Champions initiative (2004-2006) beginning to wane with CABE
- Local Authority design review beginning to emerge
- Average London house price was £297,994, compared to £490,936 in 2020 (a 165% increase).





Pelham School

DRP: FACTS & FIGURES

Merton DRP has reviewed many proposals on numerous sites since June 2007:

- 2020 is the Panel's 14th continuous year of operation
- There have been a total of **285 reviews** for **189 different sites**
- A number of sites have been reviewed more than once, with two sites having been reviewed 5 times
- Of the sites reviewed, **74 have been completed and 13 are under construction**
- DRP have also reviewed Wimbledon and Mitcham public realm projects, Future Wimbledon SPD and emerging SPDs (small sites + character studies)
- Distribution of verdicts since 2007:
Red = 20%, Amber = 52%, Green = 28%





Mitcham Public Realm

DRP: ACHIEVEMENTS



Brenley Park



High Path (Phase 2)



Colliers Wood Library



Y-Cube



Raynes Park Health Centre



Atkinson Morley

DRP: ACHIEVEMENTS



Hollymount School



AELTC Covered Courts



Ravensbury Estate



Merton Hall/Elm Church



Kingston Road Quadrant



Harris Wimbledon





POLICY CONTEXT 2021

- National Planning Policy Framework
- London Plan 2021
 - London Quality Review Charter – 2018
 - Reviewing Design Review in London – 2017
 - Mayor’s Housing SPG 2020
- National Design Guide
- Merton Local Plan – 2021

SIGNIFICANT CHANGE – Much stronger and clearer guidance of how to do DRP





Mansel House

DRP CONTEXT 2021:

- Increased public interest and scrutiny
- Private companies offering design review services (Design Council, Frame, DSE)
- Most London boroughs now have design review of some kind
- Design Review is accepted and valued by the development industry and councillors
- Design review has become more professionalised
- Most Panels pay panellists and charge applicants
- Most Panels have independent chairs
- Design review is embedded in planning policy from the NPPF, through the London Plan to the London Quality Review Charter





Wimbledon Chase School

THE NEED FOR CHANGE

Q: How does Merton DRP fare in the 2021 context and compared to other council and private providers?

A: Merton DRP needs to “catch-up” – the context has changed and the DRP must reflect this

- Merton DRP is the same as it was in 2007
- Terms of reference are brief, and out of date
- No published code of conduct
- No public guidance on conflicts of interest
- No public information on panel members or how the panel operates
- No remuneration for panel members
- Currently a free to use service



What should the Merton DRP aim for in its review?

1. To be as good as, and as professional as private providers
2. Be in accordance with, and sign up to the London Quality Review Charter

How to do this?

1. Make changes based on good practice of other panels (public and private)
2. Implement changes based on the research Reviewing Design Review in London.
3. Ensure robust and transparent processes & procedures





Kings College Music School

The Proposals:

- A new **Code of Conduct** all DRP members will sign up to, but also covers all groups involved in the process
- Key changes to the structure and operation of the Panel, including daytime reviews, online, paying panellists and charging applicants.
- Council will be asked to approve the changes, subject to any amendments, and these will be incorporated into a new **Terms of Reference** document.
- Changes will be introduced as soon as possible thereafter.





Kings College Music School

Indicative Timetable 2021:

Launch Review	March
Consultation Period	April-May
Finalise proposals	May
Cabinet decisions	June
Implementation	July-Oct
New format DRP	October 2021+





Wellington House

Thank You

Questions from the Panel



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Morden Town Centre Regeneration Update

Sustainable Communities Overview &
Scrutiny Panel

23 February 2021



- **Project Update**
- **Local Plan Update**
- **Questions**



Project Update

- **Market conditions**
- **Funding**
- **Homes England**
- **Timeline**

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Local Plan Update

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- **Stage 2a Consultation**

- **Timeline**

Summer submission
Winter adoption

New Local Plan

We are creating a new Local Plan to provide a sound basis for planning decisions.

Have your say on the Stage 2a Draft Local Plan by 1 February 2021

[Start the questionnaire](#)

[Timetable](#)

Introduction

- [Foreword and Introduction](#)
- [Good growth strategy](#)
- [Urban development objectives](#)

Neighbourhoods

- [Colliers Wood](#)
- [Mitcham](#)
- [Morden](#)

Thank you

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Any questions?

merton.gov.uk/moremorden



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