



EALING DESIGN REVIEW PANEL

Terms of reference 2025

FRAME PROJECTS

In partnership with
Ealing Council

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Cover image: The Green Quarter, Gillespies © Rob Parish



1. INTRODUCTION

Located where the Thames Valley meets metropolitan London, Ealing is the third largest London borough in terms of its population and is one of the most ethnically diverse communities in the country. Ealing has a strong and dynamic economy, with excellent transport links with London and the rest of the UK, including direct connections to Heathrow Airport. The Borough will be home to five Crossrail stations.

With a growing population and economy, there is a pressing need for significantly more homes to be delivered in the borough, particularly affordable homes. New homes, jobs, transport infrastructure, schools, healthcare facilities, open space, public utilities and other community and recreational facilities are needed to support the new population and to improve what is already in the borough.

Ealing Council is clear about supporting high-quality sustainable growth. This accords with National Planning Policy Framework requirement: 'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes' (Para. 139, NPPF, 2024).

The Ealing Development Management DPD, adopted in December 2013, builds on this national policy and includes Policy 7B: Ealing Local Policy - Design Amenity. This states that new development must achieve a high standard of amenity for users and for adjacent uses by ensuring high-quality architecture'. The policy also highlights that 'high-quality design is essential to all development and offers the opportunity to overcome constraints that would otherwise prevent the implementation of a development scheme'. The policy provides more detailed guidance on how this should be achieved.

Securing high-quality development requires rigorous, early and effective dialogue between all those involved in the development process. The appointment of an independent Design Review Panel is part of the Borough's process for ensuring effective testing of development proposals. Ealing Design Review Panel will provide independent expert design review, in line with London Plan Policy D4 (2021) and Section 12 of the NPPF, which states that: 'Local planning authorities should ensure that they have access to... design advice and review arrangements... These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments' (Para. 138, NPPF, 2024).

The panel will not duplicate or replace existing mechanisms for securing high-quality design. It is intended to provide additional expert advice to inform the planning process. The panel also plays an important role in furthering the council's commitment to securing high-quality design, which complements and enhances the borough's outstanding historic townscape.

By offering advice to applicants during the pre-application process and by commenting on planning applications, the Design Review Panel supports Ealing's planning officers and planning committee. The panel will provide a rigorous review process, to ensure exemplary design in all areas of the borough, enhancing Ealing for all those who live, work, and visit.



2. PRINCIPLES OF DESIGN REVIEW

Independent – it is conducted by people who are unconnected with the scheme’s promoters and decision makers, and it ensures that conflicts of interest do not arise.

Expert – the advice is delivered by suitably trained people who are experienced in design, who know how to criticise constructively and whose standing and expertise is widely acknowledged.

Multidisciplinary – the advice combines the different perspectives of architects, urban designers, town planners, landscape architects, engineers and other specialist experts to provide a complete, rounded assessment.

Accountable – the design review panel and its advice must be clearly seen to work for the benefit of the public. This should be ingrained within the panel’s terms of reference.

Transparent – the panel’s remit, membership, governance processes and funding should always be in the public domain.

Proportionate – it is used on projects whose significance, either at local or national level, warrants the investment needed to provide the service.

Timely – it takes place as early as possible in the design process, because this can avoid a great deal of wasted time. It also costs less to make changes at an early stage.

Advisory – a design review panel does not make decisions, but it offers impartial advice for the people who do.

Objective – it appraises schemes according to reasoned, objective criteria rather than the stylistic tastes of individual panel members.

Accessible – its findings and advice are clearly expressed in terms that design teams, decision makers and clients can all understand and make use of.

Design Review: Principles and Practice
Design Council CABE / Landscape Institute / RTPI / RIBA (2013)



Grand Union Canal © Brett Jordan, Flickr



3. LONDON DESIGN REVIEW CHARTER

The Ealing Design Review Panel process is run in accordance with the London Design Review Charter.

High quality – delivered in a manner that accords with the Design Council CABI / Landscape Institute / RTPI / RIBA guide, which calls for reviews to be independent, expert, multidisciplinary, accountable, transparent, proportionate, timely, advisory, objective and available.

Representative and inclusive – reflecting London’s diverse population and seeking to promote inclusive buildings and places.

Based on clear review objectives – which provide terms of reference available to all parties, making clear the outcomes, priorities, challenges and objectives of the review, applicable to the given place and project constraints.

Allied to the decision making process – with the outputs of the design review being made available to the appropriate decision makers, with commitments sought that review outcomes will be taken into account by decision makers as part of a wider design management process.

Even handed, independent – informed by an understanding of the reality of the project, the views of the client, local authority, community and other relevant stakeholders, but providing independent advice.

Proportionate – recognising the need for different review formats and costs for larger or smaller schemes.

Consistent – with the same standards of delivery. On occasions when other reviews have taken place (including by other panels), panellists should be made aware of the previous advice.

Collaborative – with other quality review users and providers to promote best practice London wide, to maintain consistent standards, and if appropriate share resources such as a pool of panellists.

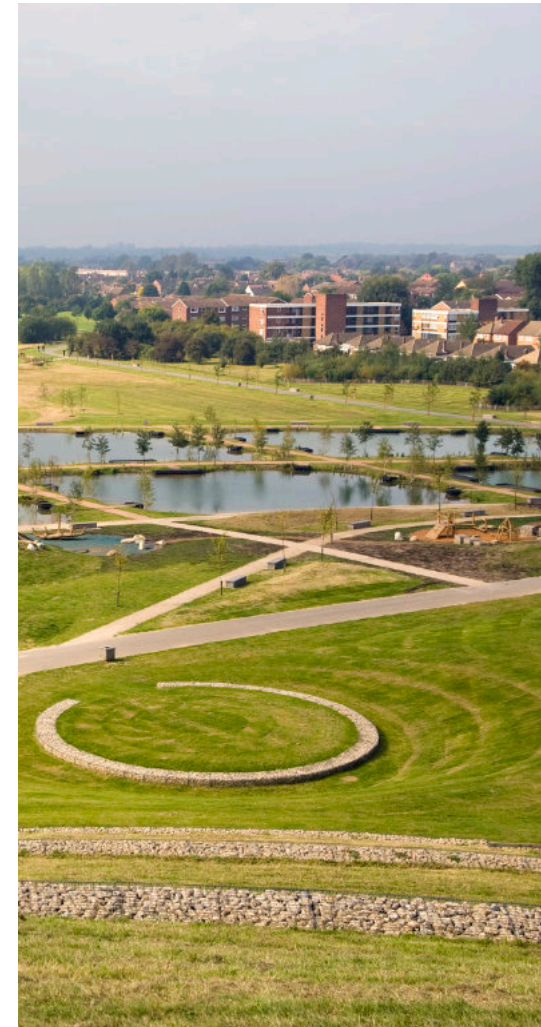
Regularly evaluated – with the aim of building a consistent process to monitor and evaluate the success of design review across London.

About the charter

The charter has been developed by the Greater London Authority (GLA) with input from those running and using panels, as well as from reviewers. Signatories agree to the principles that the charter sets out, and to provide or use design review in a manner that is consistent with its contents.

Full details of the London Charter for Design Review are available via the following link.

www.london.gov.uk/sites/default/files/ggbd_london_design_review_charter_jan22.pdf



Northala Fields, LDA Design © Toby Smith Photography



4. PANEL COMPOSITION

The Design Review Panel brings together professional experts from a variety of fields. Members are chosen to provide a broad range of expertise with particular relevance to Ealing, including:

- architecture - housing / cultural / commercial
- heritage / townscape
- inclusive design
- landscape / public realm
- sustainability and low carbon design
- transport infrastructure / transport planning
- urban design / town planning

Many of those appointed to the Design Review Panel have expertise and experience in more than one of these areas. The composition of each panel meeting is chosen as far as possible to suit the scheme being reviewed, as well as considering gender balance and diversity.

Membership of the Design Review Panel is reviewed regularly (at least once a year) to ensure that it provides all the necessary expertise, experience and diversity to undertake its work effectively.

From time to time, it may be of benefit for specialist advice to be provided beyond the Design Review Panel membership. In such cases, a professional with the relevant expertise may be invited to attend a review meeting, participating in the discussion with the status of an adviser to the panel.



New Junior School for Notting Hill & Ealing High School, Hawkins\Brown © Jack Hobhouse



Tree House, Fletcher Crane Architects © Lorenzo Zandri

5. ROLE OF THE PANEL

The Design Review Panel provides independent and impartial advice on development proposals, at the request of planning officers, and plays an advisory role in the planning process.

Reviews can be arranged for schemes from RIBA Stage 2 (concept design) onwards, providing advice to the applicant and the planning authority.

It is for Ealing Council's planning officers and the planning committee to decide what weight to place on the panel's comments, balanced with other planning considerations. Applicants should consult Ealing officers following a review to agree how to respond to the panel's advice.

If any points made by the Design Review Panel require clarification, it is the responsibility of the applicant and their design team to draw this to the attention of the chair of the panel (if during the meeting) or the panel manager, Frame Projects, (if the report requires clarification).

6. PANEL REMIT

The Design Review Panel provides independent, objective, expert advice on development proposals across Ealing. It provides advice to scheme promoters and the planning authority as a 'critical friend' to support delivery of high quality development.

Generally, schemes are referred to the panel by planning officers at an early stage to identify and consider the key assumptions of the proposed design. The independent advice given by the panel is likely to be most effective when given before a scheme becomes too fixed. Early engagement with the Design Review Panel should reduce the risk of delay at application stage by ensuring that designs reach an acceptable standard. The planning authority may also request a review once an application is submitted.

The panel's advice may assist planning officers in negotiating design improvements and may support decision-making by the planning committee, including refusal of planning permission where design quality is not of a sufficiently high standard.

The panel considers significant development proposals in Ealing. Significance may fall into the following categories.

Significance related to size or use, for example:

- large buildings or groups of buildings
- infrastructure projects such as bridges or transport hubs
- large public realm proposals
- masterplans, design codes or design guidance

Significance related to site, for example:

- proposals affecting sensitive views
- developments with a major impact on their context
- schemes involving significant public investment

Projects may also be referred to the panel by the planning authority at its discretion, for example where it requires advice on:

- building typologies, for example single aspect dwellings
- environmental sustainability
- design for climate change adaptation and mitigation
- proposals likely to establish a precedent for future development
- developments out of the ordinary in their context
- schemes with significant impacts on the quality of everyday life
- landscape / public space design

When a proposal is at a pre-application stage, the report is not made public and is only shared with the Council, the applicant and design team, and any other stakeholder bodies that the Council has consulted on the project.

If the proposal is reviewed at an application stage, the report will be a public document and published on the Council's website. Where the final review of a scheme takes place at a pre-application stage, the report of this meeting may also be made public once an application is submitted.

A diagram showing the role of the Ealing Design Review Panel in the planning process is shown opposite.

DESIGN REVIEW IN THE PLANNING PROCESS

- Council pre-app process
- Design Review Panel
- Planning submission

Design review advice is most effective when it is well-integrated into the local planning authority process. It is for planning officers to decide which schemes would benefit from the panel's advice, and refer them for a review. Frame Projects then takes responsibility for arranging the meeting, liaising with both the planning authority and applicant. A report on the panel's comments is

issued to all those attending, to inform continuing pre-application discussions. Officers may refer the scheme back to the panel for a follow up review, at the next stage of design development. Once the scheme is submitted for planning approval, the panel's analysis of design quality is intended to support the committee in its decision making.



Hoover Building © Steve Cadman, Flickr





Tillerman Court, Greenford Quay, HTA Design © Ealing Council

7. INDEPENDENCE & PROBITY

Ealing's Design Review Panel is an independent and impartial service provided to Ealing Council by Frame Projects, an external consultancy.

The processes for managing the Design Review Panel, appointing members, including the selection of the chair, and the administration of meetings are agreed in partnership with Ealing Council.

Panel members shall keep confidential all information acquired in the course of their role on the panel, with the exception of reports that are in the public domain.

Further details are provided in the confidentiality procedure included at Section 15.

8. FREEDOM OF INFORMATION

As a public authority, the London Borough of Ealing is subject to the Freedom of Information Act 2000 (the Act). All requests made to Ealing Council for information with regard to the Design Review Panel will be handled according to the provisions of the Act. Legal advice may be required on a case by case basis to establish whether any exemptions apply under the Act.

9. TYPES OF REVIEW

Two types of review are offered:

Full review - chair plus four panel members, typically 90 minutes.

Chair's review - chair plus one panel member, typically 60 minutes.

FULL REVIEWS

For schemes with significant impact, requiring a broad range of panel expertise, a full review can be arranged to provide advice on the quality of proposals.

In addition to planning officers, other relevant stakeholders, for example Historic England, may

be invited to attend and asked to give their views as background to the review meeting.

Full reviews usually take place at a stage when an applicant and design team have decided their preferred option for development of a site, and have sufficient drawings and models to inform a comprehensive discussion.

In advance of the full review, panel members attend a 15 minute briefing with planning officers on the policy context, and issues arising from pre-application discussions.

At the start of the full review, planning officers will summarise their panel briefing. The scheme will then be presented by a member of the design team, normally the lead architect, following a brief introduction by the applicant.

Presentations may be made with drawings and / or pdf or PowerPoint and models, as appropriate. At least one paper copy of the presentation should be provided, for ease of reference during the panel discussion.

Time allocated for full reviews will depend on the scale of the project but a typical full review will last 90 minutes: 10 minutes introductions and briefing by planning officers; 25 minutes presentation; 55 minutes discussion and summing up by the chair.

Large projects, for example schemes with several development plots, may be split into smaller elements, to ensure that each component receives adequate time for discussion.



Ealing Green, Walpole Park © Billy Abbott, Flickr



CHAIR'S REVIEWS

For schemes with more localised impact, or for some previously reviewed schemes, a chair's review may be arranged to provide advice on the quality of proposals.

Planning officers will be invited, but other stakeholders will not normally attend. However, the planning case officer may brief the panel on any comments made by other stakeholders.

For schemes that are the subject of a current planning application, the presentation should be based on the submitted drawings and documents, either as paper copies or as a pdf or PowerPoint. At least one paper copy of the presentation should be provided, for ease of reference during the panel discussion.

In advance of the review, panel members attend a 15 minute briefing with planning officers on the policy context, and issues arising from pre-application discussions.

At the start of the chair's review, planning officers will summarise their panel briefing. The scheme will then be presented by a member of the design team, normally the lead architect, following a brief introduction by the applicant.

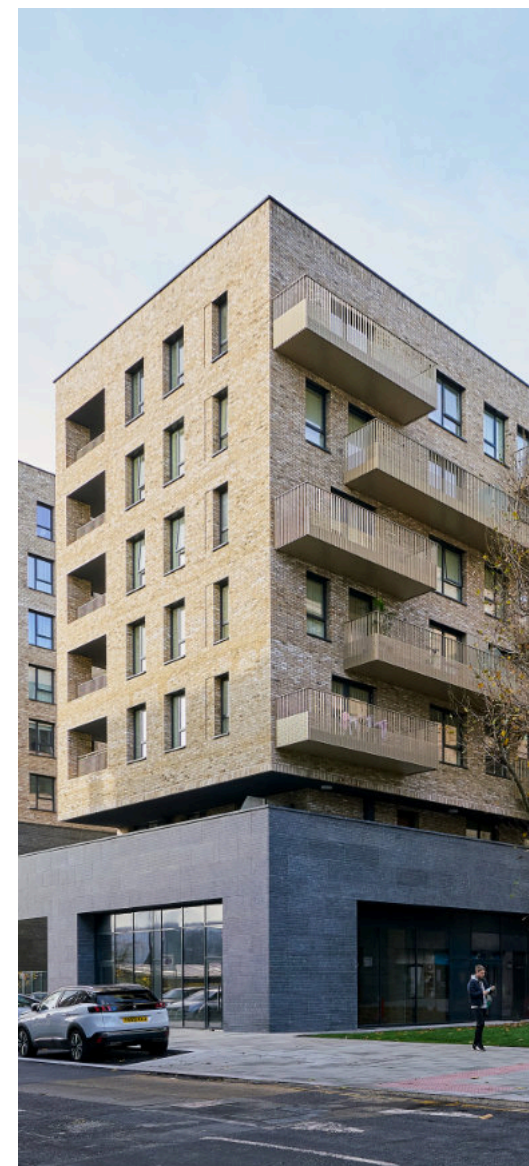
A typical chair's review will last 60 minutes: 10 minutes introductions and briefing by planning officers; 15 minutes presentation; 35 minutes discussion and summing up by the chair.

RETURNING SCHEMES

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

For masterplan scale schemes including several development plots, we recommend a discussion between the planning authority, applicant and panel manager to agree how best to structure the review process. Different types of review may be appropriate at different stages in the evolution of the project. Bespoke full day reviews can be offered for large scale / complex schemes.

Subsequent reviews will be charged for at the applicable rate (detailed in Section 14).



Acton Gardens Estate © Levitt Bernstein



Belvue Woodland School, Studio Weave © Jim Stephenson

10. SITE VISITS

Wherever possible, a site visit will be arranged for review meetings (unless a site visit has already taken place before an earlier review of the scheme). All panel members participating in the review are required to attend. Unless informed otherwise, Frame Projects assumes consent for photographs taken on site or at review meetings to be used on its website and in other publications.

Panel members, representatives of the local planning authority and members of the applicant team should maintain care and awareness of potential hazards for themselves and other attendees during site visits. All those involved should take appropriate action to alert the party of potential risks so that the visit can be paused or terminated if necessary. It is the responsibility of applicant teams to notify Frame Projects in advance of a review meeting if PPE is required on site.

11. MEETING DATES

One Design Review Panel meeting date is provisionally arranged for each month. Exceptionally, additional meetings may be required to accommodate the number of schemes requiring a review and / or to meet key dates for specific schemes.

The following dates are currently set for Design Review Panel meetings during 2025:

- 14 January
- 18 February
- 18 March
- 15 April
- 20 May
- 17 June
- 15 July
- 19 August
- 16 September
- 21 October
- 18 November
- 9 December



International Presbyterian Church © Piercy & Company

12. REVIEW AGENDAS

Agendas will be issued to panel members in advance of each review.

For each review meeting, a detailed agenda will be provided that includes notes on the planning context, details of the scheme(s) to be considered, applicant and consultant team.

Information provided by the planning case officer will include relevant planning history and planning policies that officers consider essential for assessing the scheme. Advice may be specifically sought on design quality assessed against these policies.

A scheme description provided by the design team will set out factual information about the project. Selected plans and images of the project will also be provided to help to give a sense of the scope and nature of the project under review.

Where a scheme returns for a second or subsequent review, the report of the previous review will be provided with the agenda.

13. PANEL REPORTS

During the Design Review Panel meeting the panel manager will take notes of the discussion - these form the basis of panel reports. Reports will be drafted, agreed with the chair, and issued within 10 working days.

At pre-application stage, reports will provide clear, independent advice on ways in which the quality of development proposals could be improved, referring where appropriate to Ealing's planning policies in relation to expectations of high quality design.

The Design Review Panel has an advisory role in Ealing's planning process, and the project team should consult planning officers following a review to agree how to respond to points raised in the report.

Once planning applications are submitted, the report may provide guidance to Ealing's planning committee in determining the planning application. This may include suggesting planning conditions or refusal of planning permission if the design quality is not of an acceptably high standard.

Design Review Panel reports may be included in committee reports on planning application schemes – in which case Ealing planning officers will place these in the context of other planning matters, which the panel's advice neither replaces nor overrules.

If the proposal is reviewed at an application stage the report will be a public document kept within the proposal's case file and published on Ealing Council's website. Where the final review of a scheme takes place at a pre-application stage, the report of this meeting may also be made public once an application is submitted.

At the end of each year, the Design Review Panel manager will draft an annual report to evaluate panel process and monitor adherence to the London Design Review Charter's principles. This will be a brief document describing and reflecting on the panel's activities over the past year - ensuring that, where possible, a full range of panel members is used over the course of the year, and that the panel as a whole remains representative of the diversity of London's population.

As part of this annual review process, a meeting will be held with key Ealing Council officers and the panel chair to discuss the report and consider any recommendations for the following year.



Ealing Design Review Panel site visit © Frame Projects

14. PANEL CHARGES

The charges for Design Review Panel meetings are benchmarked against comparable panels providing design review services in London, such as design review panels in the London Boroughs of Camden, Newham and Waltham Forest, and the Old Oak and Park Royal Development Corporation.

Current charges for Ealing Design Review Panel meetings are:

- Full review £5,500 + VAT
- Chair's review £3,000 + VAT

Applicants are referred to the Design Review Panel by the London Borough of Ealing as an external service and fees are paid by the applicant to Frame Projects for delivering this service. The cost of venue hire, if required, would be in addition to the charges above.

Payment should be made in advance of the review, and the review may be cancelled if payment is not received five days before the meeting. Full details will be provided when an invitation to the Design Review Panel is confirmed.

Where a scheduled review is subsequently cancelled or postponed by the applicant, an administrative charge will be applied:

- 50% of full cost : less than two weeks before scheduled review
- £800 + VAT : between two and four weeks before scheduled review



Southall Manor, Architecture 00 © Rory Gardiner



15. CONFIDENTIALITY

The Ealing Design Review Panel provides a constructive and reliable forum for applicants and their design teams to seek guidance at an early stage, when the panel's advice can have the most impact. It is therefore essential that appropriate levels of confidentiality are maintained. The following procedure shall apply.

1. Panel meetings are only to be attended by panel members, Ealing officers, and officers from stakeholder organisations involved in the project, for example statutory consultees, as well as the applicant and their design team. If any additional individual is to attend, it should be approved by the Design Review Panel manager.
2. At all times panel members shall keep strictly confidential all information acquired during the course of their role on the panel and shall not use that information for their own benefit, nor disclose it to any third party (with the exception of reports that are in the public domain – see points 5 and 6).
3. The panel's advice is provided in the form of a report written by the Design Review Panel manager, containing key points arrived at in discussion by the panel. If any applicant, architect or agent approaches a panel member for advice on a scheme subject to review (before, during or after), they should decline to comment and refer the inquiry to the panel manager.
4. Following the meeting, the Design Review Panel manager will write a draft report, circulate it to the chair for comments and then make any amendments. The final report will then be distributed to all relevant stakeholders.
5. If the proposal is at a pre-application stage, the report is not made public and is only shared with Ealing Council, the applicant and design team, and any other stakeholder bodies that the Council has consulted on the project.
6. If the proposal is reviewed at an application stage, the report will be a public document kept within the proposal's case file and published on Ealing Council's website. Where the final review of a scheme takes place at a pre-application stage, the report of this meeting may also be made public once an application is submitted.
7. If a panel member wishes to share any Design Review Panel report with a third party, they must seek approval from the Design Review Panel manager, who will confirm whether or not the report is public.



16. CONFLICTS OF INTEREST

To ensure the integrity and impartiality of advice given by the Design Review Panel, potential conflicts of interest will be checked before each review meeting. The following process will apply.

1. All panel members will be required to declare any conflicts of interest.
2. Panel members are notified of the schemes coming before the panel at least a week in advance. It is expected that at this time panel members should declare any possible interest in a project to the Design Review Panel manager.
3. The Design Review Panel manager, in collaboration with the panel chair and Ealing Council staff, will determine if the conflict of interest requires the panel member to step down from the meeting, or if a declaration of interest would be sufficient.
4. In general, a panel member should not attend a review meeting if they have:
 - a financial, commercial or professional interest in a project that will be reviewed, its client and / or its site;
 - a financial, commercial or professional interest in a project, its client and / or a site that is adjacent to the project that will be reviewed or upon which the project being reviewed will have a material impact;
 - a personal relationship with an individual or group involved in the project, or a related project, where that relationship prevents the panel member from being objective.
5. Specific examples include: current work with the client for the project being reviewed; current design work on a neighbouring site; previous involvement in a procurement process to appoint a design team for the project.
6. Personal interests that should be declared, but which would not normally prevent a panel member participating in a review, might include current work with a member of the consultant team for a project that will be reviewed. In this situation, the interest will be noted at the beginning of the review, discussed with the presenting design teams and formally recorded in the review report.
7. If, subsequent to a review of a scheme in which a panel member has participated, they are approached by any applicant, architect or agent to ascertain a potential interest in contributing to the project team for that scheme, they must decline. Professional work in a scheme previously reviewed by a panel member is not permitted, either directly by the panel member or by any organisation that employs them, or that they own.
8. Panel members are not restricted from professionally working on projects within the area. However, if such a scheme comes up for review, that panel member should not be involved and must declare a conflict of interest.
9. Councillors and council employees are not eligible to be members of their own authority's panel.

The table on the following page provides a guide to assessing whether or not a Design Review Panel member has a conflict of interest.



Current commercial situation

If the panel member is currently working...

for the client on a different project	●
through a direct appointment to a member of the presenting team	●
with a member of the presenting team, but not appointed by them	●
on the site in a competing bid, or has a business connection to the site	●
on a neighbouring site where the two projects have a bearing on each other	●
in the near vicinity if the projects have a bearing on each other	●
for the local authority on another project	●

Past commercial situation

If the panel member has had previous involvement...

with the project (same client and brief)	●
with the site (different client and brief)	●
on a neighbouring site where the two projects have a bearing on each other	●
with the client	●
with a consultant on the project	●

Future commercial situation

If the panel member is...

involved in a procurement process for the client or the site	●
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Familial situation

If the panel member...

has a familial relationship with the client, consultants or site owners	●
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Informal situation

If the panel member...

is a friend of a member of the applicant team	●
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Formal situation

If the panel member...

presents their own scheme to other panel members	●
previously worked for a company that is part of the presenting team, more than one year ago	●
holds an elected position, or is a member of a society, that is impacted by the project – whether paid or unpaid.	●
has a home or business directly affected by a project	●

Key

Conflict of interest - meaning the panel member must be stood down from the review.	●
Declaration of interest - there is the potential for others to incorrectly perceive that a conflict exists. A declaration should be made at the start of the review meeting, and included in the meeting report.	●
No conflict of interest - either real or perceived, and the panel member is free to take part in the review.	●



17. PANEL MEMBERSHIP

The Design Review Panel brings together 26 professionals, covering a range of disciplines and expertise. For each review, members will be selected from among the people listed below, according to the requirements of the project being reviewed.



Kathryn Firth (chair)
Architect and urban designer
Director of Masterplanning and Urban Design,
Arup

Kathryn Firth is an architect and urban designer who has led regeneration projects across all scales. She is former Director of Urban Design at NBBJ, USA, and worked as Chief of Design at the London Legacy Development Corporation, helping to realise the neighbourhoods at the Queen Elizabeth Olympic Park. Kathryn also ran the MSc in the LSE Cities Programme, taught at the Architecture Association, Harvard's Graduate School of Design and is currently teaching at the Bartlett.
www.arup.com



Andrew Beharrell (vice-chair)
Architect

Andrew Beharrell designed and delivered many award-winning projects during 35 years with Pollard Thomas Edwards until he retired from a practice leadership role in 2020. Andrew's architectural and masterplanning experience ranges from urban regeneration to new rural settlements, and across the housing spectrum to embrace education and town centre mixed-use projects, including PTE's own property developments. He is a regular industry commentator and has co-authored a series of influential publications on housing, planning and regeneration issues.



Khalifa Abubakar
Urban designer and masterplanner
Founding Director, West Port Architects

Khalifa Abubakar is a co-founding director of West Port Architects. Since its establishment in 2016, the practice has been shortlisted on multiple bids and competitions, recognized in the Architectural Foundation's publication 'New Architects 4' and, most recently, profiled in the Architects' Journal '40 Under 40' list. Khalifa trained in architecture and urban design, and has delivered small urban interventions, assisting on city-wide masterplans and outline planning applications for schemes set to deliver 1,000+ new homes in the UK and overseas.
www.westportarchitects.co.uk





Martha Alker
Landscape architect
Senior Associate, Townshend Landscape
Architects

Martha Alker has worked on the planning and delivery of a wide range of urban projects, from small roof terraces through to substantial masterplans. Her interest lies in the creation of places for people from all walks of life and the integration of the built and natural environment. Projects of note include the Kings Cross masterplan and the detailed design for Pancras Square, the Royal Wharf residential masterplan and detailed design, and Kingdom Street public realm at Paddington Central.
www.townshendla.com



Helen Allen
Inclusive designer
Consultant

With over 20 years' experience, Helen Allen is a qualified inclusive designer and NRAC accredited consultant. Trained as a landscape architect, Helen has extensive knowledge across all building types including masterplanning, accessible public realm and improving connectivity, mixed-use residential schemes, commercial developments, theatres, galleries and historic environments. Before working as a freelance consultant, Helen was Practice Director at David Bonnett Associates.



Anna Bardos
Architect
Principal Sustainability Consultant, Max
Fordham

Anna Bardos is an award-winning architect and certified Passivhaus Designer, specialising in education, arts, community and public buildings. A former director of Tim Ronalds Architects, she is now a principal sustainability consultant at Max Fordham. Anna has particular expertise in the sensitive adaptation of historic buildings, and in devising masterplans to resolve complex development needs. She has led a studio at the University of Sheffield, focused on urban regeneration's response to the climate emergency.
www.maxfordham.com





Harbinder Singh Birdi
Architect and transport expert
Creative Director, Birdi & Partners

Harbinder Birdi is the founder and Creative Director of Birdi & Partners, a consultancy advising on the design of infrastructure, public realm and residential led developments. He is a chartered architect and Fellow of the RIBA and ICE. He was the principal architect for three of the Elizabeth Line stations and the central section of Thames Tideway. Harbinder advises several local authorities and HS2. As well as being a Trustee of the Lyric Theatre, Hammersmith, he is a Professor at the University of Cambridge.



Kyle Buchanan
Architect and heritage expert
Director, Archio Ltd

Kyle Buchanan is a Director of Archio Ltd, a studio specialising in housing, regeneration and environmental retrofit. His expertise as a designer has been recognised by various awards, including RIBA Southwest Project Architect of the Year 2018 and Architects Journal 40 under 40 in 2020. Kyle has authored policy documents, including the 'Quality Housing in Hounslow: a Vision', and has edited a book for the RIBA 'Collective Action: The Power of Collaboration and Codesign'.
www.archio.co.uk



Asif Din
Sustainability expert
Sustainability Director, Perkins&Will

Asif Din has over 20 years' experience working on environmental low energy buildings and supply chains, including PassivHaus and Zero Energy Developments. He undertakes design reviews for all projects at Perkins&Will, and has changed design practices to include a circular economy carbon strategy document or a zero operational carbon costed report for all projects at the end of RIBA Stage 2. Asif has a doctorate in life cycle carbon and is a member of the UK Green Building Council, LETI and RIBA.
www.perkinswill.com





Tom Greenall

Architect and public realm expert
Director, DSDHA

Tom Greenall is an architect and Director at DSDHA. He is also a Part 3 examiner at the University of Westminster and a visiting tutor at the Sandberg Institute in Amsterdam. Since 2011, Tom has taught in the School of Architecture at the Royal College of Art and has been a chair of the Wandsworth Design Review Panel since 2018. Tom was awarded the 2016 Fellowship in the Built Environment by the Royal Commission for the Exhibition of 1851.
www.dsdha.co.uk



Will Hurst

Journalist
Managing Editor, The Architects' Journal

Will Hurst is an award-winning journalist who has spent his career writing about architecture and construction for national titles including the Guardian, Times and Financial Times. Will's investigation into the Garden Bridge won him a Press Gazette British Journalism Award in 2017 and was shortlisted for that year's Paul Foot Award. Will has written extensively about the built environment's contribution to the climate crisis and is currently leading the AJ's RetroFirst campaign for the re-use of existing buildings.
www.architectsjournal.co.uk



Dan Jestico

Sustainability expert
Sustainable Design Director, Savills

Dan Jestico is a chartered engineer with over 17 years' experience in low carbon, sustainable design, climate science and related national and local environmental policy. With a wealth of experience in delivering net-zero carbon buildings and masterplans, Dan's approach to design encompasses environmental sustainability, as well as social and economic elements, reflecting the need to engage communities and businesses in effective sustainable design.
www.savills.co.uk





Toby Johnson
Architect and heritage expert
Director, Haworth Tompkins

Toby Johnson is a director of Haworth Tompkins and has a wide range of experience in cultural, educational, residential, mixed-use, conservation and regeneration projects. Toby has contributed to a number of high-profile projects including the Stirling Prize-winning Liverpool Everyman and the Stirling Prize-shortlisted Young Vic Theatre, as well as Liverpool 1 and the Coventry Phoenix Initiative. www.haworthtompkins.com



Phil Jones
Transport engineer
Chairman, Phil Jones Associates

Phil Jones is a chartered engineer with over 40 years' experience, principally in traffic engineering, transport planning and urban design. Since he founded Phil Jones Associates in 2003, the PJA group of companies has now grown to provide services in transport planning, engineering and placemaking across the UK and Australia. Phil's experience includes preparing transport strategies for existing settlements and major developments; and leading street improvement and urban design projects in villages, towns and cities. www.pja.co.uk



Dipa Joshi
Architect
Partner, Fletcher Priest Architects

Dipa Joshi has 25 years' experience as an architect, in both the public and private sectors, including residential, commercial, and cultural buildings. She is passionate about building better communities with social value through regeneration and, as a Partner at Fletcher Priest Architects, drives diverse, sustainable, high quality design on a range of mixed-use residential projects. Dipa is also on the Housing and Equality, Diversity and Inclusion steering groups as Mayor's Design Advocate, and tutors diploma students at the University of Sheffield. www.fletcherpriest.com





Louise Mansfield
Urban designer and town planner
Director, Allies and Morrison

Louise Mansfield leads the preparation of multi-disciplinary urban design strategies, masterplans, planning and design guidance, and character studies at a range of scales from site to sub-region. Much of her work focuses on the relationships between the social and spatial, and the implications of these for neighbourhood design, and on character and the importance of built and social heritage in informing future development. Community and stakeholder engagement are central to all her projects. www.alliesandmorrison.com



Ranjit Matharu-Hemmings
Chartered landscape architect
Associate, LUC

A chartered landscape architect and Associate at LUC, Ranjit Matharu-Hemmings has experience in all aspects of design development, planning and implementation. Ranjit has recently worked on a transformational public realm scheme for Whitechapel Road, and was involved in the creation of a new high-quality civic space for Hammersmith Town Hall and the renewal of West King Street, which was awarded New London Architecture's The People's Choice Award in 2020. www.landuse.co.uk



Andrew Morrison
Architect and environmental design expert
Director, Hopkins Architects

Andrew Morrison is a director of Hopkins Architects and has 25 years' experience working across various sectors and on awarding-winning projects. Andrew's recent experience has focused on complex mixed-use projects with developers including Grosvenor, British Land, and London and Regional. Throughout his career, Andrew has specialised in environmental design; he tutored at University College Dublin from 2002 to 2011 and is an external critic at the University of Bath Department of Architecture. www.hopkins.co.uk





Jay Morton
Architect
Associate, Bell Phillips Architects

Jay Morton has extensive experience working on community-led housing schemes and masterplans, leading on the delivery of a number of award-winning projects at Bell Phillips Architects, including Marklake Court in Bermondsey. She has also worked with the residents of Styles House in Southwark to deliver 24 new affordable homes and a TMO hall. Jay recently completed a design charter for Enfield Council, focussing on social sustainability, and is an active housing and climate campaigner.
www.bellphillips.com



Anagha Mujumdar-Potbhare
Urban designer and town planning expert
Associate Principal, Grimshaw Architects

Anagha Mujumdar-Potbhare has over 18 years' experience leading design teams for award-winning mixed-use masterplans and large-scale regeneration projects. She has collaborated on proposals for brownfield sites, town centre developments, urban integration and transport hubs. Key projects include the North West Cambridge Masterplan, Battersea Power Station Masterplan, University of Oxford Development Framework Plan and Gilston Park. Anagha regularly contributes to thought leadership on the future of urbanism and innovation, and is also a member of the Ebbsfleet Design Forum.
www.grimshaw.global



Vinesh Pomal
Architect
Senior Architect, Butcher Bayley Architects

Vinesh Pomal has experience delivering estate regeneration and mixed-use housing schemes across a range of tenures, including student, independent living, extra care, and inter-generational living. He is co-head of first year at Leicester School of Architecture and sits on the Young Architects and Developers Alliance board. As an advocate of inclusion in the built environment, Vinesh co-founded the Asian Architects Association.
www.wearebba.co.uk





Renée Searle

Architect

Director, Threefold Architects

Renée Searle is a founding director of RIBA award-winning architectural practice Threefold. With a focus on the strategic vision of housing and the creation of harmonious neighbourhoods, Renée has led Threefold's mixed use and affordable housing schemes for private and local authority developers across London boroughs including Haringey, Croydon, Harrow and Barking & Dagenham. She is dedicated to designing inclusive and transformative homes, workplaces and public spaces and has taught and lectured on sustainable housing and design at the Bartlett, University College London, The University of the Arts and Syracuse University.
www.threefoldarchitects.com



Graeme Sutherland

Architecture and landscape expert

Founding Director, Adams & Sutherland

Graeme Sutherland is a Founding Director of Adams & Sutherland, an award winning architectural practice best known for its work in the public realm. Graeme has led on a wide range of projects, including delivering the London 2012 Olympic Greenway and Bow Riverside. He has taught in a number of schools of architecture and is an external examiner and experienced design reviewer.
www.adams-sutherland.co.uk



Linda Thiel

Architect and urban designer

Partner, White Arkitekter

Architect and urban designer, Linda Thiel is a partner and founding director of White Arkitekter's London Studio with experience of several housing projects in London and the north of England. With a focus on creating sustainable solutions through new ways of working with materials, retrofit and circular architecture and sustainable urban development, Linda's work embodies a Scandinavian approach to designing homes and neighbourhoods to meet the growing challenge of urbanisation and climate change.
www.whitearkitekter.com





Zoe Watson

Architecture and sustainability expert
Head of Sustainability, Allies and Morrison

As Head of Sustainability at Allies and Morrison, Zoe champions environmental design, advocating a holistic approach to architecture and place-making. With a dual qualification in architecture and engineering, Zoe provides technical advice on energy efficient design and whole life carbon principles. She has developed net zero guidance and frameworks for several London authorities and housing associations, to provide pragmatic steps towards responding to the climate emergency.
www.alliesandmorrison.com



Sarah Wigglesworth

Architect
Director, Sarah Wigglesworth Architects

Sarah Wigglesworth has 25 years' experience designing for a sustainable future in schools, housing, community projects and the public realm, and she has carried out zero carbon retrofit at scale. Sarah led the DWELL research project while Professor of Architecture at the University of Sheffield and was awarded an MBE for services to architecture in 2003. She was also awarded Royal Designer for Industry by the RSA in 2012.
www.swarch.co.uk



18. KEY REFERENCES

London Borough of Ealing

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www.ealing.gov.uk/info/201166/development_core_strategy_dpd

Development Sites DPD

www.ealing.gov.uk/info/201164/local_plans/1491/development_sites_dpd

Development Management DPD

www.ealing.gov.uk/info/201164/local_plans/1511/development_management_dpd

Ealing's Biodiversity Action Plan

www.ealing.gov.uk/downloads/download/575/ealing_bap

Ealing's Air Quality Action Plan

www.ealing.gov.uk/downloads/download/456/air_quality_action_plan

Principles of design review

Design Review: Principles and Practice, Design Council

www.designcouncil.org.uk/fileadmin/uploads/dc/Documents/Design%2520Review_Principles%2520and%2520Practice_May2019.pdf

Relevant Greater London Authority documents

Good Growth by Design

www.london.gov.uk/programmes-strategies/shaping-local-places/advice-and-guidance/about-good-growth-design

