

Planning Committee

10.00am, Thursday, 2 March 2017

Edinburgh Urban Design Panel: Seventh Progress Report

Item number	7.4
Report number	
Executive/routine	Routine
Wards	All

Executive Summary

The purpose of this report is to summarise the findings from the annual review of the Edinburgh Urban Design Panel's work. A series of recommendations and actions are proposed for Committee approval.

Links

Coalition Pledges	P15, P17, P28, P40
Council Priorities	CP5, CP7, CP8, CP9, CP10, CP12
Single Outcome Agreement	SO4

Edinburgh Urban Design Panel: Seventh Report

1. Recommendations

- 1.1 It is recommended that Committee:
 - 1.1.1 agrees the recommendations and actions from the annual review of the Edinburgh Urban Design Panel; and
 - 1.1.2 records its appreciation of the voluntary contribution made by Panel members to the design review process.

2. Background

- 2.1 The Edinburgh Urban Design Panel was constituted by the Planning Committee with an agreed remit, function, roles, procedures and principles of conduct. The aim of the Edinburgh Urban Design Panel is to contribute constructive advice which can be used by design teams, planners and developers to develop proposals in a positive way. It also imparts advice on relevant Council policy and guidance. It does this by providing design reviews. For each review, a written report is provided to presenters to the panel and to Planning Officials.
- 2.2 The panel is made up of a range of member organisations, including consultees to the planning process, academics, and professional bodies who each send representatives to its meetings. The panel is a voluntary body and its members or their organisations are not paid for their contribution.
- 2.3 The panel was set up by the Council but it is independent of it. It is free to form its own views.
- 2.4 The panel met for the first time in March 2009. Since then it has carried out 150 individual reviews.
- 2.5 It is part of the panel's role to undertake a review of its effectiveness each year. Planning Committee requested that an annual review of operation be undertaken. The last progress report was considered by Committee in [February 2016](#). In all reviews, panel members use the annual exercise to reflect on issues such as the way in which their advice has been applied and to identify any recommendations for change.

3. Main report

3.1 The panel conducted its 2016 yearly review on 14 December 2016. A report of the meeting is contained in Appendix 1.

3.2 The panel's 2016 yearly review focused on the following aspects:

- 2016 Panel Reviews - Work Programme
- Local Panel Update
- Presenters Survey
- Use of the Panel's Advice: Case Studies

2016 Panel Reviews - Work Programme

3.3 During 2016, the panel carried out 16 reviews of development proposals within the city. All of these reviews were for developments that have resulted, or are expected to result, in planning applications. The range of developments that the Panel has covered is similar to those covered in previous years.

3.4 In addition, the panel contributed advice to the review of the Open Space Strategy, a Public Realm Strategy for George Street, the Council's Sustainability Initiative and the review of the Edinburgh Design Guidance.

3.5 Of development types and range reviewed by the panel, this year represented a broad range of developments across the city and the panel agreed that this work programme is representative of the development activity across the city.

3.6 In considering the panel's future work programme, panel members requested they are briefed on policies with respect to the Local Development Plan.

3.7 Recommendations:

- With respect to the selection of future projects for design reviews the panel concluded that no change is necessary to the range and complexity of development proposals reviewed by the panel.

3.8 Actions:

- Planning officials to provide briefings on Local Development Plan policies.

Local Panel Update

3.9 As part of the review meeting, Architecture and Design Scotland provided information which compared the Edinburgh Panel to other design panels. The panel agreed the following as good practice from this information:

- Panel Composition - It was agreed that consideration should be given to inviting a guest panellist to some of the reviews where a specialist view may be considered appropriate.

- Format of the meeting - The panel supported the formal format and time allocated for the meeting. The time of the meeting was discussed but no change was proposed.
- Preparation for the meeting - The panel noted that the information prepared by the presenters should be concise and relevant. It was agreed that planning officials acting in the panel secretariat role would provide additional briefing to the presenters to emphasise this point.
- Workshop Review - No change was proposed for the time and format of the review. However, it was agreed that the review may benefit from the Chair encouraging panel members to have a more structured discussion based on the topics identified within the planning issues paper.
- Follow-Up - The panel noted the importance of the panel's report and its endorsement by all of the panellists. It is therefore important that all of the panellists respond to the draft report prepared by the Council.

3.10 Recommendations:

- Panel Composition - Consideration to be given to inviting a guest panellist where a specialist view may be considered appropriate.
- Preparation for the meeting - Planning officials acting in their panel secretariat role to provide additional briefing to the presenters to ensure concise and relevant presenters information.
- Workshop Review - The Chair to encourage panel members to have a more structured discussion based on the topics identified within the planning issues paper.

3.11 Actions:

- The Panel Chair to consider whether any specialist advice is appropriate for each meeting
- Planning Officials to revise briefing materials for presenters
- All Panel members to be required to respond to each draft report

Presenters Survey

- 3.12 As part of the 2016 review process, a survey was sent out to all of the presenters. The results of this survey were discussed as part of the review. Generally, it appears that the level of support to the presenting teams is working well and both the advice provided at the meeting and through the report is considered helpful. The statistical results are attached to this report.
- 3.13 Re-occurring observations/comments by the presenting teams are accuracy of the panel's report, panel composition, attendance and structure of the discussion.

3.14 Recommendations:

The recommendations under paragraph 3.10 address these comments.

Use of Panel's advice: Case Studies

3.15 A series of case studies were used to assess how the panel's advice has been applied. Generally, the panel considered that there was evidence that the panel's advice had been taken into account by the developer. However, there was less evidence with respect to the following areas of the design:

- Integration of the affordable housing into the overall development
- Quality of the public realm/landscape
- Active travel linkages to surrounding area.

3.16 Recommendations:

- The panel's advice should aim to provide stronger and clearer advice with respect to the above areas of design.

3.17 Actions

- The Chair to remind panel members, when summarising the advice to address these areas of design, were relevant to the project being reviewed.

4. Measures of success

4.1 The Council continues to ensure Edinburgh remains an attractive city through the development of high quality buildings, spaces and places and the delivery of high standards of urban design.

5. Financial impact

5.1 There are no direct financial impacts arising from this report.

6. Risk, policy, compliance and governance impact

6.1 The panel operated in accordance with its remit, function and roles therefore the risk is low.

7. Equalities impact

- 7.1 The Edinburgh Urban Design Panel aims to raise both the quality of the built environment in Edinburgh and the profile of design within the city. It does this through reviewing development proposals at pre-application stage as well as planning policies and guidance that have an urban design impact. Though facilitated by the Council, it is separate from it.
- 7.2 The panel helps to enhance health and standards of living by supporting the creation of attractive well designed urban environments and places.
- 7.3 The panel helps productive and valued activities by supporting the economic development of the city by encouraging its physical development. The panel helps to support rights of the individual and for family and social life by the supporting and creation of good quality places and urban environments. The panel supports rights of identity, expression and respect by considering all who will be using the built environment.
- 7.4 In relation to advancing equality of opportunity. The panel supports this by considering all who will be using the built environment. Panel reviews consider many aspects including age, disability and gender with respect to ease of movement and safety. This approach helps to eliminate discrimination, harassment, victimisation and other prohibited conduct. The panel helps to foster good relations by promoting the integration of new developments within the city.

8. Sustainability impact

- 8.1 The Edinburgh Urban Design Panel aims to raise the quality of the built environment in Edinburgh. This helps make Edinburgh a more sustainable city by creating an environment that can endure. The proposals in this report will help achieve:
- A socially sustainable Edinburgh through the panel's support in providing design advice on new housing developments across Edinburgh
 - An economically sustainable Edinburgh through supporting the development of the city; and,
 - An environmentally sustainable Edinburgh because the panel supports environmental good stewardship
- 8.2 Although established by the Planning Committee, the Edinburgh Urban Design Panel is independent of the Council, it is free to form its own views. Therefore, it is not bound by the Council's Sustainability Policies.

9. Consultation and engagement

- 9.1 In preparation of this report, the panel members were consulted.

- 9.2 In relation to the development proposals that the panel reviews at pre-application stage, the community is consulted via formal community consultation during the Proposal of Application Notice (PAN) period.
- 9.3 In relation to Council policy and guidance that the panel reviews at draft stage, this is consulted in the community before being finalised.
- 9.4 As part of the panel's annual review a Presenter's Survey was carried out.

10. Background reading/external references

- 10.1 The [Edinburgh Urban Design Panel's](#) Web Site.

Paul Lawrence

Executive Director of Place

Contact: Susan Horner, Planning Officer

E-mail: susan.horner@edinburgh.gov.uk | Tel: 0131 529 3762

11. Links

Coalition Pledges	<p>P15 – Work with public organisations, the private sector and social enterprise to promote Edinburgh to Investors.</p> <p>P17 – Continue efforts to develop the city's gap sites and encourage regeneration.</p> <p>P28 - Further strengthens our links with the business community by developing the implementing strategies to promote the economic well being of the city.</p> <p>P40 – Work with Edinburgh World Heritage Trust and other stakeholders to conserve the city's built heritage.</p>
Council Priorities	<p>CP5 – Business growth and investment</p> <p>CP7 – Access to work and learning</p> <p>CP8 – A vibrant, sustainable local economy</p> <p>CP9 – An attractive city</p> <p>CP10 – A range of quality housing options</p> <p>CP12 – A built environment to match our ambition</p>
Single Outcome Agreement	<p>SO4 - Edinburgh's communities are safer and have improved physical and social fabric.</p>
Appendix	<p>Appendix 1a - Report of the Edinburgh Urban Design Panel – Panel's Yearly Review -2015.</p> <p>Appendix 1b – Urban Design Panel Projects.</p>

EDINBURGH URBAN DESIGN PANEL

Panel's Yearly Review 2016

REPORT
of meeting held at
A+DS on 14 12 2016

Panel members

David Leslie	Chair – City of Edinburgh Council	Roderick Binns	EAA
Adam Wilkinson (part of meeting)	Edinburgh World Heritage Trust	Sam Thomas	Landscape Institute Scotland
Steven Robb	Historic Environment Scotland	Ola Uduku	ESALA

Workshop Leads

George Oldroyd	City of Edinburgh Council	Johnny Cadell	Architecture + Design Scotland
Susan Horner	City of Edinburgh Council		
Francis Newton	City of Edinburgh Council		

Apologies

Marion Williams	The Cockburn Association	Stephen McGill	Police Scotland
James Morgan	Heriot Watt University	Tom Rye	Napier University
No panel member confirmed	RTPi		

Executive Summary

This report summarises the discussion and recommendations arising at the Edinburgh Urban Design Panel's Yearly Review of 2016. The Panel has continued to carry out reviews as defined within the remit of the Panel across the city. Generally subject to some minor changes, the remit, functions and roles of the Panel as currently practiced, are working well. It is recommended that to supplement the core membership of the panel that for some reviews a guest panellist should be invited to attend.

Main Report

1 Introduction

1.1 The Edinburgh Urban Design Panel was constituted by the Council's Planning Committee with a remit, functions, roles, and principles of conduct. The Panel met for the first time in March 2009 to undertake design reviews of major development proposals and planning policies of urban design significance to the City.

1.2 It is part of the Panel's role to undertake a review of its effectiveness each year. Progress reports have been made to Planning Committee in February 2010, August 2011, February 2013, February 2014, February 2015 and February 2016. At its yearly review, the Panel has discussions which result in recommendations being made to Planning Committee.

1.3 The 2016 yearly review which this report summarises concentrated on four aspects:

- 2016 Panel Reviews: Work Programme
- Local Panels Update
- Presenters Survey
- Use of the Panel's Advice: Case Studies

2 2016 Panel Reviews: Work Programme

2.1 This year, the Panel carried out 16 reviews of development proposals within the city. All of these reviews were for developments that have resulted or are expected to result in planning applications.

The range of developments that the Panel has covered is similar to those covered in previous years. In addition the Panel contributed advice to the review of the Open Space Strategy, a public realm strategy for George Street, the Council's Sustainability Initiative and the review of the Edinburgh Design Guidance.

- 2.2 The Panel reviewed the development types and mix and were of the view that during the year the broad mix of developments was representative of the development activity across the city, including within the World Heritage Site.
- 2.3 With respect to the selection of development proposals for future reviews the Panel considers that developments should continue to be reviewed as part of the pre-application/PAN process. This is considered by the Panel to be the most appropriate time in the design process for the Panel to contribute advice. Also, with respect to the selection of future reviews the Panel will continue to suggest sites for consideration, as previous years.
- 2.4 The Panel welcomed the opportunity to review guidance and strategies and requested that they be briefed on policies with respect to the Local Development Plan.

3 Local Panel Update

- 3.1 Representatives of the Edinburgh Urban Design Panel will meet colleagues from other Scottish local authority design review panels at a workshop facilitated by Architecture + Design Scotland (A+DS) in February 2017. This will allow sharing of practice between panels. There was no such workshop arranged by A+DS in 2016.

However, Architecture + Design Scotland contributed to this part of the Panel's annual review. Information was issued to the Panel which provided them with a comparison between the Edinburgh Panel and other design panels. The Panel discussed this information and considered it was as good practice as follows;

Panel Composition: consideration should be given to inviting a guest panellist to some of the reviews where a specialist view may be considered appropriate.

Format of the meeting: the Panel supported the formal format and time allocated for the meeting. The time of the meeting was discussed but no change was proposed.

Preparation for the meeting: the Panel noted that the information prepared by the presenters should be concise and relevant. It was agreed that planning officials acting in their Panel secretariat role would provide additional briefing to the presenters to emphasise this point.

Workshop Review: No change was proposed for the time and format of the review. However, it was agreed that the review may benefit from the Chair encouraging Panel members to have a more structured discussion based on the topics identified within the planning issues paper.

Follow-Up: the Panel noted the importance of the Panel's Report and its endorsement by all of the panellists. It is therefore important that all of the panellists respond to the draft report prepared by the council.

4 Presenters Survey

- 4.1 As part of the 2016 review process a survey was sent out to all of the presenters. The results of this survey were discussed as part of the review. The survey was sent to 72 presenters, 20 responses were received. Generally, it appears that the level of support to the presenting teams is working well and both the advice provided at the meeting and through the report is considered helpful. The statistical results are attached to this report.
- 4.2 Re-occurring observations/comments by the presenting teams are accuracy of the Panel's report, panel composition, attendance and structure of the discussion. These points were raised with the Panel and are summarised under section 3.2.

5 Use of the Panel's Advice: Case Studies

- 5.1 A series of case studies have been used to show how the Panel's advice has been used. Planning officials visited completed developments to consider how the Panel's advice has been used and presented their findings as part of the review. The following sites were discussed:

Residential-led mixed development, Agilent Technologies, Queensferry

Student housing, Orwell Terrace

Student housing, Deaconess House

Residential development, Albion Row

Hotel development, SOCO fire site

- 5.2 Generally, the Panel agreed that there was evidence that their advice had been considered by the developer. However, it was agreed that there was less evidence with respect to the following areas of the design:

Integration of the affordable housing into the overall development

Quality of the public realm/landscape

Active travel linkages to the wider context not complete or included within the design

Therefore, it was agreed that the Panel should aim to stronger and clearer advice with respect to the above.

6 Recommendations

- 6.1 The Panel recommends the key findings of its review – as set out in this report – are reported to Planning Committee in March 2017. These include:

- Work Programme: No change proposed.
- Local Panel Update:

Panel Composition: consideration to be given to inviting a guest panellist to some of the reviews where a specialist view may be considered appropriate.

Preparation for the meeting: It was agreed that planning officials acting in their Panel secretariat role would provided additional briefing to the presenters to emphasise this point.

Workshop Review: the Chair to discuss with Panel members how a more structures discussion can be facilitated.

Follow-Up: the Panel's Report to be endorsement by all of the panellist.

- Use of Panel's Advice: Case Studies

It was agreed that the Panel should aim to provide stronger and clearer advice with respect to affordable housing, public realm and landscape and active travel linkages to the wider context.

7 Presenters Survey

Which project did you present to the Urban Design Panel?

Darwin, School of Biological Sciences, University of Edinburgh

Longstone

Site adjacent 160 Dundee Street

New Brunstane

Dundee St Student Housing

Greendykes South

64 Princes St, former Bhs redevelopment

64 Princes Street (former BHS)

South Scotstoun, South Queensfery

Lanark Road Housing Development

West Mains Ratho Station

64 Princes Street

South Fort Street, Edinburgh

University of Edinburgh, Quartermile

Flatted development at Abbey Lane Edinburgh

Springside, Fountainbridge

Lanark Road West

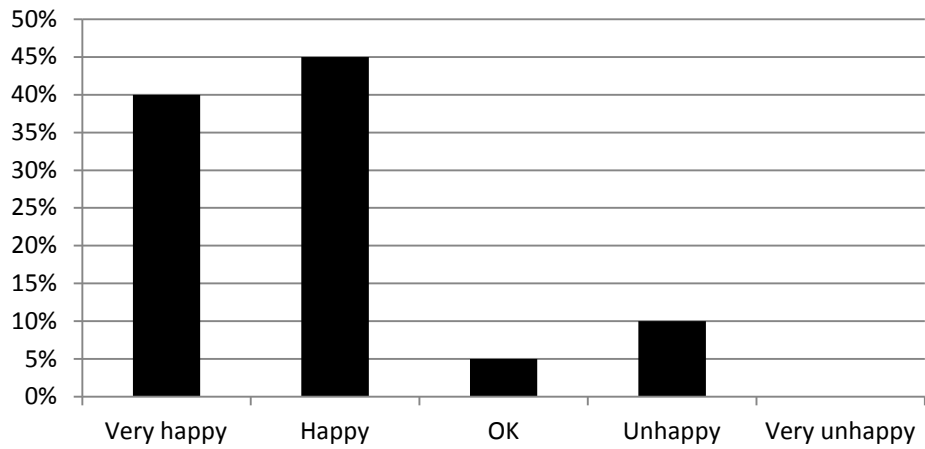
Dundee Street Student Housing

Residential development at Longstone, later planning app ref 15/03075/FUL

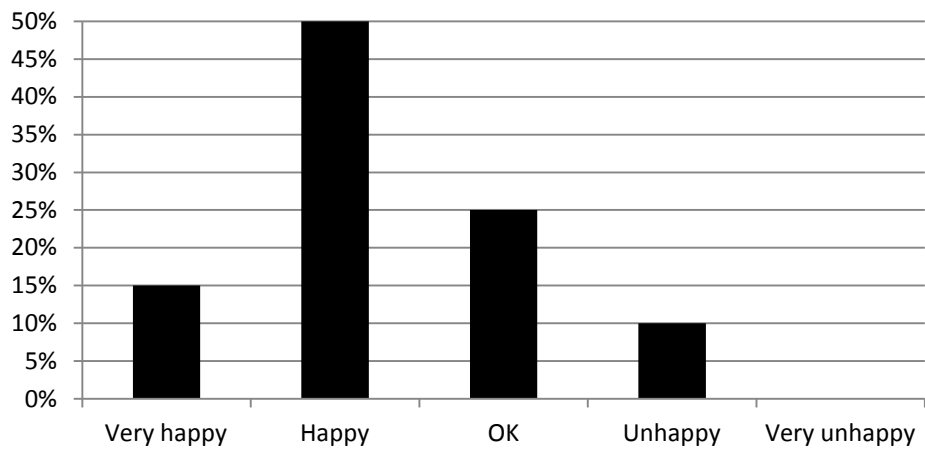
New Waverley North

Note: in some cases more than one respondent per development proposal took part in the presenters' survey.

How happy were you with the administration of the Design Review process?



How constructive did you find the Design Review meeting?



How helpful was the Design Review report?

