

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 time)	Edinburgh World Heritage Trust	Sam Thomas	Landscape Institute Scotland
Steven Robb	Historic Environment Scotland	Ola Uduku	ESALA
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.

Edinburgh Urban Design Panel feedback survey November 2016

Q1 Which project did you present to the Urban Design Panel?

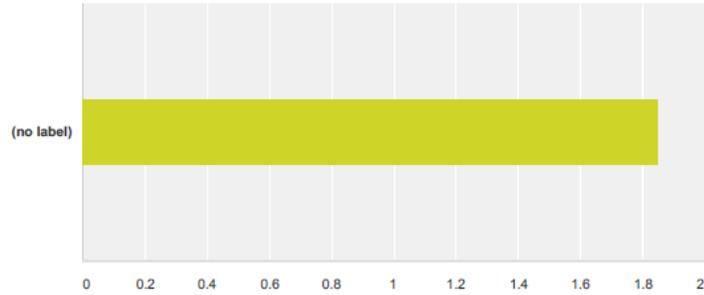
Answered: 20 Skipped: 0

#	Responses
1	Darwin, School of Biological Sciences, University of Edinburgh
2	Longstone
3	Site adjacent 160 Dundee Street
4	NEW BRUNSTANE
5	Dundee St Student Housing
6	Greendykes South
7	64 Princes St, former Bhs redevelopment
8	64 Princes Street (former BHS)
9	South Scotstoun, South Queensfery
10	Lanark Road Housing Development
11	West Mains Ratho Station
12	64 princes street
13	South Fort Street, Edinburgh
14	University of Edinburgh, Quatermile
15	Flatted development at Abbey Lane Edinburgh
16	Springside, Fountainbridge
17	Lanark Road West 16/01353/FUL
18	Dundee Street Student Housing
19	Residential development at Longstone , later planning app ref 15/03075/FUL
20	New Waverley North

Edinburgh Urban Design Panel feedback survey November 2016

Q2 How happy were you with the administration of the Design Review process?

Answered: 20 Skipped: 0

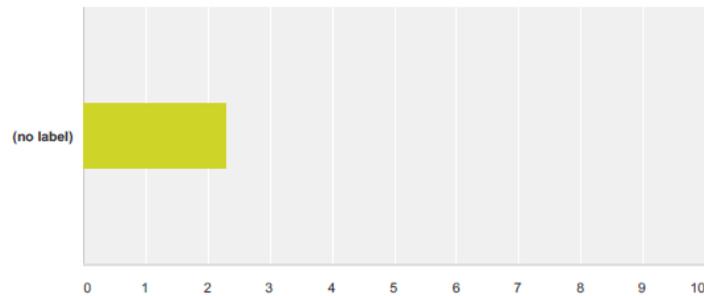


	Very happy	Happy	OK	Unhappy	Very unhappy	Total	Weighted Average
(no label)	40.00% 8	45.00% 9	5.00% 1	10.00% 2	0.00% 0	20	1.85

Edinburgh Urban Design Panel feedback survey November 2016

Q3 How constructive did you find the Design Review meeting?

Answered: 20 Skipped: 0

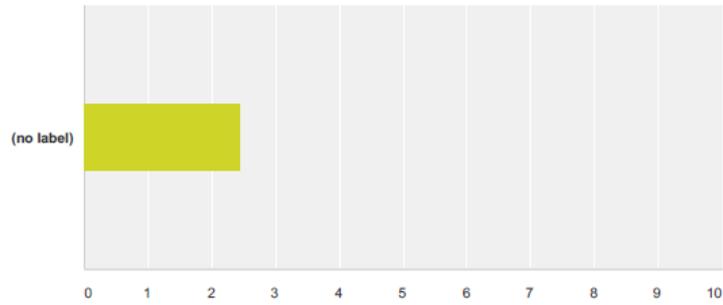


	Very constructive	Constructive	OK	Unconstructive	Very unconstructive	Total	Weighted Average
(no label)	15.00% 3	50.00% 10	25.00% 5	10.00% 2	0.00% 0	20	2.30

Edinburgh Urban Design Panel feedback survey November 2016

Q4 How helpful was the Design Review report?

Answered: 20 Skipped: 0



	Very helpful	Helpful	OK	Unhelpful	Very unhelpful	Total	Weighted Average
(no label)	20.00% 4	40.00% 8	15.00% 3	25.00% 5	0.00% 0	20	2.45