OPDC PLACE REVIEW GROUP

Terms of reference 2025

FRAME PROJECTS

In partnership with
Old Oak & Park Royal
Development Corporation

020 8164 9980
office@frame-projects.co.uk
frame-projects.co.uk

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Cover image: OPDC aerial view © Andrew Holt

1. INTRODUCTION

The Old Oak and Park Royal Development Corporation (OPDC) is a Mayoral Development Corporation, established by the Mayor of London in 2015. It aims to capitalise on the transport investment taking place at Old Oak Common Station – the only place where HS2 and the Elizabeth Line will meet – to drive delivery of homes and jobs in the surrounding area, and support the London economy. The scale of the regeneration programme means that it will be delivered over 30 years.

Aspirations of the Corporation accord with the 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, 2023).

The OPDC area includes 650 hectares of land, including the Old Oak Common Station site, the Park Royal industrial area and Wormwood Scrubs open space. Much of Old Oak consists of brownfield sites, while Park Royal is the largest Strategic Industrial Location area in London. With the support of the Mayor, OPDC is working with central government to agree to transfer ownership of all public brownfield land to the OPDC.

A new district is planned for Old Oak, with a minimum of 25,500 new homes and 56,500 new jobs. A new commercial and retail centre will be focused around the Old Oak HS2 Station extending to North Acton, with industrial intensification proposed in Old Oak North and Park Royal, as well as a new neighbourhood centre for central Park Royal, and mixed use development in Scrubs Lane.

Transport improvements will make the area one of the best connected in the country. As well as the new Old Oak Common HS2 Station also serving the Elizabeth Line, improvements are planned to existing stations at North Acton and Willesden Junction.

The OPDC area includes neighbourhoods in the London boroughs of Brent, Ealing and Hammersmith and Fulham. OPDC is the Local Planning Authority for its area, although it delegates some applications to Brent and Ealing.

OPDC established a Place Review Group (PRG) in 2015 to help fulfil its aspirations for high quality development. The PRG brings together leading practitioners across the fields of architecture, urban design, town planning, landscape architecture, accessibility and sustainability. Its composition and remit reflect a review process that is multidisciplinary, collaborative and enabling, and in line with national and London Plan policy.

The purpose of the PRG is not to duplicate or replace existing mechanisms for securing high quality design, but to provide additional expert advice to inform the planning process, in line with Section 12 of the NPPF. This 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, 2023).

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 engrained 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)

View from Wormwood Scrubs © Zute Lightfoot Photography

3. LONDON DESIGN REVIEW CHARTER

OPDC's PRG process is run in accordance with the London Design Review Charter.

High quality – delivered in a manner that accords with the Design Council CABE / 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

Mitre Bridge over the Grand Union Canal © Mattr Media Ltd

4. GROUP COMPOSITION

The OPDC PRG brings together professional experts from a variety of fields. It is made up of 24 members, including the chair.

PRG members are chosen to provide a broad range of expertise with particular relevance to Old Oak and Park Royal, including:

- civic / commercial architecture
- cultural strategy
- engineering / transport infrastructure
- housing architecture
- landscape / public realm design
- sustainability
- town planning
- urban design / masterplanning

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

Membership of the PRG 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 PRG 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 group.

View of existing industrial and rail infrastructure at Old Oak © Mattr Media Ltd

Old Oak Masterplan © Gort Scott

5. ROLE OF THE GROUP

The Place Review Group (PRG) 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 OPDC's planning officers and the planning committee to decide what weight to place on the group's comments, balanced with other planning considerations. Applicants should consult planning officers following a review to agree how to respond to the PRG's advice.

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

6. GROUP REMIT

The OPDC PRG has been established to support OPDC in achieving high quality, innovative, sustainable placemaking. It provides independent, objective expert advice to the planning authority as a 'critical friend' to support delivery of high quality development, in accordance with the Mayor of London's 'Good Growth by Design' agenda.

The PRG evaluates infrastructure proposals, masterplans and development proposals across the Old Oak and Park Royal area – both those where OPDC is the client or landowner, and also those brought forward by third party developers where OPDC is the planning authority.

Generally, schemes are referred to the PRG by planning officers at an early design stage to identify and consider the key assumptions of the proposed design. The independent advice given by the group is likely to be most effective when given before a scheme becomes too fixed. Early engagement with the PRG 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 PRG'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 PRG considers significant development proposals in the OPDC area. 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 group 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
- supplementary planning documents and other policy related documents, including those providing design guidance
- area wide strategies or studies on, for example, connectivity

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 PRG in the planning process is opposite.

PLACE REVIEW IN THE PLANNING PROCESS

- Council pre-app process
- Place Review Group
- 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.

OPDC Place Review Group site visit © Frame Projects

7. INDEPENDENCE & PROBITY

The PRG is an independent and impartial service provided to the OPDC by Frame Projects, an external consultancy.

The processes for managing the PRG, appointing members, including the selection of the chair, and the administration of meetings are agreed in partnership with the OPDC.

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

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

8. FREEDOM OF INFORMATION

As a public authority, the Old Oak and Park Royal Development Corporation is subject to the Freedom of Information Act 2000 (the Act). All requests made to the Old Oak and Park Royal Development Corporation for information with regard to the PRG 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.

One Portal Way © Pilbrow & Partners

Regency Heights © OPDC

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).

North Acton © Zute Lightfoot Photography

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 group 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.

Group 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 PRG 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 PRG meetings during 2025:

- 23 January
- 20 February
- 27 March
- 17 April
- 29 May
- 16 June
- 31 July
- 28 August
- 25 September
- 30 October
- 27 November
- 18 December

Old Oak Commons © Maccreanor Lavington

12. REVIEW AGENDAS

Agendas will be issued to group 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 OPDC officers 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. REVIEW REPORTS

During the PRG meeting the group manager will take notes of the discussion - these form the basis of group 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 OPDC's planning policies in relation to expectations of high quality design.

The PRG has an advisory role in OPDC's planning process, and the project team should consult OPDC's 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 OPDC'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.

PRG reports may be included in committee reports on planning application schemes – in which case OPDC planning officers will put this in the context of other planning matters, which the group'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 OPDC's Planning Register. Where the final review of a scheme takes place at a pre-application stage, the report of this meeting will also be made public once an application is submitted.

Railway Cottages © Zute Lightfoot Photography

14. REVIEW CHARGES

The charges for PIRG meetings are benchmarked against comparable panels providing design review services in London, such as design review panels in the London Boroughs of Camden, Haringey, Newham and Waltham Forest.

Current charges for PRG meetings are:

- Full review £6,200 + VAT
- Chair's review £3,400 + VAT

Applicants are referred to the PRG by the OPDC 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 PRG 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

Victoria Road and North Acton © Mattr Media Ltd

15. CONFIDENTIALITY

The OPDC Place Review Group (PRG) 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, OPDC 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 PRG 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 PRG 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 PRG 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 the OPDC, 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 OPDC's Planning Register. Where the final review of a scheme takes place at a pre-application stage, the report of this meeting will also be made public once an application is submitted.

7. If a panel member wishes to share any PRG report with a third party, they must seek approval from the PRG 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 PRG, 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 PRG manager.

3. The PRG manager, in collaboration with the panel chair and OPDC 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 PRG 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	

Familial situation

If the panel member...

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

Informal situation

If the panel member...

is a friend of a member of the applicant team	

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 perceived 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. GROUP MEMBERSHIP

The Place Review Group brings together 23 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.

Prof. Peter Bishop (chair)

Urban designer
Professor of Urban Design, UCL

Peter Bishop held senior planning roles in London boroughs for 25 years, working on major projects such as the King's Cross railway land developments. He was the first Director of Design for London, and Deputy Chief Executive at the London Development Agency where he worked on the London Olympics legacy plans. In 2011 he was commissioned by the government to review national architecture and design policy, published as the 'Bishop Review'. He lectures extensively, holds a professorial chair at the Woxsen University and is an advisor to the Mayor of Goyang in South Korea.

Tom Bell

Sustainability expert
Founding Director, Freehaus

Tom Bell is a Founding Director of Freehaus and RIBA Client Adviser. He is a Passivhaus Certified Designer and has a wealth of experience delivering exemplar low carbon buildings. Tom is a member of the Association for Environment Conscious Building and sits on the Quality Review Panel for the London Borough of Harrow and the Old Oak Park Royal Development Corporation. He is a RIBA Student Mentor for Oxford Brookes University, steering group member of RIBA Guerrilla Tactics and RIBA Client Advisers.
www.freehausdesign.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 of Architecture at the University of Cambridge.
www.birdipartners.com

Hugo Braddick

Industrial architecture expert
Associate Director, Haworth Tompkins

Hugo Braddick has over 20 years' experience delivering large, design-led projects for complex client bodies, with a specialism in mixed-use space, industrial buildings and brownfield masterplanning. He has led on a number of Haworth Tompkin's major residential and industrial projects including Industria Barking, Albert Island and Blackwall Reach. He was previously a director at Meadowcroft Griffin Architects, where he focused on education and community projects, and a partner at Frame Property, a property development, design and construction company.
www.haworthtompkins.com

Adam Brown

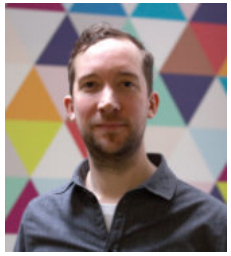
Transport infrastructure and planning expert
Partner, Landolt + Brown

Adam Brown is an architect with over 20 years' experience in leading major infrastructure projects. Recent projects include stations at Hackney Wick and White Hart Lane and major public realm commissions in Lambeth and at Peckham Rye. He has been an OPDC Place Review Group member since 2015.
www.landoltandbrown.com

Biba Dow

Architect
Director, Dow Jones Architects

Biba Dow founded Dow Jones Architects in 2000 with Alun Jones. She has let many projects including Grand Junction at St Mary Magdalene, Bevis Marks Synagogue and the crypt at Christ Church Spitalfields. Biba was short-listed for Architect of the Year for the Women in Architecture Award 2018. She is an architectural assessor, writes about architecture and culture, and has lectured widely on the work of her practice.
www.dowjonesarchitects.com



Will Durden

Transport infrastructure and planning expert
Director, Momentum Transport Consultancy

Will Durden is founding director of Momentum Transport Consultancy. He is a transport planner who has worked on residential, commercial, educational, cultural and sports projects. His expertise spans operations planning, pedestrian modelling, station planning, and transport strategy. He has worked at Queen Elizabeth Olympic Park for more than a decade, leading the transport elements of many schemes for the post-Olympic Games Legacy transformation.
www.momentum-transport.com

Stephanie Edwards

Architect
Director, Urban Symbiotics

Stephanie Edwards is an architect, urbanist and the cofounder of Urban Symbiotics, an award winning insight-led design practice that focuses on user-focused architecture, masterplanning and public realm strategies. Stephanie has 15 years' industry experience and is leading on several Regeneration Frameworks and developing High Street Heritage Action Zones and Co-location Schemes. Key projects include Meridian Water, Becontree Estate and a GLA High Streets for All projects amongst others.
www.urbansymbiotics.com
www.aveo.group

Carola Enrich

Landscape architect
Senior Associate, Townshend Landscape Architects

Carola Enrich has worked on the planning and delivery of a range of urban projects, from small roof terraces to substantial masterplans throughout London and the UK. Her experience covers the early stages of projects through to their delivery on site, ensuring the agreed visions are achieved. Carola's work is focused on creating successful, sustainable spaces around the world. Projects of note include Kidbrooke Village Masterplan, Ebury Gardens, Green strategies for Canary Wharf and Principal Place masterplan.
www.townshendla.com

Sabine Hogenhout

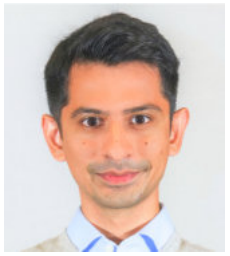
Sustainability expert and architect
Design Director, KLH Sustainability

Sabine Hogenhout has worked internationally as an architect and combines a broad sustainability knowledge with a deep understanding of architecture, heritage and master planning. In 2019 she joined KLH Sustainability, directing her focus entirely towards steering the construction industry towards a more sustainable future. Sabine is also a member of the Tower Hamlets Quality Review Panel and, teaches sustainable design as a visiting associate lecturer at the School of Architecture at the University of Reading.
www.klhsustainability.com

Gillian Horn

Architect
Partner, Penoyre & Prasad

Gillian Horn joined Penoyre & Prasad in 1999 and has led a number of award winning projects. She chairs the Waltham Forest Design Advice Panel, and has been an OPDC Place Review Group member since 2015. She has taught at the Architectural Association, and Cambridge and Greenwich Universities.
www.penoyreprasad.com



Dushyant Karnik

Sustainability expert
Technical Director – Sustainability and Building Physics, etch Associates

Dushyant Karnik is an experienced sustainability professional with a strong background in architecture, renewable building services, and building physics. He has led numerous low-energy and Passivhaus projects across the UK, advocating a fabric-first approach to achieve NZC developments while prioritising energy efficiency, occupant comfort, and wellbeing. Specialising in the decarbonisation of historic buildings, Dushyant also develops sustainability and net zero strategies for new builds. His diverse portfolio spans residential, education, commercial, and heritage sectors. Dushyant is a certified Passivhaus Designer and an AECB Building and Retrofit Certifier.
www.etchassociates.com

Beth Kay

Architect
Director, PlaceLift

Beth Kay has 20 years' experience working in both the private and public sectors, including policy, development planning, architecture, urban design and public realm design. She has delivered schemes at a range of scales from meanwhile projects to Housing Zones and has held strategic leadership roles in developing masterplans, investment plans, transformation strategies, asset management plans and policy.

Philip Marsh

Architect
Director, dRMM

Philip Marsh is a founding director of dRMM. He has led several of the studio's key regeneration projects including schemes at Battersea Power Station, Elephant and Castle, and King's Cross. He is currently working on Earls Court and the Television Centre. Philip prioritises community and social inclusion, integrating high-quality public realm to uplift user experience and well-being. He brings his almost three-decades worth of experience to advisory and public speaking roles, including as visiting critic at Liverpool University.
www.drmm.co.uk

Ranjit Matharu-Hemmings

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

Julian de Metz

Architect and heritage expert
Founding Director, dMFK Architects

Julian de Metz is founding director of dMFK Architects, an award-winning London based architectural practice, nominated for the Architects' Journal's '40 Under 40' list in 2006. With over 20 years' experience working in private practice, Julian specialises in concept design, planning and historic buildings, communication, presentation, and community consultation. He has held educational posts as an external examiner in Architecture at Manchester School of Art and Westminster University.
www.dmfk.co.uk

Ravi Pattni

Architect
Associate, Henley Halebrown

Ravi Pattni has extensive design experience working at a range of scales, from bespoke houses to large residential masterplans, and is the sustainability lead at Henley Halebrown. Since joining the practice in 2018, Ravi has led on a number of affordable residential schemes, and is currently leading on the refurbishment of a large Victorian tenement block in Victoria. Ravi's focus is on delivering environmentally and socially sustainable buildings which are well integrated into the wider community.
www.henleyhalebrown.com

Karen Scurlock

Architect
Design & Quality Manager, Places for London

Karen Scurlock is a chartered architect with over 25 years of experience delivering mixed-use projects throughout London. With a career-long interest in residential development within the public sector, she spent 12 years at Karakusevic Carson Architects specialising in social housing and estate regeneration. She currently works as Design & Quality Manager within TfL's Property Development team, Places for London, championing sustainability and design excellence across residential and commercial project delivery.
www.placesforlondon.co.uk

Renée Searle

Architect
Director, Threefold Architects

With a focus on the strategic vision of housing and the creation of effective, harmonious neighbourhoods, Renée Searle 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

Natalie Simmons

Landscape architect
Director, Jonathan Cook Landscape Architects

Natalie Simmons joined Jonathan Cook Landscape Architects in 2016 after working for Studio Weave and the Projects Office at London Metropolitan University. She is a chartered member of the Landscape Institute and holds an RHS Horticultural certificate. Natalie's particular interests include water networks (canals, rivers and wetlands), as well as cultural and industrial landscape heritage.
www.jcla.co.uk

Graeme Sutherland

Architecture and landscape expert
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 experience of many scales of project, working across London for mainly local authorities and public or community clients, and he led the delivery of the London 2012 Olympic Greenway and Bow Riverside. Recent work includes innovative workspace at Poplar Works and landscapes for large housing projects in Haringey. Graeme has taught widely in schools of architecture, is an external examiner and an experienced design reviewer.
www.adams-sutherland.co.uk

Linda Thiel

Architect
Partner, White Arkitekter
RIBA ARB MArch SAR/ MSA

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, energy, 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

Andrew Thornhill

Landscape architect
Director, Churchman Thornhill Finch

Andrew Thornhill has 25 years of practice as a landscape architect, using contextual studies and natural systems as the basis of his design ethos. He has won acclaim for innovations in water sensitive urban design, engineering climate change resilience into creative placemaking. Works include New Garden Quarter, Stratford Canning Town's Rathbone Market and Manor Road, and most recently Silvertown and Millenium Mills dockside in Newham. In the rural context he is working on the Wellcome Genome Campus expansion in Cambridge and Dunsfold Garden Village in Surrey.
www.churchmanthornhillfinch.co.uk

18. KEY REFERENCES

Relevant OPDC documents

Old Oak and Park Royal Development Corporation Draft Local Plan

www.london.gov.uk/sites/default/files/opdc_local_plan_2022_june_2022_including_appendix_0.pdf

Socio-economic baseline: Old Oak and Park Royal

www.london.gov.uk/business-and-economy-publications/socio-economic-baseline-old-oak-and-park-royal

Other relevant documents

London Plan

www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/london-plan-2021

National Planning Policy Framework

www.gov.uk/government/publications/national-planning-policy-framework--2

Relevant Greater London Authority documents

Good Growth by Design

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

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

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