



BROMLEY DESIGN REVIEW PANEL

1 OCTOBER 2024

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30 SEPTEMBER 2025

ANNUAL REPORT

IN PARTNERSHIP WITH

Frame Projects
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INTRODUCTION

The Bromley Design Review Panel was set up in 2023 by Frame Projects on behalf of the London Borough of Bromley. It is chaired by Andrew Beharrell, Senior Advisor at Pollard Thomas Edwards, with Anna Mansfield, Director at Publica, as the panel's vice chair. The panel includes 22 professional members, selected through an open recruitment process in collaboration with Bromley officers.

Terms of Reference, available on the planning authority's website, sets out the role and remit of the panel, and the way in which it supports the planning process. Schemes requiring design advice are identified by planning officers and referred to the panel for review. Officers provide a briefing on the planning context and key issues, both in writing for the meeting agenda, and in person at the panel meeting. Advice given by the panel is recorded in a report, to assist with continuing pre-application negotiations, or to advise the planning committee on submitted schemes.

The Bromley Design Review Panel has advised on nine schemes in the year from October 2024 to September 2025. Four of these schemes have been reviewed on more than one occasion. First reviews usually take place at a stage when a client and design team have decided their preferred option for the development of a site, and have sufficient drawings, models, etc. for a comprehensive discussion. There will often be a second or third pre-application review, to provide advice on more detailed design matters, before planning submission.

Cover image: Bromley town centre © Frame Projects
Image: East Street, Bromley North © Bromley Council



PANEL

Authority

London Borough of Bromley

Review Panel name

Bromley Design Review Panel

Panel management

Frame Projects

Contact name for panel

Hanako Littlewood, Frame Projects

Contact email address

Hanako@frame-projects.co.uk

Image: Bromley Town Hall © Cartwright Pickard



REVIEW TOTALS

Number of reviews

9

Number of site visits

4

Number of first reviews

4

Number of follow-up reviews

5

Full reviews
(chair plus four panel members)

8

Chair's reviews
(chair plus one panel members)

1

PANEL COMPOSITION

PANEL MEMBERS USED THIS YEAR

No. of different panel
members used

17

Male panel members

65%

Female panel members

35%

Members of a diverse
ethnic background
(based on 17 diversity forms)

24%

PANEL COMPOSITION

Total panel member
attendance for each area
of expertise during the
reporting period

Architecture

13

Urban design /
town planning

13

Heritage /
conservation

5

Landscape / public
realm

7

Transport planning

2

PROPOSALS REVIEWED

APPLICANT TYPE

Private developer

9

STAGE OF PROPOSAL

Pre-application

9

TYPE OF PROPOSAL

Masterplan

4

Mixed use

5

Image: Bromley Design Review Panel © Frame Projects



EMERGING THEMES AND ISSUES

Since the Quality Review Panel was established in 2023, residential developments have made up the majority of schemes it has been asked to comment on. The ambitious housing targets set for Bromley Council in the London Plan create particular design challenges in a borough characterised by suburban townscapes, and with a substantial area of Green Belt.

In Bromley's two major town centres of Bromley and Orpington there is significant development pressure, including proposals for residential tall buildings. The panel's advice on the appropriateness of these schemes considers not just townscape impact, but also the quality of life that would be achieved for residents. For example, sufficient public and private open space, with good sunlight and daylight, is a key consideration in the amount of development a site can accommodate.

The panel has also commented on schemes in edge of settlement locations on greenfield sites, in places like St Mary Cray. These have the potential to create attractive places to live, with a more suburban character, and generous green open spaces. Typically these sites are less well served by public transport than town and district centre locations. Because of this, the way they deal with car parking and encourage walking and cycling will be essential to their success. The panel encourages streets that connect well with the wider area, and are designed to make walking and cycling easy and enjoyable, as well as accommodating vehicles. These sites also require landscape visual impact assessment. Where lower densities and heights are proposed, tree planting on streets and in public spaces can help soften visual impact in long distance views.

A small number of developments have been proposed on Green Belt land. Whilst it is not the panel's role to advise on the principle of development on these sites, it can offer comments on their quality to inform the Council's wider assessments. The aim of this is to ensure that if the development progresses, it is of the highest possible quality.

For all new developments, the panel is keen to encourage designs that draw inspiration from the historic character of Bromley's neighbourhoods, creating attractive places for the benefit of its communities.

FORWARD LOOK

The panel is expected to remain busy during the last quarter of 2025 and early 2026, including some larger projects which will require two or three reviews. Schemes previously reviewed at masterplan stage are expected to return to the panel for input on detailed proposals for individual plots. Of significance to residents across the borough and beyond, the panel will also be asked to advise on the regeneration plans for Crystal Palace Park.

In addition to reviewing developments coming forward through Bromley's planning process, the panel will keep in touch with the Council's planning committee, with a briefing planned for early 2026. This will provide an opportunity to hear from committee members if they find the panel's reports useful, and also understand how it can continue to support the Council in delivering on its ambitions.

Image: Eltham College by Levitt Bernstein © Ben Tynegate

