



HARINGEY
QUALITY REVIEW
PANEL

1 OCTOBER 2024
- 30 SEPTEMBER
2025

ANNUAL
REPORT

IN PARTNERSHIP WITH

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INTRODUCTION

The Haringey Quality Review Panel was set up in 2015 by Frame Projects on behalf of the London Borough of Haringey. It is co-chaired by Andrew Beharrell, Senior Advisor at Pollard Thomas Edwards, and Esther Everett, Head of Design at the London Legacy Development Corporation. It has 29 members, selected through an open recruitment process in collaboration with Haringey officers.

Terms of Reference, available on the planning authority's website, set 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 Haringey Quality Review Panel has advised on 17 schemes in the year from 1 October 2024 to 30 September 2025. Ten 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 and models for a comprehensive discussion. There will often be a second pre-application review, to provide advice on more detailed design matters, before planning submission.

Cover image: Site visit at Partridge Way © Frame Projects
Image: View of Alexandra Palace from Partridge Way © Frame Projects



PANEL

Authority

London Borough of Haringey

Review Panel name

Haringey Quality Review Panel

Panel management

Frame Projects

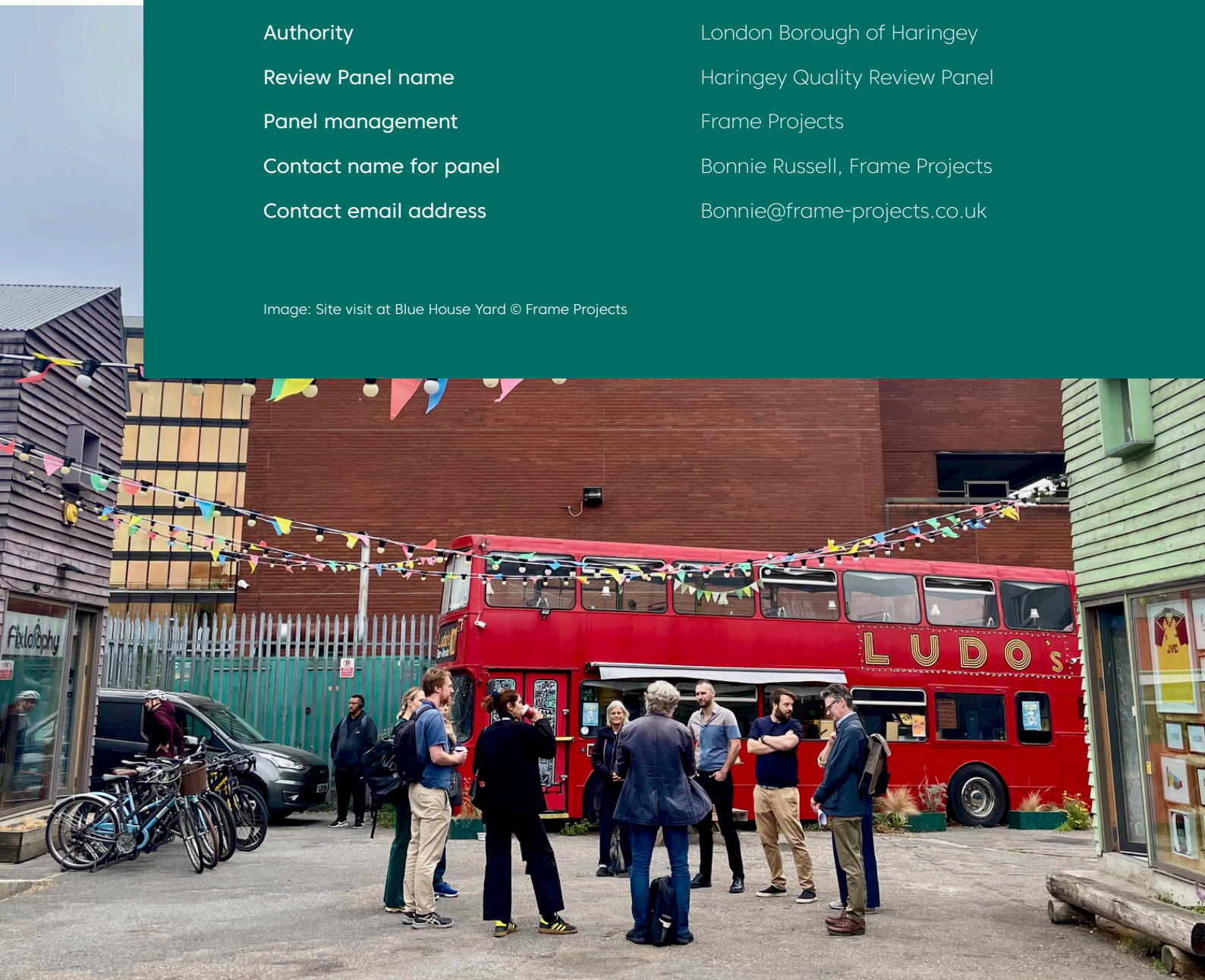
Contact name for panel

Bonnie Russell, Frame Projects

Contact email address

Bonnie@frame-projects.co.uk

Image: Site visit at Blue House Yard © Frame Projects



REVIEW TOTALS

Total number of reviews

17

Number of site visits

9

Number of first reviews

7

Number of follow up reviews

10

Full reviews
(chair plus four panel members)

10

Intermediate reviews
(chair plus two panel members)

5

Chair's reviews
(chair plus one panel member)

2

PANEL COMPOSITION

PANEL MEMBERS USED THIS YEAR

No. of different panel
members used (out of 29)

22

Male panel members

48%

Female panel members

52%

Members from a diverse
ethnic background
(based on diversity monitoring forms)

13%

PANEL COMPOSITION

Panel member attendance for
each area of expertise during the
reporting period (individual panel
members may have more than one
area of expertise)

Architecture

23

Urban design /
town planning

17

Landscape / public
realm

10

Access / inclusive
design

4

Heritage

6

Sustainability

8

Industrial
design

3

PROPOSALS REVIEWED

APPLICANT TYPE

Private developer

11

Local authority

6

STAGE OF PROPOSAL

Pre-application

14

Planning application
submitted

2

Before pre-application

1

TYPE OF PROPOSAL

Masterplan

1

Mixed use

10

Residential (1-50 homes)

5

Commercial

1

ANALYSIS

The number of reviews held this year was similar to the total for the previous reporting period, but with a higher proportion of new schemes. The addition of the Intermediate Review option has been successful, and was taken up by five applicants. This provides a proportionate review format for mid-sized schemes, policy documents or returning schemes. It was particularly valuable to review an emergency housing scheme, demonstrating a more aspirational approach to this often time-pressured typology. There has been a small increase in the number of local authority-led schemes reviewed, which is positive, and may help Haringey Council persuade private developers of the benefits of design review.

Officers will continue to encourage applicants to engage with the panel. Frame Projects will update the leaflet produced for external communication, explaining the role of design review and the value it provides for project teams, to ensure that it also includes information on requirements and deadlines to help project teams to prepare.

Image: Beacon Lodge, pH+ © Timothy Soar



The full range of panel member skills has been employed this year, with increased use of specialist knowledge such as industrial design expertise. It is expected that greater use of heritage and conservation expertise will be required in the coming year. Frame Projects and Haringey Council will review whether additional expertise is needed and will find more opportunities to invite the existing heritage experts to reviews, to strengthen this input.

The panel's gender balance has improved this year, with 52 per cent female panel members commenting on schemes. However, the ethnic diversity of panel members used in review meetings has slightly decreased, and the make-up of the panel as a whole does not yet reflect the demographics of Haringey. Frame Projects will work with the Council to address this gap.

Image: Site visit at Rowan Court © Frame Projects



EMERGING THEMES AND ISSUES

In the panel's recent experience, the recurring issues across the schemes reviewed in Haringey include:

- Land uses – finding the appropriate balance between preserving the industrial character and encouraging take-up of commercial units in parts of Haringey, versus providing much-needed housing.
- Climate emergency – taking a retrofit-first approach, and developing effective methods of measuring carbon and energy to achieve genuine net zero.
- Co-design – allowing sufficient resource for meaningful community engagement and co-design, in alignment with The Haringey Deal.
- Regulation and height – consideration of how revised fire safety regulations could be leading to homogeneity of building heights across the borough, as many mid-rise schemes are no longer feasible.
- Housing quality and typologies – understanding the long-term social impacts of tall building typologies.
- Ground floor space – competing needs for active frontages and back of house servicing, particularly given the removal of carbon-intensive basements for plant equipment in most cases.
- Commercial units – awareness of the risk that flexibility can also create soulless spaces, and the need to safeguard Haringey's character.
- Public realm programming – finding the balance between curated public spaces and allowing people to take ownership in unexpected ways.
- Quality and ambition – ensuring that architectural and landscape designs go beyond compliance and create successful places that meet local needs.
- Viability and expectations – the need for panel's comments to respond creatively and empathetically to the range of challenges that applicants face, while also being clear whether the design quality is sufficiently high.

FORWARD LOOK

Haringey's Council Housing Delivery Programme is being delivered, with approximately 3,000 homes currently approved or in the planning process contributing to Haringey's housing targets. It is likely that more council-led housing schemes will be reviewed in the coming year. The commercial pressure on schemes will remain a major area for discussion at forthcoming review meetings. The panel will continue to strive for the appropriate balance between raising design quality beyond minimum expectations and standards, and providing realistic advice which supports delivery.

There have been rare occasions where long periods of time between reviews have resulted in inconsistent feedback from the panel, which can create challenges for project programmes. As well as panel membership changing over the course of schemes that are in the planning system for many years, the changes in feedback are often a result of the evolved industry and regulatory context. While fresh perspectives can be helpful, panel continuity is prioritised where possible. The panel is also sympathetic to the time pressures that project teams face. Frame Projects and the Council will look for ways to ensure that the review schedule does not cause delays.

Image: Green House, Hayhurst & Co © Kilian O'Sullivan



Substantial new development, particularly in Wood Green, is anticipated over the coming years. Haringey's new Local Plan will guide new development towards meeting the Haringey 2035 Vision. The Local Plan has been drafted, and is currently in the consultation phase, with adoption programmed for Spring 2027. This will replace the existing Local Plan (adopted in 2017) and separate development plan documents with one consolidated document. The new Local Plan's focus on delivering placemaking in Haringey, with design and community engagement at its heart, is warmly welcomed by the panel and will be supported in its ongoing work.

Image: Site visit at St Ann's Development © Frame Projects

