

My Ref: CCOSCDR
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Invitation

Civic Centre Opportunity Site - South | Planning Application REVISITED |
Exhibition & Community Design Review ('CDR')

We believe the current proposals for CCOS-South (application number 5/2017/1060) for the site are adequate but we want to improve on them to make them 'More St Albans'.



Are you keen in taking an active role in improving the design quality of new development in St Albans City Centre, specifically the proposals for the Civic Centre Opportunity Site? If so, you are warmly invited to the following design improvement initiatives:

- ✓ An exhibition on the 11th and 12th January 2019, 10am to 4pm, Council Chamber, Civic Centre in St Peter's Street, St Albans AL1 3JE
Meet the architect, landscape architect and project team members to share your thoughts on presented proposals and provide feedback on design detail. No reservation required. Just pop in. Tea and Coffee provided.
- ✓ Join the Independent Community Design Review Panel session as a Panel Member on the 10th of January 2019, 6.30pm to 9.30pm, Civic Centre in St Peter's Street, St Albans, AL1 3JE

Become a Panel Member and provide constructive feedback and contribute to the CDR Letter of Recommendations. Booking required via this link. <https://communitydesignreview01.eventbrite.com/> Once you have submitted your request, Angela Koch of ImaginePlaces, the independent chair of this Community Design Review Panel, will be in touch regarding details of your appointment, agenda and how you can prepare for your role as a panel member if you wish so to do. She is looking to recruit up to 40 panel members from all walks of local life and with a passion for the look and feel of St Albans City centre.

What is an independent Community Design Review (CDR)?

Many Local Authorities are using independent expert panels of architects, urban designers, planners and transport planners to improve the design quality of planning applications in what is called the pre-application phase. The Hertfordshire Design Review Service for instance provides an independent and impartial process for evaluating the design quality and sustainability of development proposals in Hertfordshire. It aims to help local planning authorities, project teams and their clients avoid the cost of poor design, and realise the full potential of proposals, creating high quality sustainable places to live, work, and enjoy.

*“Design Review is a well-established way of improving the quality of design outcomes in the built environment, and it is now recognised in the National Planning Policy Framework.”
Design Review Principles and Practice, Design Council CABE.*

We, from the CCOS Development Partnership, would also like to explore if there is interest in the local community in St Albans in taking part in an independently chaired and facilitated Community Design Review. Angela Koch of ImaginePlaces has agreed to develop a methodology and to chair this first Community Design Review. We are breaking new ground here in how local communities can have a more meaningful role in achieving well-designed places. We hope, we will be able to attract a good mix of individuals ready to take on the task of being a Design Review Panel Member.

We would like to invite up to 40 volunteers with a passion for good design in our City to spend an evening reviewing our work. The aim is to improve the current consented planning application for CCOS-South site by learning from your constructive feedback, good ideas and insights on how to make our proposals 'More St Albans'. This, we hope, will help our architects from BDP do an even better job. Colleagues from BDP will present the latest version of the proposals and ideas as far as they have developed them. We will ensure that the material and mapping presented in the public exhibition is easy to read and in plain English so you can clearly see where the emerging new proposal differs from the consented planning application.

Scope & format of Community Design Review Session:

In conversation with our architects, we have identified the following scope with particular relevance for the Community Design Review Panel:

- Topic 1: The public space between the Maltings and new buildings incl. the integration of the agreed new design for the Quaker Burial Ground and possible additional mixed-use building
- Topic 2: Victoria Street - Bricket Road façade, corner building and façade detail as part of setting the tone for whole scheme
- Topic 3: Roofscape along Victoria Street and Bricket Road as part of setting the tone for the skyline for the whole scheme
- Topic 4: Street furniture, lighting and hard and soft landscape across the site

Learning from Professional Design Review Panels, the Community Design Review follows that tried and tested structure, is independently chaired and it asks Panel Members to agree and adhere to the Hertfordshire Design Review Services Panel Member Protocol (See attached).

This first Community Design Review panel will be run by ImaginePlaces with four independent facilitators assisting the 40 panel members in their work. A letter, consisting of the panel's feedback and recommendations will be drafted by the chair and send to all panel members, the applicant and the planning authority within 7 days of the Community Design Review session. Much of the letter content will be documented on large boards at the end of the session on the 10th of January. This aims to support transparency and a good degree of consensus between the up to 40 panel members.

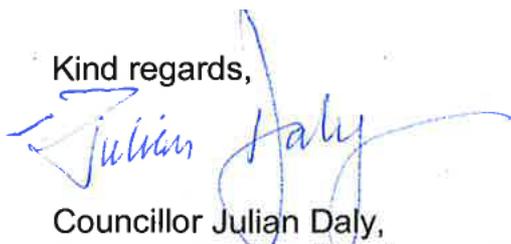
The chair of the Community Design Review will also receive an invitation from us as Applicants to explain the recommendations in more detail if necessary. This meeting is scheduled for the 18th of January 2019. This together with a discussion of findings from the Exhibition will inform an action plan for the architect.

If this format of the Community Design Review works for all involved and helps to make the CCOS-South proposals more distinctly of its place, then progress will have been made in engaging members of the public in more meaningful ways prior to a new Planning Application being submitted.

The CCOS - North site will then also be considered for a CDR to develop the Design Charrette work hosted by Look! St Albans in September 2016.

We look forward to meeting you on the 10th of January 2019.

Kind regards,



Councillor Julian Daly,
Commercial and Development Portfolio Holder
St Albans City and District Council

Key links:

Principles of Professional Design Review:

<https://www.hertfordshire.gov.uk/microsites/building-futures/design-review-panel/about-design-review.aspx>

Sustainability Tool kit for Large Scale Mixed-Use developments

<https://www.hertfordshire.gov.uk/media-library/documents/environment-and-planning/building-futures/toolkit-pdfs/large-and-mix-use.pdf>

ImaginePlaces: Independent Organiser and Chair of the CDR

www.imagineplaces.co.uk

Hertfordshire Design Review Services Panel Member Protocol

Where a panel member has direct or indirect interest in the scheme then that individual should not take part in the review of the scheme. Compromising factors are:

- a) Where that individual will take part in one of the presentations.
- b) Where that individual is closely associated with any of the presenters e.g. as an employee, work colleague, or as a relative.
- c) Where apart from the specific remit of their company or organisation, that individual has a financial or other interest in the development under discussion.

The panel must also adhere to the Nolan Principles of Public Life:

1. Selflessness - Recommendations should be made by the panel members solely in terms of the public interest. They should not do so in order to gain financial or other material benefits for themselves, their family, or their friends.
2. Integrity - Panel members should not place themselves under any financial or other obligation to outside individuals or organisations that might influence them in the performance of their official duties.
3. Objectivity - Panel members should always make decisions purely on merit.
4. Accountability - They are accountable for their decisions and actions to the public and must submit themselves to whatever scrutiny is appropriate to their office.
5. Openness - They should be as open as possible about all the decisions and actions that they take.
6. Honesty - They have a duty to declare any private interests relating to their public duties and to take steps to resolve any conflicts arising in a way that protects the public interest.
7. Leadership - They should promote and support these principles by leadership and example.