
THE FARRELL REVIEW

*of Architecture
+ the Built
Environment*

"OUR FUTURE
IN PLACE"

CONCLUSIONS & RECOMMENDATIONS



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**A snapshot of the
 many workshops and
 panel meetings.**

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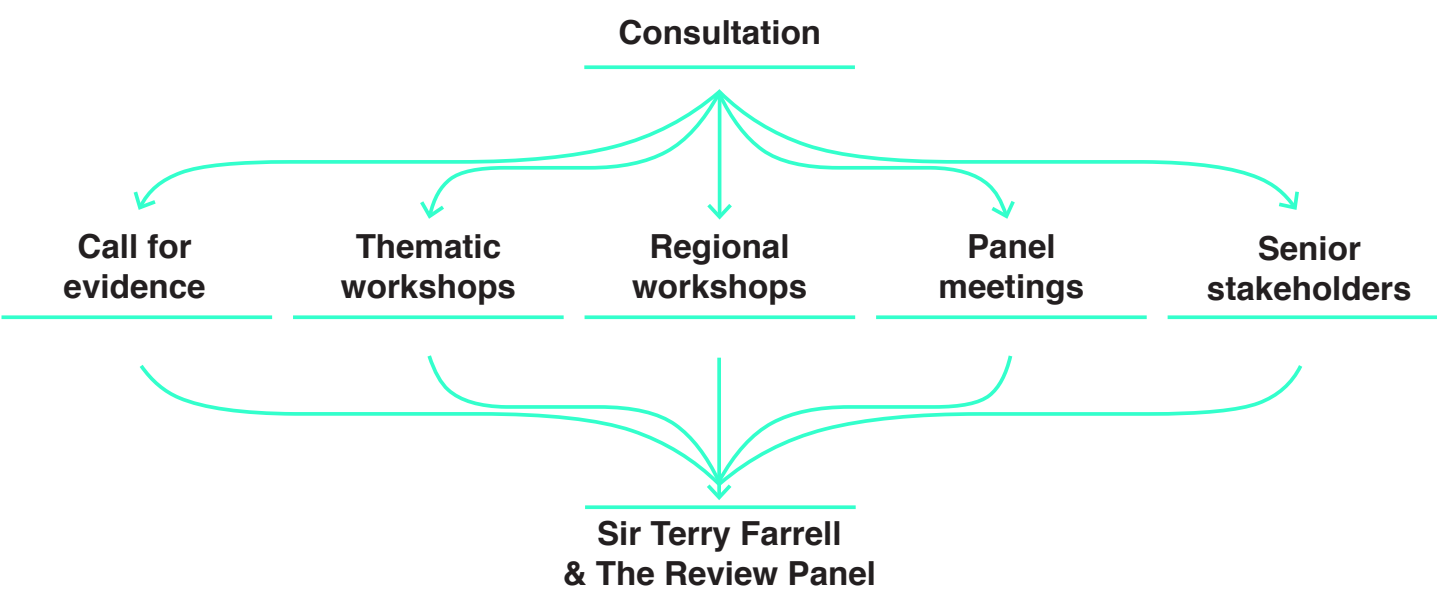
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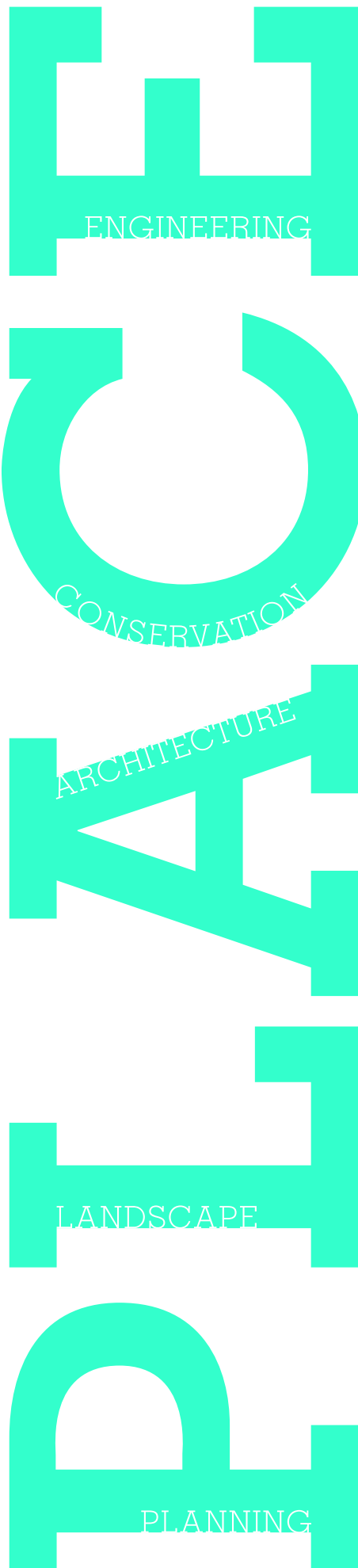
Introduction

The following conclusions are the result of extensive consultation that has taken place over the last year through panel meetings, workshops, themed sessions and an online call for evidence, as well as meetings with Ministers from different political parties, all-party parliamentary groups, national and local government officials, mayors, the built environment professions and the many institutions and agencies involved.

The process we have undertaken is similar to the methodology used in masterplanning for a major built environment project of city- or region-wide scale. These are invariably highly complex in nature with a wide range of stakeholders and networks where a traditional “top-down” approach can prevent the right kind of organic change and growth, but it is also very difficult for a “bottom-up” approach to work without everyone agreeing which way is up! In the parallel work of masterplanning, we invariably try to paint the “picture on the box” so that everyone involved can piece the jigsaw together in an inclusive, pluralistic yet co-ordinated way, building together a shared vision for the future.

Through this process, we have learnt that the built environment is extremely complex and that this complexity must be recognised within all our education systems, within the broadest professional life and within government at all levels. The disaggregated nature of expertise and interest in the built environment, reflected in its division amongst many government departments, is a strength not a weakness. Its network nature is very much in the spirit of these times, but the network needs energising and nurturing and we need to support agents and agencies who do that best, whether they be mayors, institutions, organisations or individuals.





A new understanding of PLACE

There is an important unifying idea that runs throughout the Review and across all of the themes. The built environment sector has come to acknowledge and champion the importance of “place” as a holistic way of viewing the built environment and the people who use it. However, this concept is not one that the wider public are readily familiar with and the cross-disciplinary approach that is implied by the idea of “place” has been taken up to very different extents by educationalists, professionals and government, perhaps because it is an abstract concept.

Through this Review, we are proposing that the concept of “place” should be driven by its real meaning and could also act to structure a methodological basis. As a methodology and to help align the institutions and reinvent the current system of Design Review, we suggest that the acronym PLACE should be used, based on the core skill sets of Planning, Landscape, Architecture, Conservation and Engineering.

Throughout the Review, we refer to the PLACE institutions (Royal Town Planning Institute, Landscape Institute, Royal Institute of British Architects and Institute of Civil Engineers) and to PLACE Reviews with all these professions represented to reinforce the multidisciplinary approach that is required to create the best outcomes.

We refer to national and local government and built environment agencies which includes English Heritage, Cabi at the Design Council, architecture and built environment centres, Civic Voice, the Campaign for Protection of Rural England, the Design Network, Building Research Establishment, the Academy of Urbanism and the Urban Design Group. A much longer list of the many agencies connected to the

built environment can be found in the list of acknowledgements for the Review. We also refer to built environment professionals which includes surveyors, project managers, community engagement professionals and artists, as well as planners, landscape architects, architects, conservationists and engineers.

A wider concept of “place” could also be described as the key public activities of Politics, Life, Advocacy, Community and the Environment, again using the acronym to help as an organisational concept. Definitions for other terms can be found in the Glossary to the Review.

There are five cross-cutting themes which run throughout the Review:

- 1. A new understanding of place-based planning and design**
- 2. A new level of connectedness between government departments, institutions, agencies, professions and the public**
- 3. A new level of public engagement through education and outreach in every village, town and city, and volunteering enabled by information and communications technology**
- 4. A commitment to making the ordinary better and to improving the everyday built environment**
- 5. A sustainable and low-carbon future**

The following sections have high-level conclusions for government, institutions, agencies and professionals so that everyone has a piece of the puzzle to help make PLACE the picture on the box.

Conclusions and Recommendations of the Farrell Review

The following questions relate to the 34 conclusions from the 5 themes. Each set of conclusions is followed by detailed recommendations with 60 in total.

<div>1. EDUCATION, OUTREACH & SKILLS</div> <div>WHY SHOULD CHILDREN LEARN ABOUT PLACE IN SCHOOL? P.6</div>	<div>1. EDUCATION, OUTREACH & SKILLS</div> <div>HOW DO TEACHERS NEED SUPPORTING? P.6</div>	<div>1. EDUCATION, OUTREACH & SKILLS</div> <div>WHERE CAN YOU ENGAGE WITH YOUR PLACE? P.8</div>	<div>1. EDUCATION, OUTREACH & SKILLS</div> <div>WHO SHOULD CHAMPION DESIGN QUALITY IN THE BUILT ENVIRONMENT? P.8</div>	<div>1. EDUCATION, OUTREACH & SKILLS</div> <div>WHY SHOULD KEY DECISION MAKERS BE ABLE TO READ PLANS? P.9</div>
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<div>2. DESIGN QUALITY</div> <div>WHAT IS PROACTIVE PLANNING AND WHY IS IT A GOOD IDEA? P.14</div>	<div>2. DESIGN QUALITY</div> <div>WHERE ARE THE SUCCESS STORIES? P.15</div>	<div>2. DESIGN QUALITY</div> <div>HOW CAN WE IMPROVE THE DESIGN REVIEW PROCESS? P.16</div>	<div>2. DESIGN QUALITY</div> <div>WHAT SHOULD BE CONSIDERED IN DESIGN REVIEWS? P.16</div>	<div>2. DESIGN QUALITY</div> <div>WHY SHOULD THE PUBLIC AND PRIVATE SECTORS WORK MORE IN PARTNERSHIP? P.17</div>
<div>2. DESIGN QUALITY</div> <div>WHY ARE LANDSCAPE, URBAN DESIGN AND PUBLIC ART OVERLOOKED? P.19</div>	<div>2. DESIGN QUALITY</div> <div>WHY ISN'T DESIGN REPRESENTED IN INFRASTRUCTURE PANELS? P.19</div>	<div>2. DESIGN QUALITY</div> <div>IS PUBLIC PROCUREMENT PROVIDING THE TAXPAYER WITH VALUE FOR MONEY? P.20</div>	<div>2. DESIGN QUALITY</div> <div>WHY DON'T INDUSTRY LEADERS DO MORE FOR EVERYDAY PLACES? P.20</div>	

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3. CULTURAL HERITAGE

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3. CULTURAL HERITAGE

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3. CULTURAL HERITAGE

WHY DO WE ENCOURAGE PEOPLE TO KNOCK DOWN RATHER THAN RETROFIT BUILDINGS?
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4. ECONOMIC BENEFITS

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5. BUILT ENVIRONMENT POLICY

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5. BUILT ENVIRONMENT POLICY

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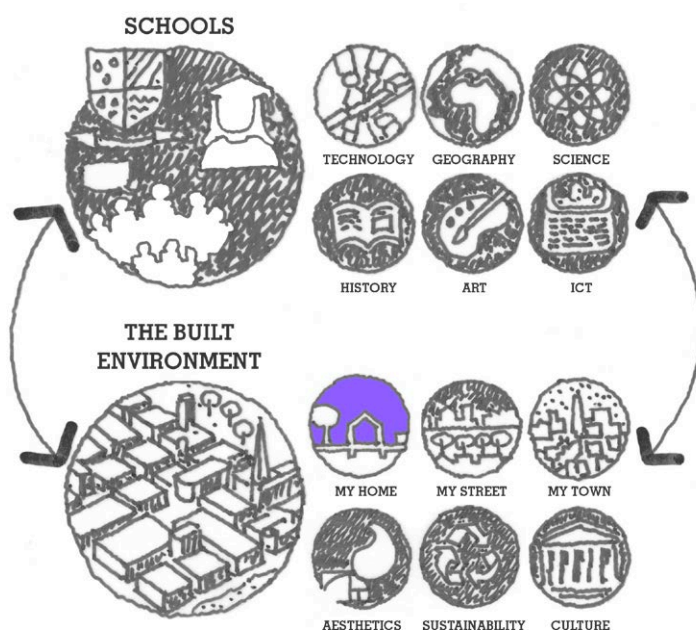
5. BUILT ENVIRONMENT POLICY

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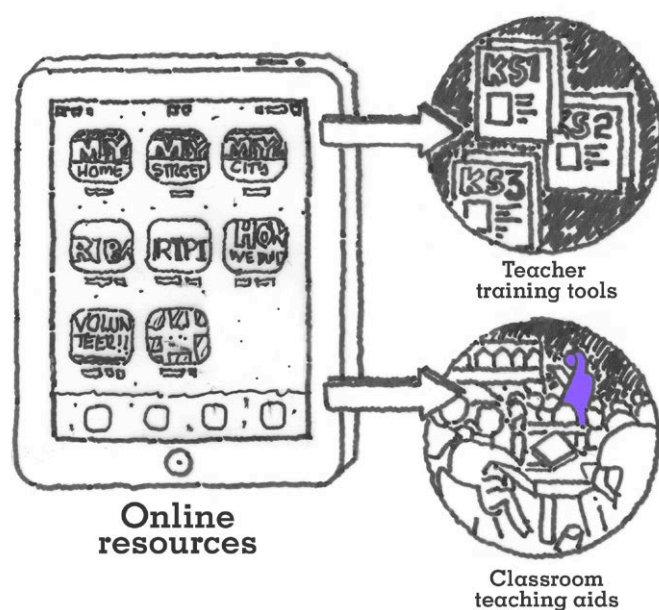
5. BUILT ENVIRONMENT POLICY

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Teach the built environment across all subjects in schools



Develop online resources for teachers in schools



1A. Children's Education

Conclusions

1A.1

The way in which we shape our physical environment must be taught as early as possible in schools if we are to get across how critical the role of the built environment is to our health and wellbeing – socially, economically, environmentally and culturally. It includes everything from aesthetics and sustainability to “your home, your street, your neighbourhood, your town” where the smallest part, your home and your street, collectively make an enormous contribution to the future of our planet. Architecture, the built environment and an understanding of “place” should be taught through many different subjects including art and design, geography, history and STEM subjects (science, technology, engineering and maths) rather than as a subject in its own right. The aim is for young people to develop the widest creativity and problem-solving skills, which are essential for the creative industries, and to develop an understanding of what the built environment professions do.

1A.2

The best way to include architecture and the built environment in the education system at primary and secondary school level is through teacher training and introducing new content across the curriculum. Online resources should be developed for teachers and also for built environment professionals and students to reach out to schools, as the Royal Institute of British Architects (RIBA) did for the Olympics and the Royal Town Planning Institute (RTPI) does with its Future Planners initiative. Professionals and students could contribute significantly if there were more volunteering to pass on their passion and beliefs to the younger generation at the earliest age and with the greatest intensity. This kind of engagement is incentivised and rewarded through formal accreditation by the RIBA, but there is little take-up and a culture change is needed to encourage more people to get involved. Opportunities for volunteering could be clearly signposted on built environment agencies' websites.

Recommendations

#01

PLACE institutions and agencies should develop online resources for teachers and professionals to teach architecture and the built environment across a whole range of subjects. These should reflect the 2014 curricula, potentially through the Engaging Places portal, and include a series of e-seminars on school lesson plans and excellent schemes of work. They can be introduced by the Department for Education at different points in a teacher's career including in-service training (INSET) days as well as training offered by external agencies.

#02

These institutions and agencies could create a task force within the framework of the government's Cultural Education Plan which would be eligible for Lottery funding and could link to the Construction Strategy 2025 implementation plan. This task force should co-ordinate the activities of all those involved to ensure the online resources are broad, balanced and integrated.

#03

Built environment professionals could facilitate and enable young citizens (including Young Mayors, local youth councils and the UK Youth Parliament) to hold PLACE Reviews of their local environment or school building as outlined in the "Design Quality" section of this document (chapter 2).

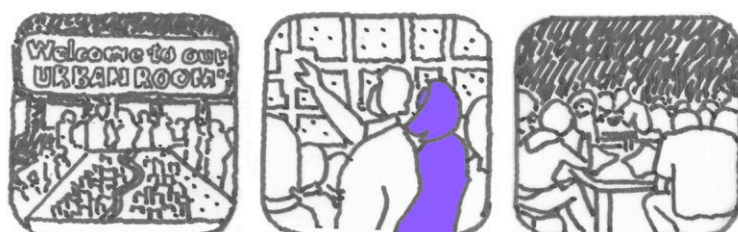
#04

PLACE institutions could establish a National Schools Architecture Competition for secondary-school students, in collaboration with the Department for Education, to showcase their creative and problem-solving skills, with awards presented by leading architects. This could be built into or connected to the Eco Schools Programme.

#05

PLACE institutions should make incentives like accreditation and Continuing Professional Development credits (CPD) available for professionals volunteering and mentoring in schools. The RIBA should encourage architects and students to work on education programmes by promoting the fact that CPD credits are already available.

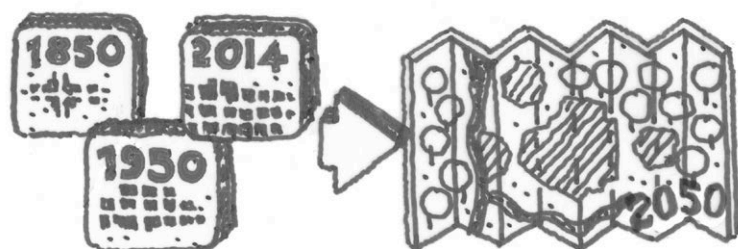
Every town and city should have an “URBAN ROOM”



AN EXHIBITION SPACE

A LEARNING SPACE

A COMMUNITY SPACE



EXPLORING OUR PAST ...

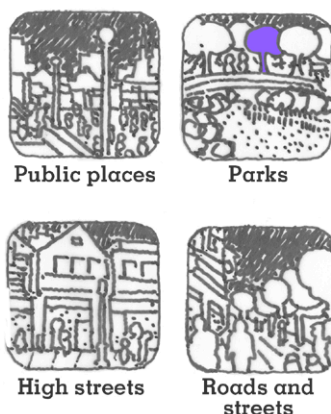
... AND PLANNING THE FUTURE!!

Practices should “champion the civic”

Form “place networks” ...



... to “champion the civic”!!



1B. Outreach and Skills

Conclusions

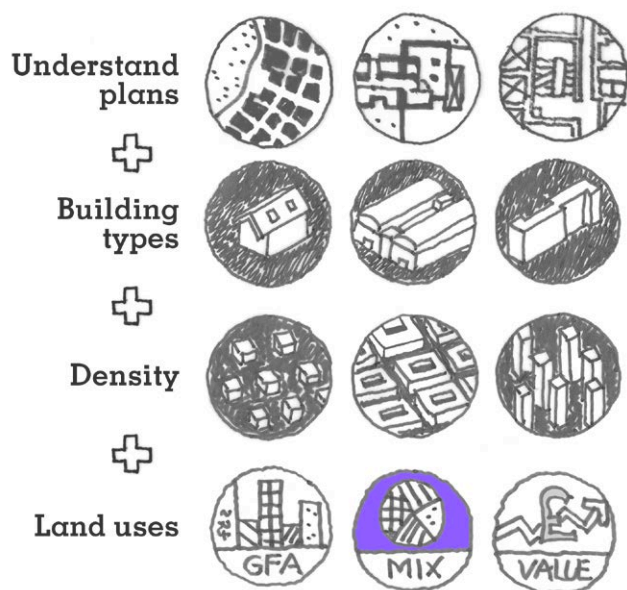
1B.1

Every town and city without an architecture and built environment centre should have an “urban room” where the past, present and future of that place can be inspected. Virtually every city in China has one, in Japan they are a mix of display and meeting places, and there are successful examples closer to home like the Cork Vision Centre. These “Place Spaces” should have a physical or virtual model, produced in collaboration with local technical colleges or universities, and they should be funded jointly by the public and private sector, not owned exclusively by one or the other. Urban rooms should be connected to and supported by the regional branches of the PLACE institutions and agencies and could be branded with the name of that place (“Place Space: Sheffield” or “Place Space: Reading”, for example).

1B.2

By entering into partnerships with local authorities, built environment practices in the private sector could become much more involved in helping to shape villages, towns and cities through education and outreach. This should be about “championing the civic” through volunteering, collaboration and enabling, and not centred primarily on redesigning these places. There needs to be an increased focus on the civic value of well-designed public spaces, streets and amenities and the character and needs of existing communities.

Decision makers should receive training in design literacy



1B.3

Places would be greatly improved if the people who make decisions about our built environment, such as planning committee members and highway engineers, were empowered by training in design literacy. Newly elected councillors who already receive mandatory training on financial and legal duties should receive placemaking and design training at the same time. In order to achieve this, there needs to be a momentous sea change led by professionals to better inform and educate those who make the all-important decisions. After all, it is in all our interests to ensure that every person responsible for making decisions about the built environment is able to read plans at the very least. Information and communications technology should be used to make the most of people's time when volunteering to skill up decision makers, and CPD points should be offered by PLACE institutions to incentivise this.

Recommendations

#06

Each local authority could nominate a built environment professional from the private sector and an elected member to champion local design quality. “Civic Champions” actively engaging with neighbourhood forums could help shape neighbourhood plans and improve design quality. Professionals volunteering time for public outreach and skilling up of decision makers should take advantage of formal accreditation offered by their professional institutions.

#07

The Local Government Association (LGA) and the Design Network could create a template for partnership agreements between built environment practices and neighbourhoods, villages and towns of an appropriate size and location to champion the civic through education and outreach. Practices could offer support through local schools, urban rooms and architecture and built environment centres.

#08

All Core Cities and Key Cities could introduce Open House Weekends to engage with the public about their built environment and make as many otherwise inaccessible buildings as possible open to the public.

#09

Arts Council England and the Crafts Council could research and reinforce the role of artists and the arts in contributing to the planning, design and animation of our public realm and architecture. The arts and artists are well placed to creatively engage individuals and communities and give voice to their sense of place, their concerns, and their aspirations for the areas they live, work and play in.

#10

Architecture and built environment centres could explore PLACE Review franchises as social enterprises to act as the profit-making arm of a charitable body. The Department for Business, Innovation & Skills (BIS) could help to identify and secure seed funding to help them create sustainable business plans without the need to commit to funding in the medium or long term.

#11

PLACE institutions and built environment agencies, the Design Network and the LGA could research the feasibility and viability of urban rooms (or “Place Spaces”) and establish pilots in different-sized towns and cities where there are no architecture and built environment centres. They would need a facilitator, supported by volunteers, and some costs might be offset against planning receipts like Section 106 or Community Infrastructure Levies.

#12

All individuals involved in making decisions about the built environment should receive basic training in placemaking and design literacy and it should be given the same status as legal and financial training for elected Councillors. Local planning authorities throughout the country should formalise the role of architecture and built environment centres and PLACE Review Panels in skilling up decision makers, including planning committee members and traffic engineers. This would follow the successful model of Urban Design London in skilling up planning committee members from London Councils. Local schools of architecture could act as co-ordinating agencies, working with local authorities, and regional events supported by PLACE institutions would spread the training more widely.

1C. Professional Education

Conclusions

1C.1

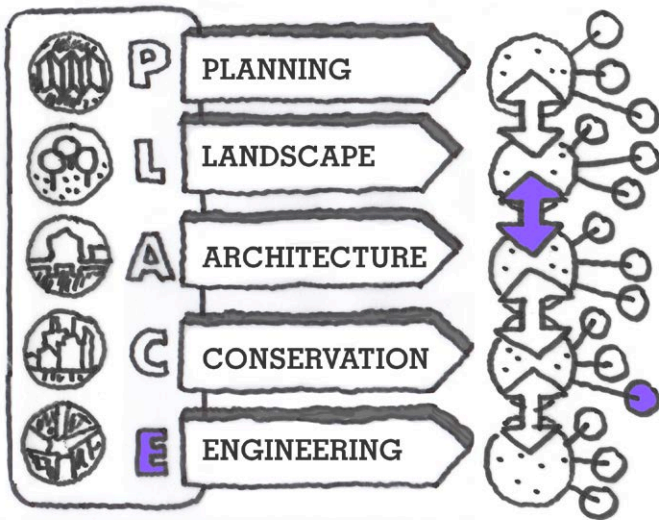
Professional education for architects is based on a model that is fifty years old and must be radically rethought to adapt and prepare much better for the future. Education has to reflect the major shift towards two opposing tendencies – greater specialisation and diversified career paths on the one hand, and a greater need for integrating and joining things up on the other. This should be mirrored in education by a common foundation year, learning about all the built environment professions, followed by alternative pathways. All related courses should prepare for broader decision making, cross-disciplinary understanding and genuine leadership.

1C.2

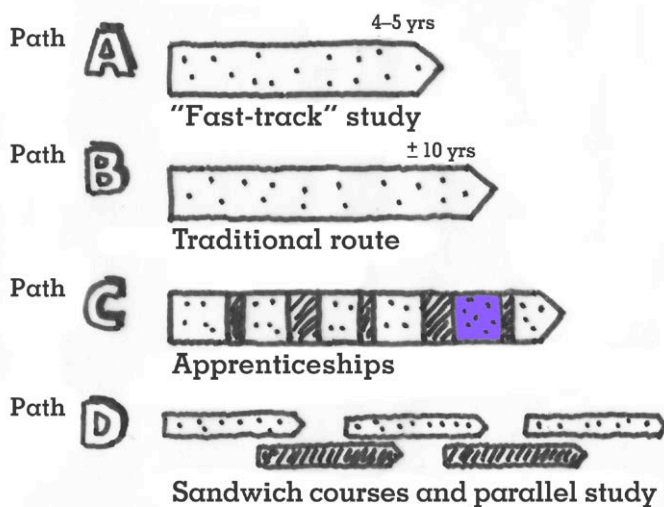
The equation between cost of education and subsequent earnings for a career in architecture does not stack up unless the student has independent financial means. This lack of accessibility is unacceptable, and we need architects and design professionals who are able to relate to broader society. Everyone's house, street and school are designed by somebody, and we need designers and planners to understand the needs of all the diverse communities they are designing for and to be engaging with them more whilst studying. At the same time, we risk becoming primarily an exporter of educational services and losing the next generation of British architects and our world-ranking status which is so valuable to UK plc. To widen accessibility, we need a diverse range of different courses and training routes to be made available including apprenticeships and sandwich courses. The seven-year, three-part, "one size fits all" training is no longer appropriate and risks institutionalising students at a time when we need them to interact better with a rapidly changing world.

A common foundation year for all built environment students

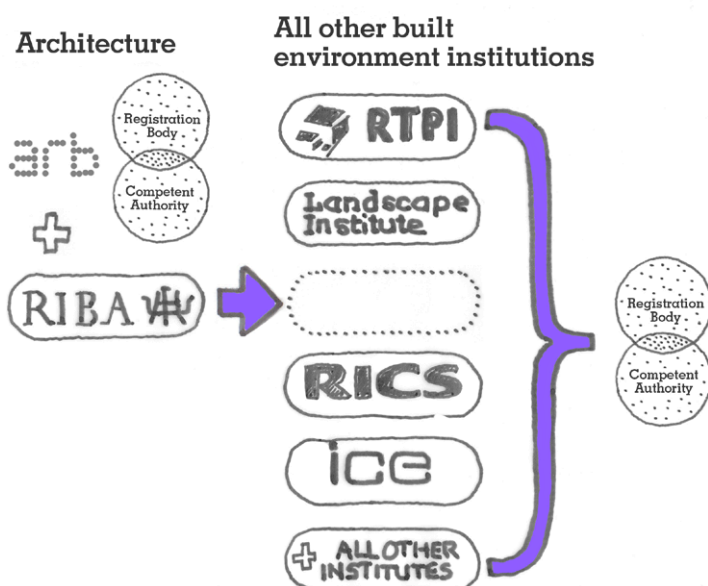
A common foundation year ... followed by undergraduate study promotes joined-up thinking AND specialisation



Improve access to architectural training and qualification



All built environment institutions to have common responsibilities



1C.3

In the UK, anyone can provide architectural services as long as they do not call themselves an architect. No other built environment professions have their title protected, relying rather on their Chartered status and code of professional ethics. The protection of title for architects while there is no protection of the function of architectural design is misguided. It has led to confusion in the public perception of the roles of the RIBA and the Architects Registration Board (ARB) and a subsequent split of responsibility for standards in architectural education which is counterproductive. The upcoming review of the ARB by the Department for Communities and Local Government (DCLG) is to be welcomed. The review should consider the implications of removing protection of title and the value of statutory protection for architects and consumers, and we would encourage as many people as possible to feed into this process. For as long as protection of title is retained, the Architects Act should be amended to make the RIBA the Registration Body with appropriate supervisory powers to ensure protection of the interests of consumers and non-member architects and to act as the Competent Authority under EU rules. There is much evidence that other countries, and other professions, do not suffer from combining registration with membership of a professional institution, and we will submit evidence for DCLG to consider as part of their review.

Recommendations

#13

The RIBA should endorse the vision of the UK Architectural Education Review Group (*Pathways and Gateways* report). By introducing alternative routes to registration like apprenticeships, becoming an architect would be less expensive and more achievable for the majority of students.

#14

Architecture schools should be better integrated with construction industry education and training to make stronger connections between architects as service providers and the manufacturing and construction industries. This could be achieved by agreed periods of exchange between students on architecture and construction courses.

#15

Schools of architecture should establish the undergraduate degree as one that opens up many career paths. Project-based learning and the ability to make both artistic and scientific decisions will be well received by employers at all levels and in all industries.

#16

Built environment courses should be linked with a common “foundation” course, and classes across disciplines should be introduced.

#17

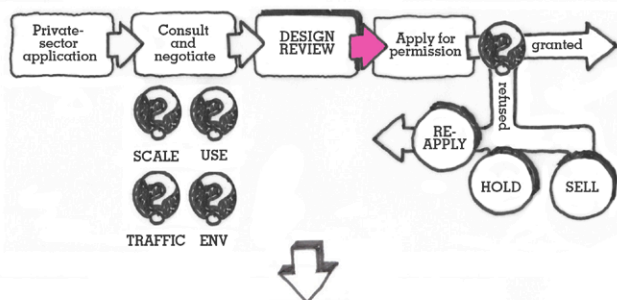
The upcoming DCLG review of the Architects Registration Board is to be welcomed. The review should consider the implications of removing protection of title and the value of statutory protection for architects and consumers, and we would encourage as many people as possible to feed into this process. The review will be launched shortly as part of the Cabinet Office process for continued review of all remaining “arm’s length bodies”.

#18

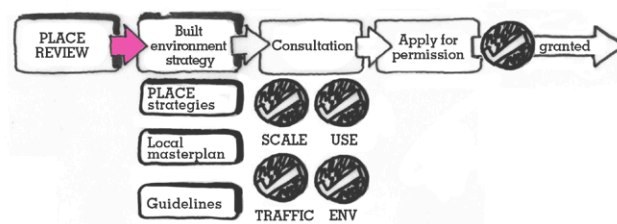
For as long as protection of title is retained, the Architects Act should be amended to make the RIBA the Registration Body with appropriate supervisory powers to ensure protection of the interests of consumers and non-member architects and to act as the Competent Authority under EU rules.

Make the planning system more proactive!

FROM A REACTIVE SYSTEM...



TO PROACTIVE PLANNING FOR THE FUTURE!!



2A. Planning for the Future

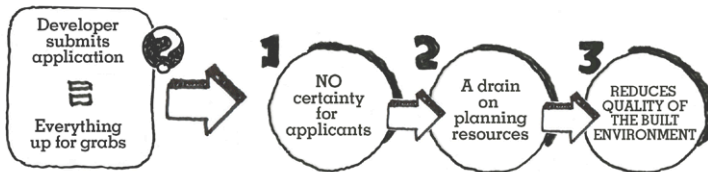
Conclusions

2A.1

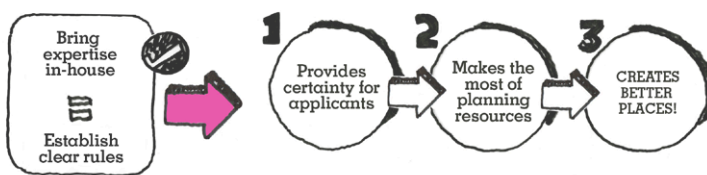
We must be more proactive when planning the future shape and form of our villages, towns and cities and the government, institutions and professions should lead a revolution to make this happen. We need a radical step change in collective expectations and actions to improve standards within the everyday built environment. Our planning system has become too reactive and relies on development control, which forces local authority planners to spend their time firefighting rather than thinking creatively about the future shape and form of villages, towns and cities. Everything is open to negotiation for every planning application and, as a result, huge amounts of time and resources are spent on issues that could have been predetermined by a collective vision shaped in collaboration with local communities, neighbourhood forums and PLACE Review Panels. Proactive planning would free up valuable time for local authority planners to develop masterplans and design codes which are supported by local communities, whilst reinvigorating the planning profession and its public perception.

Free up resources by deciding more in advance

From the current system...



To a proactive system!!



2A.2

So who is doing the visionary thinking in this country and how is it being resourced? There are good examples of proactive planning happening in areas like Brent, Croydon, Birmingham and Manchester, and this is very often down to strong leadership and the right skills within local authorities. With strong leadership, proactive planning can be done at many different levels by local enterprise partnerships, city authorities, local authorities and neighbourhood forums without adding layers of policies. We should look to other countries like France, Sweden, Denmark and the US (particularly New York) where guidance is given on the shape and form of the built environment in advance, often with the help of private-sector professionals, and it is not limited to land use. This would place less pressure on dwindling resources within planning departments, give more certainty from the outset to developers and creating better-quality places for us all. The lack of proactive planning has a major impact on the housing crisis, too, as in a democratic society such as ours, the only way of persuading those already housed of the benefits of more housing is by presenting a credible vision of the future. Our lack of proactive planning has also been exposed by the recent floods where prevention through adaptation, as they do in countries like Holland, would have been far more effective than control through mitigation. One outcome of the flooding crisis was the clamour for "more planning" in communities and a culture previously hostile to the very nature of planning. We are realising that freedom and planning are not opposed and that more proactive planning would indeed liberate us.

We should usher in a new era of PLACE Review

Replace Design Review Panels



option A?



option B?



option C?



... with PLACE Review Panels!!



PLANNING



LANDSCAPE



ARCHITECTURE

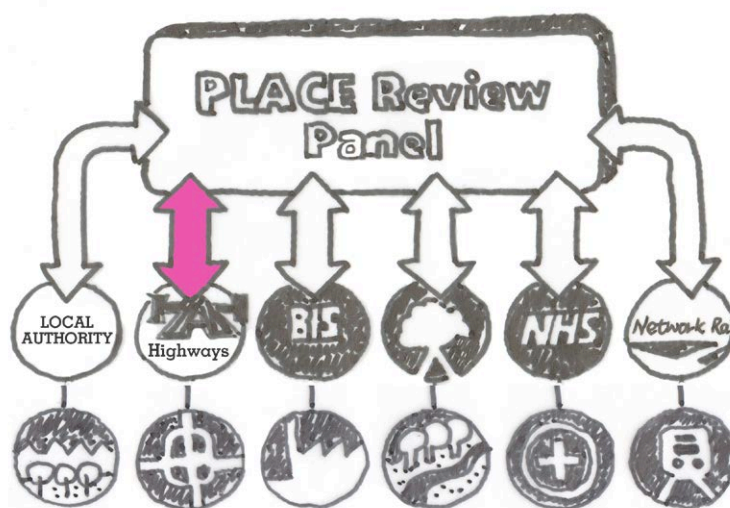


CONSERVATION



ENGINEERING

Every public body should have access to a PLACE Review Panel



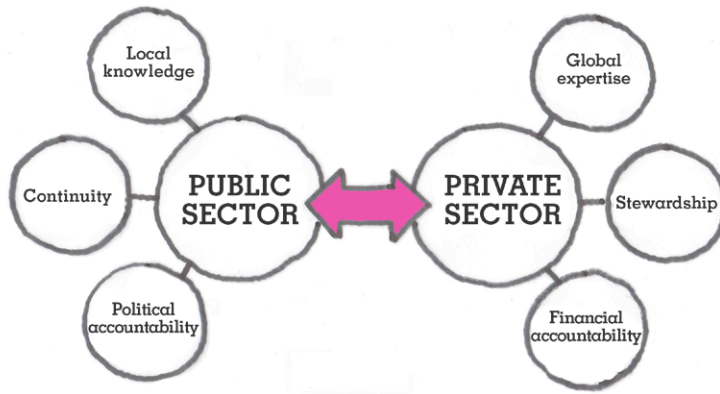
2A.3

Design Reviews, where professionals join Panels to review projects and help create better outcomes and better places, should become part of our everyday culture. Places are shaped by many different forces and we have responded by developing a number of different specialisms. For that reason, we should usher in a new era of PLACE Review (Planning, Landscape, Architecture, Conservation and Engineering). By replacing Design Review Panels with PLACE Review Panels, we can ensure that all aspects of the built environment are given equal consideration. We should use information and communications technology to make better use of time for PLACE Review Panels and spread the benefits more widely. At the same time, the culture of these reviews must change and become more collaborative and less judgemental. Issues of taste and style should be much more open, tolerant and diverse given that it is not "either/or" any more between the historical and the modern, and the style wars are a thing of the past.

2A.4

At the present time, Design Reviews tend to be triggered by new planning applications, the majority of which are made by the private sector. Every public body should have access to an independent PLACE Review Panel, with their results published online, and they should operate at a more strategic level. PLACE Reviews should be radically extended to what is already there, including existing high streets, hospitals and housing estates. Unlike many other parts of the world, we live in a country where 80% of the buildings we will have in the year 2050 are already built, so let's collectively re-imagine their future. There are examples of good placemaking with effective partnerships between public, private and third sectors. The Homes and Communities Agency "Place Spotlight" identifies case studies from around the country and helpfully sets out eight components of great places. Places will only become great if there is civic leadership, whether it's from politicians, community groups or built environment professionals. It is individuals that make the difference, not policies, and we need more leaders to step forward who truly care about their built environment.

Recognise the private sector's skills



2A.5

We must recognise the many skills of a private sector hugely experienced here and overseas in planning projects of all scales and all types from infrastructure to housing. The culture of development control often paints the private sector as not being in the public interest, but London's Great Estates were laid out and still are managed with stewardship that is world renowned. In recent times, developers have opened up docks and riverbanks and built new places like Brindleyplace in Birmingham, Manchester's Spinningfields district and London's King's Cross. It's not "either/or" any more for the public and private sectors, and we must strive to get the best of both, working together, as one can't act without the other.

Recommendations

#19

The PLACE Leadership Council (PLC) outlined in the “Built Environment Policy” section of this document (chapter 5) should work with government and representatives across the industry to bring about a revolution in support of proactive planning in this country. For the sustainability of our villages, towns and cities we have to reduce our reliance on reactive planning which is characterised by the current system of development control (or development management as it is now called).

#20

Local planning authorities could set out a plan for attracting and retaining the best individuals for planning departments. This could include the use of planning fees to recruit more design-literate planners for proactive placemaking teams whose skill sets could be shared by neighbouring authorities.

#21

Local planning authorities should have interactive online forums for projects over a certain size, giving the public better access to planning debates about the future of their neighbourhoods.

#22

Design Review Panels should become PLACE Review Panels (Planning, Landscape, Architecture, Conservation and Engineering) and include professionals from each of these fields. The “Design Review: Principles and Practice” guidance produced by the Royal Institute of British Architects (RIBA), Cabe at the Design Council, the Royal Town Planning Institute (RTPI) and the Landscape Institute (LI)

makes the case for panels to be cross-professional and underlines the importance of best practice. This guidance should be adopted by all PLACE Review Panels used by local planning authorities. At the same time, they should become less like a crit at architecture school with peers passing judgement, and more enabling and collaborative.

#23

All publicly funded bodies that procure built environment design should have access to independent PLACE Review Panels, and their results should be published online. Panels should conform to the Design Review Principles and Practice guidance produced by Cabe at the Design Council, the RIBA, the RTPI and the LI.

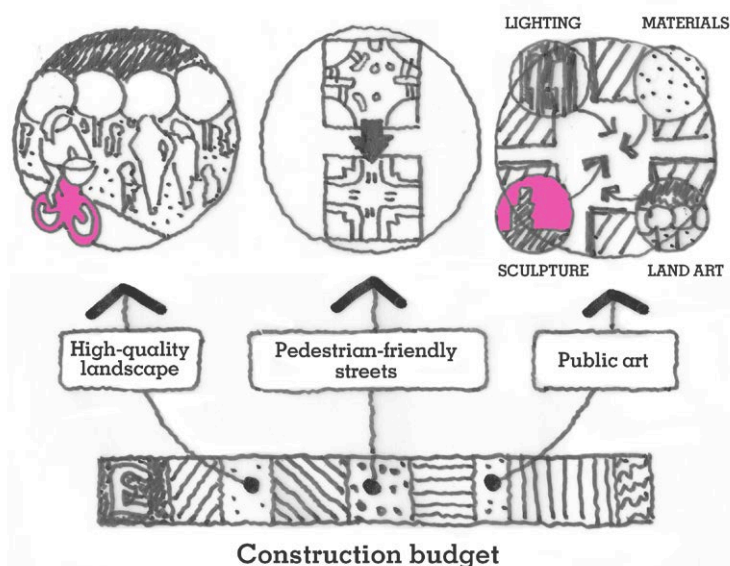
#24

There should be PLACE Reviews of new developments in the public sector that are not subject to normal planning, such as national infrastructure applications subject to the Planning Act 2008 and other significant rail, aviation and road improvements.

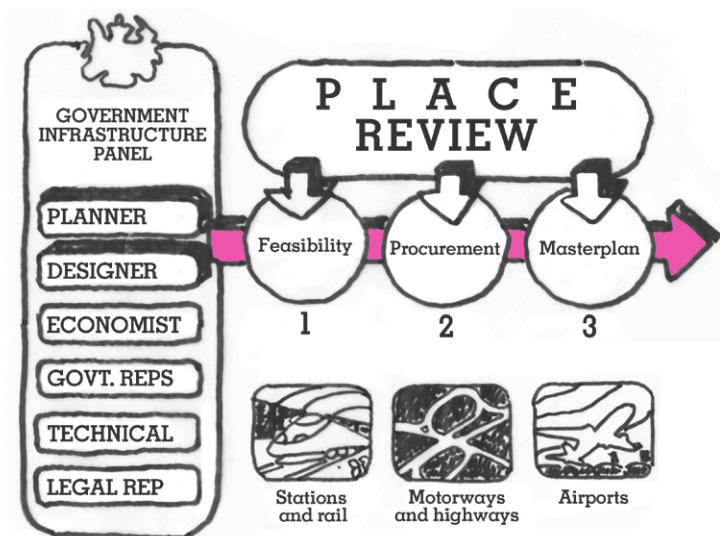
#25

There should be PLACE Reviews of existing places such as high streets, hospitals and housing estates.

Strengthen the role of public realm in making great places



Infrastructure panels to have design professionals



2B. Making the Ordinary Better

Conclusions

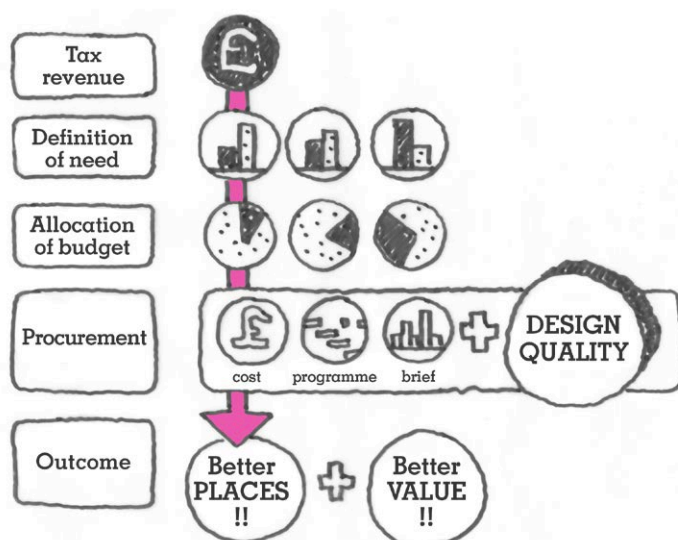
2B.1

The greatest failure of focusing on development control is the quality of the public realm, and we must strengthen the critical contribution of landscape, urban design and public art in making great places. Appropriate funding for landscape and public art should be demanded from developers by local authorities requiring wider contextual plans and financial commitments. Public health can be enormously improved by investing in cycling infrastructure and creating human-scale, pedestrian-friendly spaces. We should look to examples nationally and internationally of high-quality public realm and share the lessons learned, as the RTPi and the Academy of Urbanism do with their awards programmes. There should be reviews of highway regulations and specifications and more focus on design literacy for highway professionals. Some of the worst design impacts over the past fifty years have been from road schemes, with over-engineered junctions and intrusive signage ignoring the context of streets where public life is played out.

2B.2

All government decision-making panels for major infrastructure reviews should have design and planning professionals represented. Infrastructure crucially and permanently shapes places, and transport projects must have planners and designers involved from the outset. All government-funded infrastructure projects, whether adapting or building new, must have a masterplan and should instigate early and ongoing PLACE Review. The "design envelope" for the built environment should be agreed in advance, particularly for the public realm affected by new or changed infrastructure.

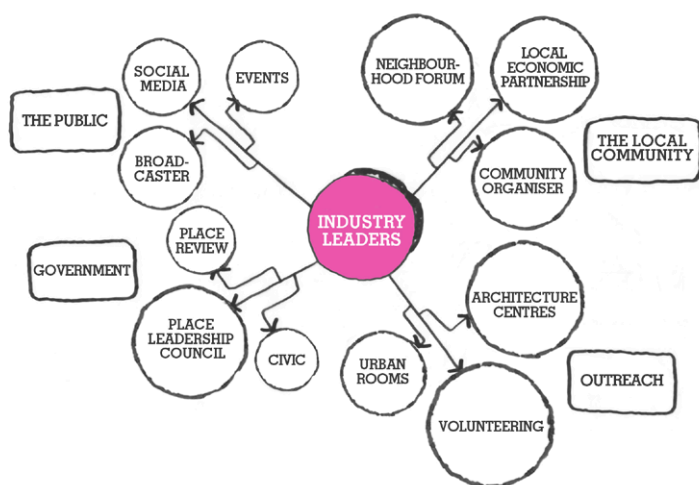
Design quality needed for all public procurement



2B.3

Whilst not covered by the terms of reference for this Review, the way government procures the built environment was a major issue throughout the consultation. The public have a right to better design quality and the procurement system must ensure their taxes are spent in the best possible way. There are good examples where procurement has worked well, like the Olympics, but these are the exception and should be studied and applied more consistently. Government should show leadership by promoting the value of design quality as an important criterion when procuring buildings. Housing standards are also not included in the terms of reference for this Review, and we welcome the aims and objectives of the Housing Standards Review.

Industry leaders to connect with everyday places



2B.4

Leadership should come from within the industry, and built environment professionals could connect much more to everyday places and in a more meaningful way. This could begin with industry leaders engaging and empowering the public through education and outreach and contributing more to the debate. We should learn from other creative industries like music, fashion, art and film where there is less separation between the everyday and the elite. Built environment professionals have much to gain from increased public interest in the big issues such as the public realm, sustainability and retrofitting and helping to bring about the culture change that is needed.

Recommendations

#26

Local planning authorities should follow examples of best practice, where wider contextual plans and appropriate funding for landscape and public art are required from developers.

#27

There should be major reviews of highway regulations and specifications and the design education of highway professionals. All highway schemes could be subject to a credible system of PLACE Review and local authorities should take a lead on implementing these.

#28

All government reviews and decision-making panels for major infrastructure proposals should have planning and design professionals represented.

#29

Department for Transport funds for built environment projects could be conditional on those bidding producing a masterplan, instigating early PLACE Review and agreeing the three-dimensional “design envelope” for the built environment – particularly for the public realm affected by new or changed infrastructure.

#30

PLACE institutions could publish an end-of-year report on publicly funded built environment projects, highlighting successes and failures. This report could be combined with the Prime Minister’s Better Public Building Awards, providing in-depth research through case studies in order to disseminate best practice. An award for design quality could be voted for by the public in an online poll.

#31

Government should review public building procurement policy to clarify the regulations of the *Official Journal of the European Union* (OJEU) as well as giving sufficient prominence to design criteria. Industry should produce best-practice guidance to reduce the reliance on frameworks and to ensure that design expertise is embedded in the process and that competitions are held for significant projects.

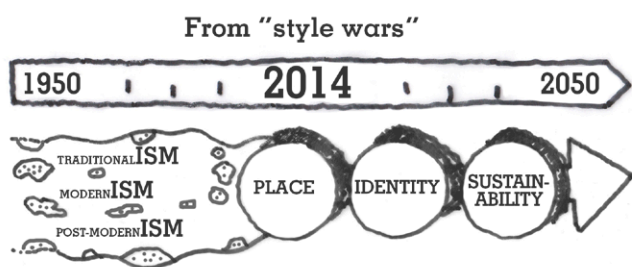
#32

The trade media could publish a list of the UK’s most influential built environment professionals along with commitments from each of them to improving everyday places, through education and outreach. These commitments could be reviewed annually, with professionals having an ongoing dialogue with the public about the big issues through social media.

#33

A panel of high-profile media figures and broadcasters could work with the PLACE institutions and built environment professionals to explore ways of popularising and communicating good design, so that it becomes an assumed but inspiring part of our everyday lives.

English Heritage and the Design Council to speak with ONE VOICE

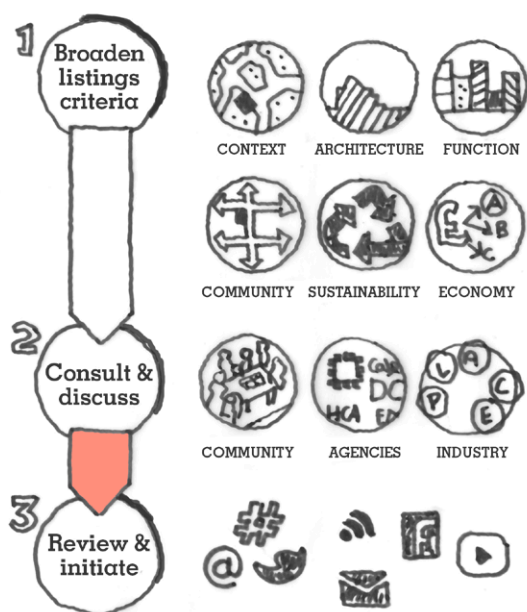


... TO SPEAKING WITH ONE VOICE!!



It's not "EITHER/OR" any more!!

Listed buildings process to be more open and transparent



3A. It's Not "Either/Or" Any More

Conclusions

3A.1

The separation of traditional vs modern does not exist for this generation in the same way it did throughout the 20th century. Our culture has slowly but radically shifted to one now that understands and sees the potential in what is already there, the value of place, identity and sustainability, and the recognition of this most importantly leads to a completely different mindset. It's not "either/or" any more, and we must address what this means going forwards. Our institutions, which are already working more closely together, should be even more aligned so that English Heritage and Cade at the Design Council speak with one voice, whilst retaining their own identities. Working together on PLACE Reviews to express a single viewpoint would represent the successful reconciliation of heritage and modernity in this country. We must finish what the heritage debate started over thirty years ago, now there is widespread recognition that preserving the old is no longer at odds with designing the new.

3A.2

When advising on the settings of listed buildings as part of the statutory planning process, English Heritage should consult with PLACE Review Panels. With this new and broader definition of heritage as a sustainable and shared resource, the advice given to decision makers should be cross-disciplinary when considering the context of protected buildings. The process through which buildings are listed should be made less academic and more open, transparent and democratic. The value of our building stock is no longer just historical or architectural, it makes a major contribution to our collective memory and we should all have a say in what is listed, using information and communications technology.

Recommendations

#34

English Heritage should review and assess the value of heritage assets in a more geographically, socially and historically equitable way. The process of listing buildings should be more democratic and transparent, particularly for listings of local significance. PLACE Review Panels within each local authority could help identify what is important locally.

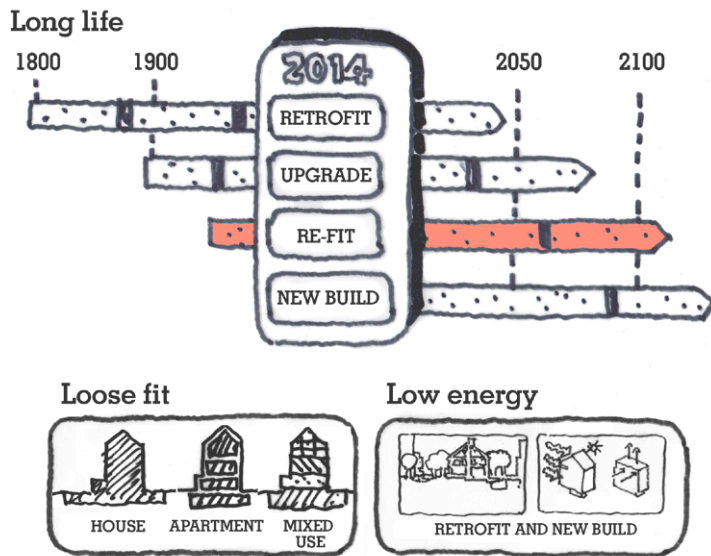
#35

An English Heritage advisory arm should be represented on all PLACE Review Panels where heritage is involved, and PLACE Review Panellists should be involved in English Heritage consultation. After each review, English Heritage and PLACE Review Panels should provide a single co-ordinated response to local planning authorities within an agreed timeframe.

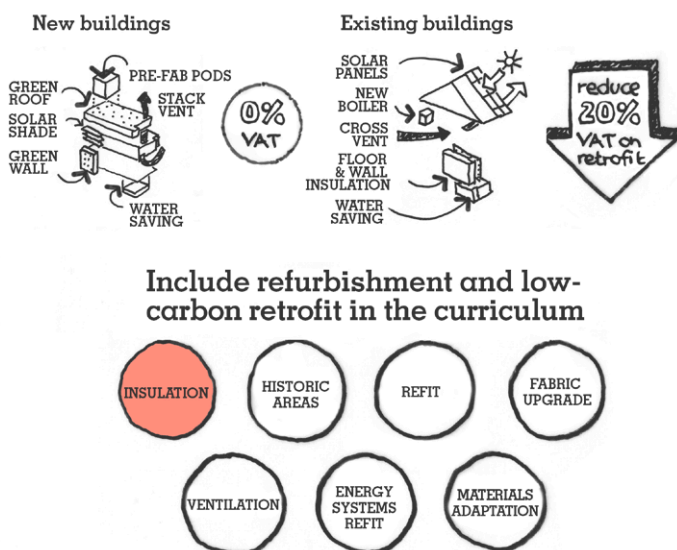
#36

PLACE Review Panels should offer strategic advice to local authorities on Conservation Areas. English Heritage should consult with PLACE Review Panels when advising on the settings of listed buildings as part of the statutory planning process.

What we build now must stand the test of time!



Governments should legislate to address VAT on retrofit



3B. Future Heritage

Conclusions

3B.1

What we build today will be our future heritage. It must be a sustainable and resilient resource that stands the test of time, as much of our past heritage has proven to be. "Long life, loose fit, low energy" should be the guiding principle when designing our future built heritage. For "long life", a minimum life expectancy of 60 years is not unreasonable for new buildings, particularly housing, and architects, developers and planning policy should expect this. For "loose fit", the planning system should have greater flexibility for use classes; and for "low energy", carbon emissions should be considered over whole lifespans of buildings. Our existing places and buildings have a critical role to play in the sustainability of our towns and cities, and we must think similarly long term when designing our future heritage.

3B.2

Our existing buildings are a valuable resource, and retrofitting should lead the carbon emissions and climate change agenda. Government should legislate to address the disproportionate VAT on retrofit and redistribute it to new build if necessary. Recent research from the Cut the VAT coalition has demonstrated that while there might be a short-term impact in VAT terms, it would provide much greater fiscal stimulus overall by increasing demand and boosting the construction industry through supply chains and increasing workforce. Architecture schools should include refurbishment and low-carbon retrofitting of old buildings in their curriculum and conservation and heritage issues in course content. This is an emerging and high-value market, and these skills are increasingly sought after, so they should be developed early and then with Continuing Professional Development (CPD) whilst in practice.

Recommendations

#37

Local government could introduce policies and incentives for the adaptability and durability of buildings which would reduce carbon emissions and improve the quality of our future heritage. There should be incentives for minimum lifespans of 60 years (unless there are clear reasons for not doing so), which particularly relates to housing.

#38

Local government could introduce policies whereby planning applications over a certain size require an analysis of operational and embedded carbon over a building's lifetime, and building regulations should be updated accordingly.

#39

Government should reduce VAT rates on renovation and repair to 5% for private dwellings (excluding materials). This would incentivise maintaining and repairing well-designed buildings rather than the current situation which encourages demolition and new build (currently zero-rated VAT).

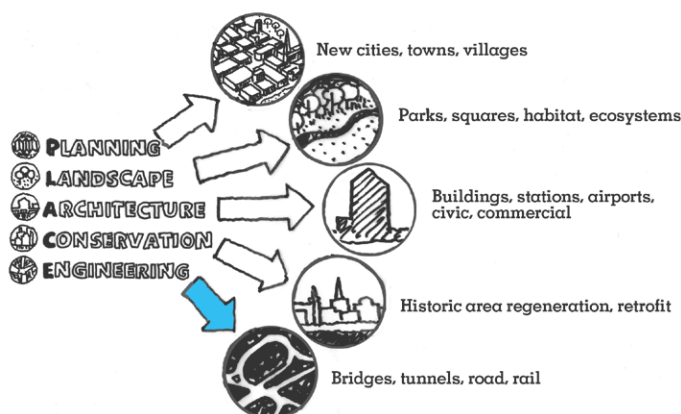
#40

Architecture schools should include refurbishment and low-carbon retrofitting of old buildings in their curriculum and project work and conservation and heritage issues in course content.

Promote our built environment professionals globally



Recognise the link between design services and making things



4A. Global Opportunities

Conclusions

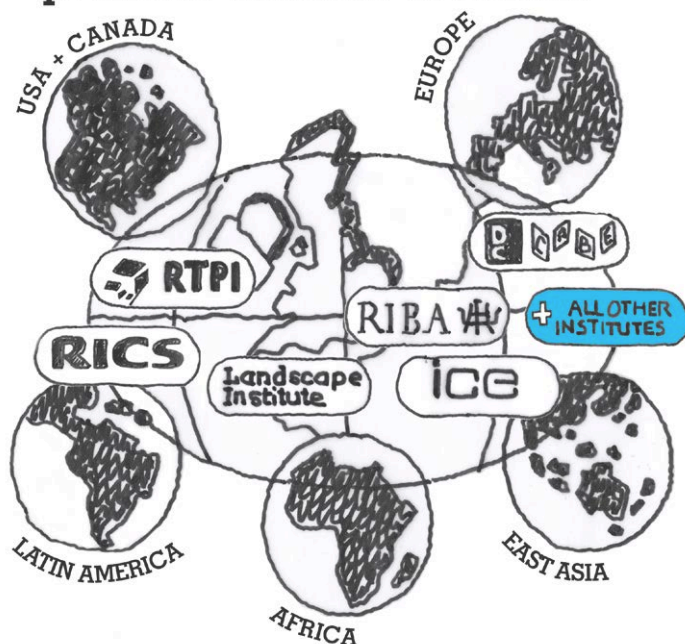
4A.1

This is the century of city making on a scale never seen before. Global urbanisation is such that an amount of development equivalent to a city the size of Birmingham will be built approximately every week to accommodate the growing urban population, and we must position ourselves to capitalise on this extraordinary building boom. We are world leaders in sustainable city making and we should do more to promote our built environment professions globally, particularly as most of the dramatic growth and change taking place in the 21st century will be focused on the urban environment. Many things flow from the relationships that are formed as a result of high-profile built environment projects and competitions, including the “soft power” and influence that comes from international engagement at the highest level. Ministers should provide official endorsements for built environment professionals working on high-profile projects overseas and recognise the soft power it brings. Relationships are formed with chief executives and city leaders, and our government and Ministers should support these efforts more.

4A.2

Building design should be recognised by government as closely connected to manufacturing in order to acknowledge the export value to UK plc. It is more than just a transactional service like finance or insurance as it leads to engineering, construction and “making things” in the same way as product design. In the same spirit of connectedness as new and old in the heritage debate, design and construction are not “either/or” any more. The government’s UK Trade & Investment department (UKTI) should restructure the way it supports the built environment professions so they are not separated into creative industries and construction. UKTI could organise a “Global Built Environment Forum” with representatives from the PLACE institutions and built environment agencies to jointly identify markets, sectors and themes.

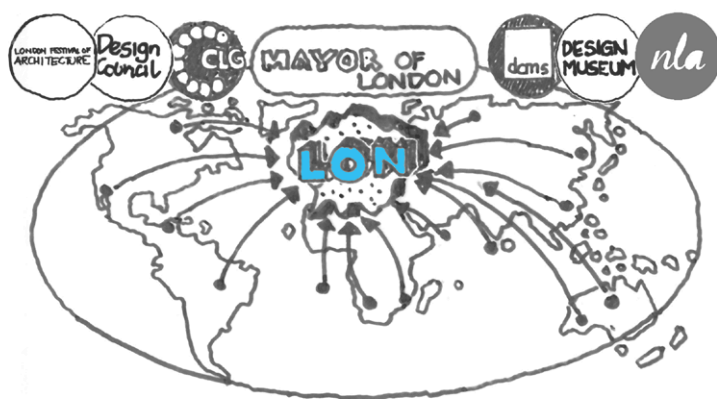
PLACE institutions & agencies to promote success overseas



4A.3

PLACE institutions and built environment agencies should greatly intensify the promotion of their successful methods to overseas counterparts who could benefit from their long-established expertise and experience. We also have much to learn from other countries who are leading on sustainable city making. A new era of professional, intellectual and cultural exchange between cities is emerging and our world-renowned institutions and agencies should be at the forefront of this, whilst recognising we have much to learn from others.

An International Festival of Architecture in London



4A.4

We should celebrate the very significant success of built environment design in this country and secure London's role as the global capital of architecture for the long term whilst spreading the benefits to other cities. An International Festival of Architecture, led by the sector and supported by Ministers and the Mayor, would showcase the UK's built environment professions to an international audience in the same way the Olympics drew attention to our sporting achievements. Leading international architects, academics, policy makers and city leaders could be invited for a two- to three-day forum with a programme of discussions and debates, tours and workshops. This could be set in the wider context of sustainable city making, underpinning quality of life and enabling predicted growth to happen in a more sustainable and people-focused way. Other UK cities could replicate this with their own festivals celebrating urban life and built environment design.

Recommendations

#41

The Department for International Development (DFID) could focus its support on the effects of urbanisation and the skill sets UK professionals have to solve problems like climate change and to develop water, waste, energy and transport infrastructure. We should be cultural leaders on the effects of global urbanisation, helping local governments and communities to help themselves.

#42

PLACE institutions and built environment agencies should promote their successful methods to overseas counterparts who could benefit from their expertise and experience. Government should take a positive lead in promoting their work through diplomatic institutions, embassies and consulates.

#43

Ministers and government officials should provide official endorsement to built environment professionals working on projects and competitions overseas. Often very high-level relationships are brokered with political and business leaders around the world, and our government must recognise the “soft power” this brings.

#44

The Treasury should recognise building design as closely connected to manufacturing, like product design, and acknowledge its true value for exports. An updated survey of the value of exports by the Construction Industry Council would help reinforce this.

#45

UKTI should represent the built environment professions as one industry to meet the global challenges of sustainable urbanisation rather than separating them into creative industries and construction. It could organise a “Global Built Environment Forum” with representatives from the PLACE institutions and built environment agencies to jointly identify markets, sectors and themes.

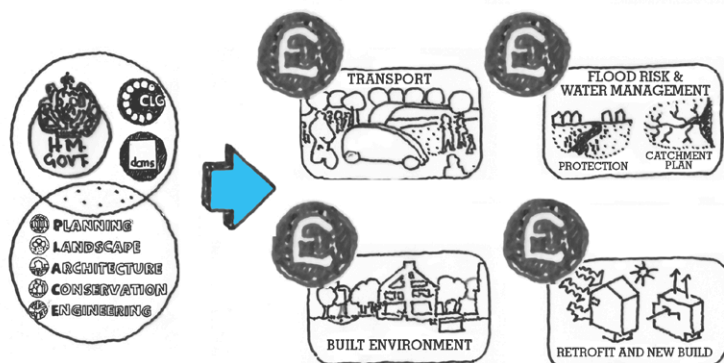
#46

Government, professional and cultural institutions and agencies should join forces to create an International Forum to open the London Festival of Architecture and reinforce its status as the global capital of built environment design. This should be led by the sector and supported by Ministers and the Mayor to help showcase this country’s built environment professions to an international audience. Other UK cities could replicate the festival at the same time and benefit from the global attention this would bring.

Government and the industry must lead on sustainability

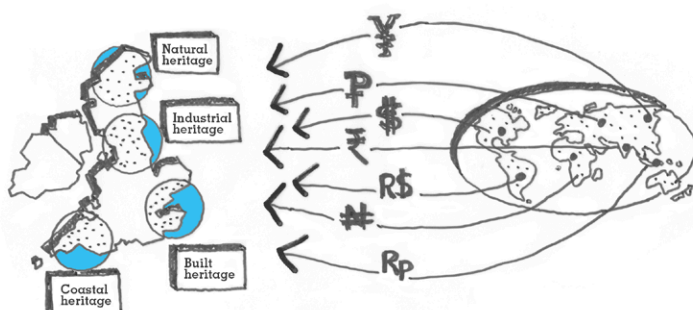
Proactive lead by government and the industry ...

... incentivise sustainable design ...



Maximise the economic benefits of our cultural heritage

Open up more of our natural and built heritage



4B. The UK's Potential

Conclusions

4B.1

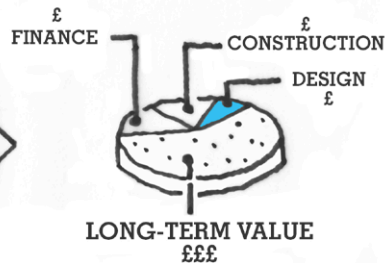
The biggest issue we are facing is climate change. Whilst not everyone agrees on the cause, virtually everyone agrees that demand for precious resources, pollution, urbanisation and population growth on an unprecedented scale require us to skill up and recalibrate our thinking. The future has to be a sustainable one and the built environment professions are central to this. Government and the industry must show leadership on the sustainability agenda and the critical proactive planning that is required as a result of climate change. Sustainable design should be incentivised and the right kind of leadership at city level should be championed. It is not just environmental forces at work that we should be better prepared for. Massively increased interest from countries with more disposable income and freedom of movement will have significant implications for investment, tourism, heritage and education here in the UK.

4B.2

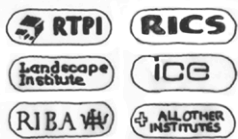
The value of our cultural heritage for tourism, one of the fastest-growing sectors, cannot be underestimated. Our built environment assets are world renowned. London is one of the most visited cities in the world, and the world's first industrial revolution took place in the North of England. Government and institutions should maximise the significant economic benefits of our heritage by opening up even more of our heritage assets to the public and preparing for massively increased tourism from the world's emerging economic powers. Great work is already being done by the heritage sector and Visit Britain, but the future impact of globalisation will create a step change in demand from overseas visitors beyond any current predictions or expectations. We must ensure that our towns and cities are accessible and legible to prepare for huge visitor numbers from many different parts of the world.

PLACE institutions to define standards for valuing quality

Government to make policy supporting long-term value



PLACE institutions to measure and value the quality of place



4B.3

The value of good design is recognised inconsistently within government and this needs to change, as design and creative planning are increasingly central to our economic wellbeing and to the future sustainability of our towns and cities. Government should demonstrate its commitment to the value of good design by making strong public statements and exploring policy measures which are supportive of long-term value as well as initial capital cost when procuring buildings. The Royal Institution of Chartered Surveyors (RICS), the Construction Industry Council and PLACE institutions should work together to establish industry standards for defining, measuring and valuing the quality of architecture and place, informing a new method of property valuation that is fit for purpose.

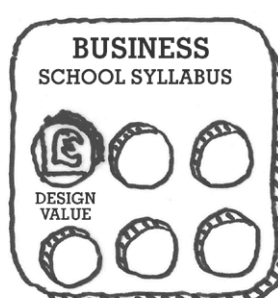
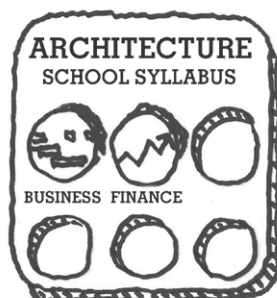
Business and finance should be taught in all architecture schools



Teach business and finance in Architecture School



Teach the value of design in Business School



4B.4

Business and finance should be taught as standard within architecture schools so it becomes a more integral part of what architects do, helping them to compete in a global marketplace. At the same time, the value of good design should be taught in business schools to educate future clients and decision makers.

Recommendations

#47

The Department for Communities and Local Government (DCLG) and local authorities could review policy incentives for developers to achieve higher standards of sustainability such as additional gross floor area and greater density/plot ratios for developments which achieve the highest environmental or energy ratings. This would follow similar successful models in Singapore and Sydney.

#48

PLACE institutions and built environment agencies could open up more heritage assets to the public, and government should help identify sources of funding. Local authorities, tourism, heritage and conservation sectors should proactively plan for increasing visitor numbers from all over the world, which will affect transport, public realm and communications.

#49

PLACE institutions could carry out research benchmarking UK practices against their international competitors – in particular business methodologies, standards and fee levels – to help UK practices remain competitive in a global marketplace.

#50

The RICS, the Construction Industry Council and PLACE institutions should work together to define a universally adopted set of definitions and criteria for assessing property values to include measurable space standards and design quality. The RICS is already leading some international work in this area and the institutions should join forces to take this forward in the UK.

#51

The Treasury Green Book should be updated to mandate that design quality and sustainability considerations are taken into account when measuring the value of public spending. This could be achieved by amending the Social Value (Public Services) Act to incorporate public works and the disposal of public-sector land.

#52

Government could explore policies to incentivise private-sector contributions to public-realm and infrastructure improvements and address the perceived “market failure” whereby landowners who benefit financially from improvements are not always the ones to pay for them. Business Improvement Districts (BIDs) are a good model to follow.

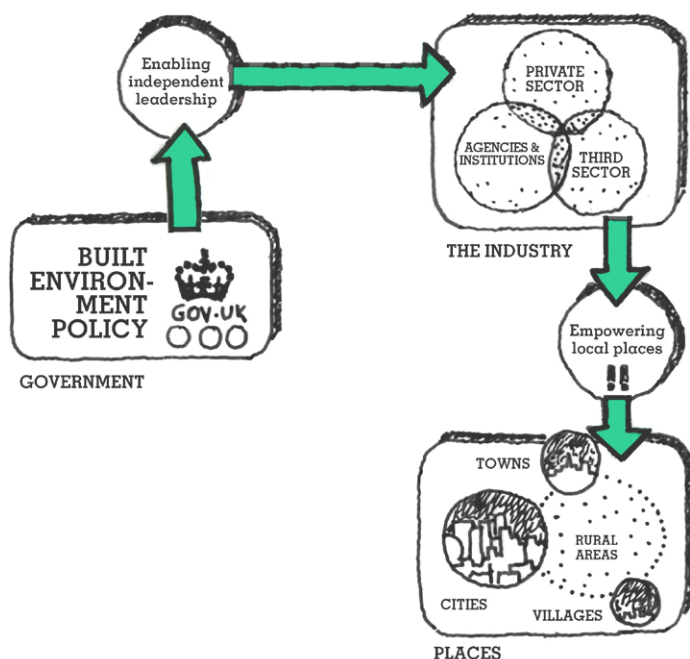
#53

Architecture schools should include development economics and business planning in course content and the RIBA should help facilitate this.

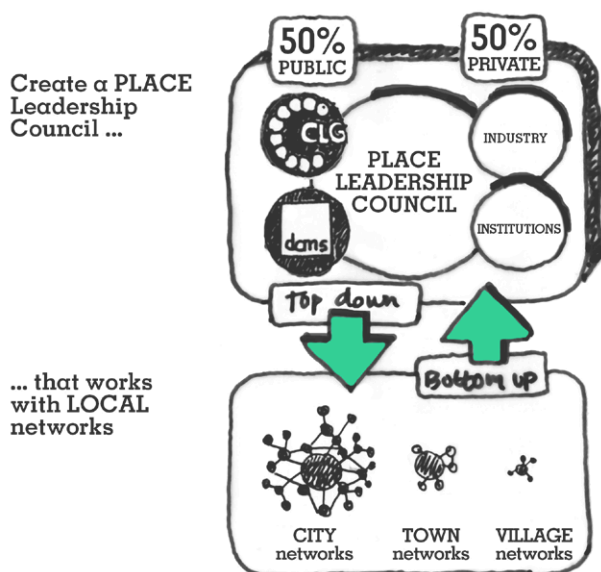
#54

Business schools could include built environment design in course content to ensure that future clients and decision makers understand the value of good design.

PLACE policy should be led independently by the industry



Form a PLACE Leadership Council



5A. Policies Independent of Government

Conclusions

5A.1

The built environment has seen enormous flux within government over the years, moving between many different departments often with little added gain. For this reason, and in recognition of the energetic engagement of everyone involved with this independent Review, policies should be developed which are enabled by government but led independently by the industry. The focus of these policies should begin with the core “places” of villages, towns and cities. Very often political boundaries which are electorally defined do not coincide with place boundaries which are geographically defined. The stewardship, long-term planning and identity of real places should be a fundamental part of built environment policies. The future lies in empowering cities and localities, with central government increasingly taking on an enabling role.

5A.2

These policies should be developed and monitored by a newly formed PLACE Leadership Council (PLC), following the emerging model of the Construction Leadership Council. There should be an equal balance of private-sector representation from the built environment professions and public-sector representation from the Chief PLACE Advisers and Ministers from the Department for Communities and Local Government (DCLG) and the Department for Culture, Media & Sport (DCMS). Central government should recognise that cities and metropolitan regions are proving to be a successful scale for proactive planning. The built environment is complex and we must recognise this through a combination of “top-down” and “bottom-up” approaches, enabling different networks and places, each with their own challenges, to function properly.

Appoint a Chief Architect



5A.3

The government has a Chief Medical Officer, a Chief Veterinary Officer, a Chief Procurement Officer, a Chief Technology Officer, a Chief Operating Officer, and every Department has its own Chief Scientific Adviser. For the built environment there is a Chief Planner and a Chief Construction Adviser, so there is scope for a Chief Architect to ensure that the built environment professions are better represented. These advisers should sit on the PLACE Leadership Council together with representatives of the private sector.

Recommendations

#55

Government should establish a PLACE Leadership Council, with ministerial representation from DCMS and DCLG, Chief PLACE Advisers and equal public- and private-sector representation.

#56

The PLACE Leadership Council should produce a strategy and action plan for improving design quality within the everyday built environment in the first six months. This should include proposals to create a more proactive planning system and new place-based policies.

#57

Government should appoint a Chief Architect reporting to DCMS and DCLG at the highest level. This role should be similar to the Chief Planner and Chief Construction Adviser, connecting up government departments and maintaining high standards and consistency of approach.

#58

PLACE institutions and think tanks should undertake research on the value of independent, place-based leadership, such as mayors, to the public. In the UK where we have them, and in other countries, city leaders are proven to be the most successful drivers of sustainable and strategic urban planning.

5B. Policies within Government

Conclusions

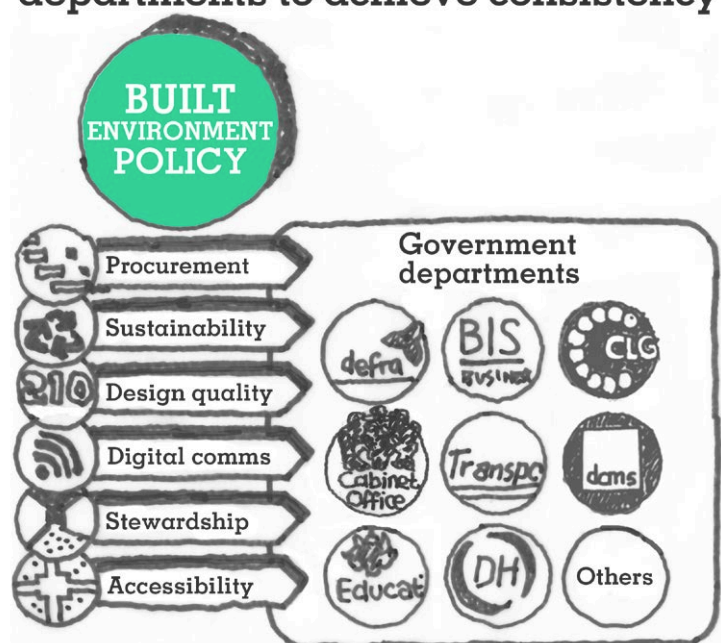
5B.1

Government should adopt a range of policies within and for each of the departments that have the built environment within their portfolio. These policies should be consistent when addressing the big issues like procurement, sustainability, accessibility, information and communications technology, maintenance and stewardship and the public realm.

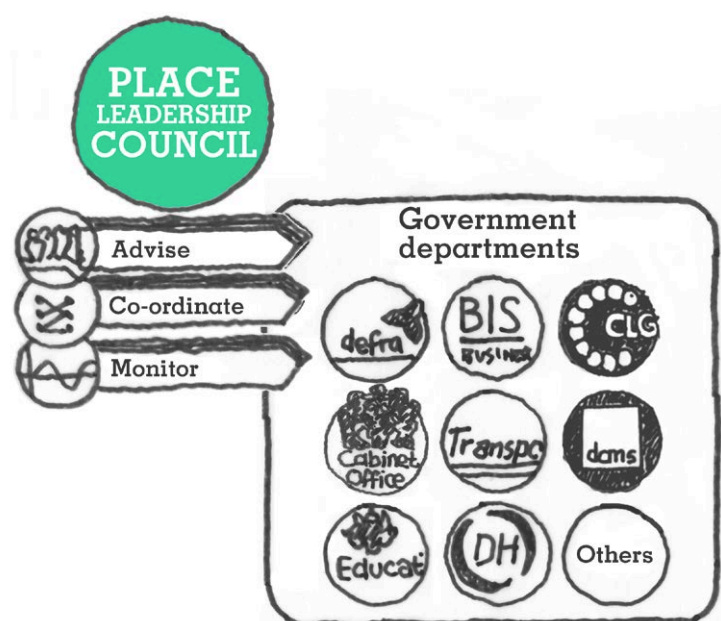
5B.2

The newly formed PLACE Leadership Council should advise and help co-ordinate policies and programmes across government in order to support the delivery of better places. The Chief PLACE Advisers should monitor and co-ordinate the activities of these departments. Government can take the lead by setting high standards and bringing about the major cultural change that is needed to make proactive planning and high-quality design a normal and accepted part of our society.

Adopt a range of policies across departments to achieve consistency



PLACE Leadership Council to advise across government



Recommendations

#59

All government departments and government-funded bodies should sign up to an agreed set of principles and produce a joined-up design policy statement. This statement should set out how they intend to co-ordinate the design quality of their respective built environment ambitions, activities and responsibilities.

#60

Design policies should be consistent on cross-cutting issues such as procurement (of services and products), accessibility, sustainability, information and communications technology, maintenance and stewardship and the public realm.


FAR into the Future

The acronym *FAR* has been used to abbreviate the Farrell Architecture Review but I think it has a double meaning by capturing the aspiration for an enduring and far-reaching legacy. We will continue to track ongoing progress made for the Review’s recommendations, and will keep updating our website www.farrellreview.co.uk. We are particularly mindful that this Review will be delivered in the run-up to a general election, and will be examining all of the party manifestos to see whether these issues and our recommendations are being taken up.

I am extremely grateful for and humbled by the energy and enthusiasm of everyone who has been involved in the Review. But this is only the beginning, and I sincerely hope that the spirit of the Review is taken up by others and that everyone does their bit to bring about the positive changes that are needed.

The minister Ed Vaizey has committed to regular meetings with the Panel, and we hope that the website will act as a living and evolving hub for the debate to continue. I for one will do everything I can to make sure the Review acts as a rallying call to heighten awareness of what can and should be done – to help change our culture and priorities by making architecture and the built environment one of the biggest public issues.

In the last few decades our food and our health have been transformed and we now expect and demand so much more, such higher standards. Our built environment, our buildings and places are just as critical to our happiness and wellbeing. What is facing us is how to raise this part of our culture to similar levels.

A handwritten signature in black ink, appearing to read 'Terry Farrell', with a large, stylized circular flourish at the end.

Sir Terry Farrell CBE

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