THE FARRELL REVIEW

*of Architecture + the Built Environment*

"OUR FUTURE IN PLACE"

# EXECUTIVE SUMMARY



Clockwise from left:
**Alain de Botton;**
**Robert Powell;**
**Charlie Peel;**
**Max Farrell;**
**Sir Terry Farrell;**
**Alison Brooks;**
**Lucy Musgrave.**



Clockwise from left:
**Max Farrell;**
**Hank Dittmar;**
**Sir Terry Farrell;**
**Robert Powell;**
**Sunand Prasad;**
**Charlie Peel;**
**Alison Brooks.**




Clockwise from left:
**Charlie Peel; Nigel Hugill; Robert Adam; Caroline Cole; Dr. Gabriel Ahlfeldt; Liz Peace; Sarah Gaventa; Chris Brown; Rebecca Roberts-Hughes; Tom Bolton; Martha Schwartz; Peter Oborn; Alison Brooks; Dr Frances Holliss; Max Farrell; Philipp Rode.**

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

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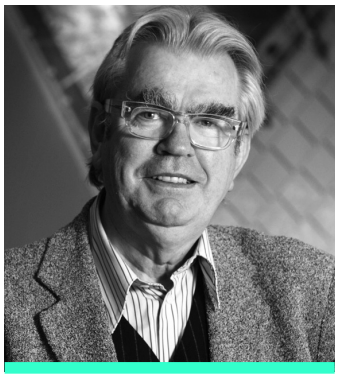
This executive summary should be read in conjunction with:

- **Introduction by Sir Terry Farrell CBE**
- **Report on consultation**
- **Conclusions and Recommendations**

All of these documents, news and updates can be found on our website: **www.farrellreview.co.uk**

# Preface from Sir Terry Farrell CBE

**This Review is a snapshot in time. It is a broad and independent review of our collective efforts to plan and design our future built environment which in turn shapes the way we live our lives. We have engaged widely with government, institutions, agencies, industry and the public with thousands of individuals contributing to the contents and conclusions.**



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**Sir Terry Farrell CBE is considered to be the UK's leading architect planner, with offices in London, Hong Kong and Shanghai. Throughout his career, he has championed urban planning and helped shape government policy for all the leading parties, towns like Ashford, cities like Edinburgh and regions like Thames Gateway. He has completed award-winning buildings and masterplans including Brindleyplace, The Home Office, MI6, Newcastle Quayside, Incheon airport, Beijing station and KK100 in China (the tallest by a UK architect). Current projects include Old Oak Common, Royal Albert Dock and Earls Court. In 2013 he was voted the individual who has made the Greatest Contribution to London's Planning and Development over the last 10 years.**

At this moment in time, we are faced with massive and rapidly accelerating forces such as global urbanisation and digital technology which will change things dramatically, whether we like it or not. We must adapt to this ever-changing world in order to meet the demands of sustainable city making in the 21st century and in doing so prioritise the basic human need to live in, work in and enjoy great places which provide a quality of life for existing and future communities.

As a nation, we are extremely well equipped to provide the kind of sustainable city making skills that will be in greater demand around the world and our global reputation is something to be proud of. The UK itself should be a showcase for what can be achieved when planners, landscapers, architects, conservationists, engineers, artists, developers and house builders work together. Yet the reality in the majority of our villages, towns and cities is far from world class.

This Review has highlighted examples of what can be achieved when national and local government engage effectively with the professions and the communities they serve, and we are optimistic that the UK can lead the way by learning from these success stories. We present it in the hope that it will help bring about the positive change that is needed and start an open and inclusive debate for as many people as possible, because ultimately we are all involved and share responsibility.

The issues covered by this Review are not of esoteric, academic or specialist interest. On the contrary, it is relevant to some of the most pressing and important issues of our time such as the shortage and affordability of housing; the urgent need to reduce our carbon emissions; and, very topically, the flooding crisis that recently afflicted so much of the country.

We will continue to campaign to ensure our government, our institutions, professionals and the public all play their part in helping to shape better places throughout the UK and beyond.



**Sir Terry Farrell CBE**

# Ministerial Foreword from Ed Vaizey MP

**In the 12 months since I invited Sir Terry Farrell to undertake this review of architecture and design in the built environment, he and his expert advisory panel have conducted an intensive consultation with stakeholders. The results are to be found in this report. I am immensely grateful to them for all their work, and to all the other individuals and organisations that offered evidence and took part in the meetings and events that the Review team organised. The enthusiasm of the sector to engage with this Review has been impressive. I doubt whether a more thorough and wide-ranging exercise to seek out views and ideas has taken place in this sector for several generations.**

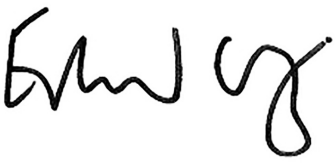


**Ed is the Minister for Culture, Communications and Creative Industries in the Department for Culture, Media and Sport (DCMS). He was elected Conservative Member of Parliament for the constituency of Wantage in 2005, and was re-elected in 2010 with an increased majority. Ed's other interests have included being a board member of the Bush Theatre in West London; a trustee of the Heritage of London Trust; and a trustee of the National Churches Trust. In October 2010 Ed Vaizey was awarded an Honorary Fellowship by the Royal Institute of British Architects (RIBA) in recognition of his contribution to architecture.**

At the time the Review was launched, I said:
"Good design builds communities, creates quality of life, and makes places better for people to live, work and play in. I want to make sure we're doing all we can to recognise the importance of architecture and reap the benefits of good design."
This remains my strong view and I am very pleased to see that the principle of quality of life and community cohesion is well captured in the report. The built environment around us, and the architecture that comprises it, are things that no one can avoid, and upon which nearly all of us from every age and background have a view. I know from my own experience as the Minister whose sometimes-tricky task is to "list" buildings in England how strongly people's feelings run on these matters.

So the five themes that run through Sir Terry's recommendations – understanding place-based planning and design; better connectedness between all the institutional stakeholders in this (and most particularly how this connects with the public); better public engagement through education and outreach; a sustainable and low-carbon future; and a commitment to improving the everyday built environment and "making the ordinary better" – are very good to see.

I hope this report is the beginning of a dialogue within the industry about how we can build on our successes and recognise the critical importance of architecture and design in all aspects of our lives.



**Ed Vaizey MP**

# The Panel

**Sir Terry Farrell was supported by an expert advisory panel made up of members from across the built environment industry.**

## Professor Peter Bishop



Professor of Urban Design
The Bartlett School of Architecture,
University College London

Peter is Professor of Urban Design at the Bartlett School of Architecture, University College London. He has been planning director in four Central London Boroughs, the first Director of Design for London, and Deputy Chief Executive at the London Development Agency. In 2011 he joined Allies and Morrison and carried out a review of national design policy, The Bishop Review.

## Hank Dittmar



Special Advisor
The Prince's Foundation

Hank has been Special Advisor of The Prince's Foundation, Chairman of the Board of Directors of the Congress for New Urbanism and President and CEO of Reconnecting America. He was appointed by President Clinton to the White House Advisory Committee on Transportation and Greenhouse Gas Emissions and the President's Council on Sustainable Development's Metropolitan Working Group.

## Jim Eyre OBE



Founding Partner
Wilkinson Eyre Architects

Jim has been awarded an OBE for services to architecture; the Royal Academy of Engineering President's Medal; and an honorary doctorate from Liverpool University. He has been Visiting Professor at Liverpool University School of Architecture and Harvard Graduate School of Design and is a former President of the Architectural Association. He is a member of the RIBA Awards Group and of the Cabe National Design Review Panel, and is a trustee of the Design Council.

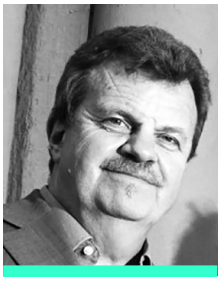
## Nigel Hugill



Executive Chairman
Urban&Civic

Nigel has been Managing Director of Chelsfield plc (one of the youngest FTSE 250 CEOs) and Executive Chair of Lend Lease Europe. He was Special Advisor to Sir Bob Kerslake at the Homes & Communities Agency before founding Urban&Civic in 2009. Projects include Stratford City, Paddington Basin, Westfield at White City, Greenwich Peninsula and Elephant & Castle. He is Chair of the Royal Shakespeare Company and urban think tank Centre for Cities and Council member of the London School of Economics.

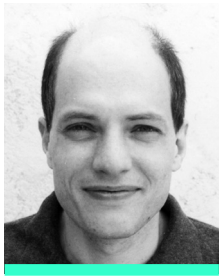
## Robert Powell



Creative Director and CEO
Beam

As Creative Director and CEO of Beam (formerly Public Arts) since 1997, Robert has been closely engaged with contemporary practices in design and the built environment, public-realm procurement, culture and regeneration, and community engagement. He has led a range of public art projects and strategies, including Welcome to the North: A Public Art Strategy for the Northern Way (2006) and The Arts of Place. Robert was a trustee and Chair of the UK Architecture Centre Network (2006–12). He is Chair of Wakefield's Design Review Panel and is a member of the Yorkshire Regional Design Review Panel.

## Alain de Botton



Founder
Living Architecture

Alain is an author and founder of Living Architecture, which has commissioned houses from leading international architects to be used for short-term holiday lets. Alain has been made an Honorary Fellow of the RIBA and his book, *The Architecture of Happiness*, which looks at the question of beauty in architecture has sold over a million copies worldwide.

## Alison Brooks



Founding Director
Alison Brooks Architects Ltd

Alison Brooks Architects is the first British practice to win the UK's three most prestigious architecture awards – the Stirling Prize, the Manser Medal and the Stephen Lawrence Prize. In March 2013 Alison was named Woman Architect of the Year by the *Architects' Journal*. She is a Cabe National Design Review Panel member, serves on the RIBA Awards Group and is an External Examiner at The Bartlett, UCL.

## Thomas Heatherwick CBE



Founder
Heatherwick Studio

Heatherwick Studio's projects have included the UK Pavilion at the Shanghai World Expo, the Olympic Cauldron for the London 2012 Olympic Games, and the New Bus for London. Thomas is an Honorary Fellow of the RIBA; Senior Research Fellow at the Victoria & Albert Museum; and has been awarded honorary doctorates from a number of universities. In 2010 he was awarded the RIBA's Lubetkin Prize and the London Design Medal in recognition of his outstanding contribution to design.

## Sunand Prasad



Senior Partner
Penoyre & Prasad

Sunand was President of the RIBA from 2007 to 2009 and a Founding Commissioner of the Commission for Architecture and the Built Environment (CABE). He is a member of the government's Green Construction Board and a trustee of the think tank Centre for Cities. He has written on the value of design, sustainability, cultural diversity, the construction industry and professions, and smart cities, and his practice's 300-plus projects have won over 80 awards.

## Lucy Musgrave



Director
Publica

Prior to her current position as director of Publica, Lucy was Director of the Architecture Foundation where she developed research programmes for social inclusion and the built environment. In 1996, she was responsible for a series of "public forums" on the future of London which resulted in the World Square for All initiative for Trafalgar Square. She is a current member of the RIBA Awards Group and the Newham and Islington Design Review Panels; a recent juror of the Architect of the Year Awards; and was made an Honorary Fellow of the RIBA in 2001.

## Victoria Thornton OBE



Founding Director
Open-City

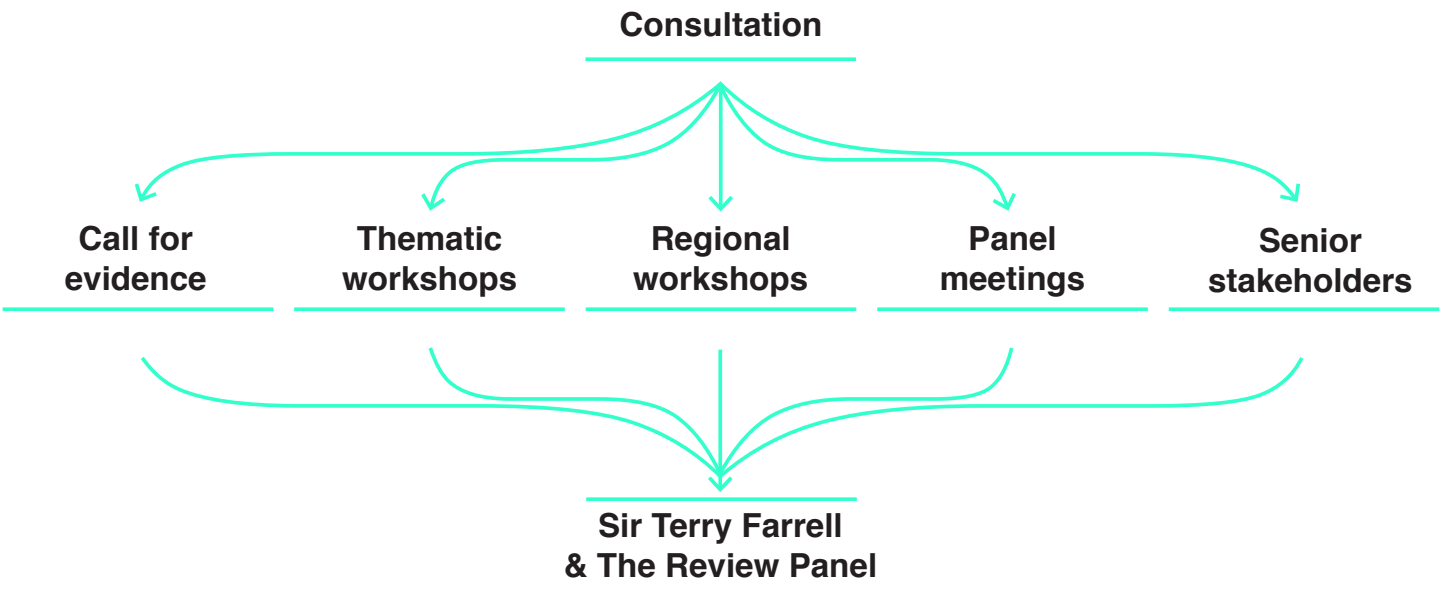
Victoria is Founding Director of Open-City, established the RIBA Architecture Centre, and has served as Architecture Consultant to the British Council Visual Arts Department; architectural adviser to the Scottish Arts Council; judge for the RIBA Awards; Board Member of the Irish Architecture Foundation, the Architecture Centre Network and the Architecture and Built Environment Centres Network; member of the Department for Culture, Media and Sport's Engaging Places Advisory Panel; and Women in Architecture Judge. Victoria has received an OBE and an Honorary Fellowship of the RIBA.

# Introduction

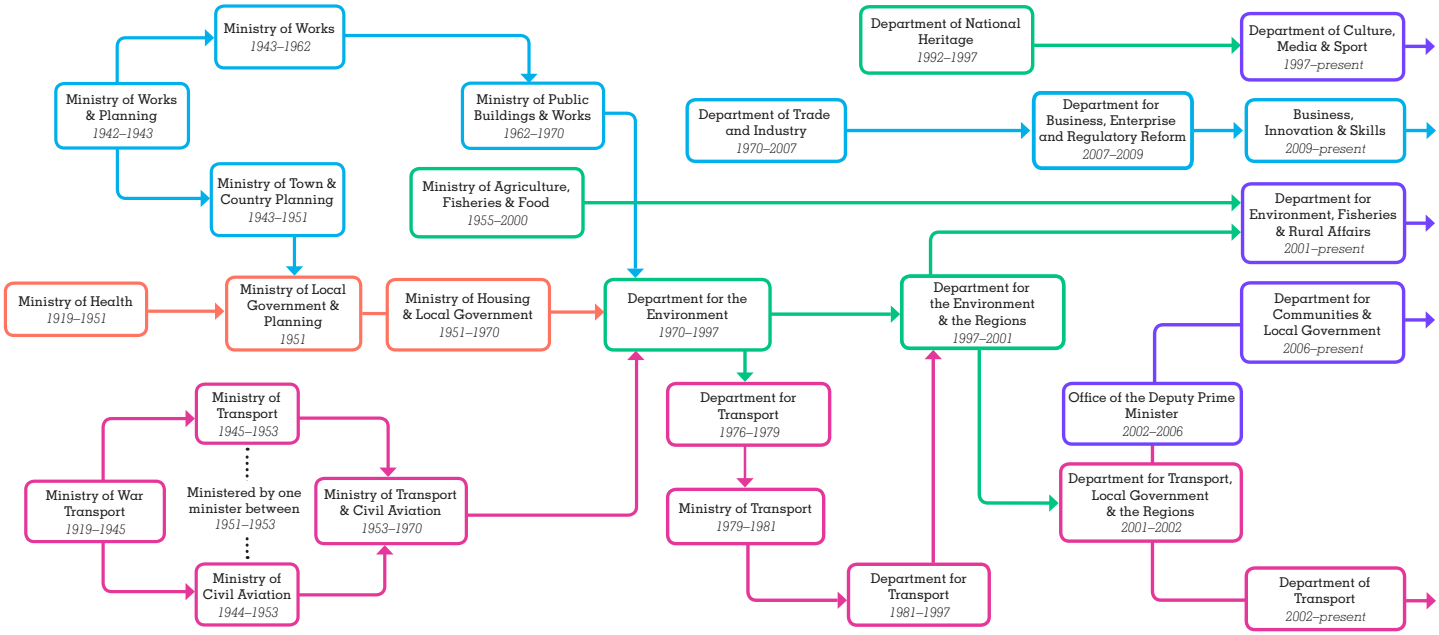
**The following conclusions are the result of extensive consultation that has taken place over the last year through panel meetings, workshops, themed sessions and an online call for evidence, as well as meetings with Ministers (and their Shadows) from different political parties, all-party parliamentary 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.

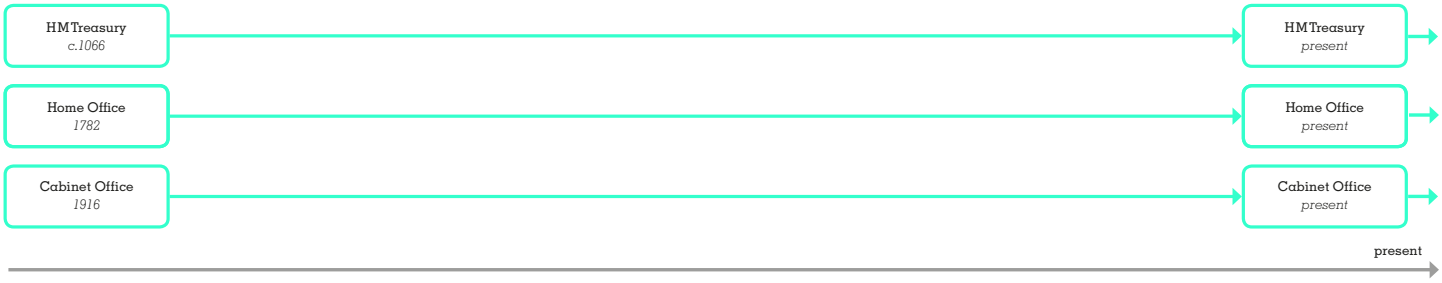
Through this process, we have learnt that the built environment is extremely complex and that this complexity must be recognised within all our education systems, within the broadest professional life and within government at all levels. The disaggregated nature of expertise and interest in the built 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.

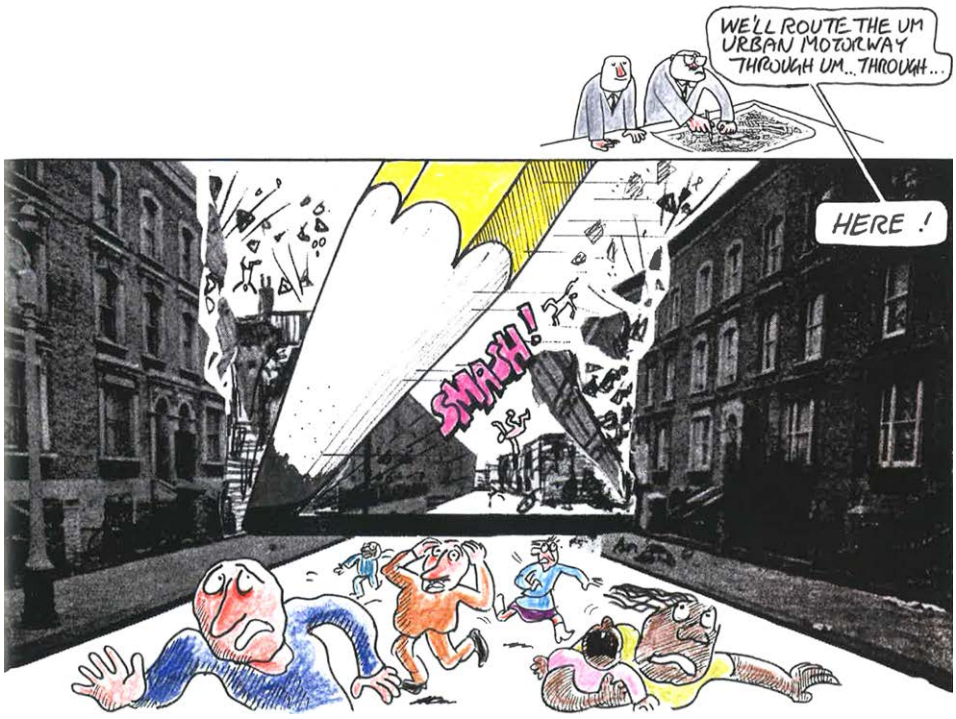


## The built environment has continuously been divided between government departments




## Other government departments have long-standing continuity




**A Louis Hellman cartoon showing the heavy hand of top-down highway "improvements".**

## The themes of the Review

There are four key themes which were set out in the terms of reference for the Review, with an additional theme of built environment policy which addresses the legacy and proposed way forward. The themes into which the Review is divided are:

**1. EDUCATION, OUTREACH & SKILLS**

Education from primary through to professional education; engaging with the public and skilling up decision makers

**2. DESIGN QUALITY**

Changing the culture of planning and improving the everyday environment by making the ordinary better

**3. CULTURAL HERITAGE**

Our built environment past, present and future

**4. ECONOMIC BENEFITS**

Global exchange and the value of good design

**5. BUILT ENVIRONMENT POLICY**

Leadership and place-based policies inside and outside of government

## The structure of the Review

This Review is in four parts:

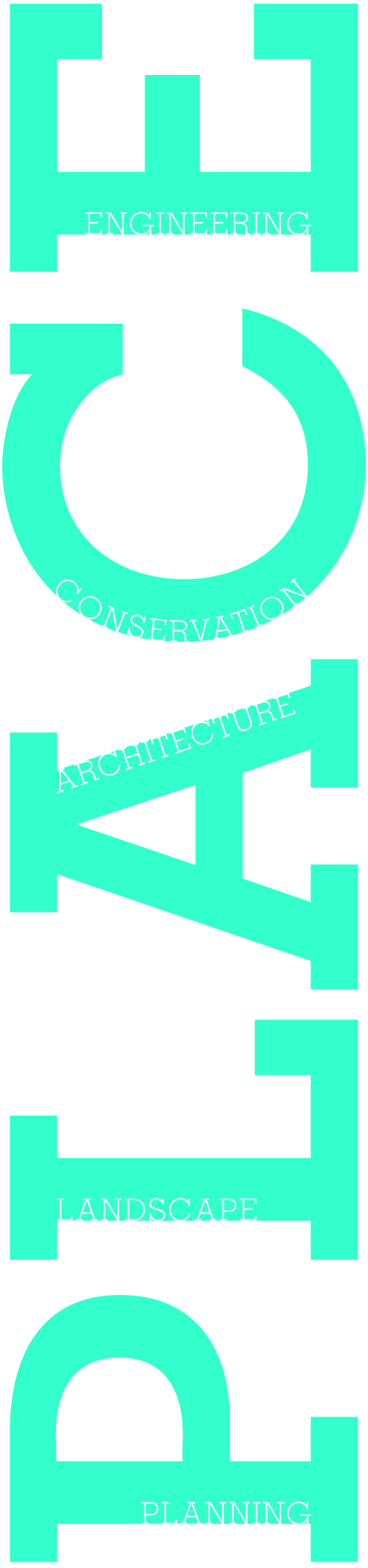
1.
**Executive Summary**
– a short, summary document with the conclusions of the Review.

2.
**Introduction**
– with observations from Sir Terry Farrell about his experience and views over 50 years as a practising architect and planner.

3.
**Report on consultation**
– which documents the inclusive nature of our consultation and workshops throughout the country; sessions on particular themes like sustainability and landscape; discussions with industry leaders and political figures; meetings with current and previous government review writers and hundreds of professionals involved in the broad endeavour of placemaking.

4.
**Conclusions and Recommendations**
– the conclusions that have emerged from the consultation process, together with 60 detailed recommendations proposed as ways forward for government, institutions, built environment professionals and other agents of change.

News and updates as well as the full set of documents can be found on our website:
**www.farrellreview.co.uk**




## 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, Cabe 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.

# Consulting Widely

**This Review has engaged widely from the start. In that respect it set itself apart from many other government reviews and has been independent in both its methods and its means. Over the last year, the team has reached out and consulted with thousands of individuals, groups and institutions. They have been from private, public and voluntary sectors, and from every discipline and practice relating to the built environment: architecture, planning, landscape architecture, engineering, ecology, developers, agents, policymakers, local government and politicians.**

**200+**
**responses received**

**370,000+**
**people represented**



The consultation has taken four broad forms. The first was an independent, expert advisory panel that met in full four times during the Review, with many smaller, focused panel sessions and individual meetings.

Second was a public Call for Evidence, an online set of questions based around the four themes in the terms of reference. Over 200 responses were received from individuals, companies, groups and institutions, with many organising questionnaires for members representing over 370,000 people.

Third were a series of workshops hosted around the country. Each of these workshops consisted of 6 to 26 highly experienced and senior professionals giving three hours to actively engage with and contribute to the Review. Thirteen workshops were held in total. Four of the themed workshops, which all took place in London, were based around the terms of reference: Education, Outreach & Skills; Design Quality; Cultural Heritage; and Economic Benefits. Three further themed workshops were on Urban Design & Landscape Architecture, to bring together the holistic thinking of placemaking; Sustainability, an ever more pressing topic that cuts across all of the themes; and Architectural Policy, to examine formal policies adopted in EU countries.

Also held in London were two workshops that addressed specific groups of key figures. The first of these, the Property Developers Workshop, provided the opportunity to learn from the country's leading developers how the market could adapt to improve outcomes. The second, the Government Officials Workshop, assembled senior-level representatives from the majority of government departments and executive agencies involved in the built environment: the Cabinet Office; Home Office; DCMS; the Department for Education (Educational Funding Agency); the Department for Business, Innovation & Skills; the Department for Communities & Local Government (DCLG); the Ministry of Justice; the London Legacy Development Corporation; and the Homes & Communities Agency.

In addition, the Review team travelled to four cities for a series of regional workshops: Birmingham, Bristol, Manchester and Newcastle. All of this was made possible with the help of partner organisations such as the architecture centres that hosted the events, as well as the contributions of all those who took part.

**The workshops were attended by**

**192**

**individuals including the chairs and panel members.**

The attendees included:

**40**

**architectural practices, represented by principal or senior architects**

**10**

**architecture centres**

**12**

**landscape and urban design practices**

**26**

**developers and regeneration specialists**

**24**

**representatives from 16 government departments and advisory bodies**

**16**

**university departments in architecture, planning, sociology and economics**

**9**

**conservation and retrofit specialists**

**5**

**housing associations and house builders**

**11**

**institutes and professional bodies**

**10**

**individuals from think tanks and policy groups**

**As well as transport planners, chartered surveyors, contractors, engineers, project managers, planning consultants.**



The Review team also organised a Linking Up the Reviews meeting that was attended by leaders of all the significant ongoing government-commissioned reviews, including Lord Matthew Taylor of the DCLG Planning Practice Guidance Review, Andy von Bradsky of the Housing Standards Review Challenge Panel, and Peter Hansford of Construction 2025, the Construction Industry Strategy.

Lastly, Terry Farrell personally wrote to and met with around 100 industry leaders, asking their views and opinions about the big issues facing the built environment today.

The full report on the consultation can be found online at **www.farrellreview.co.uk.**

# Conclusions of the Farrell Review

The following 34 conclusions have emerged from the extensive consultation. They are accompanied by a set of 60 detailed recommendations that can be found in the full report.

1. EDUCATION, OUTREACH & SKILLS

**WHY SHOULD CHILDREN LEARN ABOUT PLACE IN SCHOOL?**
P.14

1. EDUCATION, OUTREACH & SKILLS

**HOW DO TEACHERS NEED SUPPORTING?**
P.14

1. EDUCATION, OUTREACH & SKILLS

**WHERE CAN YOU ENGAGE WITH YOUR PLACE?**
P.15

1. EDUCATION, OUTREACH & SKILLS

**WHO SHOULD CHAMPION DESIGN QUALITY IN THE BUILT ENVIRONMENT?**
P.15

1. EDUCATION, OUTREACH & SKILLS

**WHY SHOULD KEY DECISION MAKERS BE ABLE TO READ PLANS?**
P.16

1. EDUCATION, OUTREACH & SKILLS

**HOW DOES THE ARCHITECTURAL TRAINING MODEL NEED REVISING?**
P.16

1. EDUCATION, OUTREACH & SKILLS

**HOW CAN WE ENSURE ARCHITECTURAL TRAINING IS ACCESSIBLE TO ALL?**
P.17

1. EDUCATION, OUTREACH & SKILLS

**WHY ARE THERE TWO PROFESSIONAL BODIES FOR ARCHITECTURE?**
P.17

2. DESIGN QUALITY

**WHAT IS PROACTIVE PLANNING AND WHY IS IT A GOOD IDEA?**
P.18

2. DESIGN QUALITY

**WHERE ARE THE SUCCESS STORIES?**
P.19

2. DESIGN QUALITY

**HOW CAN WE IMPROVE THE DESIGN REVIEW PROCESS?**
P.20

2. DESIGN QUALITY

**WHAT SHOULD BE CONSIDERED IN DESIGN REVIEWS?**
P.20

2. DESIGN QUALITY

**WHY SHOULD THE PUBLIC AND PRIVATE SECTORS WORK MORE IN PARTNERSHIP?**
P.21

2. DESIGN QUALITY

**WHY ARE LANDSCAPE, URBAN DESIGN AND PUBLIC ART OVERLOOKED?**
P.21

2. DESIGN QUALITY

**WHY ISN'T DESIGN REPRESENTED IN INFRASTRUCTURE PANELS?**
P.22

2. DESIGN QUALITY

**IS PUBLIC PROCUREMENT PROVIDING THE TAXPAYER WITH VALUE FOR MONEY?**
P.22

2. DESIGN QUALITY

**WHY DON'T INDUSTRY LEADERS DO MORE FOR EVERYDAY PLACES?**
P.23

3. CULTURAL HERITAGE

**DO WE STILL HAVE TO CHOOSE BETWEEN THE OLD AND THE NEW?**
P.24

3. CULTURAL HERITAGE

**WHO SHOULD DECIDE WHICH BUILDINGS GET LISTED?**
P.24

3. CULTURAL HERITAGE

**WILL THE NEXT GENERATION VALUE WHAT WE ARE BUILDING TODAY?**
P.25

3. CULTURAL HERITAGE

**WHY DO WE ENCOURAGE PEOPLE TO KNOCK DOWN RATHER THAN RETROFIT BUILDINGS?**
P.25

4. ECONOMIC BENEFITS

**HOW CAN THE GOVERNMENT HELP TO PROMOTE OUR EXPERTISE GLOBALLY?**
P.26

4. ECONOMIC BENEFITS

**HOW DOES ARCHITECTURE CONTRIBUTE TO UK PLC?**
P.26

4. ECONOMIC BENEFITS

**HOW CAN WE IMPROVE THE GLOBAL EXCHANGE OF KNOWLEDGE AND METHODS?**
P.27

4. ECONOMIC BENEFITS

**HOW CAN WE CEMENT LONDON'S POSITION AS THE GLOBAL CAPITAL OF ARCHITECTURE?**
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4. ECONOMIC BENEFITS

**HOW WILL WE BE AFFECTED BY MAJOR GLOBAL CHANGES?**
P.28

4. ECONOMIC BENEFITS

**HOW CAN WE PREPARE FOR TURBO-CHARGED TOURISM?**
P.28

4. ECONOMIC BENEFITS

**WHY DON'T WE CONSIDER DESIGN QUALITY WHEN VALUING BUILDINGS?**
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4. ECONOMIC BENEFITS

**HOW CAN ARCHITECTS COMPETE IN THE GLOBAL MARKETPLACE?**
P.29

5. BUILT ENVIRONMENT POLICY

**COULD WE PLAN FOR REAL PLACES, NOT SHAPED BY POLITICAL BOUNDARIES?**
P.30

5. BUILT ENVIRONMENT POLICY

**WHY CAN'T WE HAVE JOINT LEADERSHIP FROM THE PUBLIC AND PRIVATE SECTORS?**
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5. BUILT ENVIRONMENT POLICY

**SHOULD THE GOVERNMENT HAVE A CHIEF ARCHITECT?**
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5. BUILT ENVIRONMENT POLICY

**WHAT KIND OF POLICIES DO WE NEED?**
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5. BUILT ENVIRONMENT POLICY

**HOW CAN GOVERNMENT DEPARTMENTS BE CONSISTENT IN THEIR APPROACH?**
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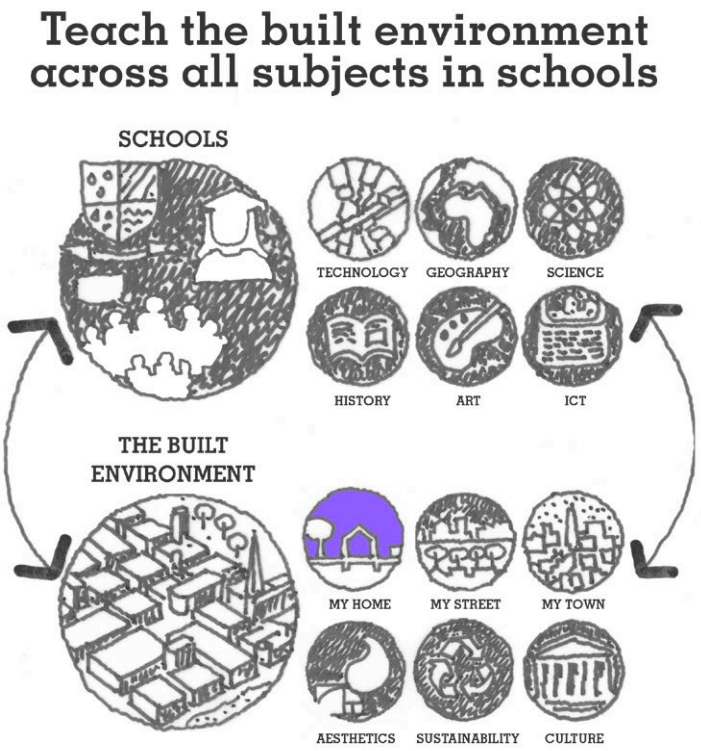
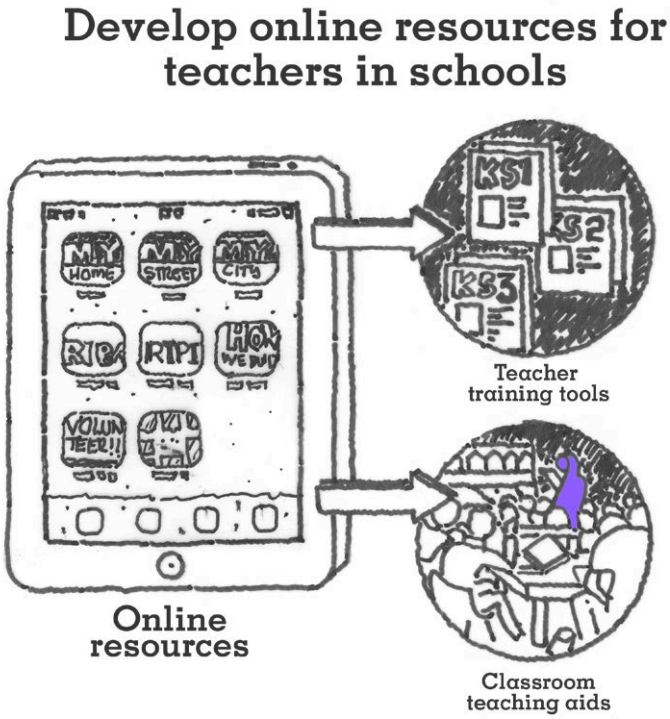
## 1A. Children's Education




### 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.

## 1B. Outreach and Skills

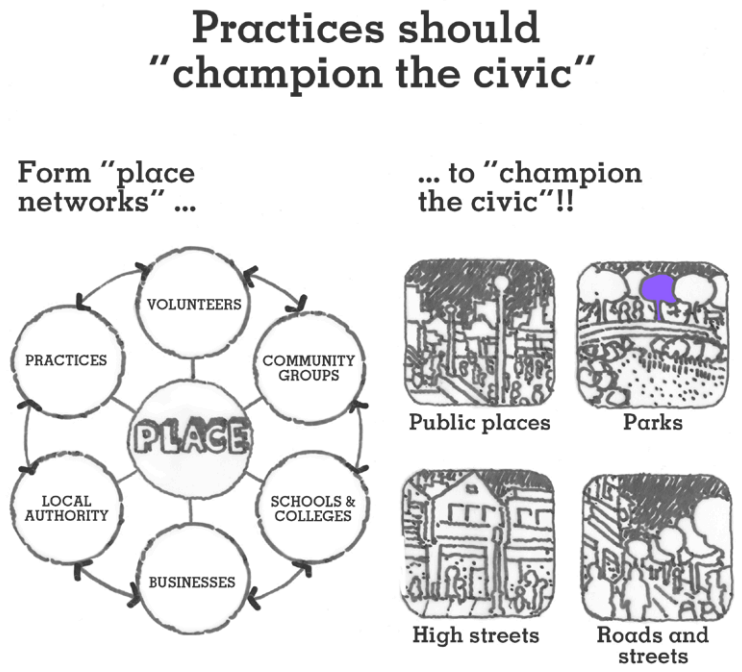
### 1B.1

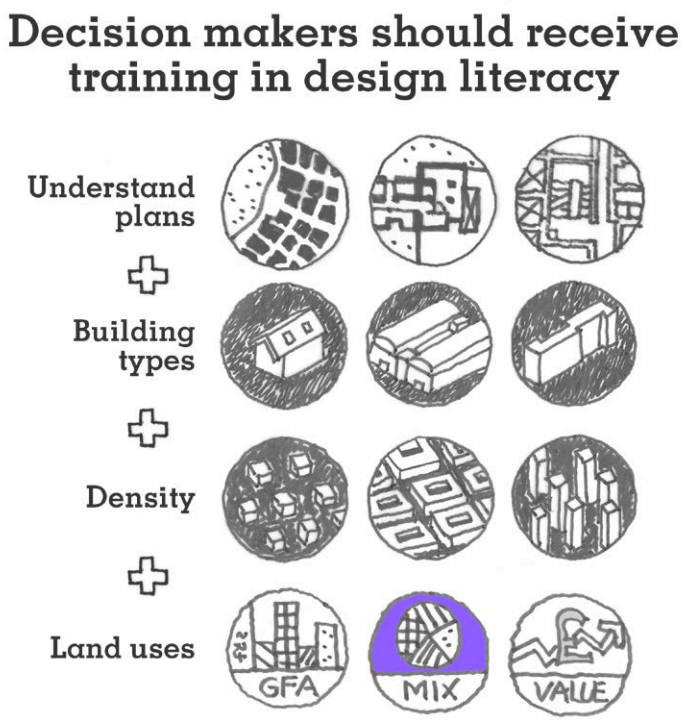
Every town and city without an architecture and built environment centre should have an "urban room" where the past, present and future of that place can be inspected. Virtually every city in China has one, in Japan they are a mix of display and meeting places, and there are successful examples closer 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.

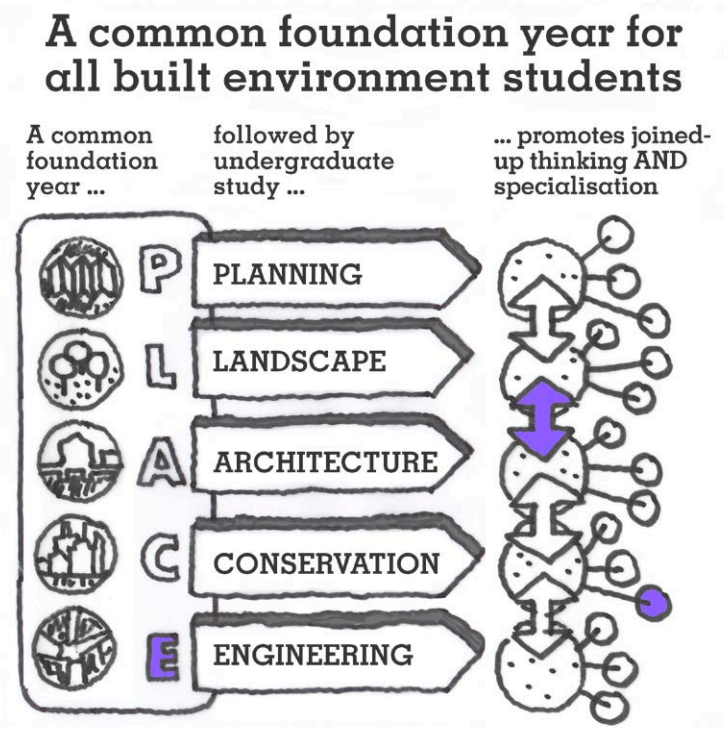





## 1B.3

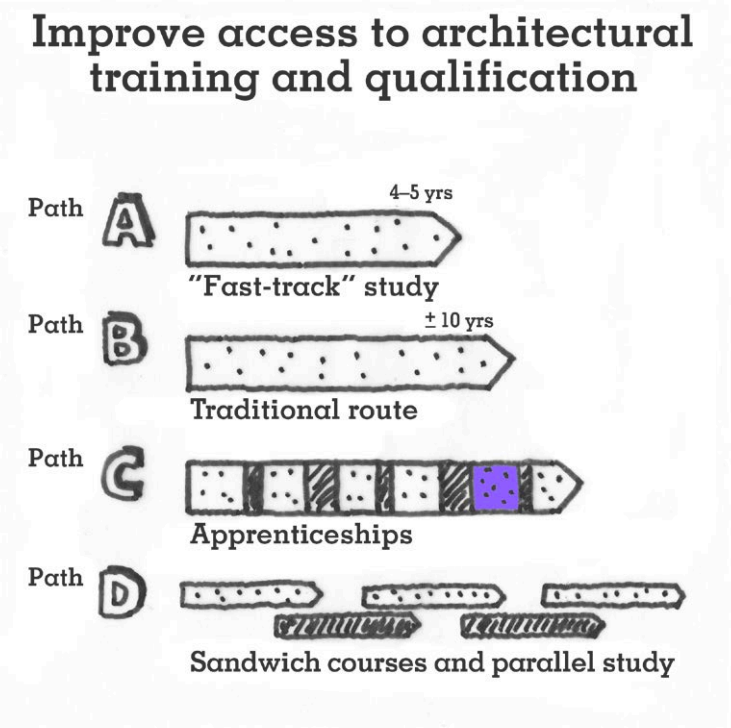
Places would be greatly improved if the people who make decisions about our built environment, such as planning committee members and highway engineers, were empowered by training in design literacy. Newly elected councillors who already receive mandatory training on financial and legal duties should 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.

## 1C. Professional Education



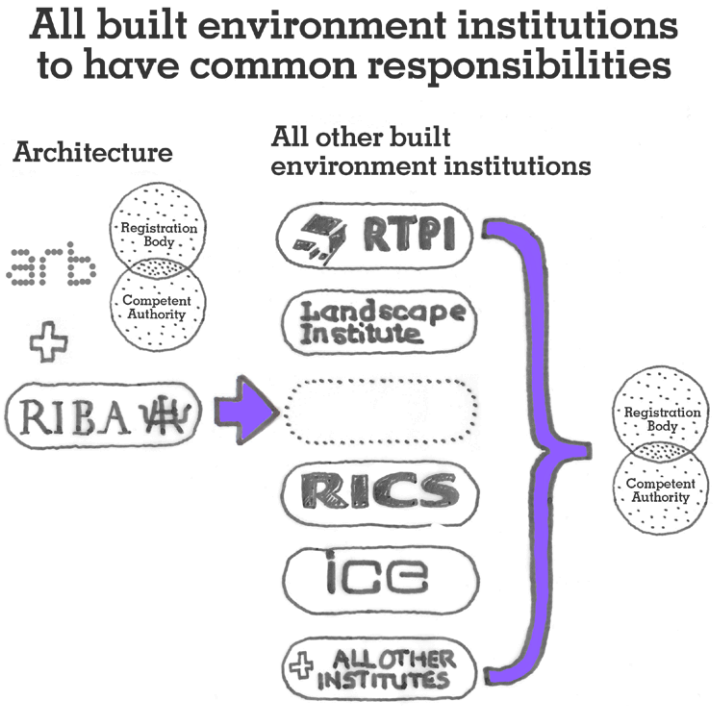

## 1C.1

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

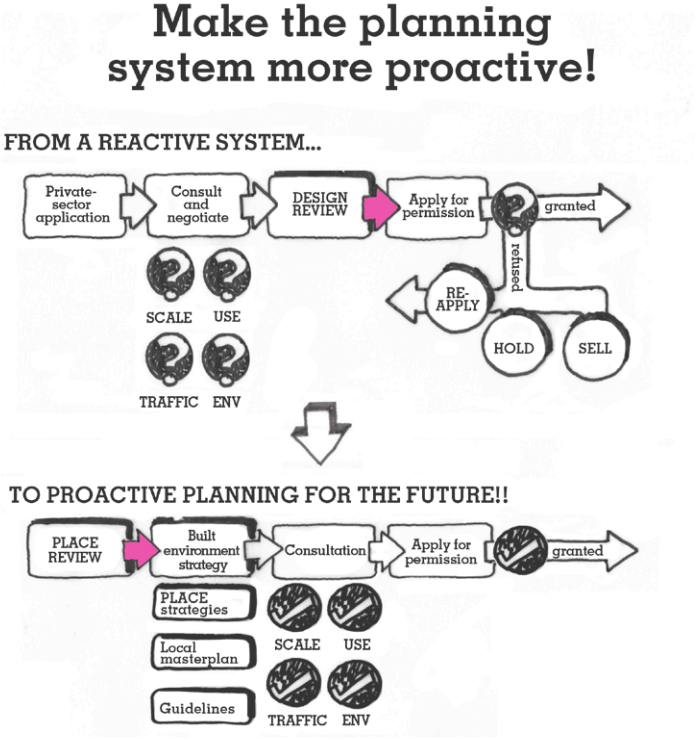
The equation between cost of education and subsequent earnings for a career in architecture does not stack up unless the student has independent financial means. This lack of accessibility is unacceptable, and we need architects and design professionals who are able to relate to broader society. Everyone's 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.




## 1C.3

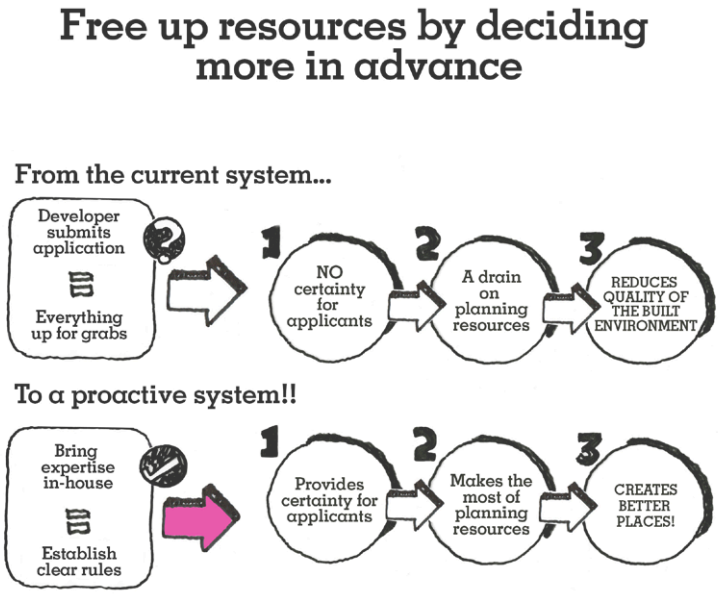
In the UK, anyone can provide architectural services as long as they do not call themselves an architect. No other built environment professions have their title protected, relying rather on their Chartered status and code of professional ethics. The protection of title for architects while there is 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.

## 2A. Planning for the Future



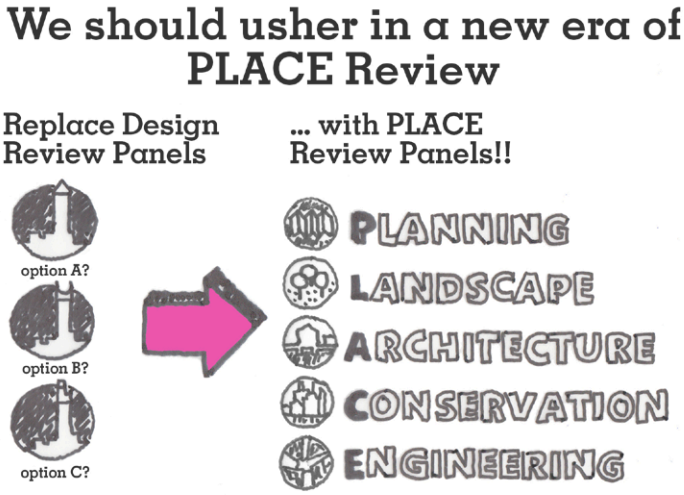

### 2A.1

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.



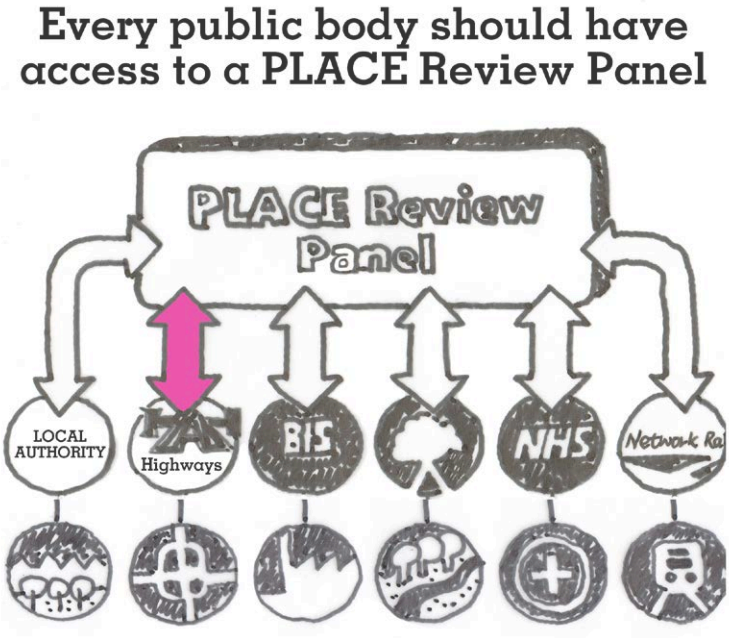

## 2A.2

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.



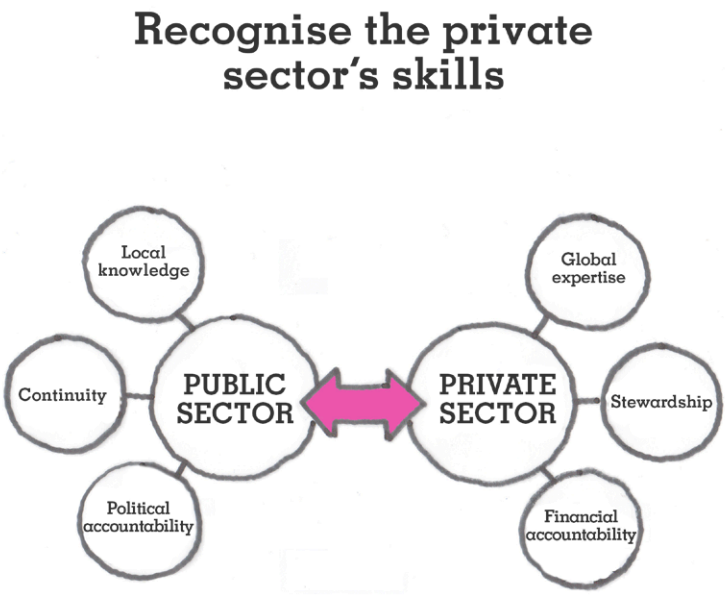

## 2A.3

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

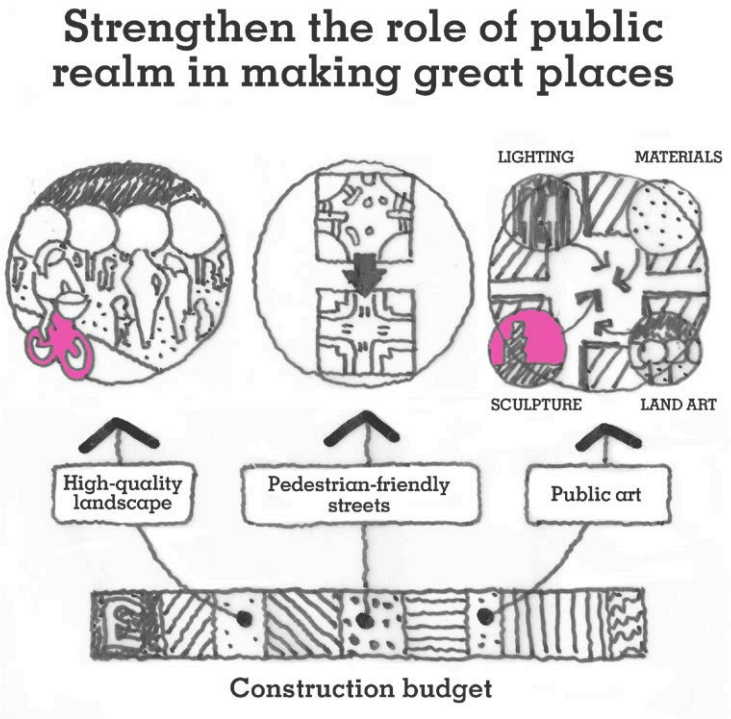
At the present time, Design Reviews tend to be triggered by new planning applications, the majority of which are made by the private sector. Every public body should have access to an independent PLACE Review Panel, with their results published online, and they should operate at a more strategic level. 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.




## 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.

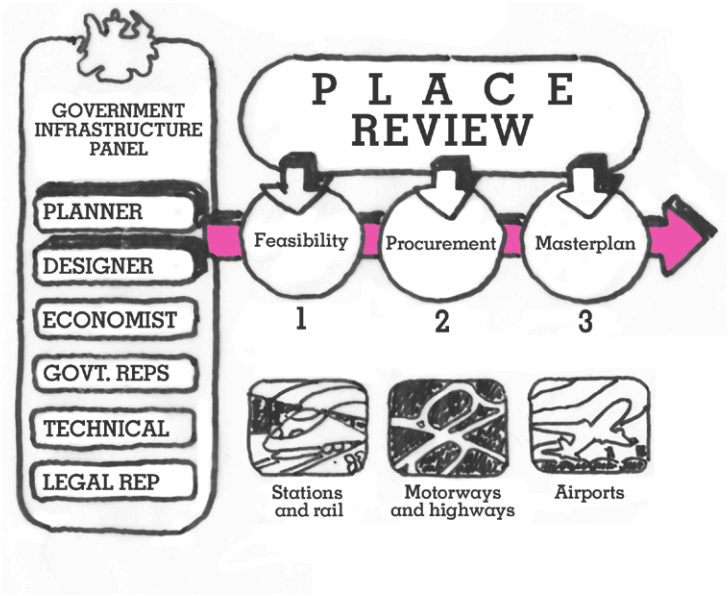
# 2B. Making the Ordinary Better




## 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.

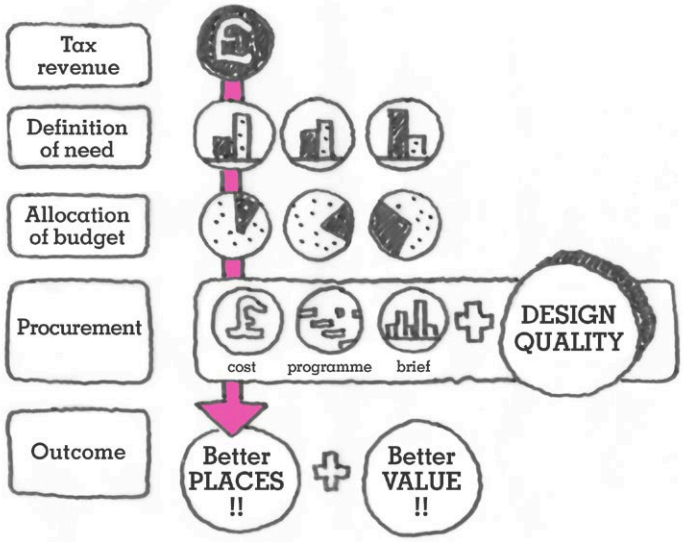
## Infrastructure panels to have design professionals




### 2B.2

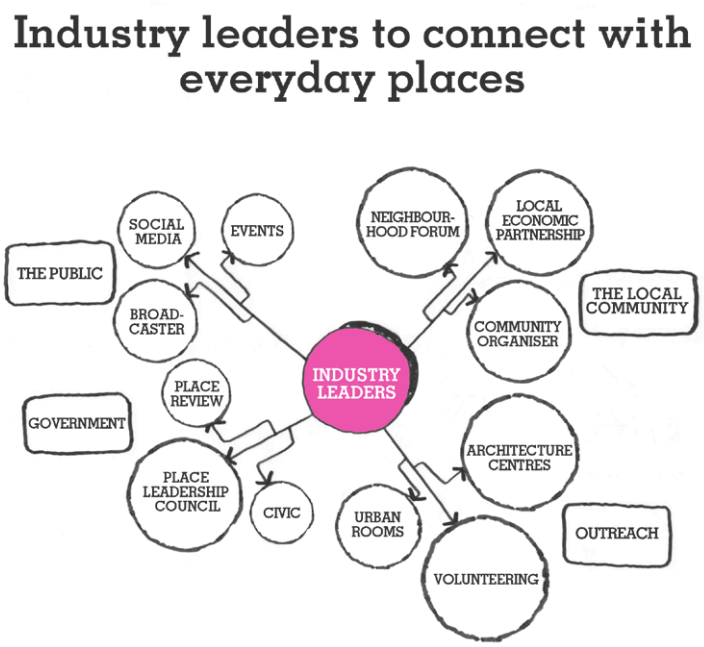
All government decision-making panels for major infrastructure reviews should have design and planning professionals represented. Infrastructure crucially and permanently shapes places, and transport projects must have planners and designers involved from the outset. All government-funded infrastructure 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.




## 2B.4

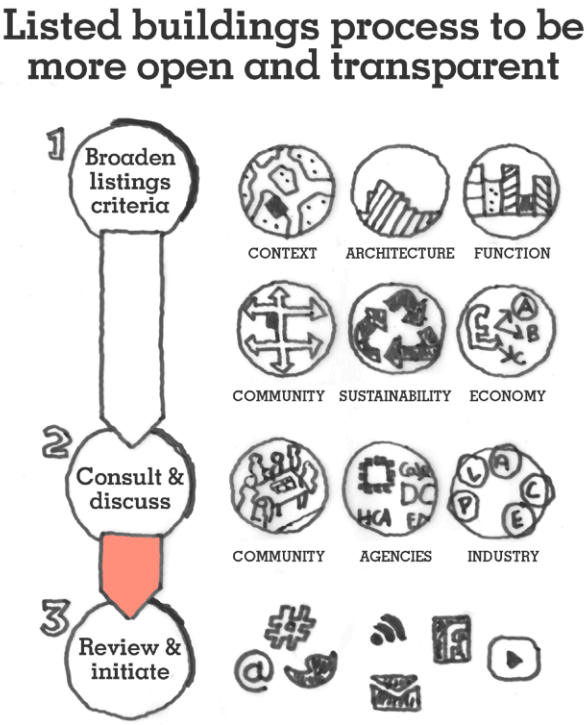
Leadership should come from within the industry, and built environment professionals could connect much more to everyday places and in a more meaningful way. This could begin with industry leaders engaging and empowering the public through education and outreach and contributing more to the debate. We 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.

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




### 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 who are already working more closely together should be even more aligned so that English Heritage and Cabe 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.



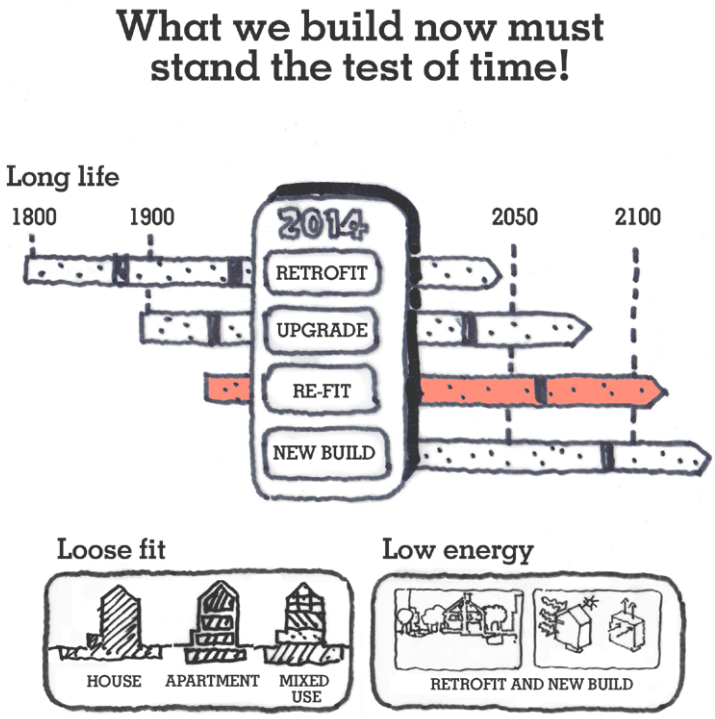

### 3A.2

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.

## 3B. Future Heritage

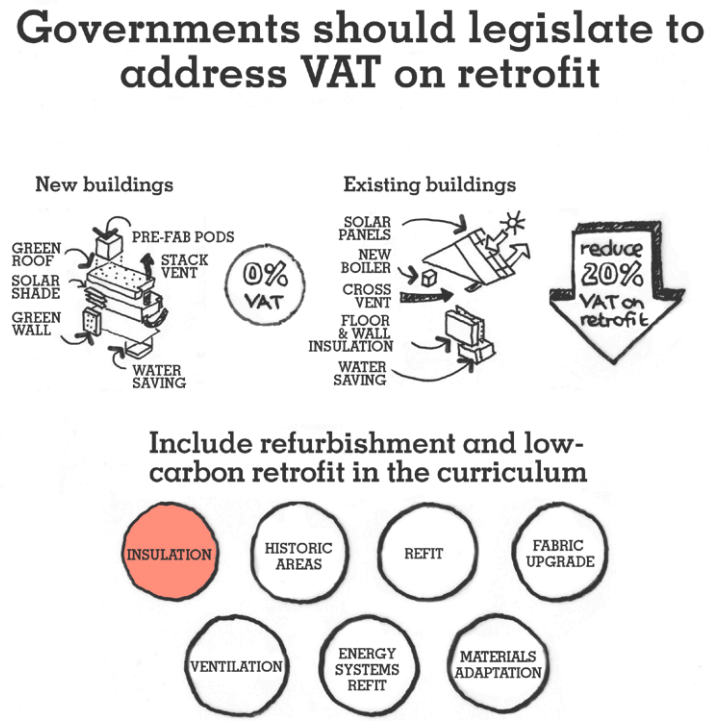
### 3B.1

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.

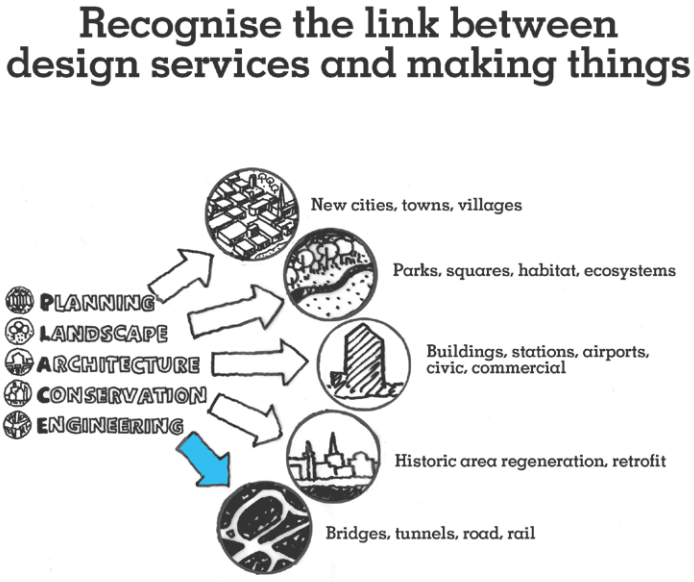


## 4A. Global Opportunities



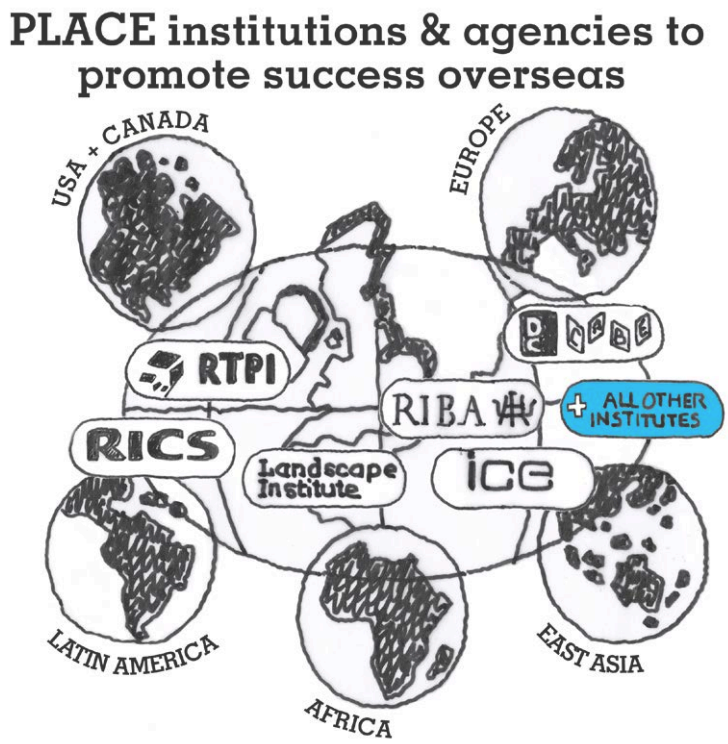

### 4A.1

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.




## 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.



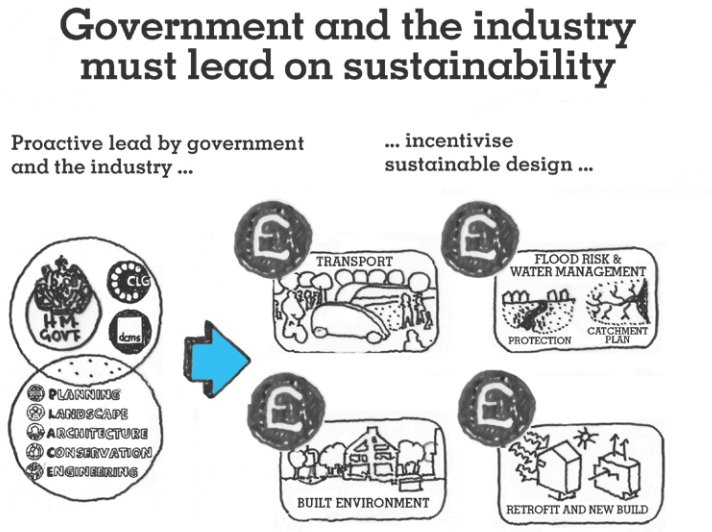

## 4A.4

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.

## 4B. The UK's Potential

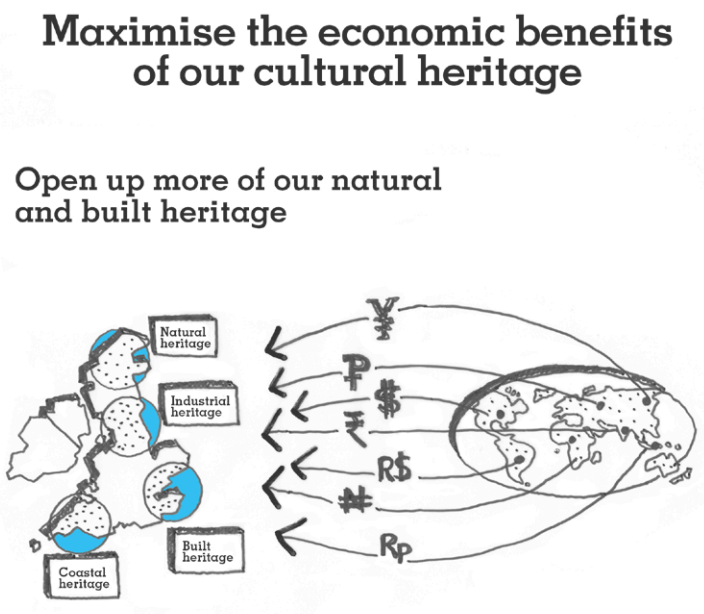
### 4B.1

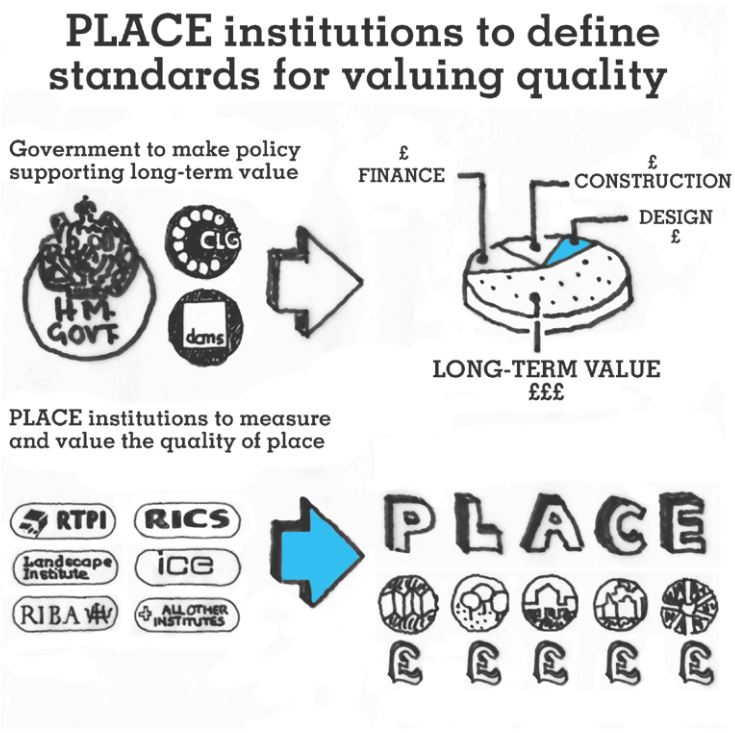
The biggest issue we are facing is climate change. Whilst not everyone agrees on the cause, virtually everyone agrees that demand for precious resources, pollution, urbanisation and population growth on an unprecedented scale require us to skill up and recalibrate our thinking. The future has to be a 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

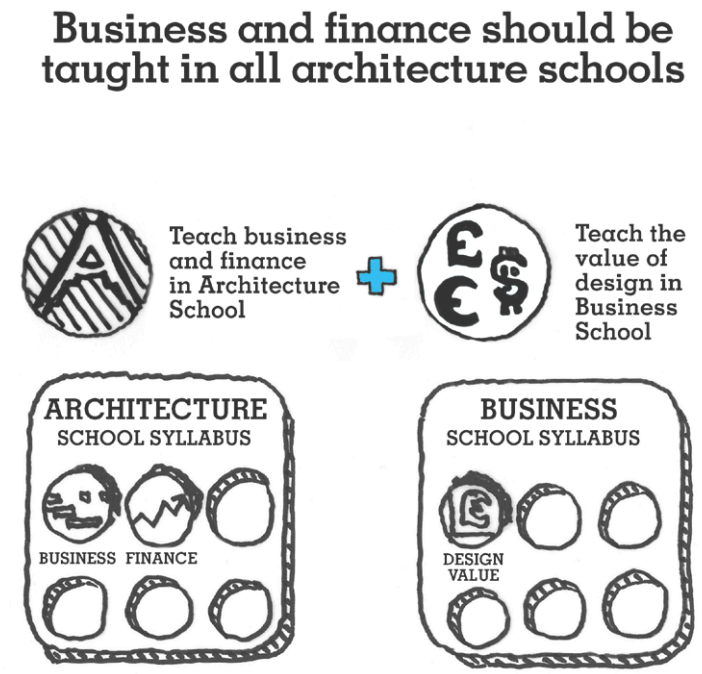
The value of our cultural heritage for tourism, one of the fastest-growing sectors, cannot be underestimated. Our built environment assets are world renowned. London is one of the most visited cities in the world, and the world's first industrial revolution took place in the North of England. Government 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.






## 4B.3

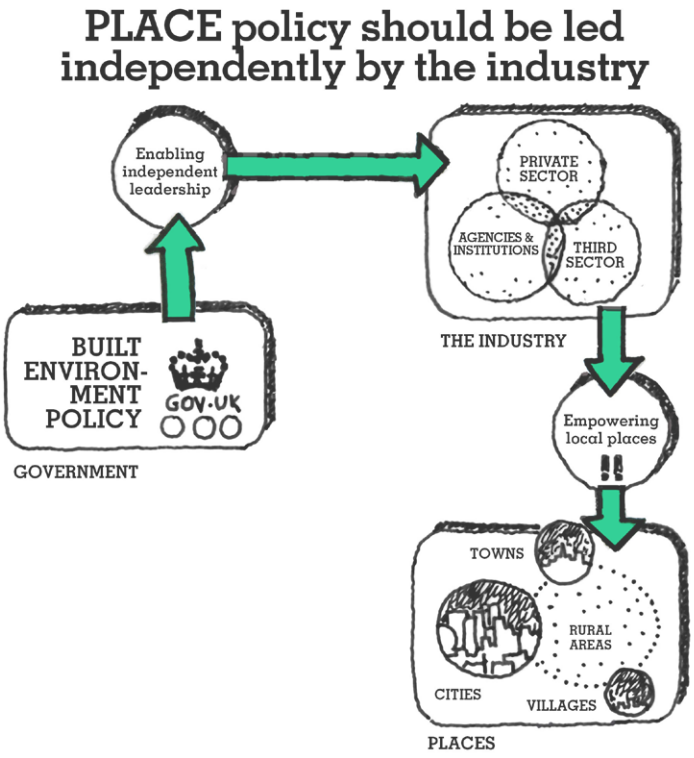
The value of good design is recognised inconsistently within government and this needs to change, as design and creative planning are increasingly central to our economic wellbeing and to the future sustainability of our towns and cities. Government should demonstrate its commitment to the value of good 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.




## 4B.4

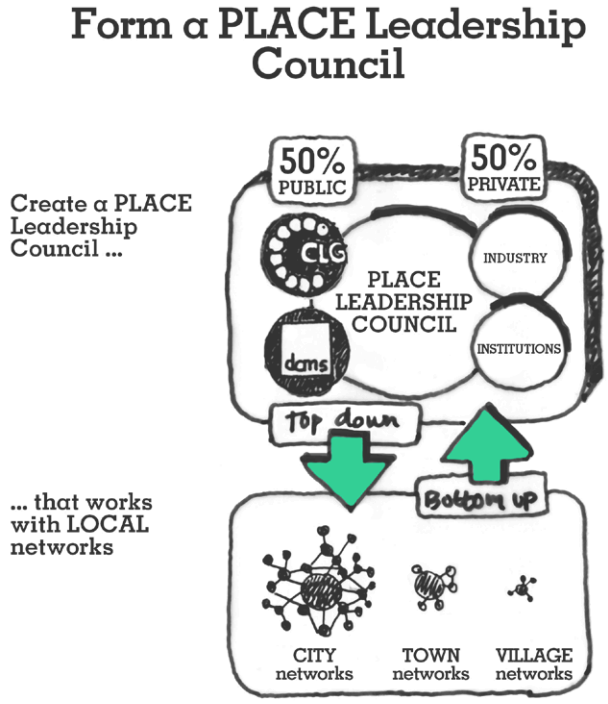
Business and finance should be taught as standard within architecture schools so it becomes a more integral part of what architects do, helping them to compete in a global marketplace. At the same time, the value of good design should be taught in business schools to educate future clients and decision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

## 5A. Policies Independent of Government



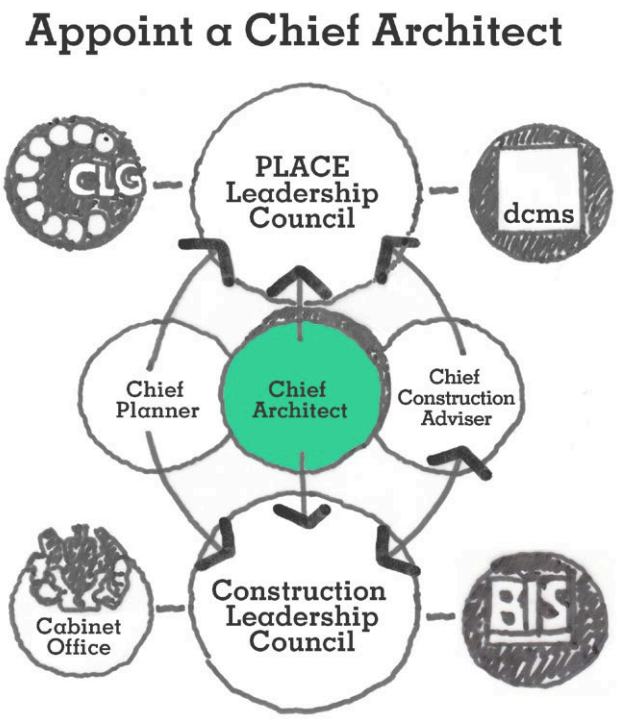

### 5A.1

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.



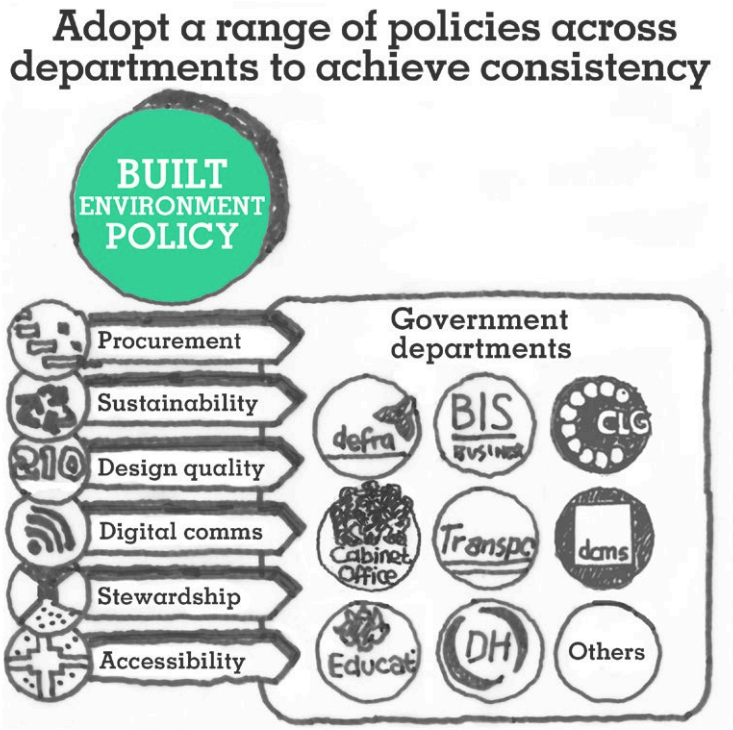

## 5A.3

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.

## 5B. Policies within Government

### 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.



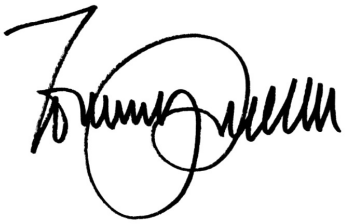
# *FAR* into the Future

**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.



**Sir Terry Farrell CBE**

To read the full Review and to keep track of progress, please visit:
**www.farrellreview.co.uk**

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**Our extended thanks to all those who have helped shape this Review. The full list of contributors to workshops and our call for evidence can be found online.**

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