



Design and Access Statements from 10 Aug 2006

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A Guidance Note for Applicants

Changes to the planning legislation which came into effect from 10th August 2006 now require a design and access statement to be submitted with all planning and listed building applications except: -

- A material change in the use of land or buildings
- Engineering or mining operations
- Householder applications (except within a National Park, a Conservation Area or an Area of Outstanding Natural Beauty)

They are not required for applications relating to advertisement control, tree preservation orders or storage of hazardous substances.

Failure to submit a design and access statement will invalidate your application.

What is required in a Design and Access Statement?

The design and access statement should cover both the design principles and concepts that have been applied to the proposed development and how the issues relating to access to the development have been dealt with.

The Design Component

The design principles and concepts should include information on: -

1. **Amount** - how much development is proposed?
2. **Use** – what buildings and spaces will be used for?
3. **Layout** - the siting and spacing of the development on the site
4. **Scale** - the height, width and length of a building or buildings in relation to its surroundings
5. **Landscaping** - the type and location of the planting proposed and details of how this will be maintained.
6. **Appearance** - details of the external form of development, its architecture, materials, decoration, lighting, colour and texture

The Access Component

This should relate to access to the development only and does not extend to internal aspects of individual buildings. The following details should be provided: -

- **Convenience of Access** - to buildings, spaces and the public transport network
- **Planning Policy** - how relevant planning policies have been taken into account
- **Consultation** - details of any consultation undertaken and how this advice has been used
- **Access for Emergency Vehicles** - where relevant this should include circulation routes

Listed Building Applications

In addition to the information listed above details of how the design has taken account of the following will also be required: -

- The historic and special architectural importance of the building
- The particular physical features of the building that justify its designation as a listed building
- The buildings setting
- The need to balance the requirements of the Disability Discrimination Act and the historical and architectural significance of the building

Further Information

The above details are a summary of the information that is required. The full requirements are set out in Circular 01/2006, which can be downloaded, from the Department for Communities and Local Government website: www.communities.gov.uk

Advice on how to compile a Design and Access Statement has been produced by CABE and can be downloaded from their website: www.cabe.org.uk