

Design and Access Statement check list

When required

Recently introduced planning legislation (a new section 327A of the Planning Act and section 10 of the Listed Buildings Act) prohibits, among other things, a local planning authority from entertaining an application for planning permission or listed building consent received on or after 10th August 2006, unless it is accompanied by a Design and Access Statement, with some limited exceptions.

Exceptions

The exceptions, as set out in the General Development Procedure Order, are for applications relating to the following:

- a) a change of use unless operational development is involved;
- b) engineering or mining operations; and
- c) alterations or extensions to a dwelling or other development in its curtilage for any purpose incidental to the enjoyment of the dwelling – unless located in “designated areas” such as conservation areas.

Nor are they required for applications relating to trees, advertisement control, and hazardous substances.

Contents

1. Context Appraisal

- assessment** of immediate and wider context in terms of physical, social and economic characteristics
[Physical context plus polices/SPG will be adequate for most minor applications but additional assessment re social and economic for such proposals as religious use – see access in section 3]
- relevant planning policies – including SPG/SPD**
[this would include reference to SPG’s on residential/ boundary treatment/conservation guidance/managing supply of housing land/ energy efficiency and POS.
- involvement** of community members and professionals, which may include local access groups and building control / environmental health officers.
[likely to be required for commercial / industrial proposals but not minor residential]
- evaluation** of all the issues arising – opportunities and constraints
[explanation and significance of above and any other matters]
- design** of the proposal based on the above factors , including how the above considerations have resulted in the proposed scheme.

2. Design component

- amount** - how many dwellings or the amount of floorspace
[floorspace needed for different uses if mixed use]
- use** – what buildings and spaces will be used for
[Eg this includes car parking / servicing /outside storage areas/amenity areas]
- layout** - the siting of buildings, routes and open spaces in relation to each other and to existing buildings and spaces inside and outside the site
[this is still required for outline applications]
- scale** – the height width and length of a building in relation to its surroundings
[this is still required for outline applications]
- landscaping** – treatment (provision and maintenance) of public and private spaces – hard (eg walls & floorscape) and soft (eg trees and hedges)
- appearance** – including external built form, architecture, materials, decoration, lighting, colour and texture

3. Access

The statement should address both aspects of access:

- a) physical routes and public transport links; and
[public transport links likely to be required for new dwellings as well as commercial / industrial]
- b) inclusive access in terms of age, disability, ethnicity or social grouping.
[will depend on type of application but disability and age required for commercial/industrial/ proposals and new housing development – other access requirements will depend on nature of proposal e.g. religious building/community facilities]

4. Others

- Other information that is relevant to the particular proposal or planning policies such as energy efficiency, crime prevention measures, tackling pollution and ecology.
[reference to SPG and liaison with police or other organisations may be required depending on proposal – e.g. town centre pub / archaeological sites / trees affected]

Listed Buildings

- A similar approach will be required for listed building applications except that consideration of use, amount and landscaping would not normally be required. In addition a brief explanation is required of how the design has taken account of
- para. 3.5 of PPG 15 (Planning and the Historic Environment) relating to the buildings special importance, its features and its setting. The duties imposed by
- the Disability and Discrimination Act will also need to be addressed. A combined statement may be appropriate where applications for planning and listed building consent are submitted at the same time.